

Triennial Report

January 1, 2006 to June 30, 2008



Paradise Valley, Park County, Montana (2007)

Park County Planning Board

Park County Planning Department

Triennial Report

January 1, 2006 to June 30, 2008

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Park County Planning Board (2006-2008)

2008 Membership



From left to right: Dale Reinhart, Bill Berg, Frank Schroeder, and Rusty Collyer. Bottom Row: Dave Haug, Lewis Wilks and Traci Islay.

Dale Reinhart, Chair (term expires: January 1, 2009) Livingston donut	Bill Berg. Vice Chair (term expires: January 1, 2009) Gardiner area
Traci Isaly (term expires: January 1, 2010) West of Livingston	Dave Haug (Conservation District Appointee) Livingston donut
Roger "Rusty" Collyer, Vice Chair (term expires: January 1, 2009) Clyde Park area	Frank Schroeder (term expires: January 1, 2010) Paradise Valley
Lewis Wilks (term expires: January 1, 2010) Paradise Valley	

2007 MEMBERSHIP

Robert Currie, Chair West of Livingston	Roger "Rusty" Collyer, Vice Chair Clyde Park area
Traci Isaly West of Livingston	Dave Haug (Conservation District Appointee) Livingston donut
Dale Reinhart Livingston donut	Bill Berg Gardner area
Allen Carter South of Livingston	

2006 MEMBERSHIP

Chloris Zimmerman, Chair Wilsall area	Robert Currie, Vice Chair West of Livingston
Lee Ammerman East of Livingston	Dave Haug (Conservation District Appointee) Livingston donut
Dale Reinhart Livingston donut	Drew Shirey Pray
Allen Carter South of Livingston	

Role of the Planning Board

The board consists of seven county residents who are appointed for two-year terms by the Park County Commission

The role of the planning board is to ensure the promotion of public health, safety, morals, convenience, order, and the general welfare for the sake of efficiency and economy in the process of community development. If requested by the Board of Commissioners, the planning board shall prepare

a growth policy. It shall also serve in an advisory capacity to the Park County Board of Commissioners on land use and planning issues.

The planning board may propose policies for:

- (a) Subdivision plats;
- (b) The development of public ways, public places, public structures, and public and private utilities;
- (c) The issuance of improvement location permits on platted and unplatted lands; or
- (d) Laying out and development of public ways and services to platted and unplatted lands.

Planning and Supporting Departments



From left to right: Philip Fletcher, Jeri Stevens, William Michael Inman and Hillary Taylor.

Planning Department

Mission:

The Planning Department is responsible for professional planning, subdivision, zoning, and floodplain services in Park County. The Department Manages and administers the County's subdivision regulations, floodplain regulations, and a variety of zoning district regulations. Reviews and reports to decision-making bodies on subdivision proposals and zoning applications, including conditional use permits, variances, and amendments. Provides staff support to the County Commission, County Planning Board, the general public and the Planning & Zoning Commission.

Planning Staff:

Philip Fletcher, Planning Director. J.D. Law, Texas Tech University, Lubbock, Texas; M.A. Geography & Planning, University of Minnesota, Minneapolis, Minnesota; B.A. Geography, Fresno State University, Fresno California

Wm. Michael Inman, Senior Planner. MPA Public Administration, Montana State University, Bozeman, Montana BA Sociology, University of Montana, Missoula, Montana

Hillary Taylor, Assistant Planner. MS Parks, Recreation, and Tourism Administration, Western Illinois University, Macomb, Illinois; BS Mass Communications, Western Illinois University, Macomb, Illinois

Jeri Stevens, Planning Technician/Office Administrator. Attended Central New Mexico Community College, Albuquerque, NM. For AA degree in Liberal Arts. Completed training in Conflict Resolution, Victims Compensation, Positive Supervision Methods and Managed Information System training by State of New Mexico.

Affiliated Departments

Geographic Information Systems (GIS) Department

The role of the GIS and Information Technologies (IT) department is to support and enhance the public service functions of other county departments. This is achieved in the GIS program by providing maps, analysis and assistance on land use mapping. IT support is provided to county departments by assisting with computer, printer and internet support in the form of training, technical assistance and hardware support.

Park County Geographic Information Systems (GIS) records show that in:

January 2006 there were 14571 parcels

January 2007 there were 15090 parcels

January 2008 there were 15169 parcels

Parcels described were created either through the subdivision process or through the exemption process. Parcels information includes parcels within Livingston and Clyde Park.

Environmental Health Department

Mission: Floodplain management and permitting are responsibilities shared between the Department of Environmental Health and the Planning Department.

Abstract:

The Planning Department is responsible for providing a planning status report to the Planning Board at the end of each year identifying growth related trends and impacts in Park County, in accordance with the Park County Growth Policy. The Planning Department compiled growth related information from the past three years for inclusion in this report. After reviewing this report, the Planning Board forwarded a recommendation of approval to the Park County Commission. The Park County Commission is the final authority regarding the triennial report. The information in this report is informational in purpose and is designed to serve a tool for future planning efforts.

Growth Trends

1970 to 2006 the population of Park County grew 43%.

PARK COUNTY GROWTH INDICATORS (1970-2006)	
Population	+43%
Land Developed in County	+293%
Number of new residential lots created (since 1980)	1748
New homes projected to 2025	2100

Source: Sonoran Institute (2008)

Park County's population change between 2000 and 2007 was 2.6%, placing it about in the middle of growth rates relative to the surrounding Counties (Gallatin (28.8%), Madison (8.4%), Sweet Grass (5.5%), Carbon (1.8%) and Meagher County (-1.7%). During this same period the population growth rate for Montana was 6.2%.

Numerically, Park County's population grew from 15,694 to 16,099 from 2000 to 2007. The incorporated towns of Livingston and Clyde Park grew from 7161 to 7758 while the rest of the county had a population decrease from 8533 to 8341. In the rural areas, the growth was concentrated along the Yellowstone River Valley south from Gardner to the northeast of Livingstone. A second area of growth has been developing along the I-90 corridor from Livingston to just east of Bozeman Pass. Scattered pockets of population gain are found in the Shields River Valley, especially in the Wilsall vicinity. (see Figure 1 and Figure 2 below¹)

****continued below****

¹ Figure 1 and Figure 2 were produced by the Sonoran Institute, Bozeman, MT.

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**MONTANA ANNUAL ESTIMATES OF THE POPULATION FOR PARK COUNTY AND NEARBY COUNTIES:
APRIL 1, 2000 TO JULY 1, 2007**

Geographic Area	Population Estimates									April 1, 2000 Census
	July 1, 2007	% Change Between Census 2000 and July 1, 2007	July 1, 2006	July 1, 2005	July 1, 2004	July 1, 2003	July 1, 2002	July 1, 2001	July 1, 2000	
Gallatin County	87,359	28.8	84,489	80,748	77,472	74,733	71,998	70,186	68,363	67,831
Madison County	7,426	8.4	7,193	7,094	6,906	6,824	6,889	6,833	6,871	6,851
Montana	957,861	6.2	946,795	935,784	926,721	917,453	910,282	906,098	903,329	902,195
Sweet Grass County	3,807	5.5	3,697	3,646	3,658	3,581	3,615	3,597	3,639	3,609
Park County	16,099	2.6	15,887	15,769	15,629	15,632	15,750	15,694	15,718	15,694
Clyde Park town	347	11.9	343	344	331	328	310	310	310	310
Livingston city	7,411	8.2	7,261	7,129	7,058	7,052	7,082		7,054	6,851
Balance of Park County	8,341	-2.3	8,283	8,296	8,240	8,252	8,358	8,352	8,354	8,533
Carbon County	9,721	1.8	9,705	9,750	9,665	9,648	9,653	9,636	9,563	9,552
Meagher County	1,900	-1.7	1,920	1,912	1,953	1,929	1,911	1,923	1,929	1,932

Source: Population Division, U.S. Census Bureau
Release Date: July 10, 2008

Park County Growth Policy

Park County has had a statement of goals and objectives since the mid-1970s, a comprehensive plan since 1998 and an adopted growth policy in 2006. By statute, “master plan”, “comprehensive plan” and “growth policy” are synonymous terms. A growth policy, by law, is intended to be a vision statement --- a statement of community goals, objectives and implementation strategies --- not a regulatory document.

Among other things, the Park County Growth Policy includes sections on:

1. community goals and objectives;
2. maps and text describing an inventory of the existing characteristics and features of the jurisdictional area, including:
 - (a) land uses;
 - (b) population;
 - (c) housing needs;
 - (d) economic conditions;
 - (e) local services;
 - (f) public facilities;
 - (g) natural resources; and
3. Projected trends for the life of the growth policy for each of the following elements:
 - (i) land use;
 - (ii) population;
 - (iii) housing needs;
 - (iv) economic conditions;
 - (v) local services;
 - (vi) natural resources

The current Park County Growth Policy is the second growth policy created for Park County. The 2006 Park County Growth Policy (adopted by the Park County Commission on July 26, 2006) has been suspended by a citizen referendum petition. The status of the Policy is placed on the November 2008 general election ballot.

Subdivisions

From January 1, 2006 to June 30, 2008 there were 1523 acres subdivided into 173 lots averaging approximately 9 acres. During this period, 2006 represented 65% of the total subdivisions and 75% of the total land area. During the first six months of 2008 only one subdivision received final plat approval --- Stafford Meadows, located in the Cokedale Zoning District. A large percentage of County approved subdivision activity was either in Paradise Valley or in the Livingston Donut Zoning District.

Many of the subdivision applications submitted in 2006 were submitted prior to October 1, 2006, the date the 2006 *Park County Subdivision Regulations* went into effect. In 2007, all but two subdivision applications were reviewed under the 2005 subdivision regulations. As of March 14, 2008, only two subdivision applications received preliminary plat approval under the 2006 Regulations.

PROJECT	APPLICANT	ACRES	LOTS
2006			
Acreville Amended Plat	Vincent Tacke Revocable Trust	3	2
Amended plat	Cliff Ingledew	.22	2
Bernard Pearson		7	2
Boulder Business Park	John Kaiser	20	10
Buena Vista Major	Robert Planalp	298	14
Buffalo Ranch Major Phase 1 Cowboy Lake	Montana Ranch Co. Dave Molebash	207	30
Duffy Minor 518	Charles and Sharon Duffy	20	4
Creek Side Meadows Minor	Chase – Skogen Properties Jesse Chase	45	4
Emigrant Trace Minor	David Smith	20	5
Grandview Acres Minor	Bonnie Swandal	431	5
Heritage on the Yellowstone Minor #1	Heritage on the Yellowstone Richard Tudor Mgr	20	2
Heritage on the Yellowstone Minor #2	Heritage on the Yellowstone Richard Tudor Mgr	10	2
Holmstrom Minor 511	Linda and Roger Holmstrom	10	3
Pivot Point Major	Mary and Dave Haug	55	24
TOTAL 2006		1146	109

Source: Park County Clerk and Recorder's Office

In 2007 many subdividers deferred preliminary plat submittal because of the recommended changes to the 2006 Park County Subdivision Regulations.

Other reasons included (a) the recommended amendments allowed subdividers more options with regards to fire protection standards, (b) multiple subdivision applications were unable to provide physical and legal access as defined in the 2006 Regulations and (c) the recommended amendments would not be incorporated into the 2006 Regulations until September 1, 2008. There is also a downturn in the current housing market in Montana and Park County.

PROJECT	APPLICANT	ACRES	LOTS
2007-2008			
Absaroka View	Livingston Ranch LLC	164	27
Adkins Minor	Mike Adkins	4	20
Barnes Minor	Andrew/Janette Barnes	20	4
Cottonwood Meadow	John McINerney	4	5
Jumping Rainbow Ranch	Whayne/Ursula Quin	14	1
Pine Creek School Minor	Pine Creek School	1.3	1
Wallace Minor	Robert/Mary Wallace	8	2
TOTAL 2007		215	60
Shields River Bluffs	Collyer/Moody	88	4
Stafford Meadows (2008)	Michelle Gorman	162	4
TOTAL 2008		250	8
GRAND TOTAL TOTAL 2007-2008		465	68

Source: Park County Clerk and Recorder's Office

Pending Subdivision Projects (FY 2008-2009)

PROJECT	ACRES	LOTS
Ameya Preserve Phase I	203	39; 21 condos
Ameya Preserve Phase II	550	101
Arrowhead Acres Major Subdivision	38	18
Buffalo Ranch Major Subdivision, Phase II	?	?
Colky Subsequent Minor Subdivision	38.2	4
Eagles Bluff Subsequent Minor	20	4
Eagles Nest Subsequent Minor Subdivision	20	4
Element Land Minor Subdivision	60	2
Evens subsequent minor subdivision	2	2
Haas First Minor Subdivision	2.5	2
Jackson Lake Minor Subdivision	120	5
Knudson Subsequent Minor Subdivision	20	2

Pinardo Subsequent Minor Subdivision	12	3
Stenberg Subsequent Minor Subdivision	20	3
TOTAL 2008-2009	1085.7	210

Source: Park County Planning Department

Subdivision Regulations

In July 2006 the Commission requested that the Planning Staff update the new subdivision regulations, using the state model subdivision regulations as a starting point. The Commission adopted new subdivision regulations that went into effect on October 1, 2006. The Planning Department compiled a list of recommended amendments to the new subdivision regulations utilizing public comment; from developers, surveyors, engineers, members of the public, fire professionals, Fish, Wildlife and Parks, Park County Road Supervisor, Planning Board members, other Park County Agencies, and legal counsel.

In November 2006 the Park County Fire Council and the Park County Commission requested the Planning Department research and develop draft Fire Protection Standards for inclusion in the subdivision regulations. The Planning Department developed a draft utilizing other county fire protection standards, recommendations from fire professionals, professional fire protection documents, and public comment.

The Planning Department presented a draft set of the fire protection standards to the public on January 22, 2007. During the next several months, the Fire Council held multiple public work sessions to work on the draft fire standards utilizing input from developers, fire professionals, surveyors, members of the public, and planning staff.

The final recommended amendments were presented to the Park County Planning Board on June 21, 2007. Multiple public hearings ensued over the next several months and the Planning Board eventually recommended adoption of the recommended amendments to the Park County Commission for consideration during the summer of 2008. The Commission adopted amendments to the 2006 Park County Subdivision Regulations on July 30, 2008. They took effect on September 1, 2008.

Certificate of Surveys (COS)

In Park County there are four exemptions from the *Park County Subdivision Regulations* that have been used to various degrees:

1. Family Transfer exemptions

2. Boundary relocation exemptions
3. Mortgage exemptions
4. Agricultural exemptions

The Park County Planning Department, cooperating with the County Attorney's Office (legal sufficiency), the Environmental Health Department (water and sanitation requirements), County Treasurer's Office (taxes and assessments owing) and the Clerk and Records Office (recordation of exemptions), reviews and processes exemption requests.

Family Transfers

Family transfers are divisions made outside of platted subdivisions for the purpose of a single gift or sale to each member of the landowner's immediate family. This is, by far, the most common exemption requested in the County as they represented 43% of all the lots created in Park County between 2006 and 2008 and 62% of the acreage.

2006 Family Transfers			
Name	Transferred	Lots	Acres
Greg Scheele	Son	2	238
Lucille Revell	Son	2	20
David Walker	Daughter	2	150
Jorn Eisvang	Wife	2	10
Richard Rabinowitz	Father	2	79
Eleanor Harvey	Sons	4	20
Marty Ramp	Daughters	3	34
Olga Indreland	Children	4	164
Eileen Decew	Son	2	5
Terry Mushrush	Daughter	2	37
Robert Parker	Son	2	2
Vicki Haverkorn	Daughters	3	3
Gunda Zwerneman	Son	2	12
Margaret Owens	Mother	2	20
Dianna Sicalia	Mother	2	20
Michael O'Neill	Son	2	70
Penny Hart-Brooke	Mother/Daughter	3	10
Chris Rodi	Wife	2	22
Marvin Shiver	Son	2	20
Victorina Peterson	Husband	2	30

Loyce O'Halloran	Daughter	2	3
Kelly Martin	Daughter	2	22
Dr. Buffalino	Wife	3	162
Mary Giesecke	Son	2	21
Alfred Giddins	Son	2	50
Carl Nickelson	Wife	2	66
Mike Wiggins	Sons/Wife	5	161
Total		65	1453

Source: Source: Park County Clerk and Records Office

2007 Family Transfers			
Name	Transferred	Lots	Acres
Nancy Baatz	Son	2	20
Russell Fowler	Son	2	1
Matthew Mernethy	Mother	2	6
James Hillman	Daughter	2	17
Edwin Johnson	Mother	2	11
Leslie Hochhalter	Husband	2	40
Lahren Family Trust	Children	3	5
Charles Duffy	Wife	2	10
Carl Nickelson	Daughter	2	21
Phillip Currie	Mother	2	3
Dennis Harms	Son	2	8
Kelly Meadows	Husband	2	20
Anson Crutcher	Wife/Daughter	3	247
Denver Cobb	Wife	2	10
Austen Cargill	Son	2	50
James Sarrazin	Wife	2	159
Danielle Mooneyham	Husband	2	163
Barry Bannon	Wife/Son	3	5
Joel Byrd	Husband	2	7
Dave Carter	Children	4	4
Sherri Stanton	Husband	2	27
TOTAL		47	835

Source: Source: Park County Clerk and Records Office

Family Transfers January 1 to June 30, 2008			
Name	Transferred	Lots	Acres
Kelly Meadows	Father	2	20
William Gosnell	Son	2	22
Kevin Jordan	Wife	2	20
Melody Hake	Children	4	31

Lisa Buford	Father	2	20
Andrew Barnes	Daughter	2	25
William Gosnell	Children	4	41
Jacob Nelson	Wife	2	21
TOTAL		20	200

Source: Source: Park County Clerk and Recorders Office

Other Exemptions²

Boundary Relocations: There are three types of boundary relocations: (1) a division made outside of platted subdivisions for the purpose of relocating common boundary lines between adjoining properties, (2) for five or fewer lots within a platted subdivision, relocation of common boundaries and the aggregation of lots, and (3) divisions made for the purpose of relocating a common boundary line between a single lot within a platted subdivision and adjoining land outside a platted subdivision. From 2006 to mid-2008, Park County experienced 78 boundary relocations:

2006-33

2007-30

2008-15 (from January 1 to June 30, 2008).

Mortgage Exemptions: A division of land is created to provide security for mortgages, liens, or trust indentures for the purpose of construction, improvements to the land being divided, or refinancing purposes. From 2006 to mid-2008, Park County experienced nine mortgage exemptions:

2006-2

2007-6

2008-1 (from January 1 to June 30, 2008).

Agriculture Exemptions: This exemption is intended to allow a landowner to create a parcel for gift, sale, or agreement to buy and sell, outside a platted subdivision, without local review if the parcel will be used only for the production of livestock or agricultural crops and no residential, commercial or industrial buildings, which require water or sewer, will be built on it. From 2006 to mid-2008 there was one agricultural exemption in Park County:

² Source: Park County Clerk and Recorders Office

Conservation Easements

Conservation easements provide volunteer landowners the opportunity to work with a land trust organization to preserve and conserve their land. To reduce the negative impacts to conservation values future development is limited and in turn the landowners are able to recognize a tax deduction. Landowners remain responsible for ownership, property management, access and taxes. Landowners are able to permanently protect wildlife habitat, open space and agricultural land in a way tailored to the landowners needs. The land trust organization works with landowners to see that the easement terms and conditions are respected.

Year	Conservation Easements		
	Grantee	Grantor	Acres
2006			
	Montana Land Reliance	G. Lein	600
	Montana Land Reliance	Tomasko Muddy Creek Ranch	170
	Rocky Mountain Elk Foundation	R. Chatham Slaughterhouse Creek	300
	Rocky Mountain Elk Foundation	Royal Teton Ranch South	5664
	TOTAL		6734
2007			
	Gallatin Valley Land Trust	C. Howe	30
	Gallatin Valley Land Trust	Prager family	640
	Montana Land Reliance	Brittan family	1148
	Montana Land Reliance	Fox Creek Basin	634
	Montana Land Reliance	Castle Smith family	330
	TOTAL		2782
2008			
	Easton Family Wetland Preservation	Montana Department of Transportation	34
	TOTAL		34
Acres in Conservation Easements for January 1, 2006 to August 15, 2008			9550

Source: Park County Clerk and Records Office National Heritage Program.

Floodplain Management Program

The Flood Management Program provides for the safety of the residents who live and work along the rivers, streams and drainage in Park County by adopting land uses and common sense building practices. More specifically:

1. Protect human life and health;
2. Minimize expenditure of public money for costly flood control projects;
3. Minimize rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
4. Minimize prolonged business interruptions;
5. Minimize damage to public facilities and utilities located in floodplains;
6. Help maintain a stable tax base by providing for the sound use and development of flood-prone areas so as to minimize future flood blight areas;
7. Respect the function of the floodplain; the connectivity between the river channel and the floodplain; regeneration of riparian vegetation and the maintenance of side channel habitat for spawning and juvenile fish;
8. Respect the public and private interest in protecting private property and important social economic and natural resources existing on or near the flood plain;
9. Respect the geomorphology of particular river reaches and their different inherent characteristics; and
10. Insure that potential buyers are notified that property is in a flood area.

The Floodplain Management Program is co-administered by the Health and Planning Departments. The Floodplain Management Plan (FMP), a primary responsibility of the program, is updated biennially. The program has three sources of funding: (1) permit fees, (2) Federal grants to update the previous (FMP), and (3) a small amount of funds contributed out of the Health Department and Planning Department budgets for miscellaneous expenses. The largest portion of the expenditures for the program is allocated to personnel costs --- costs to administer the program, do field inspections, and, should the grant application be funded, planning work necessary to complete the FMP. In 2006 Park County received 16 applications for Floodplain permits and 12 applications in 2007.

Annual Work Program (FY 2008 - 09)

Planning Board Support

Annual Report

Hazard Mitigation

Fire mitigation Plan – Wildland Urban Interface (WUI)

Update floodplain regulations

Floodplain mitigation plan update

Administrative:

File organization; file archiving
Planning Board Support
Planning and Zoning Commission Support
Park Board Support:

Growth Issues:

Growth Policy Public Education Program

Land Use Regulation

Code Enforcement

Subdivisions:

Subdivision review

Research methods for streamlining the approval process, both in time and application requirements, for development that is close to existing communities (LU 2.1.2)

Provide clear, concise application materials and checklists to the subdivider in order to clearly outline those elements that must be submitted within a subdivision application for review. (Chapter 7.3.4)

Zoning:

Zoning administration

Insure that information is readily available through the Park County Planning Office and other avenues on subdivision regulations, existing zoning regulations, citizen petitioned zoning districts, and land use regulations. (LU 4.1.1)

Revise zoning regulations to promote higher density house development inside the Livingston Neighborhood Planning Area. (NP 1.1.1)

Explore zone changes in access corridors to facilitate economic development (NP 2.1.1)

Consider options for home-based business growth and how to best accommodate these types of business and their appropriate locations within the Livingston Neighborhood Planning Area (Donut). (NP 2.3.3)

Review and revise zoning in the Livingston Neighborhood Planning Area to allow for a diversity of business where appropriate. (NP 2.4.1)

Providing in the zoning ordinance for density bonuses and/or allow for transfer development rights or other methods, such as planned use developments, to encourage open space in exchange for higher density development in areas conducive to such development. (NP 11.1.1)

Consider flexible options for zoning ordinances where the flexibility would still ensure that goals of the Growth Policy and the Livingston Neighborhood Plan are met. (NP 11.1.2)

Land Use:

Make information available concerning voluntary private land open space programs, such as conservation easements and land trusts. (LU 4.1.2)

Encourage preservation of open lands through voluntary conservation easements in suitable areas. (NP 11.1.3)

Floodplain Management and Water Resources:

Provide information to the development community and the public on water conservation practices and techniques. (NR 1.3.1)

Economic Development Planning (Excerpted from Growth Policy):

Coordinate closely with Chambers of Commerce in Park County and other entities working in economic development to promote Park County as a place to do business. (ED 1.5.1)

Database (ongoing)

Explore zone changes in access corridors to facilitate economic development (NP 2.1.1)

Canvass the citizens in the Livingston Neighborhood Planning Area to solicit opinions and visions as to what they feel about economic development and where it should be. (NP 2.2.1)

Review zoning and revise as necessary to accommodate the establishment and growth of new and existing businesses (NP 2.2.2)

Foster greater cooperation between the City and County Commissions to encourage economic development. (NP 2.2.4)

Utilize the Economic Development Advisory Committee to offer suggestions and approaches to solving economic development issues with existing business as they arise. (NP 2.3.2)

Create an Economic Development Advisory Committee under the coordination of the City and the County Commissions to offer suggestions and approaches to solving economic development issues as they arise. (NP 2.4.2)

Intergovernmental Coordination

Frequently communicate with the City of Livingston about its annexation plans. (NP 7.1.1)

Work with the City of Livingston to minimize conflicting guidelines and in so doing still meet the provisions of this Growth Policy and the Livingston Neighborhood Plan. (NP 7.1.2)

Coordinate transportation and utility alignments between Livingston and Park County for efficient connections for future development. (NP 7.2.1)

Coordinate with Clyde Park County on doughnut area planning

Monthly meetings with local communities.

Budget (FY 2006-2008)

Expenditures

Summary: Expenditures for the fiscal year 2007-2008 are \$50, 927 below the amount budgeted. This is largely because of the decline in personnel and benefit costs resulting from persons leaving the Department during the year. Another cause is that planning professional services only expended \$1782 of the \$20,000 budgeted. The actual amount in expended in 2008 was \$6349 below the average of the previous three years.

Revenue from Fees

Summary: Fees from planning (e.g. subdivision review) and zoning compliance represent the principal sources of non-tax revenues. The planning department experienced a steady interest in subdividing from 2005 to 2007. Since then there has been a dramatic decrease in planning fee revenues. During 2007-2008, only 60 lots were created by the subdivision process, compared to 203 during the previous year. The 2008-2009 fiscal year is expected to yield increased revenues from planning fees.

Factors influencing the decline in planning fee revenues:

1. Exemptions: Subdividers utilize the family transfer exemption after attending a pre-application meeting because it is an economically viable way to divide property without going through the subdivision review process.
2. Many of the subdivision applications submitted in 2006 were submitted prior to October 1, 2006, the date the 2006 Park County Subdivision Regulations went into affect. In 2007, all but two subdivision applications were reviewed under the 2005 subdivision regulations. As of March 14, 2008, only two subdivision applications received preliminary plat approval under the 2006 Regulations.
3. In 2007 many subdividers deferred preliminary plat submittal because of the recommended changes to the 2006 Park County Subdivision Regulations because (a) the recommended amendments allowed subdividers more options with regards to fire protection standards, (b) multiple subdivision applications were unable to provide physical and legal access as defined in the 2006 Regulations and (c) the recommended amendments will not be incorporated into the 2006 Regulations until September 30, 2008
4. Another correlated factor is the downturn in the current housing market in Montana and Park County.

PLANNING BUDGET - EXPENDURES (2006-2008) DRAFT								AVG. 2006-2008 ¹
ACCOUNT	DESCRIPTION	BUDGET 06	ACTUAL 06	BUDGET 07	ACTUAL 07	BUDGET 08	ACTUAL 08	
100 Personal Services								
2250.000.047.411010.111	Planning P/R Perm FTE	\$118,350	\$113,465	\$121,723	\$125,935	\$131,595	\$112,443	\$117,281
2250.000.047.411010.141	Planning P/R Benefits	\$40,480	\$37,265	\$42,113	\$42,856	\$44,396	\$38,794	\$39,638
200 Supplies								
2250.000.047.411010.210	Planning Office Supplies	\$2,000	\$1,990	\$2,000	\$1,177	\$5,000	\$3,978	\$2,382
2250.000.047.411010.220	Planning Operating Supplies	\$600	\$295	\$800	\$186	\$2,300	\$1,921	\$801
300 Purchased Services								
2250.000.047.411010.312	Planning Postage, Box Rent	\$3,000	\$1,475	\$2,500	\$1,413	\$2,000	\$900	\$1,263
2250.000.047.411010.320	Printing, Duplicating, Typing & Binding							
2250.000.047.411010.330	Planning Publicity, Subscriptions	\$1,500	\$1,079	\$1,500	\$853	\$1,200	\$912	\$948
2250.000.047.411010.340	Planning Utility Services ³	\$1,200	\$1,493	\$1,500	\$1,438	\$1,500	\$1,825	\$1,585
2250.000.047.411010.350	Planning Prof. Services	\$3,000	\$3,854	\$3,000	\$3,447	\$20,000	\$1,782	\$3,028
2250.000.047.411010.370	Planning Travel	\$3,000	\$3,984	\$3,000	\$1,771	\$5,000	\$37	\$1,931
2250.000.047.411010.380	Training							
TOTAL		\$173,130	\$164,900	\$178,136	\$179,076	\$212,991		\$171,988

FLOODPLAIN MANAGEMENT (DISASTER MITIGATION) ²								AVG. 2006-2008 ¹
ACCOUNT	DESCRIPTION	BUDGET 06	ACTUAL 06	BUDGET 07	ACTUAL 07	BUDGET 08	ACTUAL 08	
2250.000.148.411010.111	Personnel Services	\$0	\$0	\$0	\$0	\$0		\$0
2250.000.148.411010.141	Personnel: Benefits							\$0
2250.000.148.411010.230	Floodplain Admin Repair & Maint.	\$300	\$136	\$300	\$63	\$300	(\$28)	\$57
2250.000.148.411010.320	Printing, Duplicating, etc.	\$0	\$0	\$0	\$0	\$0		\$0
2250.000.148.411010.330	Legal notices; publicity, subscriptions	\$0	\$0	\$0	\$0	\$0		\$0
2250.000.148.411010.370	Floodplain Admin Travel	\$200	\$0	\$200	\$0	\$200	\$0	\$67
2250.000.148.411010.380	Training	\$0	\$0	\$0	\$0	\$0		\$0
TOTAL		\$500	\$136	\$500	\$63	\$500		\$233
GRAND TOTAL		\$173,630	\$165,036	\$178,636	\$179,139	\$213,491	\$162,564	\$168,913

2008-2009 Prospects.

There is a projected increase in planning fees for 2008-2009. Two thousand and seven resulted in an increase in pre-application meeting requests, illustrating a continued interest in subdividing in Park County—this trend has continued in 2008. Many applicants have specifically indicated a reservation to submit a preliminary plat application while the current 2006 Park County Subdivision Regulations are in affect (without the inclusion of the recommended amendments). Once the Regulations are amended, the Planning Department should see an increase in application submittals. Other reasons include:

Major subdivisions have indicated they will be submitting additional preliminary plat applications in the near future.

Many proposed subdivisions have been stifled given the Growth Policy suspension—should the growth policy pass in November of 2008, the Planning Department should see an increase in subdivision applications in the donut zoning area.

The average trends from the last decade.

The housing market, although slower than many previous years, is still increasing on average in Park County.

Planning Related Issues

Park Plan

Park County adopted the Park Plan September 5, 2007. The Park County Commission reviewed the Park County Park Plan and found that the plan serves the public interest of Park County in setting forth guidelines for park and recreation planning and sets forth guidelines for public parks, recreation and other planning processes in Park County. (Resolution No. 989, Park County)

Significance

During the subdivision review process state law requires the set aside of land for parklands when the subdivision meets criteria defined in § 76-3- 621, MCA (2007). The Park Plan sets forth guidelines for the parks and cash in lieu of parkland.

Status

As of the date of this annual report the Park Board has not been formed.

Trails Plan

Significance

The trails plan provides guidance for the establishment of alternative transportation corridors within the city of Livingston and the city county area surrounding the city of Livingston (commonly called the donut). The corridors will protect nonmotorized travelers by either shared roadway signs or by separating the trail system from the motorized corridors. Subdivision meeting the criteria for parkland dedication may be allowed to set aside a trail corridor as part of their parkland dedication. The goal is to have trail corridors that link so that a trail system will eventually be established and nonmotorized travelers can successfully move throughout the community on safe trails that are interconnected and mapped.

Status

The status of the growth policy has suspended this requirement in the subdivision regulations.

Summary

This report includes growth related information compiled over the past three consecutive years and illustrates some significant growth trends. A recent study conducted by the Sonoran Institute identifies prominent growth trends in Park County with an increase in land being developed up by 293% and an increase in residential development up only 42%. The information in this report further reiterates this finding when looking at the subdivision activity in the past three years. The number of acres developed over the past three years, or currently in the process of being developed totals roughly 2696 acres. Conversely, the number of lots created total 387. Simply put; a relatively small number of residential developments over the last three years have utilized large amounts of land. Development of this type can increase the demand on local service providers, which may adversely affect the public health and safety of the residents of Park County.

Although the subdivision activity in Park County has slowed in 2008, family transfers continue to represent a large percentage of lots being developed in Park County at 43% over the past three years. Family Transfers are not reviewed as a subdivision and do not take into consideration any adverse affects resulting from the creation of additional residential lots.

This report provides valuable growth related information and should be continually updated and utilized in long range planning efforts. Minimizing the potential adverse affects of growth in Park County while increasing the residential opportunities will benefit current and future residents.