

# APPENDIX E

## AMENDMENT #4 TO THE GRANITE COUNTY GROWTH POLICY

Adopted By:

Town Council of Philipsburg on December 6, 2011 – Resolution #2011-06

Granite County on December 19, 2011 – Resolution #2011-24

### 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: Patching it together.

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 aging infrastructure.
  - b. In addition to needing to replace infrastructure, additional state and federal requirements, particularly those requiring an engineers stamp, increase the cost of "doing business". Because of the need for extensive repairs in light of the aging infrastructure, rates have increased over the last twenty years, and the trend is likely to continue into the near future. Many of the increased costs are the result of

- keeping up with state and federal requirements for maintaining and improving infrastructure.
- 2. Construct a new water main from the water bottling plant to the new water tank north of town.
  - a. The Town is constantly examining new opportunities to improve water supply within the community.
  - b. The north side of town has issues with water pressure. A new water main would provide improved supply to this area.
- 3. Complete the new sewer system.
  - a. The Town has worked for many years to identify the best solution to wastewater treatment understanding requirements for upgrading the existing system.
  - b. The Town has made a financial commitment to completing sewer system upgrades.
- 4. Develop a plan for resurfacing existing paved streets within the Town.
  - a. The streets were paved in the 1970's, and 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.
  - c. The Town should to develop a comprehensive streets inventory and prioritize needed street improvements.
  - d. The Town should establish a fund for street maintenance.
- 5. Consider improving the waterline to Town, burying pipe, etc.
  - a. A portion of the main water supply line to Town is above ground surface.
  - b. An above ground water line faces more risks to interruption in supply, and would be "safer" if buried.

**Historic Preservation**

Goal: Historic resources should be protected.

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

Policies:

- 6. 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 Guidelines, 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 oral tradition and peer to peer council. 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 the historic business district in order to protect the established shared value. This tool should be considered further if necessary.
    - ii. As has been referenced previously, much of the practice which determines the visual character of the downtown area has been monitored and

maintained by individual business owners in a peer to peer network through oral tradition. The downtown business owners should consider writing down 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 items such as new 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:

7. 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.
8. The community should consider other models of economic development based upon best practices in other communities. One such model was created through the Yellowstone Business Partnership, in a study focuses on “Turning on the Off Season”.
9. Economic Development is not simply jobs driven. The volunteer culture of the community supports economic vitality through accomplishing community 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:

10. The Town should develop the capacity to work with developers to annex their land into Town when appropriate.
11. 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 Town should consider subdivision regulations more specific to a Town setting. These tools should also consider innovative approaches to land use, promoting infill development and utilizing other programs such as Transfer of Development Rights (TDRs).
  - b. The Town of Philipsburg will consider adopting Public Works standards, specifically for streets and other utilities.
12. Obtain ownership of BLM lands within the Town Boundary.
13. Maintain control of access and uses within the Fred Burr Municipal watershed.

- a. The Town will work to protect its water supply at the Fred Burr municipal watershed.
  - b. The Town of Philipsburg is one of the last communities in state of Montana that has a watershed protection area.
  - c. This area faces constant threat from human disturbances such as traffic and fire.
  - d. It would be very difficult for the town to replace the current water supply.
14. 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 activity.

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:

- 15. 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, including 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 facilities as a vital centerpiece of the community.

Policies:

- 16. A number of community activities occur in the school facilities.
- 17. The Town should provide support to efforts towards examining the feasibility of constructing an indoor pool on school grounds.
- 18. The school would like to see enrollment figures increase.
- 19. 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.
- 20. 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.
- 21. 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:

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

### **General Policies**

24. 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 such as Vote Smart, and changing demographics. From time to time, there is a limited supply both owner-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 a number of other resources for affordable housing, and many can be accessed through the Montana Department of Commerce Community Technical Assistance Program.
25. The Town will examine opportunities for the adaptive re-use of Town Hall and old fire hall.
  - a. The Town purchased a new fire hall which provides adaptive re-use opportunities for the joint 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.
26. 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.
27. 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.
28. The Town will look to improving parking, and specifically Americans with Disabilities Act (ADA) parking.
  - a. Local businesses owners will look to park off Broadway during peak summer season.
  - b. The ADA parking stall at Town Hall should be improved to current standards.
29. The Town will consider establishing additional opportunities to engage community members in an ongoing discussion regarding projects within the community.
30. Granite County and the Town of Philipsburg will continue to coordinate on the provision of services.
31. The Town of Philipsburg will consider zoning as appropriate within the existing jurisdictional limits of the city. The Town will not exert its powers in extending review of subdivision or zoning within a one-mile boundary of the Town. (In compliance with current State of Montana municipality zoning code laws)