



Defining the future for **Teton County**

# COUNTY GROWTH POLICY



# PLANNING FOR OUR COUNTY'S GROWTH POLICY

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- ✘ Basic points of presentation
  - + Why does our County need a Growth Policy?
  - + How do we develop the Growth Policy?
  - + Who prepares the Growth Policy?
  - + What is our timeline for completing the Growth Policy?



# WHY BOTHER?

## CHANGE WILL HAPPEN

- × Title 76, Chapter 1, Part 6, MCA – see handout
- × Community values – preserves cultural and historical values, helps maintain the character of the community
- × Safer communities - sets standards and promotes projects that improve infrastructure and services (roads, bridges, water resources, sewer systems, solid waste, fire and emergency services, health facilities)
- × Promotes affordable housing
- × Saves money - Identifies growth patterns that minimize the cost to provide local services and infrastructure
- × Builds community - greater understanding of issues
- × Attracts business - a more attractive and well – planned community can encourage development by knowing up front what the community’s needs and requirements are
- × Funding opportunities - elevates community management in the eyes of funding agencies

*“Planning allows the community to envision its future and proactively work to achieve it, instead of just reacting and moving from one short-range, quick-fix solution to another, as events occur.”*  
*Great Falls Growth Policy*



# WHY BOTHER?

## THESE SHOULD BE YOUR REASONS FOR DEVELOPING A GROWTH POLICY

- × What goals are specific to your County?
- × What values need to be preserved?
- × How will this exercise benefit the citizens and communities of your County?

Teton County Population						
2014	2015	2016	2017	2018	2019	2020
11,329	6,062	6,011	6,091	6,117	6,147	6,226

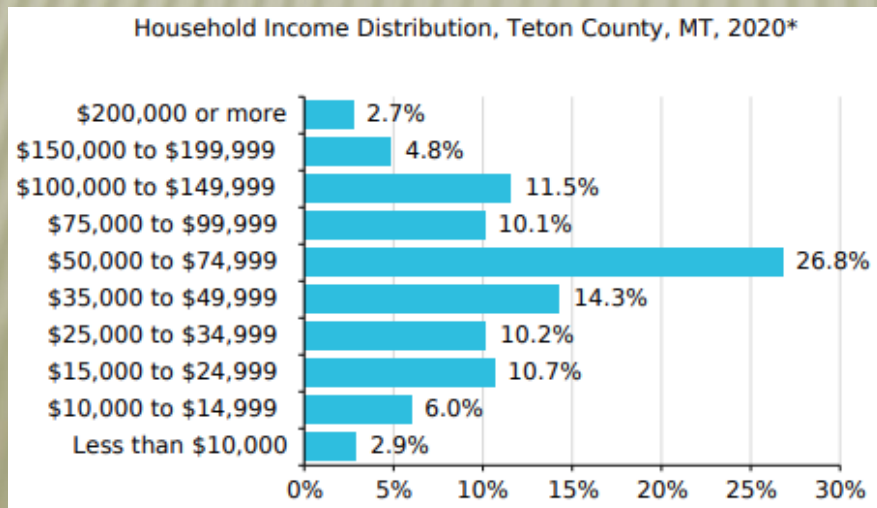


# HOW DO WE DEVELOP THE GROWTH POLICY?

## 1. Develop outline for Growth Policy document

### + Required elements:

- × Community goals and objectives;
- × Maps and text that describe the existing characteristics and features of the jurisdictional area (including information on land uses, population, housing needs, economic conditions, local services, public facilities, natural resources, and other characteristics);
- × Projected trends;
- × Description of the policies, regulations, and other tools that may be implemented;
- × A strategy for development and infrastructure;



# HOW DO WE DEVELOP THE GROWTH POLICY?

- × An implementation strategy that includes:
  - ★ a timetable for implementing the growth policy;
  - ★ a list of conditions that will lead to a revision of the growth policy;
  - ★ a timetable for reviewing the growth policy at least once every 5 years and revising the policy if necessary;
  - ★ An explanation of coordination and cooperation with other jurisdictions (i.e., cities with surrounding counties and vice versa); and
  - ★ An explanation of subdivision review criteria (agriculture, agricultural water user facilities, local services, the natural environment, wildlife and wildlife habitat, and public health and safety) and a statement on public hearings regarding proposed subdivisions;
  - ★ Summary of Goals and Objectives



# HOW DO WE DEVELOP THE GROWTH POLICY?

2. Plan for public input on issues that must be addressed
  - + Encourage public participation in public events meant to build consensus
  - + Attend and assist with activities intended to encourage public input
  - + Provide input on contents of Growth Policy



# HOW DO WE DEVELOP THE GROWTH POLICY?

3. Research related to Growth Policy elements (assisted by members of the Planning Board (PB)).

Land Use

Population

Housing needs

Economic conditions

Local services

Public facilities

Natural resources

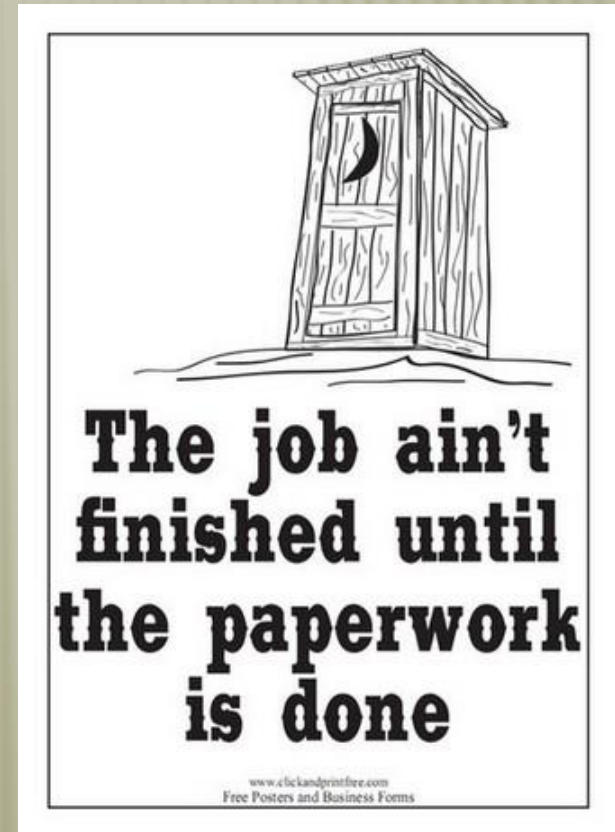
Other unique characteristics and features of the community





# HOW DO WE DEVELOP THE GROWTH POLICY?

4. PB provides timely review of draft Growth Policy and get comments back to Growth Policy Consulting Team
5. PB reviews and approves final version of Growth Policy
6. PB recommends adoption of Growth Policy to County Commissioners



# WHO WILL BE RESPONSIBLE FOR THE CONTENTS OF THE DOCUMENT?

- ✘ City/County Planning Board
  - + Official body responsible for document
- ✘ Citizens of Teton County
  - + Public input is key to the contents of the Policy

## LET'S DISCUSS TIME AND TALENT COMMITMENT



*A growth policy is an official public document adopted and used by a local government as a general guide for decisions regarding the community's physical development. It is not a regulation; rather, it is an official statement of public policy to guide growth and manage change for the betterment of the community.*



# WHO WILL BE RESPONSIBLE FOR THE CONTENTS OF THE DOCUMENT?

- ✘ Growth Policy Consulting Team(GPCT), with assistance from Planning Board and County staff
  - + Gathers information
  - + Presents information in document form
  - + Asks for review of documentation
  - + Helps lead public discussion
  - + Records findings
  - + Finalizes written document for approval by the governing body.
- ✘ Many resources are available to provide content:
  - + Montana Department of Commerce
  - + Census Bureau
  - + Regional Planning Documents prepared by Sweetgrass Development Corporation
  - + County Commissioners and other County personnel

Robie Culver

Stahly Engineering & Associates

Growth Policy Technician

• (406) 442-8594

• rculver@seaeng.com



# SETTING MILESTONES TO COMPLETE THE GROWTH POLICY

October  
2022

- Planning Board (PB) – intro to Growth Policy requirements and duties

November  
2022

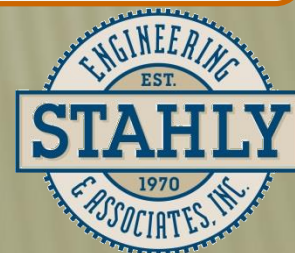
- GPCT develops Growth Policy outline and sends to PB for review
- Research begins on existing conditions and potential trends of County issues based on required elements

Dec 2022 -  
Jan 2023

- PB works with GPCT to develop presentation material for public input in order to define goals and objectives
- GPCT and PB decide on method(s) for obtaining public input
- Existing conditions/trends section of Growth Policy is mostly complete

January  
2023

- Public meeting and/or other method of obtaining public input is held/launched



# SETTING MILESTONES TO COMPLETE THE GROWTH POLICY

March  
2023

- Results of Public Input are summarized
- PB meets to firmly set goals and objectives and discuss implementation tools, public infrastructure strategy, coordination with other governing bodies, and subdivision review criteria, including public hearing statement

March –  
May 2023

- Goals and objectives, implementation tools, public infrastructure strategy, subdivision review criteria, and public hearing statement are drafted into Growth Policy document

June 2023

- Draft Growth Policy is prepared and distributed for PB to review
- Review comments are incorporated
- Updated Draft Growth Policy is advertised for viewing by the public

July 2023

- Public meeting is held to allow for comments on the Draft Growth Policy



# SETTING MILESTONES TO COMPLETE THE GROWTH POLICY

July  
2023

- PB meets to determine what public comments should be included in the Growth Policy
- Final Draft Growth Policy is drafted and distributed to PB for final review

Sept  
2023

- Final comments are incorporated into the Growth Policy and the final document is produced
- PB approves the Growth Policy and recommends approval to County Commission
- County Commission votes to approve or disapprove the Growth Policy

October  
2023

- PB, County Staff, and GPCT celebrate!

