

AMENDMENT #4 TO THE GRANITE COUNTY GROWTH POLICY

Adopted By:

Town Council of Philipsburg -
Granite County -
Town Council of Drummond -

The Town of Philipsburg

Mission Statement: Philipsburg is Coming Home.

Vision Statement: Philipsburg (PBurg) residents take pride in their community, sharing a unique history based on natural resource development indigenous to the west. The community today is maintained through cultural tourism and recreational amenities, and experiences a wide fluctuation of activity from the bustling summer season to the slow winter season. The camaraderie of residents has developed over time and is maintained by an oral tradition of shared successes and a strong track record of overcoming challenges. The self-starter mentality of members of the community has created a culture of working together to accomplish common goals. At the same time, Philipsburg faces many challenges, including loss of natural resource jobs, much needed infrastructure improvements, and overall changes in the national economy. Like any community, people come and go, but everyone who visits or stays recognizes the value of the unique character of the community. The goals expressed within this section are intended to strengthen and support these shared community values as residents of Philipsburg look to the future.

Infrastructure

Goal: Remediate aging infrastructure.

Objectives: Provide efficient, effective public infrastructure.

Policies:

1. Improve water, sewer, and storm drain infrastructure throughout the town.
 - a. The Town of Philipsburg's infrastructure is old. Philipsburg is not unique in that much of the infrastructure for the community was constructed many years ago and is reaching or has reached the end of its design life. Over time, Philipsburg has replaced the aging infrastructure a piece at a time, but it has become increasingly expensive to replace.
 - b. In addition to needing to replace infrastructure, additional state and federal requirements, particularly those requiring an engineer's stamp, increase the cost. Because of the need for extensive repairs in light of the aging infrastructure, utility rates have increased. This trend is likely to continue into the near future.
2. Complete the new sewer system.
 - a. The Town has worked for many years to identify the best solution to wastewater treatment, attempting to understand requirements for upgrading the existing system.
 - b. The Town has made a financial commitment to completing sewer system upgrades.
3. Develop a plan for resurfacing existing paved streets within the Town.

- a. The streets were paved in the 1970's, and most repaving is necessary. Roads in Town are getting worse and gravel streets have mostly turned to dirt.
- b. Paving should be completed in coordination with other underground infrastructure projects. The Town should develop a comprehensive streets inventory and prioritize needed street improvements.
4. Consider improving the waterline to Town
 - a. A portion of the Fred Burr water supply line to the Town is above ground surface.
 - b. An above ground waterline faces more risks to interruption in supply and would be safer if buried.
5. Contract with a grant writer to obtain funding for mentioned policies in this document. Besides grant funding, other sources such as loans, bonds, Special Improvement Districts (SIDs), etc., should be considered for financial assistance.

Historical Preservation

Goal: Historic resources should be protected.

Objectives: Preservation of historic resources provides a source of community income and pride.

Policies:

Maintain the historic nature of the downtown area.

- a. Historic Preservation is a critical element to community vitality.
- b. The Town should consider appropriate ordinances when necessary to protect critical historic resources. The following is an example of ordinances which may be adopted, and is not considered exhaustive:
 - i. Sign Ordinance, Design Ordinance, Use Ordinance, Height and Bulk Ordinance, Big Box Ordinance, etc.
- c. The community takes pride in locally owned businesses and would not support introduction of national chains or franchises.
- d. The downtown historic district is maintained largely through tradition. This method of insuring the integrity of the downtown district has been successful, given the limited resources available to local government and the strong culture of working together through private channels.
 - i. There is concern from time to time that this informal way of managing change within the historic district may not always work. Business owners have considered in the past, institutionalizing design guidelines within this district to protect the established shared value. This tool should continue to be considered further if necessary.
 - ii. The downtown business owners should consider documenting the norms and common practices which are shared so that new business owners would have a resource to refer to when considering façade improvements or signage.

Economic Development

Goal: Economic Development is fundamental to the survival and future success of the community.

Objectives: The Town of Philipsburg will support economic development and explore opportunities for diversification of the economic base.

Policies:

1. Encourage new resource based businesses to come to the area.
 - a. The Town of Philipsburg was once a lunch bucket community but has transitioned to an economy based largely on seasonal tourism.
 - b. Efforts to diversify the economy should be pursued to create additional job opportunities.
2. Economic Development is not simply jobs driven. The volunteer culture of the community supports projects with limited financial resources. The community does not constrain people with new ideas and this fostering of new ideas supports community vitality.

Land Use

Goal: Coordinated land use is necessary to protect and enhance the character of the community.

Objectives: The Town of Philipsburg should consider a variety of tools in coordinating land uses within and surrounding the community.

Policies:

1. The Town should develop the capacity to work with developers to annex their land into Town when appropriate.
2. The Town should consider developing additional guidelines for future subdivision within the Town boundary.
 - a. The Town currently utilizes the Granite County subdivision regulations in reviewing development proposals within the jurisdictional limits of Town. The potential future land use development within the Town of Philipsburg is evident. To maintain the "last best place image," it is of utmost importance to develop and implement a master plan and related ordinances of zoning. Attention for use of lands for commercial, residential and industrial are of primary concern and must be monitored and enforced. Elements of zoning will include, but not limited to, height of structures, density of proposed development, single units vs. multi units, size of out buildings, etc.
 - b. The Town of Philipsburg will consider adopting Public Works standards, specifically for streets and other utilities.
3. Obtain ownership of Bureau of Land Management (BLM) lands within the Town Boundary.
4. Maintain control of access, uses and control of the Fred Burr Municipal watershed.
 - a. The Town of Philipsburg is one of the last communities in State of Montana that has a watershed protection area.
 - b. This area faces constant threat from human disturbances such as traffic and fire.
5. The Town of Philipsburg will pursue policies aimed at protecting other public water sources.

Parks and Recreation

Goal: The Town of Philipsburg provides a variety of places and types of parks and recreation activities.

Objectives: The Town of Philipsburg will continue to work with civic organizations to maintain and improve existing parks and recreation activities within the community.

Policies:

The Town will continue to improve facilities at Town Parks.

- a. The Town of Philipsburg has four official Town Parks.
- b. In addition to Town Parks, the community has access to parks and recreation facilities owned and managed by the local school district include a community-built playground with character unique to Philipsburg.
- c. The community ice rink has served as a central gathering place both in the winter when covered in ice and in the summer for outdoor music and arts events.
- d. The Town will work to provide additional restrooms at the baseball diamond.

Schools

Goal: The School serves as the center of community activity.

Objectives: The Town will continue to support school activities and their facilities as a vital centerpiece of the community.

Policies:

1. Several community activities occur in the school facilities.
2. The school would like to see enrollment figures increase.
3. The biomass boiler which provides heat to the school is seen both within the community and outside of the community as a model for sustainability.
4. The renovation of the existing school building as opposed to constructing a new school facility is seen as a success by many in the community.
5. The community constructed playground is another success.

Granite County Medical Facility

Goal: The hospital will continue to provide essential medical services to the community.

Objectives: The hospital will continue to work to develop innovative service delivery methods within a rural healthcare environment.

Policies:

1. The hospital will continue to provide essential services to the community and will look to improve healthcare when new opportunities arise.
2. The hospital will remain a community-funded institution.

General Policies

1. The Town will strive to create additional affordable housing.
 - a. The housing market within Philipsburg is influenced by a variety of factors, including the seasonality of employment, the presence of employers, and changing demographics. From time to time, there is a limited supply both owners-occupied and rental housing.
 - b. Local groups are looking at partnering with existing housing organizations such as the Habitat for Humanity and the National Affordable Housing Network (NAHN) located in Butte.
 - c. There are several other resources for affordable housing, and many can be accessed through the Montana Department of Commerce Technical Assistance Program.

2. The Town will examine opportunities for the adaptive re-use of Town Hall and old fire hall.
 - a. The Town funded the construction of a new fire hall which provides adaptive re-use opportunities for the Town Hall and old fire hall.
 - b. The Town Council is exploring resources available for assisting in a facility assessment for the Town Hall and old fire hall
3. The Town will continue to consider ways to heat Town buildings (city hall, fire hall, Town shop) from single source. Due to biomass and electricity generated through the Town water system, it has been said that Philipsburg may have the smallest carbon footprint of any community.
4. The Town will consider ways to improve cleanliness of the Town.
 - a. The Town will support beautification efforts.
 - b. The Town will look at opportunities for improving the community entrances into town.
 - c. The Town will consider adopting a community decay ordinance and corresponding fine fee schedule.
5. The Town will look to improving parking, and specifically comply with the Americans with Disabilities Act (ADA).
 - a. Local businesses owners will attempt to park off Broadway during the peak summer season.
 - b. The handicapped parking area at Town Hall should be improved to recommended ADA standards.
6. The Town will consider establishing additional educational opportunities to engage community members in an ongoing discussion regarding projects within the community.
7. Granite County and the Town of Philipsburg will continue to coordinate on the provision of services.

RESOLUTION 2019-22

COPY

A GRANITE COUNTY RESOLUTION ADOPTING AMENDMENTS TO GRANITE COUNTY'S GROWTH POLICY PERTAINING TO THE SECTION REGARDING THE TOWN OF PHILIPSBURG AND ADDING A SECTION ON LOCAL GOVERNMENT COORDINATION FOR FEDERAL AND STATE LANDS

WHEREAS, the Granite County Growth Policy was approved by the citizens of Granite County by referendum on November 7, 2006; and

WHEREAS, subsequent to the aforesaid referendum, the Granite County Board of Commissioners, on December 12, 2006, unanimously passed RESOLUTION 2006-42 which adopted the Granite County Growth Policy with an effective date of January 1, 2007; and

WHEREAS, subsequent to the aforesaid referendum, the Granite County Board of Commissioners, on November 12, 2009, unanimously passed RESOLUTION 2009-33 which adopted certain amendments to the Georgetown Lake Sections of the Granite County Growth Policy; and

WHEREAS, subsequent to the aforesaid referendum, the Granite County Board of Commissioners, on September 7, 2010, unanimously passed RESOLUTION 2010-17 which adopted certain amendments to the Capital Improvement Plan Section of the Granite County Growth Policy; and

WHEREAS, subsequent to the aforesaid referendum, the Granite County Board of Commissioners, on November 30, 2010, unanimously passed RESOLUTION 2010-23 which adopted certain amendments to the Lower Rock Creek Section of the Granite County Growth Policy; and

WHEREAS, subsequent to the aforesaid referendum, the Granite County Board of Commissioners, on December 19, 2011, unanimously passed RESOLUTION 2011-24 which adopted certain amendments to the Town of Philipsburg Section of the Granite County Growth Policy; and

WHEREAS, subsequent to the aforesaid referendum, the Granite County Board of Commissioners, on July 23, 2012, unanimously passed RESOLUTION 2012-23 which adopted certain amendments to the Town of Drummond Section of the Granite County Growth Policy; and

WHEREAS, subsequent to the aforesaid referendum, the Granite County Board of Commissioners on December 17, 2012 passed RESOLUTION 2012-33 adopting statistical corrections and updates to the Granite County Growth Policy, and this included an amendment regarding gravel resources; and,

WHEREAS, new amendments to Granite County's Growth Policy have been proposed to the Town of Philipsburg Section of Granite County's Growth Policy, and a new Local Government Coordination for Federal and State Lands' Section has also been proposed; all as stated in attached Exhibit A; and,

WHEREAS, the Granite County Planning Board held public hearing on said Growth Policy amendments on May 2, 2019, June 6, 2019, and June 27, 2019 as such were lawfully noticed in the local newspaper; and,

WHEREAS, after receiving and carefully considering public comment, the Granite County Planning Board concluded the public hearing on June 27, 2019; and,

WHEREAS, on June 27, 2019, the Granite County Planning Board met in regular session and recommended approval of proposed Granite County Growth Policy; and,

WHEREAS, the Town Council for the Town of Philipsburg held a properly noticed public hearing and have previously adopted, with consent of the Mayor, these amendments to their Growth Policy, and the Town Council for the Town of Drummond plans to hold a noticed public hearing on this issue as well; and,

WHEREAS, the Granite County Board of Commissioners held a public hearing on said Growth Policy amendments on Tuesday, December 3, 2019, which was lawfully noticed in the *Philipsburg Mail* newspaper on November 21, 2019 and November 28, 2019; and,

WHEREAS, two (2) members of the Granite County Board of Commissioners were present on December 3, 2019, and did participate in the public hearing on the said proposed Growth Policy amendments; and,

WHEREAS, the Board of Commissioners carefully considered public comments made at the public hearing and the recommendation of the Planning Board for Growth Policy amendments; and,

WHEREAS, the Board of Commissioners reviewed the proposed section for compliance with state law as set forth in MCA Section 76-1-601.

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commission hereby adopts the proposed amendments to Granite County's Growth Policy as set forth in and attached hereto as Exhibit A. This Amended Granite County Growth Policy is effective immediately and may only be revised as provided for by law.

ADOPTED AND PASSED this 17th day of December, 2019, A.D.

BOARD OF COUNTY COMMISSIONERS
OF GRANITE COUNTY



Bill Slaughter
Bill Slaughter, Chairperson

Scott C. Adler
Scott C. Adler, Commissioner

Charles L. Hinkle
Charles L. Hinkle, Commissioner

ATTEST: *Sarah Graham*
Sarah Graham, Clerk

APPROVED AS TO FORM AND CONTENT:

Blaine C. Bradshaw
Blaine C. Bradshaw, Granite County Attorney
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