

## MEMORANDUM

To: Board of Park County Commissioners

From: Dave DeGrandpre, Land Solutions

Copy: Michael Inman, Park County Planning Director  
Peter Fox, Chairman, Park County Planning and Development Board

Date: January 13, 2017

**RE: Amendments to the draft Park County Growth Policy Update based on the Planning and Development Board's recommendation of adoption with amendments**

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Under guidance from the Park County Planning and Development Board, Land Solutions prepared a draft Park County Growth Policy for public review. The Park County Planning and Development Board held a public hearing on November 17, 2016 to solicit comments on the draft growth policy. Park County staff then compiled all written and verbal comments into a spreadsheet, which the Planning and Development Board reviewed in open public meetings on December 15 and 22, 2016.

On December 22, 2016, the Planning and Development Board adopted Resolution No. 16-01, which is a recommendation to the Park County Commission to adopt the Park County Growth Policy Update with amendments based on public comments. The purpose of this memorandum is to document the amendments, which have been incorporated into a revised growth policy dated January 13, 2017 that will be considered by the Park County Commission.

The amendments listed below were made to the November 17, 2016 Park County Growth Policy Update. Edits to correct spelling errors, punctuation and similar non-substantive changes are not listed herein because they do not impact the document's meaning.

1. Introduction, page 4, right column, Planning and Development Board Meetings: changed November 2016 to November and December 2016.

Replaced the existing text with: The Park County Planning and Development Board held a public hearing on the draft growth policy on November 17, 2016. Prior to and at the hearing, members of the public submitted comments on the draft. After compiling the public comments into a usable format, the Planning and Development Board held two public meetings to consider all comments and made amendments to the draft. On December 22, 2016, the Planning and Development Board adopted Resolution No. 2016-01, recommending the Board of County Commissioners adopt the updated Growth Policy as amended.

2. Chapter 3, page 10, left column, fourth paragraph, added new last sentence: The people of Park County have clearly indicated that working with agencies and other partners to protect and promote public access to lands and waters is very important.

3. Chapter 3, page 10, left column, added a new fourth paragraph: One of the primary purposes of government is to provide for public health and safety. Important elements of public health and safety in Park County are law enforcement, volunteer fire departments, disaster and emergency services, search and rescue and emergency communications. Some parts of the county are prone to flooding, wildfire and other hazards, and are located far from emergency services. Hundreds of thousands of visitors pass through Park County each year with the expectation that if they need an emergency responder, one will be there in a matter of minutes. This is not always the case, and Park County's reliance on federal monies is a concern, give the uncertain nature of future budgets.
4. Chapter 3, page 12, right column, added new policy statement above Objective 2.1: Park County promotes coexistence with wildlife.
5. Chapter 3, added new Goal 4 (existing Goal 4 and corresponding objective and actions renumbered): Protect the health and safety of residents and visitors. Added new Objective 4.1: Help first responders expand and maintain their capabilities. Added new Action 4.1.1: Seek grants and federal, state and possibly local funding sources to maintain and expand public safety capacity. In the implementation table in Chapter 8, the timeframe for this action is ongoing, lead partners are Park County Grants and Special Projects (GSP), Planning Department (PD) and Park County Disaster and Emergency Services (DES).
6. Under new Goal 4, also added new Objective 4.2: Discourage development in parts of the county that are costly and hard to access and/or protect from wildfire and other hazards. Added new Action 4.2.1: Assess development projects for potential impacts to public health and safety from wildfire and other hazards and disapprove the projects where the safety impacts are deemed to be too great. In the implementation table in Chapter 8, the timeframe for this action is ongoing, lead partners are Planning and Development Board (PDB), PD, Board of County Commissioners (BCC), DES and Park County Fire Council (FC).
7. Chapter 3, added new Goal 7: Promote the use and enjoyment of publicly owned lands and waters. Added new Objective 7.1: Maximize opportunities for access to publicly owned lands and waters. Added new Action 7.1.1: Plan for and develop access to rivers, lakes, streams and public lands where needed and appropriate. In the implementation table in Chapter 8 the timeframe for this action is ongoing and the lead partners are non-governmental organizations (NGOs), PD, PDB and the BCC.
8. Chapter 3, page 14, added new Action 6.1.3: When developing plans and programs, reach out to non-governmental organizations who serve and often provide a voice for disenfranchised members of the community. In the implementation table in Chapter 8, the timeframe is ongoing and the lead partners are NGOs, PD, the Park County Health Department (HD), and Public Communications Administrator (PCA).
9. Chapter 4, page 17, modified Objective 8.2 as follows: Conduct a water resource ~~study~~ studies that analyzes sources, long term availability, potential conflicts and drought, and include

recommendations for management. (New text underlined, deleted text struck through.) This text has also been modified in the implementation table in Chapter 8. In the text under Objective 8.2, the first sentence has been modified to reflect that two plans are intended, and two additional sentences were added: In making these plans, Park County acknowledges it does not have jurisdiction over water rights. Emphasis should be placed on management of resources along the Yellowstone River.

10. Chapter 4, page 17, added new Action 8.2.3: Create a drought management plan. In the implementation table in Chapter 8, the timeframe is mid-term, lead partners are the Park County Conservation District (CD), Montana Department of Natural Resources and Conservation (DNRC), PD and the PDB.
11. Chapter 5, page 21, modified Action 10.1.4: Identify, monitor and protect public access to public lands and partner with others to help ensure public rights-of-ways are open and accessible by the public. (New text underlined.) The implementation table in Chapter 8 has also been modified to reflect this change. The timeframe is ongoing and lead partners are the US Forest Service (USFS), NGOs, Montana Fish, Wildlife and Parks (FWP) and BCC.
12. Chapter 5, page 23, right column, added new sentence to the end of the first paragraphs: It is important for Park County to assess and help enforce access to public lands due to the high quality of life and economic impact they provide.
13. Chapter 7, page 31, right column, last full paragraph, third sentence, modified the sentence to read: This is demonstrated by the fact that communities like Wilsall and Clyde Park in the Shields Valley and rural areas in the Paradise Valley are more reliant on agriculture, whereas communities that flank Yellowstone National Park, such as Cooke City and Gardiner, lean heavily on tourism, entertainment, food service and retail.
14. Chapter 7, page 33, added new Action 16.1.4: Explore establishing impact fees to help offset the impacts of future development. In the implementation table in Chapter 8, the timeframe is long-term and lead partners are the PDB, Public Works Department (PW), and the PD.
15. Chapter 7, page 34, added new Action 16.5.3: Assist with efforts to create and expand markets for locally grown and made products. In the implementation table in Chapter 8, the timeframe is ongoing and lead partners should be GSP, HD and the PD.
16. Chapter 7, page 36, added new Objective 16.8: Protect air quality, important soils and water quality during and after development. New text under the goal is: Development is necessary and important, but also must respect the natural resources and values that make Park County special. Air quality, important agricultural soils, water quality, wildlife habitat and scenic views are critical natural resources and must be protected, while also respecting individual property rights.

17. Under new Objective 16.8, added new Action 16.8.1: Monitor pending development projects, assess impacts and voice support or disapproval when warranted. In the implementation table in Chapter 8, the timeframe for this action is ongoing and lead partners are the PDB, PD, BCC and PCA.
  
20. Added a summary list of public outreach efforts to Appendix B.