City of Polson, Montana

Polson Growth Policy 2016

RESOLUTION # 2016-013
A RESOLUTION ADOPTING THE CITY OF POLSON GROWTH POLICY (UPDATE) 2016

WHEREAS, the City of Polson has undertaken a course of action mandated at Section 76-1-601 of the Montana Codes, to provide a uniform Growth Policy as a planning guide for the City of Polson, and;

WHEREAS, the City of Polson, by and through its consultant, has generated a Growth Policy, entitled "City of Polson, Montana Growth Policy Update 2016", and;

WHEREAS, the City of Polson has held public hearing and met all other requirements of law at Title 76, Chapter 1, Part 6, relating to the adoption of the updated Growth Policy, and;

WHEREAS, the City of Polson desires to adopt the updated Growth Policy as a planning guide instrument for the City of Polson, and believes the same in the interest of the health, safety, and welfare of the City of Polson:

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Polson, Montana that the City of Polson, Montana Growth Policy Update 2016, is hereby adopted by the Polson City Commission.

PASSED AND APPROVED this 7th day of November, 2016.

CITY OF POLSON

Heather Knutson

Heather Knutson, Mayor

ATTEST:

Cora Pritt

Cora Pritt, City Clerk

STATE OF MONTANA)
:ss.
Count of Lake)

On this 22nd day of November, 2016, before me, the undersigned Notary Public for the State of Montana, personally appeared Heather Knutson and Cora Pritt, known to me to be the Mayor and the City Clerk of the **CITY OF POLSON**, Montana, the municipal corporation the executed the foregoing instrument, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year in this certificate first above written.

BETH A SMITH NOTARIAL SEAL STATE OF MONTANA

BETH A SMITH
NOTARY PUBLIC for the
State of Montana
Residing at Polson, Montana
My Commission Expires
September 15, 2017

Beth A Smith

Notary Public for the State of Montana
Residing at Polson
My commission expires:

Polson Growth Policy 2016

Acknowledgements

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POLSON GROWTH POLICY 2016

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Montana Growth Policy Statute
MCA § 76-1-601

1) A growth policy may cover all or part of the jurisdictional area.

2) The extent to which a growth policy addresses the elements listed in subsection (3) is at the full discretion of the governing body.

3) A growth policy must include:

   a) community goals and objectives;

   b) maps and text describing an inventory of the existing characteristics and features of the jurisdictional area, including:
      i) land uses;
      ii) population;
      iii) housing needs;
      iv) economic conditions;
      v) local services;
      vi) public facilities;
      vii) natural resources;
      viii) sand and gravel resources; and
      ix) other characteristics and features proposed by the planning board and adopted by the governing bodies;

   c) 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; and
      vii) other elements proposed by the planning board and adopted by the governing bodies;

   d) a description of policies, regulations, and other measures to be implemented in order to achieve the goals and objectives established pursuant to subsection (3)(a);

   e) a strategy for development, maintenance, and replacement of public infrastructure, including drinking water systems, wastewater treatment facilities, sewer systems, solid waste facilities, fire protection facilities, roads, and bridges;

   f) an implementation strategy that includes:
      i) a timetable for implementing the growth policy;
      ii) a list of conditions that will lead to a revision of the growth policy; and
      iii) a timetable for reviewing the growth policy at least once every 5 years and revising the policy if necessary;

   g) a statement of how the governing bodies will coordinate and cooperate with other jurisdictions that explains:

i) if a governing body is a city or town, how the governing body will coordinate and cooperate with the county in which the city or town is located on matters related to the growth policy;
ii) if a governing body is a county, how the governing body will coordinate and cooperate with cities and towns located within the county's boundaries on matters related to the growth policy;

h) a statement explaining how the governing bodies will:
   i) define the criteria in 76-3-608(3)(a); and
   ii) evaluate and make decisions regarding proposed subdivisions with respect to the criteria in 76-3-608(3)(a); and

i) a statement explaining how public hearings regarding proposed subdivisions will be conducted; and

j) an evaluation of the potential for fire and wildland fire in the jurisdictional area, including whether or not there is a need to:
   i) delineate the wildland-urban interface; and
   ii) adopt regulations requiring:
      (A) defensible space around structures;
      (B) Adequate ingress and egress to and from structures and developments to facilitate fire suppression activities; and
      (C) Adequate water supply for fire protection.

4) A growth policy may:

a) include one or more neighborhood plans. A neighborhood plan must be consistent with the growth policy.

b) establish minimum criteria defining the jurisdictional area for a neighborhood plan;

c) establish an infrastructure plan that, at a minimum includes:
   i) projections, in maps and text, of the jurisdiction's growth in population and number of residential, commercial and industrial units over the next 20 years;
   ii) for a city, a determination regarding if and how much of the city's growth is likely to take place outside of the city's existing jurisdictional area over the next 20 years and a plan of how the city will coordinate infrastructure planning with the county or counties where growth is likely to take place;
   iii) for a county, a plan of how the county will coordinate infrastructure planning with each of the cities that project growth outside of city boundaries and into the county's jurisdictional area over the next 20 years;
   iv) for cities, a land use map showing where projected growth will be guided and at what densities within city boundaries;
   v) for cities and counties, a land use map that designates infrastructure planning areas adjacent to cities showing where projected growth will be guided and at what densities;
   vi) using maps and text, a description of existing and future public facilities necessary to efficiently serve projected development and densities within infrastructure planning areas, including, whenever feasible, extending interconnected municipal street networks, sidewalks, trail systems, public transit facilities, and other municipal public facilities

throughout the infrastructure planning area. For the purposes of the subsection (4)(c)(vi), public facilities include but are not limited to drinking water treatment and distribution facilities, sewer systems, wastewater treatment facilities, solid waste disposal facilities, parks and open space, schools, public access areas, roads, highways, bridges and facilities for fire protection, law enforcement and emergency services;

vii) a description of proposed land use management techniques and incentives that will be adopted to promote development within cities and in infrastructure planning area, including land use management techniques and incentives that address issues of housing affordability;

viii) a description of how and where projected development inside municipal boundaries for cities and inside designated joint infrastructure planning areas for cities and counties could adversely impact:

(A) threatened or endangered wildlife and critical wildlife habitat and corridors;

(B) Water available to agricultural water users and facilities;

(C) The ability of public facilities, including schools, to safely and efficiently service current residents and future growth;

(D) A local government's ability to provide adequate local services, including but not limited to emergency, fire and police protection;

(E) The safety of people and property due to threats to public health and safety, including but not limited to wildfire, flooding, erosion, water pollution, hazardous wildlife interactions, and traffic hazards;

(F) Natural resources, including but not limited to forest lands, mineral resources, sand and gravel resources, streams, rivers, lakes, wetlands and ground water; and

(G) Agricultural lands and agricultural production; and

(ix) a description of measures, including land use management techniques and incentives, that will be adopted to avoid, significantly reduce, or mitigate the adverse impacts identified under subsection (4)(c)(viii).

d) Include any elements required by a federal land management agency in order for the governing body to establish coordination or cooperating agency status as provided in 76-1-607.

(5) The planning board may propose and the governing bodies may adopt additional elements of a growth policy in order to fulfill the purpose of this chapter.

Introduction

This is an update to the original Growth Policy adopted in 2006, and is an official document adopted by the City of Polson that seeks to document the area's resources and provide guidance for responsible growth and economic development. This update is based upon an evaluation of the recent and current growth of the Polson community and is intended to be used as a resource for making decisions about the physical, social, and economic development of the City of Polson through broad policy statements that are both comprehensive and long-range in nature. Although this document does not have the force of law, it may be used to provide the basis for future regulations, public expenditures, or other government programs and/or actions.

The authors of Montana's Growth Policy Act recognized that local governments may be challenged by the consequences of growth. Population growth can result in increasing demands for infrastructure such as roads and sewer systems, conflicts among land uses, and a greater number of regulatory reviews. The description and analysis of existing conditions and projected trends within this updated Growth Policy helps to define the scale and rate of growth that may be occurring in the community and is the first step in determining a thoughtful response. The identification of community goals and objectives helps to define areas where improvements or changes are needed and describes in broad terms how the community hopes to address those areas. Finally, the recommended set of implementation strategies suggests specific actions that may be used to manage future development and promote the best possible economic, environmental, and social conditions for the citizens of Polson.

Document Organization

This Growth Policy is divided into twelve chapters. As required by the Montana Growth Policy Act (§ 76-1-601, MCA), the first eight chapters use text and maps to describe the existing characteristics and features of the jurisdictional area that the policy will address. These include land uses, population, housing needs, economic conditions, local services, public facilities, natural resources, and cultural resources. The act also requires a discussion of projected trends for each of these elements (except public facilities) for the life of the Growth Policy. Chapter 9 presents Polson's goals and objectives and discusses various implementation strategies, including planning strategies, funding options, and regulatory tools. Chapter 10 discusses several additional requirements set out by Montana statute, including interjurisdictional cooperation, a timeline for the implementation and review of the Growth Policy, and the subdivision review process. Chapter 11 is a Glossary of Terms and Chapter 12 lists references used for this document. Written comments on the revision of this document are on file at the city offices, available for public review.

1.0 LAND USE

Chapter One addresses land uses in the Polson study area. This analysis is basic to effective land use planning and relies on the use of implementation tools such as the Polson Development Code, which outlines both zoning and subdivision regulations. This chapter includes maps showing various land uses within the study area, supported by descriptive, analytical documentation. This information can aid planning boards in the identification of logical, future development patterns.

1.1 Key Findings

Existing Land Uses

Residential

- Low density residential areas are scattered within the study area.
- Higher and medium density residential areas are concentrated near the central business district and in the southeast section of the city along U.S. 93. There are some small higher density residential areas scattered within the city boundaries.

Commercial

- Commercial/industrial developments are primarily located in the downtown central business district, within the CBZD, CIZD and the HCZD zoning districts. Commercial/industrial areas are also positioned along U.S. 93 on either side of Polson and between the west bank of the Flathead River and Irvine Flats Road. There has been a tremendous increase in the commercial development at the intersection of U.S. Highway 93 and Memory Lane, namely the Ridgewater subdivision.

Agricultural

- Irrigated agricultural lands are located south of Polson and fill a significant portion of the city-county planning area south of Pablo Feeder Canal Road in the productive lands zone. Irrigated agricultural lands are also found to the east of the city between U.S. 93 and the lakeshore in low density, mixed-use, and rural residential zoning districts.

Ownership

- There are approximately 16,200 acres within the Growth Policy two-mile study area, 2,993 acres of which are the City of Polson. The majority of land within the two-mile study area is privately owned at 12,203 acres. Local governments own a total of 727 acres; the State of Montana owns 430 acres; and the Confederated Salish and Kootenai Tribes own 2,800 acres of land within the two-mile study area.

Growth Trends

- The city of Polson grew from 1,152 acres in 1990 to 1,733 acres in 2000 to 2992.8 acres by 2015. This is an increase of 73% from 2000.
- Between 2000 and 2015, the city boundaries expanded to southeast and northeast, notably Mission Bay to the northeast and Ridgewater and Knife River to the southeast Areas of future residential growth include infill development as well as an outward expansion of the city's boundaries.

- Areas of future economic growth include the central business district, the commercial/industrial districts located in the city center and the highway/commercial area located near the intersection of Highway 93/Memory Lane.

1.2 Planning Area

As illustrated on the *Planning Area Base Map* (see Appendix), the Polson planning area includes the area within a two-mile radius of the incorporated boundaries (as of 2005) of the city of Polson, excluding Flathead Lake.

1.3 Land Use Regulations

The City of Polson updated the *Polson Development Code* in 2016. Prior to the update, the *1993 Polson Development Code* guided development in the city of Polson and the surrounding city-county planning jurisdiction area. The *2016 Polson Development Code* applies only to development inside the city of Polson, whereas the surrounding city-county planning jurisdiction area continues to use the *1993 Polson Development Code*.

The purpose of the *2016 Polson Development Code* is to promote the health, safety, and general welfare of the people of the city of Polson by implementing the goals and policies of the *2016 Polson Growth Policy*. The code outlines and gives definitions to various zoning districts, gives a clear outline of the required processes for the subdivision of land, details performance standards, public processes, definitions and required improvements and may require a permit for land development and building activity within the city and how it relates to the surrounding area. It should be stated that neither the city nor the county can assert planning or zoning authority on lands owned or otherwise controlled by the Tribes or the United States in trust for the Tribes.

Zoning

The City of Polson has delineated 11 zoning districts where designated land uses and buildings are permitted upon approval of a development permit and certain other land uses are permitted upon approval of a special use permit. All other land uses are prohibited. Permitted uses for each of the zoning districts are listed in the *2016 Polson Development Code*. Four of the City's 11 zoning districts extend into the city-county planning jurisdiction area. There are two zoning districts exclusive to the city-county planning jurisdiction area. Refer to the *Zoning Districts* map (see Appendix).

The 11 zoning districts inside the City of Polson jurisdiction comprises a total of 2,992.79 acres. The Central Business Zoning District (CBZD) is located in the city center on either side of U.S. 93. This 83.79 acre area comprises the "commercial core" of the city and accounts for 2.7 percent of the jurisdiction. The district provides an area for uses that depend on pedestrian circulation and a central location. Just to the south and southwest of this area are two Commercial/Industrial Zoning Districts (CIZD). CIZD also extends along the west side of U.S. 93. These areas, which occupy 253 acres or 17.5 percent of the jurisdiction, accommodate a wide range of commercial and industrial uses that do not rely on direct highway access or a central business location. An additional 308.81 acres of CIZD is located outside of the city in the city-county planning jurisdiction on the west side of U.S. 93.There are 53.06 acres designated Mixed Use Zoning District (XRZD), which is intended to provide for the continuation of a

residential neighborhood with single-family, two family and multi-family structures that are connected to municipal services.

The newly-created Old Town Zoning District (OTZD) is located in the historic neighborhood areas around the "commercial core." The OTZD is intended to permit the development of single-family, two-family and multiple-family dwellings with municipal services in accordance with the historic development pattern and is 24.89 acres in size. The other newly-created Hospital Mixed Zoning District (HMZD) is an area located in the southwest portion of the city, surrounding St. Joseph Medical Center. The HMZD is intended to permit medically-related services and mixed residential development and is 25.26 acres in size.

Several Highway Commercial Zoning Districts (HCZD) extend along both sides of U.S. 93 on either side of Polson. This district totals 285.68 acres, and comprises about 9.5 percent of the jurisdictional area. An additional 199.43 acres of HCZD is located outside of the city in the city-county planning jurisdiction. HCZD provides a place for commercial uses that rely on immediate automobile access. Because the view from the highway is critical to the city's image, some developments in these districts will require a Special Use Permit (SUP). It is the intent of the zone that development must be designed and constructed to minimize the "strip" development pattern.

Medium Density Residential Districts (MRZD) and Low Density Residential Districts (LRZD) surround the commercial and business districts. MRZD and LRZD extend east of town between U.S. 93 and the lakeshore. To the west of the Flathead River, low density residential areas also stretch along the east side of the highway. LRZD covers 52.7 percent of the jurisdictional area (1,578.83 acres) and comprises of 1,059.42 acres outside the city in the city-county planning jurisdiction. MRZD accounts for 14.5 percent of the jurisdictional area, (432.75 acres) and comprises of 227.80 acres outside of the city in the city-county planning jurisdiction. These residential zoning districts are intended for neighborhoods of single and multiple family dwellings that are connected to municipal utilities.

There is two very small Transitional Zoning Districts (TZD) covering 13.89 acres which are located within the northern central business district and a small pentagon-shaped portion in the southeastern area of the city. This area is intended to provide a well-planned transition from predominantly single-family residential areas to high density residential areas or commercial use areas. Transitional developments must comply with performance standards designed to protect existing residences.

A Resort Zoning District (RZD) is located along the Flathead Lake shoreline and U.S. 93. A large resort district is also situated along the west bank of the Flathead River, with a smaller section on the east bank. This district occupies 217.42 acres, or 7.3 percent of the jurisdictional area, and permits mixed high density residential uses and resort commercial development. Because the lakeshore is critical to the city's quality of life, unique uses in this district require a Special Use Permit. Appropriate commercial uses for these districts include hotels, recreational vehicle parks, restaurants, retail sporting goods stores, guide services and marinas. These uses must pose no threat to water quality.

Lastly, the Recreational Vehicle and General Campgrounds Zoning District (RVZD) is a small area located in the northwest corner of the jurisdiction and comprises 24.25 acres. The RVZD is intended to permit recreational vehicle developments and campground developments within the city. Furthermore, it's intended to allow for condominium ownership of certain recreational vehicle developments in addition to the rental/lease of individual sites.

Located outside the city, but within the city-county planning jurisdiction are the 3,902.76 acre Rural Residential Zoning District (RRZD) and 921.05 acre Productive Lands Zoning District (PLZD). The RRZD is located immediately south of the city boundary and is intended to permit exurban residential development on suitable sites, but not where such development will impede the city's expansion. The PLZD is located immediately south of the RRZD and is intended to encourage continuing agricultural and mineral production while limiting the potential for conflict between urban development and economically productive rural land uses.

Overlay Districts

In addition to zoning districts, the city has delineated three overlay districts; Airport Safety, Resort Residential, and Wellhead Protection. Within these areas, regulations applicable to the underlying zoning districts have been modified to accommodate specific safety or environmental concerns and special land uses. Portions of these overlay districts extend into the city-county planning jurisdiction as well.

1.4 Existing Land Uses

Residential

Information was gathered from the 1992 USGS National Land Cover Dataset (NLCD) for the original Growth Policy when it was written in 2006. As defined in the NLCD, low intensity residential areas are areas with a mixture of constructed materials and vegetation. Constructed materials account for 30 to 80 percent of the cover. Vegetation may account for 20 to 70 percent of the cover. These areas most commonly include single-family units. In areas where the residential density is higher, for example, where there are more apartment complexes and condominiums, vegetation accounts for less than 20 percent of the cover and constructed materials account for 80 to 100 percent of the land cover.

Low density residential areas are evenly scattered within the incorporated boundaries of Polson. Higher density residential areas are concentrated near the central business district and in the northeast section of the city along U.S. 93. There are a few small high density residential areas that are scattered within the city boundaries. These areas fall within the appropriate low and medium density zoning districts. At the time of this update, this database/collection method has not been able to have been replicated; therefore, there is no data to provide to accurately comment on the rate of development in Polson utilizing this database.

Commercial / Industrial

As defined in the NLCD, commercial/industrial/transportation areas include infrastructure (e.g. roads, railroads, etc.) and all highly developed areas not classified as high intensity residential.

Commercial/industrial developments are primarily located in the downtown central business zoning districts. Commercial/industrial areas are also positioned along U.S. 93 on either side of Polson and between the west bank of the Flathead River and Irvine Flats Road. Other small commercial/industrial developments are scattered within the medium and low density residential areas throughout the city. Shopping areas are located primarily in the downtown central business district and at the intersection of U.S. 93 and Highway 35.

Agriculture

There are a total of 9,075 acres of agricultural land within the two-mile study area according to the 2006 Growth Policy, which was ascertained utilizing the USGS National Land Cover database. Of this, 2,570 acres (28.3 percent of the total area) is irrigated farmland; 2,500 acres (27.5 percent) is used for grazing; 1,665 acres (18.34 percent) is used for non-qualified agricultural purposes; 1,369 acres (15 percent of total area) is fallow cropping; and 885 acres (9.75 percent) is used for hay production. An additional 86 acres (less than one percent) is continuously cropped.

Private and Tribally-owned irrigated agricultural lands are located south of Polson and fill the entire planning area south of Pablo Feeder Canal Road in the productive lands zone. Irrigated agricultural lands are also found to the east of the city between U.S. 93 and the lakeshore in low density, mixed-use, and rural residential zoning districts. Isolated sections of irrigated lands are also positioned east of Kerr Dam Road in a low density residential district, near the east bank of the Flathead River adjacent to Highland Drive in a low density residential district, and near the city center in a medium density district. A continuously cropped area falls within a medium density residential district near the junction of U.S. 93 and Highway 35. Three other small cropped areas are found south of Hillcrest Drive between Devlin and Hillcrest Lanes in a medium density residential district, south of 11th Avenue E. between 8th Street East and 11th Street East in a medium density residential district, and adjacent to Kerr Dam Road and Grenier Lane in a low density residential district. Refer to the *Land Use* map (see Appendix).

Parcel Ownership

As illustrated on the *Land Ownership* map (see Appendix), as of 2016, the majority of land within the two-mile study area is privately owned, accounting for 12,203 acres. Private lands are interspersed within the city center. Private lands also surround the city, with large areas to the northwest, west, south, and east of Polson.

There are many land areas owned by local or municipal government entities scattered throughout the city limits. Other large areas of land owned by local governments include a northeast section of the city along the Flathead Lake shoreline, an area to the west of Polson between Irvine Flats Road and the Flathead River, and an area adjacent to Kerr Dam Road and 7th Avenue West. Local governments own a total of 727 acres of land within the two-mile study area. The state of Montana owns 430 acres of fee lands within the study area. These lands are located along U.S. 93, Highway 35, and to the south of Polson along North Reservoir Road. The Confederated Salish and Kootenai Tribes (CSKT) own 2,800 acres of land within the study area. Several of these land areas are interspersed within Polson's incorporated limits; others are located north of Skyline Drive just outside the city boundaries. The Tribes also own large areas of land southwest of Polson on both sides of the Flathead River and to the southeast surrounding Turtle Lake. Smaller areas of Tribal lands are located northwest of the city on either side of U.S. 93 and east of the city along Highway 35.

Growth Trends

The Polson city boundaries encompassed 838 acres in 1979. By 1990, the city had expanded to cover 1,152 acres, a 37 percent increase over the previous ten-year period. Between 1990 and 2000, the city grew by 50 percent to encompass 1,733 acres. Between 1990 and 2000, the city extended its boundaries

to the northeast along the lakeshore and along Highway 35. The city also expanded to the east, the southeast, and the west along the Flathead River. These geographic areas correspond to changes in population density and septic tank density. Currently, the city limits encompass 2,992.81 acres, (approximately 4.67 square miles) and is a 73 percent increase in size from 2000 and 257 percent from 1979. As illustrated on the *Polson City Limits* map (see Appendix), since 2000 much of the expansion has occurred to the southeast and northeast, notably Mission Bay to the northeast and Ridgewater and Knife River to the southeast.

According to the US Census, the population of Polson was 3,283 in 1990. In 2010, the population had grown to 4,488. This is an increase of 36 percent over twenty years, or an annual growth rate of approximately 1.58 percent. While population growth for Lake County is projected level off, Polson is projected to grow at nearly the same rate as it has in the past twenty years. The City may still choose to continue to annex land just outside the city boundaries on a project by project basis as services allow, or annex lands that are wholly surrounded by City property, to address this increase in population.

Areas of concentrated economic development currently include the central business district, the intersection of U.S. 93 and Highway 35, and along U.S. 93 on either side of Polson. With continued revitalization efforts, the central business district could strengthen and expand. Additionally, the two commercial/industrial districts located in the city center and along the east bank of the Flathead River are logical areas for economic growth. Sites along U.S. 93 will likely continue to host economic developments, especially tourism-related businesses. Salish Point may also prove to be a possible site for future economic activity.

As Polson chooses appropriate areas for future growth, factors to consider include the location and relative vulnerability of natural resources and current agricultural land uses. In addition to infrastructure and resource concerns, future growth may be shaped by the area's suitability for development in terms of slope and flood risk. The following existing condition chapters help identify important resources and risk areas to guide Polson's planning process.

2.0 DEMOGRAPHIC CHARACTERISTICS AND TRENDS

Chapter Two analyzes Polson's demographic conditions. Population projections constitute a critical component of comprehensive planning as they are the basis for estimating all other future needs in the community. Population projections help local government officials estimate the type and quantity of public facilities and services that will be required for the future. Population information is also useful in the preparation of other studies and analyses that may be called for in implementing a growth policy such as capital improvement, economic development, and housing plans.

2.1 Key Findings

Population

- The city of Polson has been in a steady pattern of growth since 1920, gaining population during each ten-year Census of the population. Growth, much of which is occurring through in-migration rather than internal growth. Polson is projected to grow at a rate of 34.5 percent over the next twenty-five years and gain 1,674 people.
- There is also a seasonal component to the City of Polson's population. An estimated one-third of the year-round residents leave the area for warmer climates in the winter months.
- The population in Polson increases in the summer months with the tourist season and returning snowbirds.

Characteristics of the Population

- Polson's population is getting older, more educated, and less homogeneous as evidenced by:
    - an increasingly high median age, currently 40, (U.S. Census Bureau), is nearly the same median age as the state of Montana; slightly lower than Lake County; and higher than the nation as 37.3 is the median age in the United States.
    - 39% of the population has graduated high school or has their GED.

Households

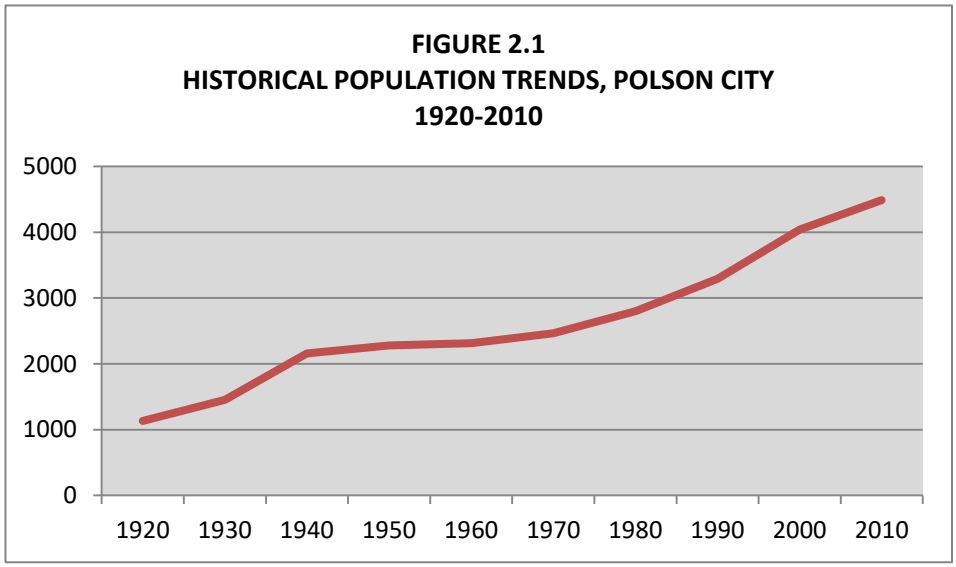
- Polson has experienced an increase in its number of housing units (owner-occupied and renter-occupied) over time, a trend expected to continue over the next twenty-five years (2015-2040) with the addition of 303 households.

2.2 Population

Historical Trends

The City of Polson has been a part of the U.S Census Bureau's decennial Census count since 1920. Nine decades of record since that time have been marked by continuous growth for the community. While there have been intervals of decline within decades, the net overall change at each ten-year mark has been a change of positive growth.

The most dramatic growth for Polson occurred during the decades 1920-1940, when the population nearly doubled from 1,132 to 2,156. Much of the growth during this period can be attributed to a few important factors. First, the area experienced an influx of dry land farmers who had left the Montana plains to find more fertile lands in the northwestern part of the state. It was also during this period that sweet cherries became commercially marketed and the Seli'š Ksanka Qlispe' Dam (formerly Kerr Dam) was constructed.



Growth slowed after 1940, with the most sluggish growth occurring during the decade 1950-1960, when the community gained only 34 people for a growth rate of 1.49 percent. Growth accelerated again between 1980 and 1990 with a 17.62 percent rate of growth.

During the most recent decade (2000-2010), Census data indicates a growth rate of 11.06 percent. While the number of people residing in Polson did increase by that percentage, only a small portion of this growth can be attributed to expansion of the Polson city limits. In previous years, there were more annexation actions and the City of Polson grew more rapidly. During this decade, growth rates are more in line with normal population rates (an increase of 447 people).

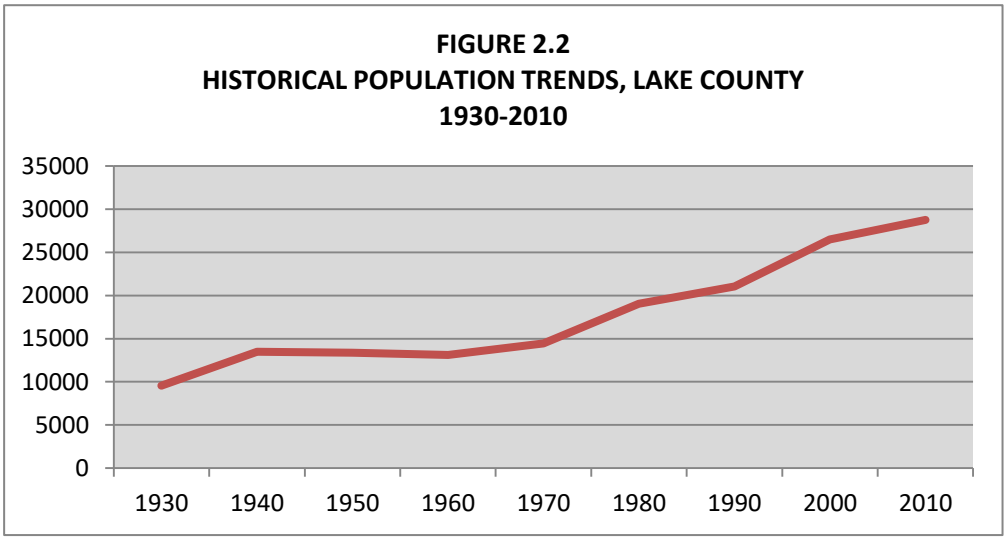
Table 2-1 Historical Population Trends - Growth Rates by Decade, 1920 – 2010

Decade	Polson City Growth Rate	Lake County Growth Rate	Montana Growth Rate
1920-1930	28.53%	*Data Unavailable	-2.06%
1930-1940	48.18%	41.39%	4.06%
1940-1950	5.75%	2.56%	5.64%
1950-1960	1.49%	5.28%	14.17%
1960-1970	6.48%	10.23%	2.91%
1970-1980	13.56%	31.92%	13.29%
1980-1990	17.62%	10.42%	1.57%
1990-2000	22.79%	25.98%	12.91%
2000-2010	11.06%	8.45%	9.67%

Source: Based upon US Census Bureau Data: Population of Incorporated Places, 1890-2010.
**Lake County was not formed until 1923; Census data unavailable until 1930.*

Polson, which became part of Lake County in 1923 (when the county was formed) makes up 15.61 percent of the county's population, according to 2010 Census information. Its portion of Lake County in 2000 equaled what it was in 1930, but this percentage has fluctuated over the years with a high of 17.66 percent in 1960 and a low of 14.68 percent in 1980.

Like Polson, Lake County also experienced periods of dramatic growth over the last 70 years. As illustrated in Table 2-1, there have been three periods that show the most dramatic increases in Lake County, including 1930-1940 when the population increased by 41.39 percent, 1970-1980 which saw a 31.92 percent increase, and the most recent decade, 1990-2000 when the county experienced growth at a 25.98 percent rate. Both Polson and Lake County grew by 201 and 208 percent respectively between 1930 and 2010.



Polson's population growth over the last 90 years outpaced growth for the state of Montana overall. The decade 1950-1960 was the only period during which Polson experienced slower growth than the state.

Table 2-2 Historic Population Trends - Polson City as a Percentage of Lake County

Decade	Lake County	Polson City	Percent of County
1930	9,541	1,455	15.25%
1940	13,490	2,156	15.98%
1950	13,385	2,280	17.03%
1960	13,104	2,314	17.66%
1970	14,445	2,464	17.06%
1980	19,056	2,798	14.68%
1990	21,041	3,291	15.64%
2000	26,507	4,041	15.25%
2010	28,746	4,488	15.61%

Source: US Census Bureau: Population of Incorporated Places, 1890-2010; Population of Montana Counties 1890-2010.

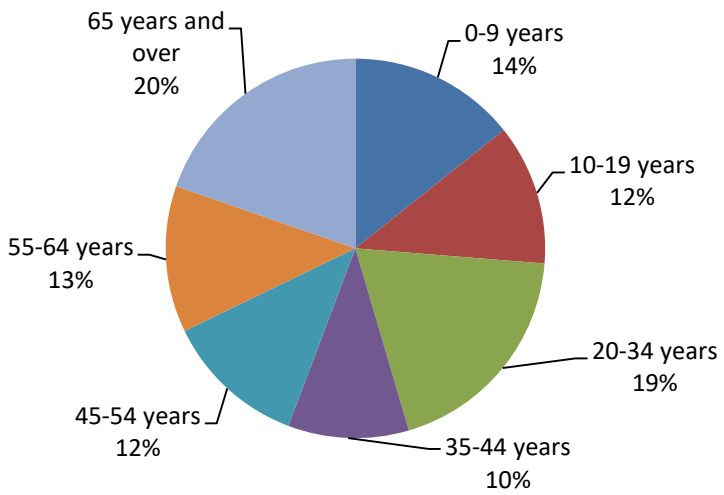
Recent Trends

Population estimates for the years subsequent to the 2010 Census show Polson in a pattern of slow growth. The community gained under one percent per year for the ten-year period 2000 through 2010 (a gain of only 447 people). The number of people per square mile in the city of Polson is 959, according to 2010 Census reports. This is down from 2000 when population density was 1,491. The decrease in population density may be explained with annexation occurrences which added 1.97 square miles to Polson city limits between Census counts.

Characteristics of the Population

Age The median age for the city of Polson has gradually increased over the past ten years, going from 36 in 1990 to 38.6 in 2000 to 40 in 2010. The increase follows global trends affected by declines in fertility and a twenty-year increase in the average life span during the second half of the 20th century. In combination with an elevated fertility rate during the two decades after World War II (the "baby boom"), the result nationally is expected to be an increase in the number of people 65 years of age and older today and through 2030. The median age for Polson (40 years old) provided by the 2010 Census was lower this decade than it was for Lake County at 41.3, but higher than the State of Montana's average of median age of 39.9, and the national median age of 37.3 years.

FIGURE 2.3
AGE DISTRIBUTION 2010



According to the 2010 Census Bureau's data of Population and Housing, the "20-34 years" and "65 years and over" age groups constitute the largest age group in Polson (19 percent each). The 35-44 age group has seen the most significant loss since 2000, decreasing from 576 in 2000 to 462 in 2010.

Table 2-3 Age Distribution, 2000-2010					
Age	**2000**	**Percent of population**	**2010**	**Percent of Population**	**Change in Percent of Population**
0-9 years	574	14.2%	641	14.3%	0.1%
10-19 years	584	14.4%	539	12.0%	-2.4%
20-34 years	672	16.6%	861	19.2%	2.6%
35-44 years	576	14.2%	462	10.3%	-3.9%
45-54 years	525	13.0%	542	12.1%	--0.9%
55-64 years	318	7.9%	559	12.5%	4.6%
65 years and over	792	19.6%	884	19.7%	0.1%
Source: US Census Bureau; Census of Population and Housing, 2000 and 2010.					

The "65 years and older" age group, which was by far the largest age group in 2000, has experienced minimal growth. The 55-64 age group experienced the most significant growth during the decade 2000-2010, while the 0-9 group experienced minimal growth during that same decade. The 20-34 age group experienced some significant growth, possibly due to the Great Recession as an increasing number of Millennials moved back home during or after college (refer to Table 2-3).

The flat growth and/or declining growth in the number of pre-school and elementary school-aged children in Polson between 2000 and 2010 correlates with recent school enrollment figures. If the pattern continues, it will have a stabilizing impact on school enrollment into the future. Flat growth in the number of children in the 0-9 age group in the context of overall population growth also indicates that growth occurring in Polson is largely due to in-migration rather than natural, internal growth.

Gender The ratio of males to females in Polson has remained relatively constant over the last twenty years. Females comprise a larger percentage of the population than males. According to the 2010 Census, females make up 53.1 percent of the population and males constitute 46.9 percent. Gender distribution did not change between 1990 and 2010, according to Census figures. Gender distribution in Polson is similar to the national distribution where females comprise 51 percent of the population and males 49 percent, according to 2010 Census figures.

Race Of the major race categories used by the Census Bureau, the majority of Polson residents are categorized as "white" according to the 2010 Census of Population and Housing. While the "white" category comprised 74.7 percent of the population in 2010, the percentage has decreased since 2000, when the population was 78.2 percent "white" (refer to Table 2-4). While the percentage of people categorized as "white" has been decreasing, the percentage of people in the "American Indian or Alaskan Native" category has also been on a downward trend, decreasing from 16.1 percent in 2000, to 15.7 percent in 2010. These numbers also correlate to Lake County Census data which notes a 6.6 percent decrease in the number of American Indians between the years of 2000 to 2010.

The Census Bureau's categories have changed slightly over the years, and the "American Indian" category no longer exists as a sole race category. The "American Indian" category has combined with the "Alaska Native", which therefore makes it difficult to analyze data any older than the year 2000.

Ethnicity and race are regarded separately by federal agencies, including the US Census Bureau. All people are classified in both a race category and in a category of either Hispanic or Non-Hispanic. The number of people who claimed a Hispanic or Latino ethnicity was minimal during the last ten years with 91 persons in 2000, and 154 in 2010.

Table 2-4 Race Distribution, 2000-2010

Race	2000	Percent of population	2010	Percent of Population	Change in Percent of Population
White	3,162	78.2%	3,352	74.7%	-3.5%
Black/African American	6	0.1%	8	0.2%	0.1%
American Indian-Alaska Native	651	16.1%	706	15.7%	-0.4%
Asian	19	0.5%	35	0.8%	0.3%
Native Hawaiian-Pacific Islander	3	0.1%	2	0%	-0.1%
Other Race	18	0.4%	28	0.6%	0.2%
Two or More Races	182	4.5%	357	8.0%	3.5%
Hispanic or Latino	91	2.3%	154	3.4%	1.1%

Source: US Census Bureau; Census of Population and Housing, 2000 and 2010.

Educational Attainment An analysis of Census of Population and Housing figures pertaining to the educational attainment of Polson residents indicates the city's population is becoming more educated, as shown in Table 2-5. The analysis refers only to persons 25 years of age and older. Utilizing a total number of 2,859, the average educational attainment level fell into the range of 'high school graduate', however, all levels of educational attainment are up from the 2000 year levels, showing a significant decrease in the number of students having less than a 9th grade education. Percentages for those obtaining Associate's and Bachelor's degrees have increased.

Table 2-5 Educational Attainment – 25 Years of Age and Older, 1990 – 2014						
Level	**1990**	**Percent of Population**	**2000**	**Percent of Population**	**2014**	**Percent of Population**
Less than 9th grade	218	9.23%	128	5.03%	49	1.71%
9th to 12th grade, no diploma	413	17.48%	293	11.51%	177	6.19%
High school graduate (includes equivalency)	944	39.95%	875	34.37%	1,115	39.00%
Some college, no degree	357	15.11%	633	24.86%	552	19.31%
Associate's degree	133	5.63%	153	6.01%	206	7.20%
Bachelor's degree	175	7.41%	332	13.04%	480	16.79%
Graduate or professional degree	123	5.21%	132	5.18%	277	9.68%

Source: US Census Bureau; Census of Population and Housing; American Community Survey, 2014.

2.3 Households

Average Size After an increase in the average size of a household in Polson between 1980 and 1990, the average size of a household in Polson has been decreasing, albeit at a slow rate. While Polson has not experienced steady decline in the average household size, as has been the national trend since the second half of the 20th century, Polson's average household size remains lower than those of Lake County, the state of Montana, and the United States.

Table 2-6 Average Household Size, 1990 – 2010						
	1990	**2000**	**2010**			
	Polson	**Polson**	**Polson**	**Lake Co.**	**Montana**	**Nation**
Average Size	2.28	2.25	2.21	2.38	2.35	2.58

Source: US Census Bureau; Census of Population and Housing, 1990, 2000, 2010.

Number of Households The total number of households (both family and non-family) in Polson increased by 15.8 percent between 2000 and 2010. Like 2010 population figures for Polson, the growth in total households between 2000 and 2010 was also affected by annexations that occurred between Census counts. Households in Polson comprise 12 percent of total households in Lake County, down from 17 percent in 2000.

Table 2-7 Total Number of Households, 1980-2010					
	1980	**1990**	**2000**	**2010**	**Percent Change**
Polson	1,244	1,422	1,720	1,991	15.8%
Lake County	6,658	7,814	10,233	16,588	62.1%

Source: US Census Bureau; Census of Population and Housing, 1980, 1990, 2000, 2010

2.4 Projections

Population

The city of Polson accounted for 20 percent of the growth that occurred in Lake County between 2000 and 2010 (447 people out of 2,239). The Montana Department of Commerce, Census & Economic Information Center (CEIC) has projected county populations into the year 2040, but no projections are available by place. The CEIC is projecting slower growth for the county – an annual growth rate of a mere 0.21 percent, much lower than the historical annual growth rate. It is anticipated that Polson will grow at a faster rate due to annexation (refer to the *Current Land Use Map* and *Future Land Use Map*, see Appendix); being the commercial hub of the county; and as population continue a rural to urban migration. Polson's annual growth rate for the past 15 years closely resembles its historical annual growth rate. In order to provide population projections for Polson, its historical annual growth rate of 1.37 percent is applied to project its population out to 2040. Applying its historical annual growth rate, Polson is projected to gain 1,944 residents by the year 2040 for a total population of 6,524 (refer to Table 2-8). This represents only a 42 percent increase in population for the period 2014-2040.

Table 2-8 Population Projections, 2020-2040

	2020	2025	2030	2035	2040
Lake County	29,403	30,000	30,473	30,721	30,738
Polson	4,970	5,319	5,694	6,095	6,524

Source: Lake County population projections – Census & Economic Information Center, MT Dept. of Commerce, Population Projections. Polson population projected applying historical annual growth rate of 1.37%.

Households

Projections for households in Polson are based upon population projections and the assumption that the average household size provided by the 2010 Census of Population and Housing will remain constant through 2040 (refer to Table 2-9). Using population projections and a fixed average household size of 2.21, projections for the number of households into the year 2040 indicate that Polson is expected to gain 303 new households—a growth rate of 11.4 percent. With the addition of 11.65 households per year, the total number of households in Polson is expected to reach 2,952 by 2040.

Table 2-9 Household Projections, 2020-2040

	2020	2025	2030	2035	2040
Population	4,970	5,319	5,694	6,095	6,524
Average Household Size	2.21	2.21	2.21	2.21	2.21
Total Households	2,249	2,407	2,576	2,758	2,952

Source: 2010 Census of Population and Housing.

3.0 HOUSING

Chapter Three presents a review of Polson's housing conditions. Housing is central to the concept of community. This chapter describes the type, occupied status, size, location, and quality of housing in the city of Polson. The chapter also addresses the need for different housing types such as single and multi-family dwellings and the issue of affordability. The housing needs analysis can help suggest geographic areas in the community which appear most suitable for new development based on the availability of infrastructure or the feasibility of providing new infrastructure. It can also help form the basis for recommended changes in the community development codes to help address housing needs.

3.1 Key Findings

- Polson experienced a 34% increase in the number of housing units between 2000 and 2014. At this time, there are 2,649 total housing units.

- Housing costs increased at a higher rate than median household income during the 2000-2014 time period. While the median household income increased 66%, the median value of a house increased 97%.

- The number of Polson households with annual incomes of less than $25,000 has decreased 27% in the past 15 years. In 2005, 46% of these households were renters and in 2014, 47% of households are renters. Forty percent of the renters in 2005 paid more than 30% of their income for housing. In 2014, 43% of renters are paying more than 30% of their income for housing.

- The homeownership rate in Polson has virtually gone unchanged in the past 25 years. In 2014, the homeownership rate is 53%, while the average number within the State of Montana of owner-occupied home is 67% and the national average is 64%.

- Vacancy rates for apartments appear to be very low in a market that is limited by supply rather than demand.

3.2 Housing Stock

Total Units The city of Polson had a total of 1,977 housing units in 2000 according to the 2000 Census of Population and Housing and in 2014, now has 2,649 housing units, a gain of 672 units which pencils to a 34 percent increase over the 14-year period (From 1990-2000, a 24 percent increase in the number of housing units were noted, so this appears to be a steady trend).

Categories of Housing The housing stock in Polson has historically been and continues to be characterized by a predominance of single-family detached units. In 2014, single-family detached units comprise almost 63.5 percent of the community's housing stock, according to the 2014 Census of Population and Housing. The percentage of single-family detached units is comparable to the national percentage of 61.5 percent and is lower than the state percentage of 69.3 percent. The percentage of the housing stock in Lake County that is single-family detached is higher at 78.4 percent.

Multi-family housing comprises 34 percent of Polson's housing stock, down slightly from the 36.9 percent in 2010. The number of mobile homes decreased between 2010 and 2014, from 96 units to 51 units.

Size of Units The size of a housing unit is measured here by the number of bedrooms contained within the unit. In Polson, two-bedroom units have historically comprised the largest group of housing units. However, the most notable change since 2000 is growth in the number of three bedroom homes. These units, which were once rarities, comprised 33.5 percent of total units in 2010 and now make up 35.9 percent of the market in 2014.

Table 3-1 Number of Bedrooms in Housing Units, 1990 – 2014

Unit Size	1990	2000	2014
No Bedrooms	1.22%	1.19%	1.10%
1 Bedroom	17.49%	19.14%	17.5%
2 Bedrooms	40.36%	34.42%	27.7%
3 Bedrooms	26.52%	32.40%	35.9%
4 Bedrooms	10.83%	10.17%	14.9%
5 or more Bedrooms	3.59%	2.68%	2.8%

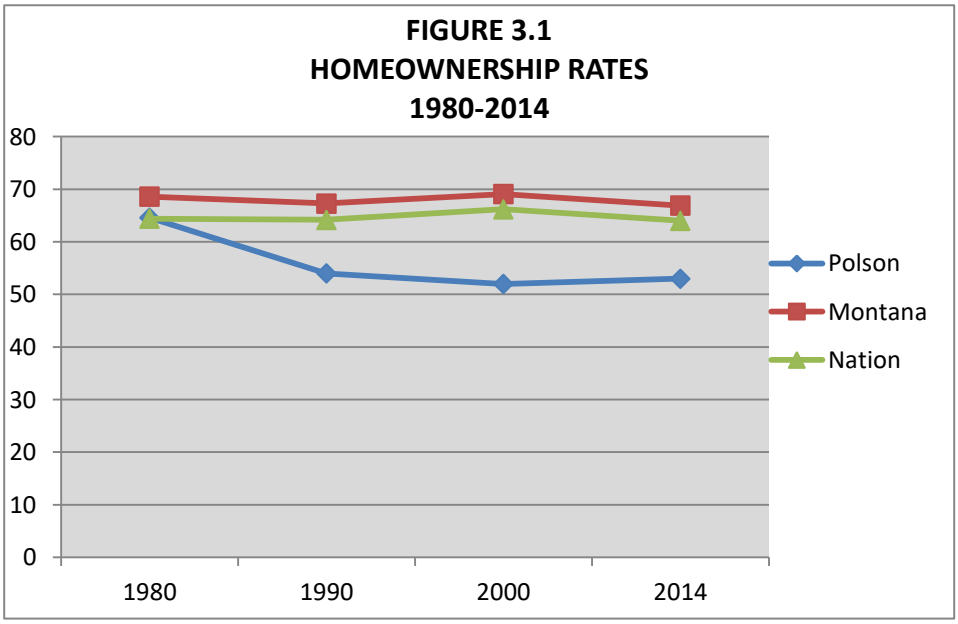
Source: US Census Bureau; Census of Population and Housing, 1990, 2000, 2014

Age/Condition The median year a housing unit was built in Polson is 1980 according to the 2014 Census. The largest percentage (18.1 percent) of housing units was constructed between 1990 and 1999. The 1970s and 2000s saw the second largest construction period when 15.6 percent and 15.4 percent of the community's housing units were constructed.

Because 50 percent of Polson's housing units are only 35 years old, condition of the housing stock is generally good. About 27.2 percent of the total units are now over 55 years old. Many of the older units are located in the older town site and are more susceptible to deterioration. While there has been

some investment in older homes in this area, some units have fallen into disrepair. In a housing market like Polson, where property values and costs are increasing about as much as incomes, the lower income groups are more likely to purchase homes in areas where property values are lower due to deteriorating stock.

Homeownership Homeownership is measured by the number of housing units that are owner-occupied. According to U.S. Census Bureau figures, the rate of homeownership in Polson has been on the decline since 1980 when 64.6 percent of occupied units were owner-occupied. By 1990, the rate of homeownership dropped to 54 percent and was down to 52 percent in 2000. The average number of owner-occupied homes in 2014 is now 53 percent in Polson, 67 percent in Montana, and a 64 percent rate for the United States (compared to a 69.1 percent rate for Montana in 2000 and a 66.2 percent for the nation in 2000). This down-turn in owner-occupied homes may be explained by the recent nationwide recession and many homeowners forced into foreclosure or other homeowners finding themselves "under water" in terms of their home's value, forcing them to sell their homes at a reduced rate.



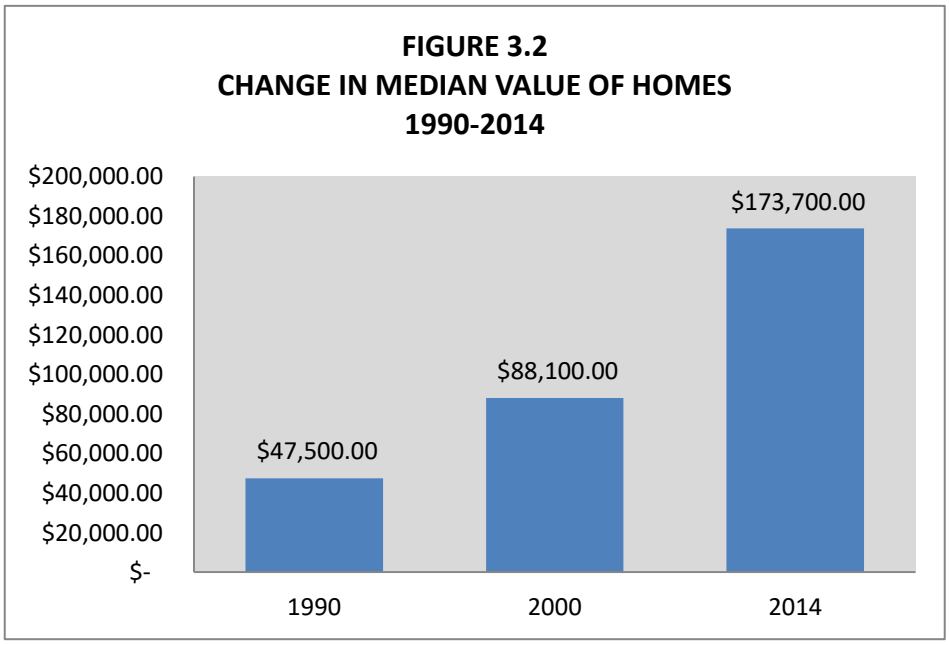
In 2014, 47 percent of the 1,989 occupied homes are renter-occupied. This is down only slightly from 48 percent rate of renter-occupied homes in 2000. Making the presumption that because the percentage of units occupied by renters is high and the percentage of multi-family units available is relatively low, a significant number of single-family detached homes in Polson are occupied by renters. The relatively short supply of multi-family units available to renters and the subsequent move into single-family rentals limits the availability of single-family units for homeownership.

Polson's homeownership rate is low for working families when compared to the national averages. In 2000, the homeownership for Polson was 56.6 percent and that has further dropped to 53 percent. Nationally, homeownership is at a lower rate in 2014 than in previous years (63.8 percent), but this number has leveled out from the extreme highs in 2009 and 2007. Data from the U.S. Census Bureau, 2014 notes that the homeownership rate for the western region is at 58.6 percent, Polson is not far off of that average. Working families are those in which members work the equivalent of a full-time job and earn between the full-time minimum wage of $15,080 per year, (based on a $7.25/hour wage) and up to 120 percent of an area's median family income (which in Polson is $34,095). In Polson, approximately 20.2 percent of the population lives in poverty.

3.3 Affordability

Housing Costs

The cost of housing in Polson is naturally, always on the rise. The median value of a home during the decade 1990-2000 nearly doubled during those ten years, increasing from $47,500 in 1990 to $88,100 in 2000. In 1990, only 7 percent of homes were valued at $100,000 or more. By 2000, that percentage reached 42 percent (refer to Table 3-2). The median value of a home in Polson in 2014 is now $173,700, which is an increase in value of 97 percent.



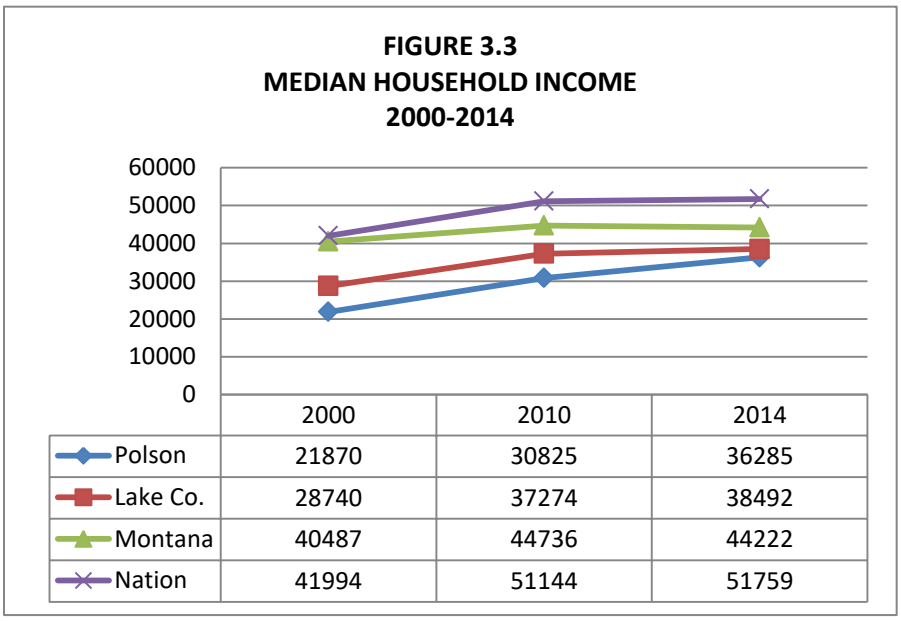
There was a slight downward shift in the overall value of homes between 2010 and 2014, however the number of homes constructed between 2010 and 2014 is up by 11 percent. There were almost no homes constructed in the value range at the very low end of the market ($50,000-$99,999) and within the mid-luxury ($300,000-$499,999) markets. There were significant upticks in construction of homes in the luxury value range of $500,000 to $999,999 (178 percent increase) and of homes in the more modest price ranges of $100,000-$149,999 (94 percent increase). Table 3-2 shows how the values of homes in the Polson area have changed in just a four year period.

Table 3-2 Value of Owner-Occupied Housing Units, 2010– 2014					
Value Range	**2010**		**2014**		
	Number of Units	**Percent of Total**	**Number of Units**	**Percent of Total**	**Percent Change**
Under $50,000	57	5.9%	88	8.3%	54%
$50,000-$99,999	164	17.1%	8	0.8%	-95%
$100,000 - $149,999	125	13.0%	242	22.9%	94%
$150,000 - $199,999	226	23.5%	229	21.7%	1.33%
$200,000 - $299,999	248	25.8%	295	28.0%	19%
$300,000 - $499,999	99	10.3%	79	7.5%	-20%
$500,000 - 999,999	41	4.3%	114	10.8%	178%
$1,000,000 or more	0	0.%	0	0%	0%
Total # of homes	960		1055		10%
Median Value	$177,500		$173,700		-2.14%

Source: US Census Bureau; Census of Population and Housing; 2010, 2014.

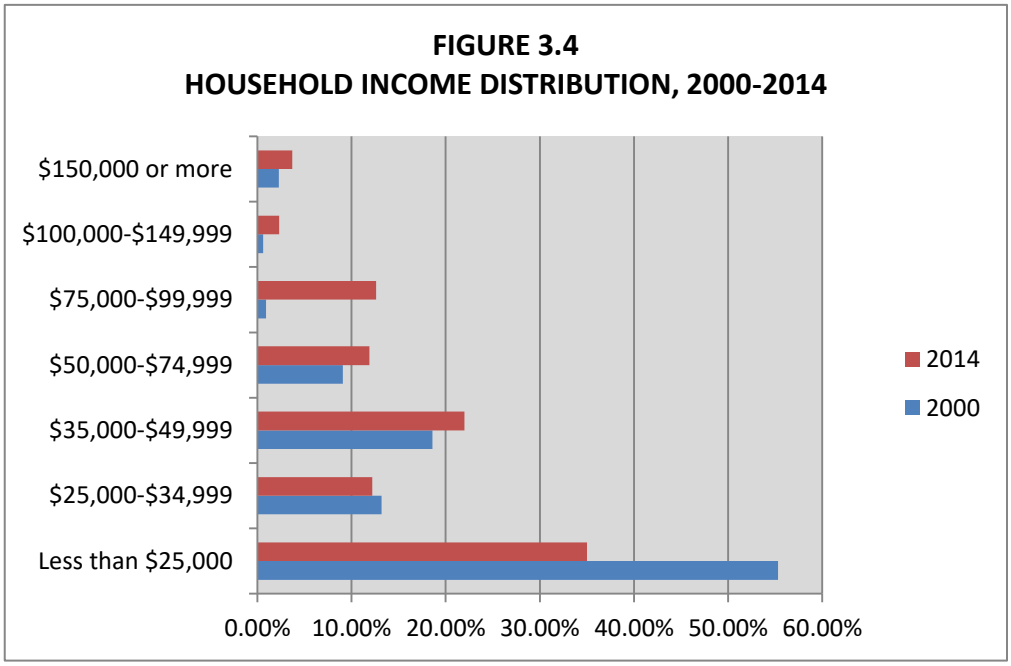
Household Income

Median household income in Polson increased between 2000 and 2014 by almost 66 percent, but at a lower rate than housing costs. Housing costs increased by 97 percent between those same years. Median household income has risen steadily since 1980, but remains lower than Lake County, the state of Montana, and the nation. Polson's median household income of $36,285 is 18 percent lower than the median household income for the State of Montana.



Polson experienced a shift in income distribution between 2000 and 2014. The percentage of households in the lower income bracket diminished to some extent, while percentages of households in the middle and upper income brackets increased. In 2000, only 12.85 percent of households had incomes of $50,000 or more. That percentage grew to an astonishing 30.2 percent by 2014.

Overall, there has been a shifting of household incomes toward the middle and higher brackets and now households with annual incomes between $35,00-$49,999 comprise the largest income group in Polson. In 1990, 71.5 percent or 1,017 households had annual incomes of less than $25,000. In 2000, 55.35 percent (952 out of 1,720) of households remained in that bracket. By 2014, only 35.1 percent if households in Polson are making less than $25,000. The high percentage of households with lower incomes is evidence of the service-based economy that exists in Polson where job opportunities tend to be in low-paying sectors.



The high number of households with incomes less than $25,000 remains paramount to the housing discussion in Polson. Of the households that fall into this income category, the vast majority are renters. In addition, 60 percent are of a working age and are, therefore, likely a part of the workforce. For these households, whose hourly household income is $12 or less, homeownership in Polson may be difficult to achieve. The Department of Housing and Urban Development defines 'cost burden' as a payment of more than 30 percent of income for housing. For renters in this income group, 43 percent are paying more than 30 percent of their household income for rent and are, therefore, experiencing a cost burden. Households with higher incomes (greater than $35,000), do not appear to be experiencing cost burdens, according to 2014 Census figures.

Table 3-3 Household Incomes, 2000 – 2014					
Income Category	**2000**	**Percent of Total**	**2014**	**Percent of Total**	**Percent Change**
Less than $10,000	340	19.77%	219	11.0%	-36%
$10,000-$14,999	233	13.55%	192	9.7%	-18%
$15,000-$24,999	379	22.03%	286	14.4%	-25%
$25,000-$34,999	227	13.19%	243	12.2%	-7%
$35,000-$49,999	320	18.60%	438	22.0%	37%
$50,000-$74,999	156	9.07%	236	11.9%	51%
$75,000-$99,999	16	0.93%	250	12.6%	1463%
$100,000-$149,999	10	0.58%	51	2.6%	410%
$150,000+	39	2.27%	74	3.7%	90%

Source: US Census Bureau; Census of Population and Housing, 2000, 2014

3.4 Availability

In order to help evaluate the availability of housing, Census data regarding vacancy status was reviewed. During each decennial Census, the Census Bureau collects data from every household in the U.S. and its territories, most recently 2010. Housing units are counted and given an occupancy status. A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by people who have a usual residence elsewhere are also classified as vacant. Vacancy status is divided into categories including "for rent," "for sale," "rented or sold - not occupied," or "seasonal."

According to the 2000 Census, Polson had 218 vacant housing units, which is an 11.35 percent rate. Of the vacant units, just over half (112) were seasonal units. Forty-four percent of the vacant units were either "for rent" or "for sale." In 2010, Polson had 515 vacant housing units, an increase of 136 percent. Of the vacant units, 55 percent were seasonal units, while 30 percent were either "for rent" or "for sale."

Recent housing information indicates a very low vacancy rate among apartment rentals in Polson (approximately 4 percent) for apartments listed at "market rate." Official housing studies have not been conducted since 1991 in the Polson and Ronan areas of Lake County when reported that vacancies for subsidized units was a mere 0.1 percent. In 2015, there are six properties that provide 177 units of federally assisted affordable rental housing stock, also known as "income restricted projects", but this number does not take into account the Tribal units available. At this time, all 177 units are 100 percent occupied, and have waiting lists. In 2005, there were approximately 230 government subsidized units in Polson, so the number of subsidized units has decreased within the ten-year timeframe. Two of the six properties serve only seniors, three properties provide housing for families and one property serves a mix of families and seniors. Five of the six properties receive their funding from USDA and the sixth is funded through a HUD/Section 8 program. The report concludes that "an expansion of the market-rate apartment base is needed to allow a wider range of choice within the housing continuum." This finding correlates with a relatively low supply of mult-family units overall in Polson.

4.0 THE ECONOMY

Chapter Four discusses economic conditions within the city of Polson. The evaluation of income and employment data provides some insight into future community needs and future growth trends. Economic conditions can also directly inform the analysis of other factors considered in the Growth Policy, particularly population and housing needs.

4.1 Key Findings

- Twenty-five percent of workers who live in Polson work outside the city.
- Health and educational services and retail trade industries employ the highest number of workers.
    - Health and educational services employ 556 or 28 percent of total employed people.
    - Retail trade industries employ 338 or 17 percent of employed people.
- The largest source of household income is from "wages and salary income" which comprises about 68 percent of the aggregate household income. Retirement income and public assistance income experienced a 191 and 176 percent increase respectively from 2000 to 2014.
- The poverty rate in Polson in 2014 was 20.2 percent. The Polson rate is higher than the national poverty rate of 14.8 percent, the state of Montana poverty rate of 15.4 percent; but lower than the Lake County poverty rate of 22.7 percent.

4.2 Overview

Once dependent upon agriculture and wood products manufacturing, these basic industries now constitute less than four percent of local economic activity in the city of Polson, with primary income having shifted to jobs in retail and service industries; government employment (especially Tribal), light industry/electronics/software development and manufacturing, health care/social services and retirement/government transfer payments.

While tourism constitutes a significant part of the economic base in Polson, residential and commercial real estate development has become an important feature in the economic picture. Much of the growth in this sector can be attributed to second home and retirement home development. Mission Bay is a flourishing residential golf development located along the southern portion of Flathead Lake. Ridgewater is another example of a large subdivision, located at the southern part of town that has brought additional residential units as well as 65 commercial enterprise opportunities. The construction boom has provided for jobs for many construction workers, contractors and craft persons who make their home in Polson.

Major Polson employers currently include the area school districts, the Confederated Salish and Kootenai Tribes, various construction contractors, Mission Valley Power, St. Joseph Hospital, Kalispell Regional Medical Center and St. Luke's medical facilities, and city, county, and Tribal governments. With the development of the Ridgewater commercial subdivision, Red Lion Hotel, KRMC medical facility, MacKenzie River Pizza restaurant, Valley Glass, Taco Bell, two dialysis clinics, and various other small businesses have provided for additional employment opportunities. Some Polson residents work primarily out of their homes and travel only periodically to their place of business. However, the current local job market tends to be cyclical and seasonal in nature.

The City of Polson is working in partnership with the Confederated Salish and Kootenai Tribes to develop recreational opportunities at Salish Point featuring lake-based activities, picnic grounds, open space, well development and trail components. These projects have been identified as a key economic and community developments that will bring activity back into Polson's downtown.

4.3 Economic Conditions

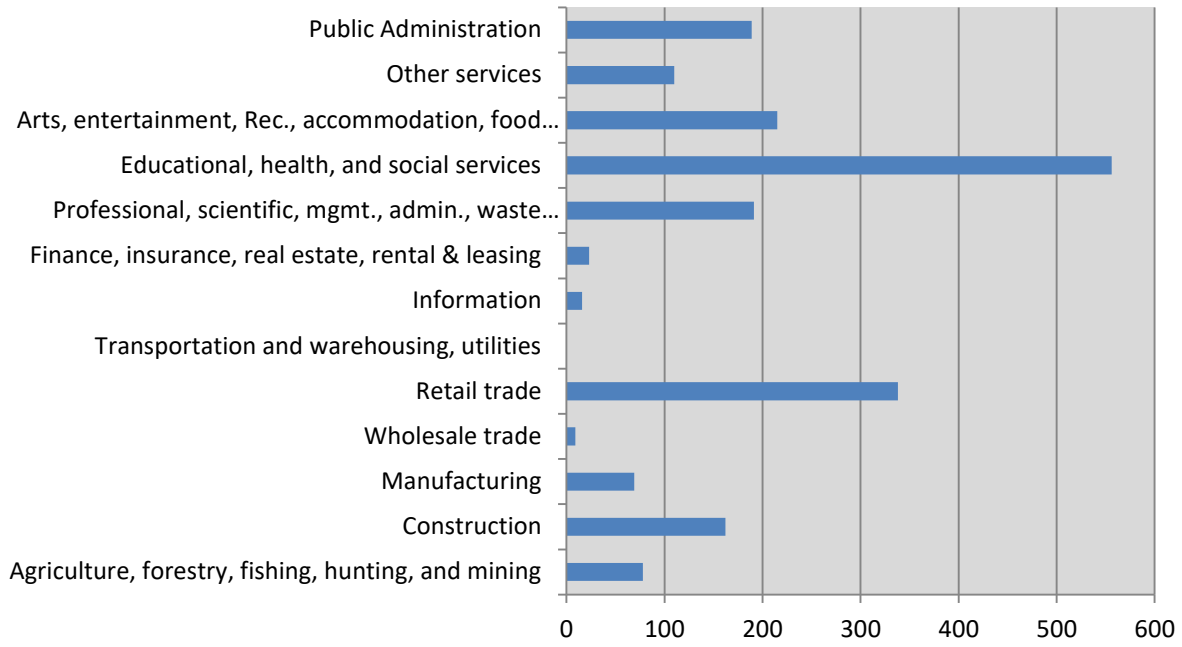
Industries

Polson is situated in an area of natural beauty and recreational opportunity. Its location on the southern end of Flathead Lake is itself a draw for summer recreational enthusiasts. Polson's relative proximity to Glacier National Park, which has over two million annual visitors, as well as its proximity to the National Bison Range, adds tourism as a major role in the Polson economy. The number of total civilian population that is employed in 2014 is 1,956. In 2000, the number of employed persons was 1,692, showing an increase of 15.6 percent employed.

Tourism is a major generator of economic activity as evidenced by the number of people employed in tourism-related industries in Polson. In 2000, the number of people employed in Retail Trade and Entertainment, Accommodation and Food Services comprised 30 percent of the total employed. The 2014 census numbers indicate that the retail trade employs 338 people of the 1,956 total number of workers (17 percent). The total number of people employed in the tourist-related industry shows a

decrease of about 13 percent overall, however, this anomaly may be better explained as a re-allocation of job description designations within the census questionnaire.

FIGURE 4.1
NUMBER OF EMPLOYED BY MAJOR INDUSTRY 2014



Education and health care industries continue to be the top employers within the city limits. Together, these two industries provide 28 percent of all of the employment. This follows state and national trends where education and healthcare services are consistently the largest employers in many communities.

Another industry of note is manufacturing, which has shown a decrease in the number of employees from the 2000 census showing 208 workers and is now 69 workers (a decrease of 67 percent). This number of manufacturing jobs may have been the result of a boom in a product or specific employer that has now left the area. Anecdotally, there has been an increase associated with variety of products being manufactured, which include pasta, cabinets, bullets and electronics.

Sources of Household Income

The estimated median household income in 2014 was $36,285, which is an increase of 66 percent from $21,870 in 2000. Aggregate household income in Polson in 2014 was $89,518,923, up from $53,822,500 in 2000. The primary categories of household income include wage and salary, social security, retirement, and public assistance. Aggregate household income broken down by category indicates that "wage and salary" income is the largest source of income for Polson households, comprising about 68 percent of the aggregate in 2014, a slight increase from the roughly 66 percent in 2000.

Notable percent increases from 2000 to 2014 are a 191 percent increase in retirement income, and a 176 percent increase in public assistance income.

Table 4-1 Sources of Household Income, 2000 – 2014			
Category	**2000**	**2014**	**Percent Change**
Public Assistance Income	$109,480	$302,124	175.96%
Retirement Income	$1,944,124	$5,661,201	191.19%
Social Security Income	$6,956,302	$12,589,101	80.97%
Wage or Salary Income	$35,340,534	$60,503,869	71.20%
Other Types of Income	$9,472,060	$10,462,628	10.45%
Source: US Census Bureau; 2000, 2014.			

Tax Base

The state of Montana levies property taxes in the state based on the "taxable" valuation of property by class. Taxable valuation is a percentage of the market value of property. The percentage applied varies, based on the type or class of property. For example, for the 2005 tax year, the taxable valuation of commercial property was equal to 3.41 percent of its market value. The taxable value for each property is multiplied by the mill levy set by each of the applicable taxing jurisdictions (city, county, state, school district, etc.) to determine the tax paid. The value of a mill is equal to 1/1000 of the taxable valuation of all the property within a taxing jurisdiction. Each taxing body determines the number of mills it needs to operate its budget within state statutory guidelines.

The property tax base is a reflection of the economic character of the community. In Montana, the largest single component (~45 percent) of the property tax base is residential property. Commercial property makes up nearly 14 percent of the total. This holds generally true for the City of Polson. In Polson, residential property constituted 62 percent of the 2005 tax base and commercial property comprised 31 percent of the tax base. In 2015, residential property is 70 percent of the tax base and commercial property has diminished to 23 percent of the tax base. A breakdown of the taxable value of Polson by class as compared to state values is presented in Table 4-2 below.

Table 4-2 Taxable Valuation for Polson, 2005 and 2015							
Property Class	**2005 Polson Valuation**	**2005 Polson Taxable Value Percentage by Class**	**2005 State of MT Taxable Value Percentage by Class**	**2015 Polson Valuation**	**2015 Polson Taxable Value Percentage by Class**	**2015 State of MT Taxable Value Percentage by Class**	**% Change**
Class 1 – Mine Net Proceeds	$0.00	0.00%	0.45%	$0.00	0.00%	0.15%	0%
Class 2 –Gr. Proceeds Metal Mines	$0.00	0.00%	0.51%	$0.00	0.00%	1.01%	0%
Class 3 – Agricultural Land	$2,319.00	0.04%	8.00%	$3,385.00	0.04%	5.40%	46%
Class 4 – Residential	$3,878,080.00	62.37%	44.00%	$6,276,939.00	70.56%	44.93%	62%
Class 4 – Commercial	$1,953,345.00	31.41%	16.00%	$2,101,660.00	23.62%	13.86%	8%
Class 5 – Pollution Control Equip.	$0.00	0.00%	2.00%	$0.00	0.00%	1.74%	0%
Class 7 – Non-Centrally Assess. Utility	$0.00	0.00%	0.05%	$0.00	0.00%	0.05%	0%
Class 8 – Business Personal Property	$267,384.00	4.30%	7.00%	$180,037.00	2.02%	5.88%	-33%
Class 9 -- Non-Elec. Gen. Prop. of Electrical Utilities	$0.00	0.00%	12.00%	$0.00	0.00%	16.43%	0%
Class 10 Forest Land	$0.00	0.00%	0.38%	$0.00	0.00%	0.19%	0%
Class 12 Railroad and Airline Property	$0.00	0.00%	3.00%	$29,320.00	0.33%	2.84%	-
Class 13 Telecom. & Electric Property	$116,828.00	1.88%	7.00%	$304,620.00	3.42%	6.80%	161%
*Commercial Wind Gen.				$0.00	0.00%	0.64%	-
*Carbon Dioxide & Liquid Pipeline				$0.00	0.00%	0.09%	-
Total	**$6,217,956.00**	**100.00%**	**100.39%**	**$8,895,961.00**	**100.00%**	**100.00%**	**43%**

Source: Montana Department of Revenue, 2005, 2015
**Indicates new categories since 2005.*

Employment and Workforce

Total Number of Employed. The total number of people employed in Polson who were 16 years of age or older in 2014 was 1,956. This represents an increase of 64 percent since 1990. The rate of growth in employment correlates with expansion in the number of working-age people (ages 16-62) over the twenty-four year period.

Table 4-3 Total Number Employed, 1980 – 2014				
	1980	**1990**	**2000**	**2014**
Employed	935	1,190	1,692	1,956
Unemployed	86	126	140	181
Not in Labor Force	1,127	1,112	1,290	1,326
Source: US Census Bureau; Census of Population and Housing; 1980, 1990, 2000. American Community Survey, 2014.				

The economy of Polson has seen a shift in the ratio of people employed to the number not in the labor force. In 1980, the number of people counted in the Census who were not part of the labor force exceeded the number employed. Finally, by the year 2000, the number of employed surpassed the number not in the labor force. Those not in the labor force are retired, students, with the remainder being people of working age.

Worker Classification

According to Census data, the greatest number of working people in Polson are employed by private, for-profit companies. This group comprises 77 percent of the civilian labor force, followed by self-employed people who make up nine percent. Government workers comprise 12 percent of the civilian labor force (this figure includes local, state, and federal government workers, refer to Table 4-4). Additionally, the CSKT employs approximately 1,200 workers. This data is not included in Census counts, but is found on the American Community Survey, which is a source directly tied to Census data.

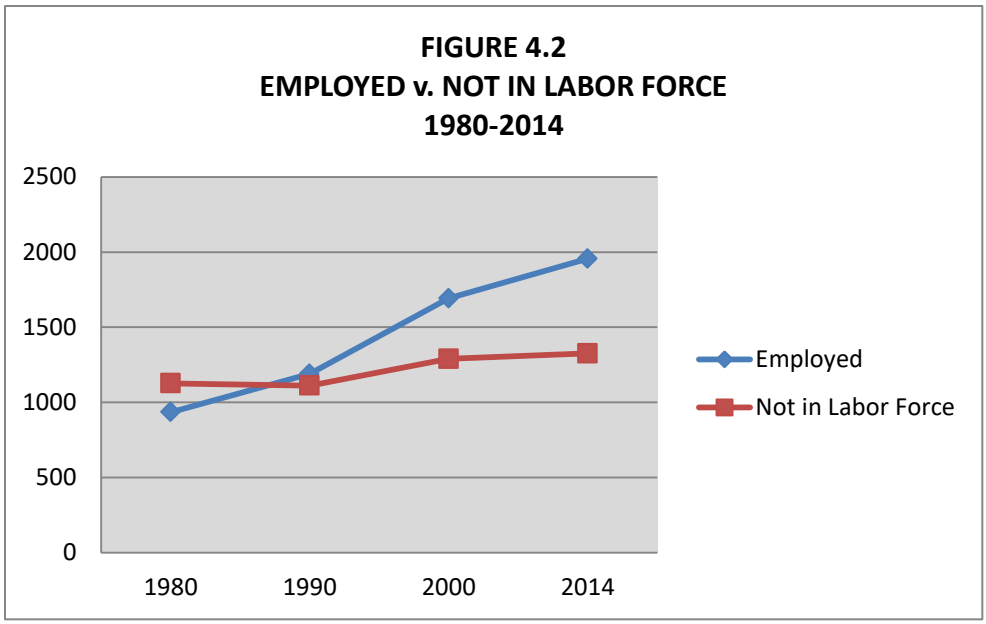
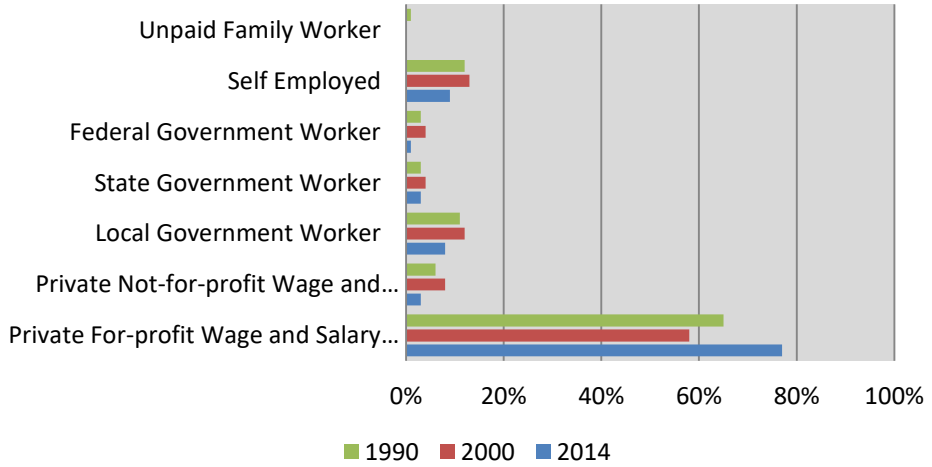


Table 4-4 Class of Worker, 1990 – 2014						
Classification	**1990**		**2000**		**2014**	
	Total Employed	**Percent**	**Total Employed**	**Percent**	**Total Employed**	**Percent**
Private For-profit Wage and Salary Worker	769	65%	989	58%	1,503	77%
Private Not-for-profit Wage and Salary Worker	71	6%	140	8%	57	3%
Local Government Worker	129	11%	210	12%	148	8%
State Government Worker	33	3%	63	4%	64	3%
Federal Government Worker	32	3%	70	4%	18	1%
Self Employed	142	12%	220	13%	166	9%
Unpaid Family Worker	14	1%	0	0%	0	0%

Source: US Census Bureau: Census of Population and Housing; 1990, 2000, American Fact Finder2010-2014, American Community Survey.

There appears to be a drastic shift in the number of workers in all of the listed classifications, although the private for-profit sector continues to hold the greatest number of workers. With the exception of the private for-profit sector, the number of workers declined in all the categories from the year 2000.

FIGURE 4.3
CLASS OF WORKER AS PERCENTAGE OF TOTAL EMPLOYED
1990-2014



Working Outside Polson

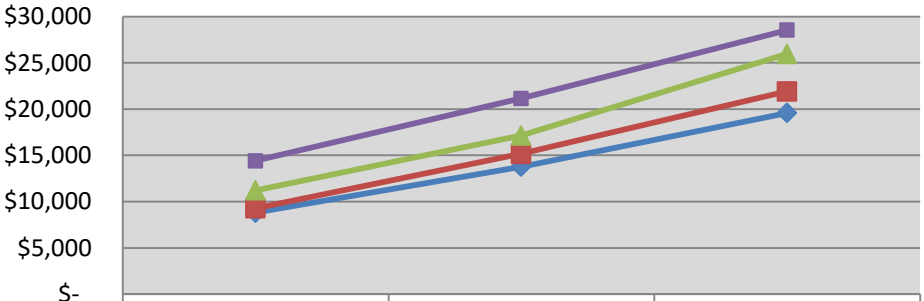
A notable fact about the Polson workforce is the percentage of people who work outside their place of residence. In 1990, almost 33 percent of workers did their work outside of Polson. By 2000, the percentage increased to 40 percent. Information gathered in 2015 shows that only 25.1 percent of the 1,937 workers actually travel outside their place of residence, (a reduction of 15 percent). Further data indicates that the average working person in Polson has a mean travel time to work of 14.7 minutes. About 75 percent of working people work within their place of residence, so in this case, 1,450 people live and work within this community of Polson. Data for Lake County shows that there are some commuters who are traveling to

Flathead, Missoula and a few to Sanders County, but only in marginal numbers. The Jore Corporation, located 14 miles south of Polson in Ronan, currently employs 200 workers.

Economic Indicators

Per Capita Income According to 2014 Census reports, per capita income for Polson is $19,591. The per capita income is the mean money income received in the past twelve months computed for every man, woman, and child in a geographic area. It is derived by dividing the total income of all people 15 years old and over in a geographic area by the total population in that area. The per capita income is slightly lower than Lake County; and lower than the state of Montana and the United States as a whole. This has been the trend for the past twenty-four years. Although per capita income in Polson has grown at a faster rate than the nation, it has grown at a slower rate than the state of Montana, and at about the same rate as Lake County.

FIGURE 4.4
PER CAPITA INCOME | 1990-2014



	1990	2000	2014
Polson	$8,816	$13,777	$19,591
Lake County	$9,274	$15,173	$21,927
Montana	$11,213	$17,151	$25,977
Nation	$14,420	$21,158	$28,555

Table 4-5 Per Capita Income, 2000-2014

	2000	2014	Percent change
Polson	$13,777	$19,591	42%
Lake County	$15,173	$21,927	45%
Montana	$17,151	$25,977	51%
Nation	$21,158	$28,555	35%

Source: US Census Bureau; Census of Population and Housing; 2014.

Poverty Rate Following the Office of Management and Budget's (OMB) Statistical Policy Directive 14, the Census Bureau uses a set of money income thresholds that vary by family size and composition to determine who is in poverty. If a family's total income is less than the family's threshold, then that family and every individual in it is considered in poverty. The official poverty thresholds do not vary geographically, but they are updated for inflation using Consumer Price Index (CPI-U). The official poverty definition uses money income before taxes and does not include capital gains or noncash

benefits (such as public housing, Medicaid, and food stamps). Utilizing this definition, 20.2 percent of individuals in Polson have an income below the poverty level, which is a lower rate than the rate for Lake County overall, but at a higher rate than the state of Montana and the nation. Although the rate of poverty is high, it has not increased at the rapid pace as compared to the county and nation.

Table 4-6 Poverty Rates, 2000-2014

	2000	2014	Percent change
Polson	19.8%	20.2%	2%
Lake County	18.7%	22.7%	21%
Montana	14.6%	15.4%	5%
Nation	12.4%	14.8%	19%

Source: US Census Bureau; Census of Population and Housing; 2014.

4.4 Community Economic Development Activities

Polson Chamber of Commerce

The Polson Chamber of Commerce has 270 members (2015) representing all sectors of the economy. This is a six percent increase from 2004. The Chamber works with the school district, the local government, and other economic organizations to promote the community. They are working to bring year-round economic activity to Polson through events, promotions, and other economic development efforts.

Polson Community Development Agency

The Polson Community Development Agency (PCDA) is a volunteer, private, non-profit organization that focuses its efforts on making local improvements that will in turn attract new investment. The PCDA has initiated a number of local projects. It often acts as the initiator and also provides support to help get projects started, helping them to become self-sustaining over time.

The agency was established in 1980 with an initial grant to purchase a commercial property for development purposes. The PCDA has planted trees on Main Street using a combination of local and federal funds. The project is expected to provide the impetus for others to continue streetscaping efforts. The PCDA is working with Lake County on a $30,000 capacity building grant for community economic development. Grant funds will be matched by the sale of the commercial property originally purchased in 1980. The funding will be used to hire a community economic development director whose job responsibilities will include assembling the information needed to more effectively market the community of Polson.

5.0 LOCAL SERVICES

Chapter Five discusses Polson's existing local services. The location and adequacy of these facilities plays an important role in determining future land development patterns. The existing level of local services, such as law enforcement, emergency services, and public health services, is evaluated with respect to population, housing needs, and economic conditions to provide a framework for identifying planning goals and objectives.

5.1 Key Findings

Law Enforcement

- The Polson Police Department answered 7,700 calls for service in 2015. The department issued 1,341 citations in 2015. The number of calls of service has seen a steady increase over the past five years. The number of citations issued has remained relatively constant over the past five years with the exception of a modest increase in the number of citations issued in 2013 and 2014.

City of Polson Fire Department

- The City of Polson Fire Department answered 148 service calls in 2015. Over the past ten years, the number of service calls that the City of Polson Fire Department answered has remained relatively steady, fluctuating from a low of 105 calls in a year to a high of 176 calls.
- There are two Command Vehicles, one Rescue truck, two Structure Engines, one Water Tender, one Wildland Engine and one Ladder Truck at the City Fire Station.
- The department expects that service demands will increase as the area population continues to grow and building conditions worsen with age.

Wildland-Urban Interface

- The Montana DNRC has not designated any parcels within the two-mile study area as wildland-urban interface parcels.

Healthcare

- The number of employees at St. Joseph Medical Center grew from 145 in 2001 to 233 in 2015. Emergency room visits increased only slightly from 4,695 in 2001 to 4,754 in 2015. Inpatient admissions declined from 1,005 in 2001 to a lower rate of 759 in 2015.

Social Services

- As Polson's population ages and as the city continues to experience an in-migration of older residents, Polson's senior services will likely experience greater pressures.
- Coordination between local, state, Tribal, and private organizations is important in order to address growing needs and avoid duplication of programs.

Utilities

- Utility services are provided by several private companies in the area. At the present time, these services are generally expected to meet current and future demands.

5.2 Law Enforcement

The Polson Police Department (PPD) provides law enforcement services for the citizens of Polson 24 hours a day, seven days a week. The PPD has approved positions for fourteen full-time sworn officers, with ten patrol units, two detectives, one chaplain and three reserve officers. Additionally the PPD employs a full-time police clerk. Polson's emergency calls are routed through the Lake County 911 dispatch center. The city also houses prisoners in the Lake County jail for a fee. The Police Departments operating budget for 2014 was $1,265, 715 which is funded by the general fund and a Police mill levy that was passed in 2006.

Polson has a huge influx in population from the winter months to the summer months with sometimes seeing triple the population during the summer months including residents and tourist combined. This has also caused a strain on the police department's resources with the amount of community events being planned and the request for police service at those events.

The PPD strives to respond to calls within five minutes and generally meets that goal at the present time. The addition of proposed subdivisions and commercial lots, however, will increase the PPD service area. As a result, the PPD anticipates more difficulty in reaching response time goals unless additional officers are added to patrol the outer areas of the incorporated city limits. The city is also seeing an influx in commercial building which will increase populations and demands for police responses in our service area.

The PPD works closely with Tribal and county law enforcement officials due to overlapping jurisdiction. Generally, the PPD responds to calls within the Polson city limits, and the county responds to calls outside the city limits. Tribal law enforcement officers investigate misdemeanor crimes committed by enrolled Tribal members within the boundaries of the Flathead Indian Reservation. Felonies committed by enrolled Tribal members are handled either by the PPD or the county depending on the location of the incident that took place. The city, county, and Tribal departments all characterize their relationship as very cooperative.

Table 5-1 Police Department Statistical Data, 2010-2015

Year	Number of Calls	Number of Citations Issued
2010	Not Available	1,927
2011	6,898	1,511
2012	7,259	1,378
2013	7,820	1,994
2014	7,618	2,052
2015	7,700	1,341

Source: Joan Hart. Police Clerk, June 1, 2016.

The PPD considers drug crimes, specifically relating to alcohol, methamphetamine, and prescription drug abuse use, as one of its biggest challenges. Drug use is prevalent, in our community. In 2013 PPD had partnered with other local law-enforcement agencies to form a Drug task force unit to fight the rising number of drug issues in our community. This action has made a positive difference but still has its challenges with the limited manpower, technical writing and instruments, large amounts of evidence to process and store for long periods of time. The Polson Police Department could utilize a second full-time drug investigator to assist and combat these ongoing issues.

The PPD has seen a steady increase in the number of calls of service over the past five years. The total number of citations issued has been relatively constant over the past five years with the exception of 2013 and 2014 which experienced a modest increase. Given the steady increase in the number of calls of service over the past five years, and that 2016 is on pace to exceed 2015 in the number of citations issued, the PPD would ideally like to expand its force with an additional two officers. Officers will be assigned to patrol and drug investigations.

The PPD facilities are outdated and not adequate for rising growth of our community and the demanding need for police services. The PPD will be reviewing options in the near future to assess the need to house our department and the potential to create a multi-use Public Safety Building which would house Polson's Police, City Court and Polson Fire Departments.

As shown in Table 5-2, the crime index for Polson as reported by the PPD has varied over the past five years with an average crime index of 295.

Table 5-2 Major Offenses as Reported by Polson Police Department, 2010-2015

Year	Crime Index*	Homicide	Rape	Robbery	Aggravated Assault	Burglary	Larceny	MVT
2010	260	1	6	1	34	31	174	13
2011	314	0	3	0	14	29	255	13
2012	291	0	3	0	20	25	228	15
2013	292	0	4	1	19	23	222	23
2014	273	1	1	1	14	25	202	29
2015	343	0	4	0	19	50	254	16

*CRIME INDEX: Total of the seven most serious crimes used to measure the crime rate. The seven crimes are: homicide, rape, robbery, aggravated assault, burglary, larceny and motor vehicle theft.
Source: Montana Board of Crime Control Database, August 2016.

Lake County Sheriff's Office

The Lake County Sheriff's Office (LCSO) is the primary public safety agency for Lake County. The LCSO consists of 22 deputies, including three resource school officers and one Northwest Drug Task Force member. The LCSO is divided into patrol, investigative, and administrative units, in addition to a reserve force of 5-10 volunteers. There are 61 employees in total working for this office.

The LCSO also operates a detention facility staffed by 20 detention officers. The facility contains 42 holding cells, including one juvenile holding cell with limited function. Youth are held only temporarily before being sent to facilities in Missoula, Kalispell, or Libby. In 1999, the LCSO completed an expansion that added a recreation room and four solitary confinement cells to the facility but the expansion did not increase the facility's holding capacity. The LCSO characterizes the jail facility as inadequate to meet the county's needs. Often, the LCSO practices a "catch-and-release" policy in which inmates are booked, but discharged immediately due to limited bed space.

Confederated Salish-Kootenai Tribal Law and Order Department

The Confederated Salish and Kootenai Tribal Law and Order Department (TLOD) was established in 1986. Today it consists of 19 officers, including one investigator and one Northwest Drug Task Force members. The TLOD also employs seven jail and dispatch staff and one cook. The TLOD has limited jurisdiction to investigate misdemeanor incidents involving Tribal members on the Flathead Indian Reservation. The one local drug investigator also investigates felony drug crimes. The TLOD provides services 24 hours a day, seven days a week. In addition to investigating crimes and taking reports from individuals, the officers also provide security for various Tribal functions, including meetings, polls, Pow-Wows, funerals, and sites which may require extra patrol.

The TLOD also operates a jail facility that houses up to 38 inmates. Currently, the jail is often full to capacity. The TLOD hopes to expand the current facility to increase inmate capacity and create a new juvenile facility to house youth offenders. At present, there are no firm plans regarding such an expansion.

State and Federal Agencies

The Montana Highway Patrol operates a detachment office in Polson staffed by five officers and one sergeant. The office provides traffic enforcement for state highways, including Highways 93, 35, and 354 in the Polson area. Officers primarily respond to calls in Lake County, but may also be called to Flathead, Lincoln, and Sanders counties.

Montana Fish, Wildlife and Parks and the U.S. Forest Service provide wardens and law enforcement officers who enforce regulations on public lands.

5.3 Polson Fire Department

The Polson Fire Department (PFD) provides fire protection, public education, fire prevention and code management to the citizens of Polson. Under a mutual aid agreement, they can assist other fire departments within the surrounding 129 square miles if needed. The PFD operates out of one main fire station located at City Hall in downtown Polson and answers close to 140 calls of assistance per year. The Polson Fire Department has seven senior officers and 22 firefighters. The Fire Chief is a full-time employee of the City of Polson and all other staff work on a volunteer basis.

The PFD's mission statement is: "Serving the community of Polson by responding to preserve life and property." The PFD also has the following goals:

1. To reduce the frequency and severity of fire, injury and hazardous materials emergencies through prevention and education.
2. To minimize suffering, loss of life and property from fires, hazardous materials, and medical and other emergencies through response programs.
3. To ensure preparedness through training and community education.
4. To provide the resources and support necessary for the Polson Fire Department to accomplish this mission.

In late 2015, the City of Polson Fire Department elected to no longer work under an inter-local agreement with the Polson Rural Fire District. This does not change the number of service calls within the City of Polson, however, it does change the number of service calls the department is responding to. The PFD expects that service demands will increase as the city's population continues to grow. In the future, the PFD would like to add additional paid staff positions, improve training programs in structural firefighting and purchase updated firefighting equipment and apparatus in order to meet the standards set by the NFPA.

Table 5-3 Fire Department Statistical Data, 2005 – 2015

Year	Total Service Calls	Total Personnel Hours	Average Training Hours Per Firefighter
2005	258	2,350	Not Available
2006	303	3,818	Not Available
2007	237	5,741	4,235
2008	288	5,449	4,259
2009	329	3,496	2,184
2010	214	2,411	1,923
2011	229	2,494	Not Available
2012	262	3,311	2,412
2013	318	3,904	1,677
2014	235	2,654	Not Available
2015	148*	Not Available	Not Available

*Includes only City of Polson Fire Department
Source: Clint Cottle, City of Polson Fire Chief, July 2016.

The PFD has a budget of $225,000. The city charges a subdivision fire service fee of $100 per subdivided lot as allowed per the Polson Development Code. The city maintains a fire protection class rating of "5" and knows that good insurance ratings can be an important economic factor in attracting new businesses to the community.

5.4 Wildland-Urban Interface

Section 76-1-601(3)(j)MCA requires an evaluation of the potential for fire and wildland fire in the jurisdictional area. The statute requires a discussion of whether or not there is a need to: 1) Delineate the wildland-urban interface; and 2) Adopt regulations requiring defensible space around structures, adequate ingress and egress to and from structures, and developments to facilitate fire suppression activities and provide adequate water supply for fire protection.

The Montana Department of Natural Resources and Conservation (DNRC) defines the Wildland-Urban Interface (WUI) as:

- *A WUI fire situation exists anywhere that structures are located close to natural vegetation. A fire can spread from the vegetation to structures or vice-versa. A WUI can vary from a large housing development adjacent to natural vegetation to a structure(s) surrounded by natural vegetation. The two general categories of WUI are:*

- *The boundary WUI means an area where a clearly defined, linear boundary of homes meets wildland vegetation. Typically, this sort of interface is on the fringe of large towns; and*

- *The intermix WUI means an area where structures are scattered among or mixed with wildland vegetation, without a clearly defined boundary. Typically, the intermix WUI is in rural areas where people have subdivided wildlands into small parcels of 1 to 40 acres.*

The Montana DNRC has not designated any parcels within the two-mile study area as WUI parcels. Though not considered a WUI, it's worth noting that areas of the City's southern boundary contain natural grass vegetation. However, there is not a need to adopt regulations for defensible space, access, or water supply. Polson is largely surrounded by irrigated land, the Flathead River, and Flathead Lake. Additionally, the Polson City-County Planning area is served by the City of Polson Fire Department or Polson Rural Fire Department, with relatively short response times. Lastly, much of the City is served by public water.

5.5 Healthcare

Providence St. Joseph Medical Center provides medical and healthcare services for the city of Polson and the surrounding area. St. Joseph offers a full-service emergency department that includes surgical services, support services including cardiac, obstetrical, pediatric and newborn care, diagnostic imaging and testing, cardiopulmonary care, rehabilitative care, a full-service laboratory and pharmacy services. Additionally, the hospital provides dietary and nutritional services and community education.

In 1999-2000, a 60,000 square-foot addition was annexed onto a structure built in 1959, which had replaced a section of the hospital built in 1931. The new addition included a modern imaging suite, a new emergency room, a new surgical suite, patient rooms, an onsite retail pharmacy, medical office space, and administrative office areas. The Family Maternity Center was also expanded. The cost of the project was estimated at $10 million, $1.6 million of which was contributed by the community, with the remaining amount funded through a Providence Bond Issue.

Over the last five years, the hospital's gross revenues have steadily increased. Net revenue has also increased between 2004 and 2015. The number of employees grew from 163 in 2004 to 233 in 2015. The number of emergency room visits has decreased from 2004 when a walk-in clinic was added by St. Joseph in 2011 to enhance non-emergency access to the community. Laboratory visits also increased over the same time period, with over 16,000 additional visits in 2004 as compared to 2001. Inpatient admissions into the hospital actually declined, from a high of 1,005 in 2001 to a low of 831 in 2004 (refer to Table 5-4).

Table 5-4 St. Joseph Medical Center Statistical Data, 2001, 2004, 2015			
	2001	**2004**	**2015**
Gross Revenue	$15.2 M	$20.5M	$40.2M
Net Revenue	$11.6 M	$14.2M	$26.4M
Total Employees	145	163	233
Inpatient Admissions	1,005	831	759
Emergency Room Visits	4,695	5,011	4,754
Clinic Visits			36,525
Source: St. Joseph's Healthcare			

St. Joseph's also operates an assisted living center. The facility was opened in 2000 and contains approximately 40 units. It operates at full capacity with a waiting list. The center feels that it is not able to fully meet the needs of the community and that additional living centers are needed that offer relative independence, but also provide for residents' nutritional needs. A center catering to residents with Alzheimer's disease is also needed for the Polson community.

Polson appears to be in a healthcare boon with the addition of a Kalispell Regional Medical Center (KRMC) facility opening within the Ridgewater development, followed closely by a similar facility proposed by St. Luke's healthcare for the same general area. Two kidney dialysis offices are also underway within the Ridgewater subdivision. All of these facilities are walk-in type operations, with a variety of services available at each.

Ambulance

Ambulance services are provided by a private organization, Polson Emergency Services, on a direct bill basis. Emergency calls are routed through the Lake County 911 call center to the ambulance service. Four ambulances are available 24 hours a day, seven days a week. Patients are transported to the closest medical facility or to another facility of their choice.

Public Health

The Lake County Public Health Department (LCPHD), located in Polson, provides health services for the county. Services include immunizations, family planning (men and women's reproductive health) and communicable disease prevention, investigation and follow up. LCPHD also provides STD/HIV testing, tobacco education and prevention, WIC services, maternal child health home visiting, and public health emergency preparedness. The LCPHD currently employs 13 staff, including nurses, program coordinators, and administrative assistants.

In 2015, LCPHD had 403 family planning visits, 607 immunization visits and an average of 531 participants in the WIC program. The LCPHD has seen an increase in the number of gonorrhea cases in the county. In the past, LCPHD typically would investigate 1-2 cases of gonorrhea per year. In 2013, forty-five cases of gonorrhea were reported to the health department. Since then, there has been a slight decrease, but the number of cases remains high. LCPHD continues to investigate other small and sporadic outbreaks such as pertussis and enteric diseases. Animal bite investigation remains an important piece of disease control with 57 reported animal bites in 2015. Since there is no animal

control officer in Polson or Lake County, investigation and follow-up is dependent on the availability of the responding officer to assist public health with identification and quarantine of the animal.

Funding and workforce issues continue to be a priority for LCPHD. The department is funded primarily via state task orders through DPHHS, with approximately 20 percent of the total budget coming from local tax dollars. Due to non-competitive wages for nurses, there is a struggle to recruit and retain nurses in public health; yet public health nurses remain an essential piece of the work required to be done. Currently LCPHD employs two full-time nurses and two part-time nurses. Ideally, adding at least one more full-time nurse would help with the workload. LCPHD contracts with several medical professionals – a physician to act as the health officer to oversee the public health department; a physician to act as the medical director for the family planning clinic; and two nurse practitioners to provide medical care during family planning clinics. There are not any full-time medical providers on-site.

Currently, the health department shares an office building with another agency. Some public health employees share office space with one another making it difficult for private conversations to occur with clients. As LCPHD looks to the future, they would like to increase office space to be able to accommodate current workforce needs and be able to expand services to meet the public's needs.

Tribal Healthcare

The Tribes established a health department in 1977 under the authority of the Indian Self-Determination Act. From that point forward, the Tribes have assumed more management of the health care system as the infrastructure was developed.

In 1993, the Tribes compacted the total operation of the Flathead Service Unit of the Indian Health Service. In a re-organization of tribal programs, the social services programs of the Bureau of Indian Affairs were consolidated with the health care operations and the department was renamed Tribal Health and Human Services.

The Social Services program was separated from the health department in April of 2004 and incorporated in the Human Resource Department and again separated from Human Resources into a Social Services Department.

In September of 2015, the Tribal Health and Human Services officially became the Tribal Health Department (THD). In August of that same year, THD opened a newly remodeled facility in St. Ignatius that includes eight medical exam rooms and eight modern dental chairs. The last bit of remodeling at the St. Ignatius facility will be completed in August 2016 making room for THD administration. Early Childhood Services will relocate to the Neil Charlo building once it's vacated. There are four other THD locations on the Reservation located in Polson, Elmo, Ronan, and Arlee.

The Tribal Health Department has been working on incorporating a business model in order to focus on "Building Quality Health Care" for beneficiaries. This means streamlining processes to increase access to medical care, assisting beneficiaries in getting insurance and simplifying patient registration, an aggressive collection from third party programs, and continuous quality improvement initiatives.

With an automated prescription refill service at both St. Ignatius and Polson pharmacies, they can fill prescriptions more quickly. The Behavioral Health program now has walk-in hours to better serve

patients needing mental health care. The Dental department collaborated with private dentists in the area through the Sealants for Smiles program to provide dental screenings and sealants to hundreds of children on the reservation.

With Medicaid expansion having passed, there will be more changes underway. An estimated 2,000 to 3,000 people will become eligible for services. Medical coverage is now available to those patients which will hopefully address the large disparities of health in the native population. In addition, the tribal clinics will be able to collect revenue from services provided.

The Tribal Health Department continues to provide outpatient primary care, dental, pharmacy, optometry, x-ray, physical therapy, diabetes management, health education, public health nursing, patient advocates, durable medical equipment, audiology, medical records, behavioral health, and substance abuse services.

The Tribes have noticed the Indian Health Service of their intent to re-assume the Contract Care Program, now called "Purchased and Referred Care." The transition date will be announced when funding levels and contract support issues are resolved. The Tribal Health Department continues to grow and expand the services provided. In fiscal year 2015, the THD saw over 100,000 visitors. This number is an aggregate from the multiple services that are provided in THD clinics.

The Tribal Health Department is in the negotiation stages with the Montana Department of Transportation for resources to replace the Ronan Clinic which is in the path of the Ronan Urban Highway project. Future plans also envision a new clinic in Arlee. Tribal Health serves a user population of 11,000 persons and to-date, the health department employs 180 persons with an annual payroll of 11 million dollars.

Director Kevin Howlett states, "The Tribes desire to provide care, and the need people have for care necessitates us to continue to improve our services and the manner in which we deliver those services."

5.6 Social Services

Aging

The Western Montana Area Six Agency on Aging, located in Polson, serves a seven- county area. The agency contracts with state, federal, and local agencies to provide subsidized meals at senior centers and for home-bound seniors. The agency also provides case management services, ombudsmen services, volunteer opportunities, information assistance, and referral services to connect senior citizens with other local service agencies.

An Agency on Aging senior citizens center located in Polson provides transportation and nutritional services for local residents. The center employs two cooks, one director, three drivers, and also relies on volunteer staff.

The CSKT also operate senior citizens centers/nutrition sites in Elmo, Polson, and Ronan. These centers provide meal services to approximately 50 to 60 Tribal senior citizens twice a week. Meals are also delivered to home-bound Tribal seniors twice a week. The center coordinates with other social service organizations in Polson to ensure that senior citizens have meal services five days a week. In addition to

meal services, the center also provides referral services and transportation to Tribal elders and needy families for work, school, and medical needs.

The Tribes also run the Kerr Elderly Program, which is funded by monies received from the Seli'š Ksanka Qlispe' Dam electric project. The program provides a wide variety of services, including food stamps and fuel, power, and rent assistance. Additionally, the Workforce Investment Act (WIA) funds workers in a six-month training experience with the Kerr Elderly Program. These workers repair and replace appliances and furnaces, build grab bars and handicapped accessible shower stalls, and provide a number of other services enabling elderly Tribal members to continue living independently in their homes.

A number of subsidized housing units for senior citizens are available in Polson. Lakeview Village provides subsidized apartment units for senior citizens and Cherry Hill Village provides additional subsidized units for seniors. Other rental units are also available for low-income elderly Tribal members through the Tribal Housing Authority.

Mental Health Facility

Lake County, in partnership with the Confederated Salish and Kootenai Tribal Health Services, Providence Health and Services, and Western Montana Mental Health Center opened an acute psychiatric care facility, Lake House in December 2015. Lake House serves all residents of Lake County and neighboring counties 18 years and older with a local option for crisis stabilization. The 4,200 square feet facility provides individuals the option to stabilize in their community, within their established care systems, and return home with linkage to ongoing supportive services.

Low-Income, Disabled and Special Needs

The Lake County Office of Public Assistance is a branch office of the Montana Department of Public Health and Human Services (DPHHS). It administers various public assistance programs, including food stamps, Medicaid, Temporary Assistance for Needy Families (TANF), low income energy assistance, and children's health insurance. Demand for these services has increased in the last ten years. In Lake County, the number of Medicaid recipients increased by 40 percent from 2,627 in 2000 to 3,686 in 2005. That number has continued to increase – 52 percent over the past ten years to 5,588 in 2015. Lake County recipients of temporary financial assistance increased nearly 22 percent from 91 in 2000 to 111 in 2005; however, that number decreased 12 percent to 98 in 2015. Information specific to the city of Polson is not available.

The Northwest Montana Human Resource Council District Ten, located in Kalispell, serves the Lake County area. This private, non-profit organization provides programs for low-income, elderly, minority, and disabled Montanans aimed at alleviating poverty and providing educational and training opportunities. Services include employment and training programs, energy programs, housing programs, business development programs, and in-home care services.

5.7 Public Transportation

Rail / Bus

There is no general public transit system within the city of Polson. Rimrock Trailways has resumed a north-south bus service through Polson from Missoula to Kalispell, with two daily stops in Polson. The Crow's Nest Gallery just off Highway 93 in Polson serves as the bus depot for the city. The Salish-Kootenai College also leases buses and vans for special transportation needs associated with education-related activities. CSKT also has a free bus service that circulates on the Reservation. Montana Rail Link provides freight service on a spur line running from Missoula to just south of Polson on Tuesdays and Thursdays.

Special Needs

Cheerful Heart, Inc. is a non-profit organization that provides free transportation services for Lake County residents undergoing cancer treatment. Approximately 15 volunteer drivers provide transportation for medical appointments in Kalispell and Missoula, in addition to in-town transportation for shopping and social visits. The drivers use their own cars and pay for their own fuel costs. The organization is funded through donations from the community and proceeds from an annual fundraiser.

The Lake County Council on Aging, located in Ronan, provides senior citizens with transportation to doctor appointments in Polson, Missoula, Kalispell, Ronan, and St. Ignatius. The council operates vehicles Monday through Friday and relies on volunteer drivers. Senior citizens are asked to donate what they can toward fuel costs.

The Polson Senior Center also provides transportation services for senior citizens. The center runs a shuttle service Monday through Friday for shopping, medical appointments and other transportation needs. There is a fee charged for each trip based on in-town or out-of-town service and the number of stops requested. If a client is not able to pay for medical transportation needs, the center will waive the fee and apply for reimbursement through Medicaid.

The Salish-Kootenai Tribal Health Services provides free transportation for Tribal seniors who do not have a vehicle or a family member with a vehicle. This service is strictly for transportation to and from medical appointments in the Polson, Missoula, or Kalispell area. The Tribal Health Department requires 48-hour notice before an appointment. The service operates Monday through Friday from 8 AM to 4:30 PM.

The Tribal senior citizens center also provides transportation to Tribal elders, needy families, and disabled Tribal members for work, school, and medical needs. The center has five drivers and seven vehicles, including two new buses. Runs to Missoula are scheduled on Wednesdays. All other services are provided by appointment.

South Lake Taxi operates a general taxi service for the Lake County area seven days a week from 7 AM until 2 AM. The taxi offers service from Polson to Missoula and Kalispell in addition to in-town service. All senior citizens receive a discount on fares for both in-town and out-of-town trips. The taxi service does not operate wheel-chair vans due to high insurance costs. The taxi can transport people in wheel chairs who are able to stand on their own with the aid of a driver. They currently have two cars and two

drivers. For longer trips (Kalispell and Missoula), 24-48-hour notice is needed. Another service, Annie's Taxi, provides service within the Reservation on an on-call basis, with one vehicle.

Polson Airport

Located one mile northwest of downtown Polson off of Highway 93, the county-owned Polson Airport has a 4,250-foot paved and lighted runway. In 2015, the CSKT granted a 40-year lease agreement to the City of Polson, which will guarantee that the airport can remain operational and will allow the City and County to continue receiving Federal funding for eligible airport projects. Parking, flight instruction, charter services, aircraft maintenance, and fuel services are provided. In 1999, the Polson airport completed improvement projects that included runway and taxiway additions and other upgrades. New privately-owned hangars are added on an ongoing basis. Commercial jet services are offered at the nearby Missoula International and Glacier Park International.

Bike/Walk Pathways

Currently, the city of Polson does not have a connected system of walk/bike pathways; however, the city has several pathways located throughout the city. Refer to the *Pathway System* map (see Appendix).

- Hillcrest Drive currently has a narrow four-foot paved pathway alongside the main roadway.
- The city Streets and Parks Departments paved a one- to two-mile section of bike path from Hillcrest/7th Ave. E. to South Bayshore Drive in the spring of 2008. That completes the northern end of a pathway that extends from Hillcrest/7th Ave. E. in Polson and goes eleven miles along Highway 93 to just north of Ronan. The portion of that pathway found within the city limits is the Carol Sherick Trail.
- Additionally, a pathway connects to Highway 93 at the Hwy 93/Hwy 35 intersection and goes along the north side of Highway 35 ending at Turtle Lake Rd., approximately mile marker 3.
- With the completion of the Skyline Dr. construction and realignment project in 2011, there is a nine-foot wide paved pathway that begins just south of St. Joseph Medical Center along 1st St. E., continues along Skyline Dr., goes along the north side of Caffrey Rd. and connects with the Highway 93 pathway.
- In 2015, the city completed a paved pathway that extends from the top of Riverside Park at 2nd St. W., continues through the park, goes underneath the Highway 93 Armed Forces Memorial Bridge into Sacajawea Park, ending in Salish Point Park.
- There is a short pathway adjacent to Highway 93 starting at the KwaTaqNuk Resort and ending at the intersection of Hwy 93 and 4th Ave. E.
- There is a short pathway along the north side of 17th Ave. to connect the east neighborhoods to the middle and high schools.

The City is working with the newly formed GIS Department to develop a Pathways/Trails Plan to map present and future pathways in the city. The City is working in conjunction with the county parks plan to connect all city pathways to county pathways wherever feasible. The city intends to connect the end of the Carol Sherick Trail to the Skyline Drive pathway.

5.8 Utilities

Electricity

Mission Valley Power (MVP) is the sole supplier of electricity for the city of Polson and all of Lake County within the Reservation boundary. MVP is federally owned and is managed under contract by the CSKT. The utility buys its power from several sources, including Bonneville Power Administration, the CSKT Tribes, and Boulder Creek Hydroelectric Project. MVP characterizes the power supply as adequate to meet current and future demand and does not anticipate supply concerns.

Currently, there are no major expansion or improvement projects planned. MVP does continue to upgrade its facilities on an ongoing basis. These improvements include rebuilding substations, distribution lines, and transformers; increasing voltage on some lines; replacing power poles; and other general maintenance.

Telephone

CenturyLink provides most of the landline telephone service for the city of Polson. The company offers individualized service plans, including long-distance, call waiting, three-way calls, busy redial, voice mail, caller ID, last call return, speed dial, call forwarding and selective call forwarding, and distinctive rings.

The state of Montana is divided into three long distance telephone service areas. The two main local access and transport areas (LATAs) roughly divide the state in half from the northeast to southwest. The third LATA is located in the upper northwest corner of the state, and includes the Libby, Eureka, and Troy area. Polson is located in the state's western LATA. Generally, calls originating in one LATA and terminating in another are subject to long-distance fees.

Cellular Phone Service

Cellular phone service is provided by Alltel Wireless, AT&T, Verizon, and Blackfoot communications. Alltel Wireless operates three transmission towers within 20 miles of Polson, and Blackfoot Communications operates one transmission tower in Polson.

The location of wireless communication towers can be a controversial subject, especially in residential areas. In 2002, Lake County and Polson adopted detailed performance standards for wireless communication facilities within the *Polson Master Plan* area. These performance standards are intended to accommodate the provision of wireless communication services to residents, businesses, and visitors while protecting residential property values and the visual environment.

Cable and Satellite Television

Charter Communications offers digital cable television as well as a high definition television subscriber service in the Polson area. Eagle Satellite, based in Missoula, is the local retailer for Dish Network which offers satellite television services in the Polson area.

Internet

There are several small-scale internet service providers in the Polson area. SKC-Compuplus is an internet service provider owned by the Salish-Kootenai College. Access Montana provides phone service

and DSL internet services for the City of Polson and has the major fiber feed through Polson for the health care network. CenturyLink offers local dial-up and high-speed DSL internet services to most residents and businesses in western Montana, however Charter Communications, also a nation-wide company, provides high-speed internet, phone and television services to the Polson area.

6.0 PUBLIC FACILITIES

Chapter Six discusses Polson's existing public facilities. The public facilities or capital improvements element of this Growth Policy identifies, in general terms, the capital improvement needs, goals, and policies of the community. As required by Montana statute, this Growth Policy includes a strategy for the development, maintenance, and replacement of public infrastructure.

6.1 Key Findings

Water and Sewer Facilities

- There is enough water to meet current and future demands.
- Water pipes in certain sections of the city are reaching the end of their useful life and will be replaced through a long-term replacement schedule.
- The city's wastewater treatment system is under construction. At this time, a new Sequenced Batch Reactor (SBR) plant is replacing the existing lagoon treatment system. The new SBR plant is anticipated to be in operation by the end of 2017. At some point, existing wastewater mains may need to be replaced with larger pipes in order to accommodate the growing service population. Wastewater mains in certain sections of the city are reaching the end of their useful life and will be replaced through a long-term replacement schedule.
- The City's stormwater system is incomplete and may need upgrades in the future to address the collection and treatment of storm water runoff. In anticipation of upcoming regulations, the City has implemented a monthly stormwater fee in order to address these needs in the future.

Solid Waste

- The Lake County landfill is nearly at capacity, with an additional 2.3 years of lifetime expectancy. The landfill currently accepts construction and wood waste, but all municipal waste is shipped to Missoula by a local vendor and cooperatively with the County.

Roads and Transportation

- Reconstruction projects are currently underway on U.S. 93 and Highway 35 to improve safety conditions on these transportation corridors.
- A proposed bypass project to re-route U.S. 93 along the west side of the city is currently on hold.
- The roads and curbs in the older section of Polson are in poor repair and may require upgrading in the future.
- Polson experiences high traffic volumes and high parking utilization during the summer months.

Parks and Recreation

- Overall, the Parks and Recreation Department characterizes the parks as being in good condition; however, the department would like to see improvements especially for the continuing need for the provision of recreational activities for both the young and older populations.
- Funds are being raised for a 12,600 square foot expansion of the skate park; a private non-profit group is raising funds to construct and operate a 17,000 square foot ice skating arena; and the Polson Youth Soccer Association is in the process of constructing four competition-sized soccer fields.

Polson Public Schools

- Enrollment in the Polson School District has declined slightly since 2000, and significant growth is not expected over the next ten years.

North Lake County Library

- The North Lake County Library's facilities are becoming increasingly crowded as the number of people using the facilities is on the rise.

6.2 Water Facilities

The City of Polson operates a municipal water system that provides water for residential, business, fire protection, and irrigation uses. The water system serves the city of Polson, with main line extending to Hell Roaring Creek, about four miles outside the city limits.

From 1919 to 1985, Polson primarily relied on surface water from Hell Roaring Creek, with 1,100 gallons per minute (gpm) from the upper reservoir. During this period, the city used groundwater only during unusually cold weather or high turbidity in Hell Roaring Creek. Contaminants were found in the Hell Roaring Creek supply in 1985. In response, the City of Polson began developing groundwater supplies to replace the surface water system.

The municipal water system draws from seven wells of which five are currently in service. The five wells in service supply an average of 1,800 gpm. The wells range in age from 4 to 45 years. A new well was completed east of Highway 93 along Highway 35 in the Fall of 2015. The well is anticipated to produce approximately 700 gpm and will be connected into the system in 2017.

Water is stored in seven reservoirs totaling 4 million gallons of storage capacity. The city provides water to approximately 2,443 city connections. The CSKT have an agreement with the city to connect with city water and sewer for Tribal trust land just outside the city limits that cannot be annexed to the city, per the Code of Federal Regulations. The Turtle Lake Housing Addition, located in the eastern portion of the Polson planning area, includes approximately 80 homes, many of which are connected to a centralized water system operated by the Salish Kootenai Housing Authority.

In 1999 and 2001, Polson drilled two high-capacity wells (Wells No. 6 and 7) on the west side of Flathead River to increase the city's water supply. In April 2003, the city applied for CDBG grant monies to help fund a project to pipe water from the two wells across the Flathead River to the heart of the city. The cost of the project was estimated at $1.5 million to be provided by local and federal monies. As of 2004, this project was completed and the wells now provide water to the city of Polson.

In 1994, Polson adopted the "Polson Wellhead Protection Plan" to maintain a safe water supply. The plan identified potential sources of contamination and instituted prevention strategies. In January 2005, a source water delineation and assessment report was written to facilitate updating the city's wellhead protection plan. A water facilities plan is being developed that will help in developing future scenarios for the municipal water system. The city has identified a number of goals for the municipal water supply.

The primary obstacles to expanding the community water system are cost and the lack of adjudicated water rights on the Flathead Indian Reservation. Several new housing development projects have been

proposed in the immediate Polson area that may impact the city's water resources. Polson has been proactively replacing old water mains and will need to continue to evaluate the needs of the aging infrastructure.

6.3 Wastewater Facilities

The city's sanitary sewer collection and partially aerated facultative lagoon systems were constructed in 1980. The sewage collection system includes about 30 miles of mains and 11 lift stations. Pipe materials include polyvinyl chloride (PVC), and clay tile. The treatment plant consists of three aerated lagoons, a polishing pond, and a surface discharge of treated effluent to the Flathead River. The wastewater system currently serves approximately 2,000 customers.

Currently, all sewage generated in Polson is pumped to the wastewater treatment system on the west side of Polson near the Flathead River. The sewer system only serves Polson residents; septic systems are used outside the city limits. Polson's sewage treatment plant has a peak capacity of 675,000 gallons per day.

In 2002 to the present, two sewage lift stations were added to the system, bringing the total number of stations to eleven, and the sewage lagoon was rehabilitated as much as was feasible. The system discharge permit has been renewed and more stringent discharge limits have been set, requiring a higher level of treatment. A new mechanical treatment plant is under design to meet the new discharge limits and address nutrient contributions to surface water. The mechanical plant selected is a Sequenced Batch Reactor (SBR) with a project cost of over $14 million. Grant and loans have been obtained and are being pursued from all available sources to help minimize the impact to system users.

As illustrated on the *Septic Tank Density* maps (see Appendix), the areas served by both the city wastewater system and private septic tanks have expanded since 1990, matching Polson's population growth. In 1990, the city sewer system served areas within the city center, east along U.S. 93 until just past the intersection with Highway 35, and on the west side of the Flathead River along the Flathead Lake and Flathead River shorelines. By 2000, the area served by the city sewer system expanded on the east side of the Flathead River, in the southeast corner of the city, to the northeast along the lakeshore, and further extended along U.S. 93 south of the intersection with Highway 35. As the Polson service area and population grows, portions of the collection main system may need to be replaced. Carrying capacity can only be increased by replacing the existing mains with larger pipes. Existing sewer mains in the older portions of town are deteriorating and cause high levels of maintenance. These sections of town will be evaluated for main replacement in 2016 and 2017.

6.4 Stormwater System

Polson operates a municipal stormwater system. It is uncertain as to the age of the system, but it has been noted that it consists of inlets and primarily concrete pipe with some vitrified clay and PVC pipe. The PSA (Planning Service Area) is generally between Bayshore Drive and 6th Street West on the east and west respectively, and between Skyline Drive/22nd Avenue West and Flathead Lake/Flathead River on the south and north respectively.

With regard to stormwater system deficiencies identified, the following improvements are needed:

- There are instances throughout the city where roof drains are connected into the sanitary sewer which need to be rerouted to the stormwater system.

- Polson has identified a stormwater treatment system as a long-term goal to prevent non-point nutrient loading sources from reaching water bodies.

- The City is working towards identifying and eliminating any stormwater contributions to the sewer system. Stormwater in the sewer system can cause capacity to be exceeded at sewer lift stations which can in turn lead to overflows.

- Montana DEQ is in the process of revising stormwater regulations and the City of Polson will evaluate their compliance with the new regulations as they become finalized.

6.5 Solid Waste Management

The Lake County Solid Waste Management District (SWMD) has operated the solid waste collection and disposal systems in Lake County since 1972. The SWMD operates the Lake County Landfill, located about three miles southwest of Polson. The landfill is a Class II facility licensed for municipal solid waste and meets the DEQ requirements for operation. The landfill provides service to the urban, rural, and Tribal residents in Lake County.

The landfill has a short life expectancy due to limited capacity. The SWMD has requested an amended permit to increase the vertical height and therefore the volume available. Due to ongoing capacity concerns, the landfill is now used only for construction and wood wastes. Even with a vertical expansion, the landfill will soon reach capacity and ultimately close. At present, the SWMD estimates that the landfill will continue to accept construction waste for just one more year.

In addition to the county municipal landfill, the SWMD also maintains a class III landfill for inert waste. The landfill accepts wood wastes and non-water soluble solids including untreated wood, tree trimmings, concrete, brick, rock, and tree stumps. The SWMD estimates that the inert waste landfill will not reach full capacity for another 20 years.

In 2004, the SWMD completed a central transfer station at a cost of approximately $3,000,000. All municipal solid waste is currently routed through the station, which is located on county-owned lands approximately three miles south of Polson. Solid waste is transported to the transfer station by three means. Republic Services, a commercial hauler, operates a pick-up service for the city of Polson and other urban and rural sites within Lake County. The compactor trucks haul waste directly to the transfer station, which accounts for approximately 50 percent of the volume received. The SWMD also maintains six rural container sites throughout Lake County where residences dispose of trash. These are loose loads contained in 40-yard boxes. The two containers closest to Polson are located at Woods Bay and outside of Charlo. The SWMD collects the waste daily and transports it to the transfer station. Waste collected in the containers accounts for approximately 25 to 30 percent of all municipal waste collected. Additionally, Lake County residents and businesses may haul waste directly to the transfer station outside Polson. After processing, the SWMD transports waste from the transfer station to a facility in Missoula.

The municipal landfill currently accepts construction waste. Upon full capacity, however, all construction and municipal waste will be shipped to Missoula. The SWMD has recycling capabilities for scrap metal (excluding cars), appliances, oil, antifreeze, and lead batteries. Additionally, the SWMD recycles cardboard, office paper, magazines, tin and aluminum cans and most all plastics. They are unable to recycle any glass at this time.

At present, the primary revenue source for the waste facilities is an annual $135 charge per household, which is included on the property tax bill for lands held in fee. Fees are collected from some trust land holders (i.e. Tribal lands) on a direct bill basis, but some residents choose not to pay. The Tribal housing authority pays annual fees for approximately 600 housing units. Businesses pay based on the waste they generate by means of property tax bill. Tax-exempt businesses (e.g. churches and Tribal businesses) are directly billed. Some businesses, however, fail to pay the required fees. There are no tipping charges at the landfill for municipal waste. The SWMD does charge a fee for construction and wood waste.

The SWMD may also consider implementing more supervisory control over the container sites. The sites are open for 12 hours a day, seven days a week. Currently, they are virtually unstaffed, with only a roving monitor patrol. Due to the lengthy hours of operation and limited supervision, there have been incidences of people falling into the containers and improper dumping of waste materials. Ultimately, the SWMD may have to limit hours of operation and provide constant monitoring and staffing of the sites.

Additional problems include illegal dump sites on Tribal lands. The SWMD would like to develop a system for encouraging all Lake County residents to use the waste facilities.

6.6 Roads and Bridges

City of Polson

The Polson Streets Department (PSD) maintains approximately 43 miles of roads, and owns six to eight miles of alleyways. Of the 43 miles of roads, approximately 75 percent are finished with chip seal or asphalt. The remaining are untreated clay roads. The PSD also maintains approximately three blocks of sidewalks on 16th Avenue E and four to five blocks of sidewalks at the Kerr Dam complex. All other sidewalks are maintained by private property owners. The PSD also provides snow removal on the recently-constructed bike path extending approximately one mile southeast from South Bayshore Drive adjacent to U.S. 93.

The entire annual budget for the PSD is approximately $98,000. The budget is funded in part by the state gas tax and also by the city's general fund. Gas tax revenues are used for general street maintenance, while the general fund provides money for supplies, equipment purchases under $5,000, and equipment repairs.

Road construction estimates provided approximately six to seven years ago were $45-50,000 per block. Repair work consisting of asphalt overlays costs approximately $5,000 per block. Over the past three to four years, the PSD has completed about 30 blocks of repair work per year. The PSD does not regularly execute total reconstruction projects. On the east side of the city, most roads have been either chip-sealed or overlaid with asphalt and are generally in good condition. The roads and curbs in the older section of Polson to the west are in poor repair. Due to budget constraints, the PSD has not been able to address the upgrade and maintenance needs for this section of town.

In addition to general repair work, the PSD is faced with budget challenges due to the deteriorating water system infrastructure. In the older section of town to the west, original galvanized pipes are beginning to rot. Leaks in the water pipes necessitate tearing up sections of city roads, sometimes just after these roads have been repaired or replaced.

At present, there is no comprehensive road repair plan or street board in place to rank or evaluate proposed maintenance and expansion projects. The PSD staff simply survey existing roads and identify maintenance projects based on apparent disrepair. The PSD is also lacking a detailed snow removal policy that specifically addresses primary routes and snow removal schedules. Currently, the PSD plows city streets with three inches of snow. In addition, staff is available from November through March to respond to calls from the police or city residents.

Traffic congestion is acute in the summer months corresponding to the tourist season. The PSD feels that this problem has steadily increased in the past few years. Parking issues are also heightened in the summer months, and there is very little RV parking accessible to downtown.

Currently, the PSD feels that the roads in new subdivisions do not pose a serious concern. Most roads constructed in new subdivisions are privately funded, constructed, and maintained. The PSD maintains only one such road totaling one-half block in length. Recently constructed subdivisions have added to the economic base of the city as new property taxes have helped the PSD secure new equipment.

Lake County Road and Bridge Department

The Lake County Road and Bridge Department (LCRD) is responsible for maintenance and construction of county roads and bridges. The LCRD maintains approximately 1,200 miles of roads and 180 bridges throughout the County. There are a handful of roads within the Polson city limits that are still considered County, however, these are not County maintained and should eventually be annexed into the City. There is a section of Skyline Drive from the feeder canal to Caffery Road that is still maintained by the County and was paved in 2014. In 2004, the county conducted traffic counts on Skyline Drive, with average daily traffic (ADT) totally 1,700. Since then, Skyline has been reconstructed through a Federal Grant which incorporated a 3.5 mile pedestrian path which connects to the pedestrian path along US Hwy 93. The LCRD feels that in general, traffic has increased in recent years around the Polson area. They plan to conduct more traffic counts to more accurately determine traffic trends. The county regularly performs maintenance on its roadways. Patching, mowing and grading of gravel are done on an annual basis. The Lake County Commissioners select major road improvement projects based on perceived public need, traffic volume, and maintenance requirements. Once a project has been identified, the county strives to complete the improvement within one to two years.

Confederated Salish and Kootenai Roads Program

The CSKT Tribal/BIA Roads Program is responsible for all of the routes within the Turtle Lake Housing Development which is on the eastern side of the city of Polson. These roads include: Turtle Lake Loop, Trahan Lane, Wolverine Lane, Whitetail Street, and Blacktail Street, all of which encompasses 2.5 miles of road mileage. This Agency is responsible for snow and ice removal as well as sweeping. The roads are well maintained and in good condition.

Montana Department of Transportation

The Montana Department of Transportation (MDT) maintains three highways running through the Polson area. U.S. 93 is a major north-south route running north from the Idaho border south of Hamilton through Polson, continuing up the western side of Flathead Lake and then north onto Canada. The highway is part of the national highway system and is classified as a principal arterial.

Highway 35 is also part of Montana's highway system and serves as a minor arterial. It intersects U.S. 93 east of Polson's city center and continues north along the eastern side of Flathead Lake. In recent years, MDT has completed work at the intersection of Hwy 35 and U.S. 93, and has finished a total reconstruction project on the highway for the first three mile stretch directly east of Polson. The highway reverts back to a two-lane roadway after these first three miles for the remainder of its length until the Bigfork area. MDT had widened the road by adding additional center turn lanes and right turn lanes at certain intersections, so now the highway has segments that are three-and four-lanes. Additionally, MDT has constructed bike paths on the entire length of the reconstruction project, separated from the main roadway by a boulevard. At this time, there are no other improvement projects planned.

Highway 354 (also known as Kerr Dam Road) is a secondary highway within Montana's highway system. It runs south from Polson to the intersection with Highway 211 west of Ronan. In 1995-1996, MDT completed an alignment and general improvement project on a section of the road heading directly south from Polson. In 2011, reconstruction of the southern half of the route, from a two-lane gravel road to a paved roadway, was completed to the intersection with Round Butte Road (Secondary 211).

MDT performs regular maintenance on all three highways. Signage and drainage areas are assessed annually and repairs are made according to need. Striping is performed on a regular basis depending on wear patterns, but usually every one to two years. Roads are repaired with asphalt patches or overlays as needed. MDT also performs snow removal during the winter months.

U.S. 93

U.S. 93 provides interstate, regional, and local access to the Polson area. It is the most heavily traveled non-interstate corridor in Montana and has been characterized as one of the most dangerous roadways in Montana. Vast improvements to Highway 93 between Kalispell and Missoula have brought the number of traffic deaths on the roadway down considerably. A Road Safety Audit was completed in 2015 for U.S. 93 Evaro to Polson, of which all but the section from Referenced Post 36.8 to 48.4 has been reconstructed. The Audit reports that the improvements have decreased the number and severity of crashes comparing before and after reconstruction (Final U.S. 93 North Road Safety Audit). As noted by Table 6-1 below, the highway continues to experience high traffic volumes on the highway and within the City limits. From the Polson Area Transportation Plan, September 2011, the data shows that within the City limits of Polson, between the years 2005-2009, there were 66 injury accidents (no fatalities) and 229 accidents with property damage only. It was noted within this same report that Polson has fewer incapacitating and non-incapacitating injuries than all the incorporated cities in the state, despite the fact that Polson has a higher rate of not using seatbelts than other cities in Montana. Inattentive driving accounts for almost 26 percent of accidents. The highest number of injuries occurs among 25-34 year olds.

Table 6-1 U.S. 93 Average Daily Traffic 2013-2014					
Mile Post	**Segment**	**Segment Length**	**AADT 2013**	**AADT 2014**	**Percent change**
059+0.028	Jct P-52	.321	11,300	12,650	+12%
059+0.608	Entering Polson	.512	11,300	12,650	+12%
060+0.096	JCT 4th Ave E	.365	10,610	12,090	+14%
060+0.461	JCT 7th St. E	0.333	9,900	11,540	+17%
060+0.937	Main Street	0.067	6,640	8,020	+21%
064+0.715	JCT Flathead View Drive	9.043	3,540	4,330	+22%
073+0.831	JCT Walking Horse Lane	3.716	3,400	3,380	-.5%
077+0.566	JCT P-36 at Elmo	5.303	4,090	4,080	-.2%

Source: MDT, 2014 Traffic by Sections Report

In 2011 MDT conducted an "intersection study" to determine the level of service (LOS) at 11 intersections. The result of that study showed that the average LOS was a "D" or better. A level of service "D" is a 25-35 second delay before proceeding per vehicle. This indicates that there is potential opportunity for closer examination and further intersection improvement measures to mitigate "operational" conditions.

Plans for bike paths have been incorporated into these projects on U.S. 93. The Tribes were instrumental in ensuring the inclusion of these paths in the project design. At the intersection of U.S. 93 and Highway 35, a bike path has been directly connected to the roadways. On the sections of U.S. 93 from Polson to Spring Creek, bike paths have been separated from the main roadway by a boulevard. Bike paths are planned to be extended to Ronan when that segment is reconstructed in the future.

U.S. 93 currently runs directly through the city of Polson. A bypass project was proposed some years ago to re-route U.S. 93 along the west side of the city. An Environmental Impact Statement (EIS) was drafted in 1996, in which eight possible new alignments were proposed. The Preferred Alternative consisted of an undivided four-lane highway with turn bays at intersections and an alignment that followed Caffrey Road south of Polson for approximately 3.5 miles, curved north and then across a new bridge constructed at the Flathead River. It then continued north along an alignment just west of the airport.

The project has been on hold since that time. Although the Polson City Commission voted in favor of the proposed alternative at the time the EIS was drafted, the Polson City-County Planning Board currently feels that about half of the population favors a bypass, while the other half prefers the road to directly pass through Polson as it does currently. A new EIS would need to be completed before project planning could resume. Further, MDT cannot bypass a community without the community's approval. In terms of the planning process, the bypass concept may still be a long-range consideration, but no funding efforts have been pursued at this time.

6.7 Parks and Recreation

The Polson Parks and Recreation Department is responsible for the maintenance and operation of parks, golf course, and recreational resources for the city. Parks and recreational operations of the Parks and Recreation Department are funded entirely by tax revenue through the general fund whereas golf course operations are funded through an enterprise fund. The Parks department employs one full-time Parks and Recreation Director, one full-time Parks Forman, one nine-month, full-time maintenance worker, one six-month full-time temporary worker, and two part-time seasonal workers from May through September. The Golf Enterprise fund employs seven full-time and 32 seasonal personnel.

Parks

The city currently contains 14 parks or grassy areas under the supervision of the parks department:

1. A small park area at the north end of the Mission Bay subdivision, maintained by the Mission Bay Homeowners Association.
2. Boettcher Park, located along Flathead Lake on Country Club Drive
3. DuCharme, located at the intersection of 3rd Avenue East and 7th Street East
4. Sacajawea, located along Flathead Lake on Kootenai Avenue
5. Riverside, located along the Flathead River below 1st Street West
6. The Sports Complex, located on 7th Avenue West
7. Pomajevich, located on 12th Avenue East
8. O'Malley, located at the intersection of 5th Street East and 11th Avenue East
9. Noreen Mosley, located on 14th Avenue East
10. Jorgenson-Heglie, bordered by US 93 and Shoreline Drive
11. Jana-Campbell, located on 22nd Avenue West
12. Travis Dolphin Dog Park, located at the intersection Kerr Dam Rd and 7th Ave W.
13. Seventh Avenue Skate park, located on the grounds of the Sports Complex
14. Salish Point Park, located at the north end of 1st St. E.

Overall, the department characterizes the parks as being in good condition. Nevertheless, the department would like to see improvements. Due to warm winter weather in the past few years, the city's parks have opened earlier in the spring and closed later in the fall, creating a longer (and costlier) maintenance schedule.

The Parks and Recreation Department works closely with the Year-Round Recreation Committee – a subcommittee of *Envision Polson* – whose mission is to bring recreational activities to Polson year-round. The committee meets once a month and plans events such as Fall Mack Days and the Flathead Lake International Cinemafest. The committee is currently working on the Montana Senior Olympics which will be held in Polson in 2017 and 2018.

Currently in the works – the Parks and Recreation Department is in the process of looking to expand the skate park by 12,600 square feet. A design/build concept has been approved by the City Commission and a skate park committee has been established to assist with fundraising for the expansion. Construction will commence once funds are raised. The Polson Youth Soccer Association is in the process of constructing four competition-sized soccer fields, an associated concession stand/restroom facility, and parking lot area in the Ridgewater subdivision, directly behind the Mission Valley Aquatic Center. Lastly, a private, non-profit group is raising funds to construct and operate a 17,000 square foot

ice skating arena. The department helped to organize the first few committee meetings, but does not expect to be involved in this project in any way. Unless additional staff is added, the department would not have sufficient resources to maintain the proposed facility.

The Parks and Recreation Department would like to expand the Sports Complex north of the skate park to add a better playground area, possibly some other types of sport courts (pickleball, racquetball, etc.), refurbish the basketball and volleyball courts, build one additional smaller ball field for the minors and install more parking spaces. More restrooms are needed at all the major park facilities, including a new restroom for the skate park. A major renovation of the restrooms at Riverside Park was completed in 2015. This renovation added for a pipe chase, new partitions, toilets and sinks, new outside security lights and new interior lights. The renovation also installed new toilets and urinals to increase the facility's capacity.

With the passage of the Safe and Accessible Streets Policy in April of 2015, the Parks and Recreation Department in a cooperative effort with several other departments and agencies, will be working to consistently modify, design and construct sidewalks/pathways and intersections keeping in mind citizens and visitors of all ages and abilities. The department will also be looking for opportunities to acquire through either donated funds or levies or bonds, open space areas. These areas would have minimal facility development with possible walking/biking trails in conjunction with the Safe and Accessible Streets.

The Parks and Recreation Department feels that it must grow and change along with the city's changing demographics. The department sees a continuing need for the provision of recreational activities for both the young and older populations. For kids, opportunities must be provided outside of structured team activities. For the senior population of Polson, safe, accessible travel corridors in the form of sidewalks, pathways and accessible intersections and street crossings need to be provided. Other possible recreational opportunities could include, but are not limited to, low impact exercise trails, Frisbee golf courses and pickleball courts.

The Parks and Recreation Department will continue to strive to make all facilities more maintenance efficient and sustainable. The department will also strive to meet the needs and desires of our citizens and visitors by providing the most variety of recreational opportunities and safe and accessible transportation alternatives.

Golf Course

The Polson Bay Golf Course's 27-hole municipal golf course opened in 1936 and boasts lake and mountain views with fairways adjacent to the shores of Flathead Lake. The golf course's mission statement is "To provide an affordable top quality golf experience through superior playing conditions and customer service for the citizens of Polson and their guests." Polson Bay Golf Course's staff maintains over 200 acres of open space that are surrounded by over 200 home sites. The club offers practice and putting facilities, a driving range, chipping green, a PGA professional on staff, and a restaurant. Polson Bay Golf Course is credited with a four-star rating in "Places to Play" by *Golf Digest* and is annually rated among the best golf values in Montana. The golf course continually upgrades its facility, including adding bunkers, paving cart paths, and building onto the clubhouse facility.

6.8 Fairgrounds

The Lake County Fair Board's mission is to maintain and develop the Fairgrounds facilities to promote the Fair and provide a venue to showcase educational, recreational, and agricultural activities within the county while maintaining an atmosphere that is personal, safe, and positive for all individuals and families. The fairgrounds facility in Ronan serves the entire county, including the Arlee, Charlo, Dixon, Hot Springs, Pablo, Polson, Ravalli, Ronan, and St. Ignatius communities. The fairgrounds host a county fair in mid-summer and other community/agricultural activities throughout the year. The current facilities include a rodeo grounds and warm-up arena used for livestock activities, and five outbuildings. Three of the buildings are connected and are used for livestock exhibitions during the county fair. A fourth building is used as space for horticulture exhibits, and is currently being remodeled for year-round community activities. The fifth building is a kitchen-equipped concession stand designed to support concurrent events on the grounds. The fairground facilities are fully equipped with electrical power and water, and can accommodate large events, such as concerts. The Fair Board employs one full-time employee and a part-time crew to help with the summer fair. The Fair Board plans to upgrade its current facilities, in its current location, as funding becomes available.

6.9 Polson Public Schools

Polson's first public school, located on the second floor of a building which also housed a pool hall, opened in 1911 with 143 students, four teachers, and a grade school principal. Today, the district employs 248 teachers and other staff, and as of October 2015, its enrollment was 1,611. The district is comprised of four schools: one kindergarten through first grade, one second through fourth grade school, one middle school for fifth through eighth grade students, and a four-year high school. The district serves an area somewhat larger than the incorporated limits of the city of Polson. In addition, the elementary school districts in Dayton and Valley View send students to the Polson Middle and High Schools. Enrollment by school is presented in Table 6-2 below.

Table 6-2 Polson School District – Enrollment by School, 2005 and 2015

School	Enrollment 2005	Enrollment 2015	Percent Change
Linderman Elem. School ~ 2-4	301	408	36%
Cherry Valley Elem. School ~ K-4	296	230	-22%
Polson Middle School ~ 5-8	507	494	-3%
Polson High School ~ 9-12	542	479	-12%
Total	1,646	1,611	-2%

Sources: Sue McCormick, Superintendent of the Polson School District, April 14, 2005; Dr. Reksten, Superintendent of the Polson School District, October 1, 2015

Overall, enrollment has declined slightly steady for the period beginning in 2009. The district is not anticipating significant growth over the next ten years. Newcomers to the community are typically either past the child-bearing age or have chosen not to have children. However, proposed new development may affect enrollment over time. The school district reviews proposed subdivisions on a regular basis, but future impacts to the school system have not yet been evaluated.

While the district does not currently anticipate the need for additional schools, it does have some urgent maintenance needs. The Board of Trustees has established a facilities and planning committee

made up of two trustees, the director of maintenance, the superintendent, the high school principal, and members of the community. The Committee is currently addressing the Cherry Valley Broiler replacement and adding classroom space to Linderman Elementary School. In addition, through the building reserve levies for both high school and elementary maintenance issues will be addressed across the duration of the levies (five years). A critical concern for the elementary Levy is replacing the Polson Middle School roof, which will be accomplished in phases through the years. At the high school, an urgent maintenance priority is to replace the seats in the auditorium.

There is only one private school, Mission Valley Christian Academy, located in Polson that serves 60 pre-school through high school-aged students.

6.10 North Lake County Public Library

The Polson City Library, constructed in 1989, is located at Two First Avenue East and houses approximately 30,680 print items and offers 21 computer stations with public access to high-speed internet. The library also contains a community meeting room with a seating capacity of 75. The library has continually served the community since 1912. The 2014 service area population is approximately 15, 978. There are 10,137 library card holders. There are approximately 31,200 library users per year. The facility is open 50 hours per week with a staff of 7.18 FTE. Circulation was 64,027 for the year 2014, placing it 18th among the state's 82 public libraries. North Lake County Public Library continues to gather user demographic data and it is estimated that two-thirds of the card holders reside outside of the city limits of Polson. Two of the largest user groups are 1) Young children, who take advantage the library's active youth services department; and 2) Retirees, many of whom have recently moved to the Polson area, or are seasonal residents. North Lake County Public Library is one of an original 17 libraries that established the Montana Shared Catalog in 2002. Currently, 177 libraries across the state participate. In addition, the library is one of 31 that make up a "partners" group. These libraries share collection items among themselves and offer free shipping to patrons. The group works together to create a single entity which provides a broader range of resources for their communities. The library also subscribes to national databases to provide access to enhanced resources. These were purchased in collaboration with other Montana libraries through the facilitation of the Montana State Library.

The library became a district in July 2010, and since then its day-to-day functioning has been funded by a district mill levy. These tax dollars pay for salaries, building maintenance, supplies, basic operations, etc. Donations, memorial gifts, and occasional grants are used to enhance services and offerings and to support the annual Family Summer Reading Program. In the 2014 fiscal year, a total of $416,773 was expended to support library services.

North Lake County Public Library District encompasses the geographic area delineated by the boundaries of the Polson School District #23. The library operates an outreach van called the "Story Shuttle." This vehicle is used to take library services to outlying areas within the district and to provide books and services to the community's many child care facilities and day cares. The "Story Shuttle" offers services to residents and supports the library's extensive Family Summer Ready Program.

The facility is becoming increasingly crowded as the number of people using it increases. The children's and staff areas are particularly congested, and there is very little storage space. The location of the library does not easily allow for expansion. The building is surrounded on three sides by streets and by the fire department on the fourth side. It was built on a former city shop site where contaminants in the soil limit the ability to add a lower level. Expansion at the current site would consist of interior

renovations or the possible addition of a second floor. The library has begun strategic planning to address the need for a larger facility.

7.0 NATURAL RESOURCES

Chapter Seven assesses the natural environment surrounding the Polson community, including area topography, slope, geology, soils, vegetation, hydrology, wildlife, climate, and other topics. This information is used to determine health concerns, environmental impacts and safety requirements for the construction of houses, streets, utility and drainage improvements, and various other land development activities.

7.1 Key Findings

Water Resources

Groundwater

- Groundwater generally meets or exceeds state and federal drinking water standards; no drinking water quality standard violations have been reported since 1995.

Water Quality

- Flathead Lake is a relatively clean natural freshwater lake, although water quality has declined over the last decade.
- The primary source of surface water contamination is nutrient pollution from nitrogen and phosphorus, originating from point, non-point, and atmospheric discharges.
- Invasive species and invasive invertebrates

Wetlands

- The U.S. Fish and Wildlife Service have identified twenty palustrine wetland areas within five miles of the city of Polson, three of which are within the main portion of the city.

Irrigation Systems

- The Flathead Indian Irrigation Project provides irrigation water on 134,790 acres, with less than 10 percent of irrigated lands held in trust for the CSKT and individual Tribal members, and all other irrigated lands owned by non-Indians.
- The BIA intends to transfer operation and management of the project to the Flathead Joint Board of Control and the CSKT once the water compact has been ratified by Congress, the CSKT tribe and the water court.

Water Rights

- The Montana Reserved Water Rights Compact Commission (RWRCC) is in the process of negotiating with the Confederated Salish and Kootenai Tribes regarding federal reserved water rights on the Flathead Indian Reservation. The Compact has been approved by the Montana State Legislature in their 2015 session and will now move forward for Congressional approval.

Air Quality

- Polson meets national air quality standards for all criteria pollutants, with the exception of particulate matter (PM10). Polson was classified as a nonattainment area for PM10 in 1987,

although Polson's PM10 measurements have fallen within acceptable ranges for the last ten years.

Fish and Wildlife Resources

- There are a number of threatened and sensitive animal and plant species located within several miles of Polson, including the grizzly bear, Canada lynx, bald eagle, common loon, bull trout, lake-bank sedge, sweetflag, and yellow-staining collomia.

Geology, Soils, Topography

- A number of soils surrounding the Polson area are characterized as prime farmland or farmland of statewide importance. Other soils exhibit slope, clay qualities and there are some erodibility concerns.

Sand and Gravel Resources

- Within Polson city limits processing of mining products is permitted in the Commercial-Industrial Zoning District. Outside the Polson city limits, but within the City-County planning area, sand and gravel mining is permitted in the Productive Lands Zoning District.
- There are two opencut sand and gravel permits within the City-County planning area.

Vegetation

- Several noxious weeds are present within a two-mile radius of Polson, including spotted knapweed, houndstongue, whitetop, and meadow hawkweed.

Hazard Areas

Floodplains

- The city of Polson is outside of both the 100-year and the 500-year floodplains.
- Lake County officials have determined there is little risk of flooding from either Flathead Lake or Flathead River absent a dam failure.
- Earthquake hazards

Scenic Resources

- Polson is surrounded by scenic views of Flathead Lake and the Mission and Swan mountain ranges.

7.2 Climate

Based on records collected from 1906 through 2015, Polson's average annual precipitation is 15.31 inches. Nearly 60 percent of the annual precipitation falls from April through September. Average annual snowfall is 27.4 inches. Average minimum temperatures are 50.8ºF for summer (Jun-Aug), 36ºF for fall (Sept-Nov), 21.2ºF for winter (Dec-Feb), and 34.1ºF for spring (Mar-May). Average maximum temperatures are 78.5ºF for summer, 55.5ºF for fall, 33.9ºF for winter, and 55.4ºF for spring.

Table 7-1 Monthly Climate Summary for Polson, Montana

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Average Max. Temperature (F)	31.6	36.5	45.3	56.0	64.9	72.5	82.2	80.9	69.1	56.3	41.6	33.8	55.9
Average Min. Temperature (F)	19.4	21.9	27.4	34.2	40.7	47.6	53.0	52.0	44.3	36.1	27.7	22.4	35.6
Average Total Precipitation (in.)	1.01	0.84	0.94	1.27	1.95	2.30	1.02	1.06	1.36	1.21	1.19	1.16	15.31
Average Total Snowfall (in.)	8.5	4.1	2.8	0.4	0.0	0.1	0.0	0.0	0.0	0.4	3.4	7.7	27.4
Average Snow Depth (in.)	4.0	4.0	1.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0	2.0	1

Period of Record: 7/1/1906 to 12/31/2015
Source: Western Regional Climate Center, 2015.

7.3 Water Resources

Aquifers

The definition of an aquifer is an underground layer of porous rock containing water. Groundwater is held in an aquifer, which flows through fractures, gas pores, and other openings in these rocks. Aquifers are generally classified as confined or unconfined. In an unconfined aquifer, groundwater only partially fills the aquifer. The upper surface of the groundwater, known as the water table, is free to fluctuate. Unconfined aquifers, especially those close to the surface, may be vulnerable to contamination from activities on the land surface. Confined aquifers, also known as artesian aquifers, are contained between confining layers of impermeable materials. These materials impede the movement of water into and out of the aquifer. Confining beds serve as a barrier to the flow of contaminants from overlying unconfined aquifers. Contaminants that reach a confined aquifer can be extremely difficult and expensive to remove.

The City of Polson operates six wells for its public water supply, with one additional well maintained as a backup. Wells No. 1 through 5 obtain groundwater from a confined unconsolidated to semi-consolidated valley-fill aquifer. The aquifer utilized by these wells consists of permeable layers of moderately to well-sorted gravel and sand with varying amounts of silt and very little clay. In certain portions of the aquifer, sediments are cemented together resulting in a hard, rock-like consolidated material. These materials are relatively impermeable and serve as confining units. Groundwater flows within the aquifer to the north toward Flathead Lake. The aquifer is not hydraulically connected to the lake in the area of the wells.

Wells No. 6 and 7 derive groundwater from a confined bedrock aquifer on the west side of Polson and west of the Flathead River. The aquifer is composed of fractured argillite and siltite overlain by glacial

and lacustrine (lake sediment) units and is at least 363 feet in thickness. Groundwater flows within the bedrock aquifer from west to east towards Flathead Lake and the Flathead River.

Aquifers in the Mission Valley are primarily recharged from rainfall and snowmelt. Recharge water enters the aquifer system by direct infiltration by leakage from streams and irrigation canals and by irrigation return flows.

Municipal Wells

Municipal Well No. 1 is located on the eastern edge of town at the golf course. This well was constructed in 1969 at 12 inches in diameter and at a total depth of 525 feet. The well was rated at 450 gallons per minute (gpm) in 1989. In 1999, however, the well suffered mud contamination and was taken out of service. The city does not currently use the well for routine purposes, but it is maintained as a backup. The well currently yields 100 gpm.

Municipal Wells No. 2 and 3 are located on the south side of Polson in the old Claffey gravel pit. Well No. 2 was constructed in 1960 and is the oldest well in the water supply system. The well is 14 inches in diameter and has a total depth of 165 feet. The reported pumping capacity for the well is 650 gpm, although average production is 457 gpm. Well No. 3 was constructed in 1976. It is 16 inches in diameter and is 200 feet in total depth. Its pumping capacity is 575 gpm. Both wells No. 2 and 3 are treated by chlorine injection at the wellhead.

Municipal Wells No. 4 and 5 are located in a semi-rural/residential area of the city. They were both constructed in 2000 at 10 inches in diameter with total depths of 150 and 135 feet, respectively. Each of the wells has a pumping capacity of 250 gpm. The wells are disinfected through the injection of sodium hypochlorite at the wellheads.

Municipal Wells No. 6 and 7 are located in a rural area on the west side of Flathead Lake and the Flathead River, immediately west of the airport. The wells were constructed in 1999 and 2001, respectively. The aquifer tapped by these wells is capable of producing in excess of 600 gpm. Well No. 6 with a diminishing diameter of pipe from 14.75 inches in diameter to 12 inches in diameter to 8 inches in diameter at 260 feet bgs to total depth of the well at 385 feet bgs. Municipal Well No. 7 is 17.25 inches in diameter at the surface, 14.25 inches in diameter to 239 feet bgs, and then 10 inches in diameter to the total depth of 350 feet bgs.

Other wells have been drilled since No. 6 and 7, but they have not been productive and are not in use.

Groundwater Quality

The quality of the groundwater source for the Polson municipal water supply is generally good and meets or exceeds state and federal drinking water standards. The U.S. Environmental Protection Agency (EPA) Safe Drinking Water Information System (SDWIS) lists the water supply's most recent drinking water quality standard violation in April 1995 for coliform bacteria. No other health-based violations have been reported since that time. Water quality testing in the Polson area is performed by the Montana Bureau of Mines and Geology (MBMG) and the United States Geologic Survey (USGS).

Groundwater Contamination

Contamination sources can be characterized as point or non-point sources. A point source of water pollution is a discharge of waste from a single identifiable site, such as a municipal sewage system or an industrial facility. Most point sources of pollution are addressed through state and federal regulations. Non-point source (NPS) contamination is more diffuse, and commonly originates from a wide array of urban and rural sources. NPS pollution is caused by rainfall or snowmelt moving over and through the ground. This runoff picks up and carries away natural and human-made pollutants, depositing them into lakes, rivers, wetlands, and groundwater sources.

Agricultural sources of groundwater contamination include pesticides, fertilizers, and animal waste. These pollutants reach the groundwater system through accidental spills, runoff, and the use of chemicals uphill from or within a few hundred feet of a well. Residential sources of pollution include outflow from septic tanks and cesspools; household chemicals; fertilizers, herbicides and other chemicals applied to lawns and gardens; and road salt. These contaminants may be carried to aquifers through rainwater runoff over paved areas, leaking landfills, and faulty septic systems.

Groundwater Protection: Two studies regarding Wellhead Protection zones

The Source Water Delineation and Assessment Report for the City of Polson has identified three management areas within the land area that contribute water to the city's municipal water system. These areas include the control zone, inventory region, and recharge region. The control zone is an area with at least a 100-foot radius around a well. The inventory region represents the zone of contribution of the well, which approximates a three-year groundwater time-of-travel. The recharge region represents the entire portion of the aquifer, which contributes water to the city of Polson public water system.

The city of Polson has enacted zoning and ordinances establishing Wellhead Protection zoning designations and limiting and/or regulating activities within the protection zones. Within these zones, land uses, developments, or improvements may not expose the public water supply's source water to moderate or high susceptibility to contaminant sources (refer to Table 7-2).

Table 7-2 Wellhead Protection Overlay District Land Use

Use / Activity	Wellhead Protection Zone I	Wellhead Protection Zone II
Floor drains, sumps, and injection wells (not to include runoff catchments from roofs of individual homes	PROHIBITED*	PROHIBITED*
Generation, storage, or handling of hazardous materials in quantities regulated by state and federal law	PROHIBITED	PROHIBITED
Gravel mines or other excavations that are open for over six months	PROHIBITED	Special use permit required
Storm sewers	PROHIBITED	Permitted, in compliance with an approved runoff management plan
On-site sewage disposal	PROHIBITED	PROHIBITED
Underground storage tanks	PROHIBITED	Development permit required

*Drainage from a building interior shall be through an approved sewage disposal system with pre-treatment being provided as required by the city, Lake County, and the Montana Dept. of Environmental Quality of the EPA.
Source: Polson Development Code, 2016.

Flathead Lake

Flathead Lake is the area's most prominent body of water. It is one of the 300 largest natural lakes in the world and is the largest natural freshwater lake in the western United States. Flathead Lake's major tributaries are the Swan and Flathead rivers. Many smaller streams flow directly into the lake at the shoreline, most notably on the eastern side. Seli'š Ksanka Qlispe' Dam, located on the Flathead River at the outlet of Flathead Lake near Polson, regulates outflow and maintains the lake's level between 2,883 and 2,893 feet above sea level. Absent flood threats, the lake level is generally brought to 2,890 feet by the end of May and to full pool by June 15. Due to its large volume and fetch (distance of water across which wind blows), Flathead Lake requires very cold and calm conditions to freeze entirely. Therefore, most winters it does not freeze over, although some bays and margins have ice cover. FLBS historic observations show that the Lake froze over about once each decade, however the Lake has not entirely frozen since 1988-89 (March only) and 1989-90 (January only), perhaps reflecting warmer climatic conditions. The average surface temperatures of the lake range from 2.3°C (36°F) in mid-January, to 13.5°C (56°F) in mid-June, to 20.3°C (68°F) in mid-August.

Table 7-3 Flathead Lake Statistics

Maximum Length	27.3 miles	43.9 km
Maximum Width	15.5 miles	24.9 km
Maximum Depth	370.7 feet	113.0 meters
Mean Depth	164.7 feet	50.2 meters
Area Covered by Lake	191.5 sq miles	495.9 sq kms
Area Covered by Islands	5.5 sq miles	14.2 sq kms
Volume of Water	5.56 cu miles	23.2 cu kms
Length of Shoreline		
Mainland	161.4 miles	259.7 km
Island	26.2 miles	42.2 km
Total	187.6 miles	301.9 km
Curvature of Lake Surface		
Length	13.2 feet	4.02 meters
Breadth	5.2 feet	1.58 meters
Flushing Time		3.4 years

Source: Flathead Lake Biological Station website, accessed May 2005.

Flathead Lake is known as one of the cleanest natural freshwater lakes in the world. Despite this reputation, studies have shown that the water quality of the lake has declined over the last decade. The University of Montana's Flathead Lake Biological Station (FLBS), located at Yellow Bay on the east shore of Flathead Lake, has documented the lake's water quality since 1899, with measurements obtained monthly since 1977. FLBS has found a significant increase in growth of algae (primary productivity) over time. An increase in algal production reflects a decrease in water quality, thus high numbers reflect poorer water quality while low numbers reflect better water quality.

The Flathead Lake Biological Station has identified the lake's primary source of algae growth as nutrient pollution, specifically nitrogen and phosphorus. Both have been shown to stimulate algae growth in Flathead Lake. Nutrients arrive at the lake via point source discharges, nonpoint sources, and atmospheric wetfall and dryfall (e.g. wildfire smoke and dust particles).

In addition to nutrient loading, food web changes caused by introduction of nonnative species of invertebrates and fish, changes in water flux caused by regulation of runoff by Energy Keepers (Seli'š) and Hungry Horse Dams, and changes in algal metabolism caused by increasing lake water temperatures associated with two decades of warm weather may also be responsible for elevated productivity levels.

Other Water Features

In addition to Flathead Lake and Flathead River, other important surface water features in the area include the Pablo Reservoir located approximately two miles south of Polson, the Pablo Feeder Canal which is located approximately one mile south of Polson, and the B and C irrigation canals which pass through the city limits of Polson.

Wetlands

As defined by the U.S. Army Corps of Engineers (COE) in the Wetlands Delineation Manual of 1987, three attributes must be present in defining a wetland: hydrophytic vegetation adapted to life in wet soils; hydric soils that are poorly drained and develop certain soil characteristics due to the presence of water and absence of oxygen; and hydrology such that water is at or near the land surface all or part of the year. The amount of moisture in a wetland can vary during the year. During some seasons, a wetland may actually be dry.

As illustrated on the *Wetlands* map (see Appendix), the USFWS has identified twenty palustrine wetland areas within five miles of the City of Polson. Three of these are within city limits. Another seven areas are located on the western edge of the city, primarily south of the wastewater treatment plant. There is a high concentration of wetland areas just to the east of the city limits along the shore of Flathead Lake. Palustrine wetlands may include marshes, swamps, bogs or tundra. Of the twenty, eighteen are seasonally or temporarily flooded emergent wetlands, and two are semi-permanently flooded or impounded aquatic beds. This count only includes those wetlands visible from aerial photographs, and may not include drier wetlands or those located in forested areas.

The Pablo Reservoir and National Wildlife Refuge is an important wetland resource located on Tribal trust lands south of Polson. The refuge consists of 2,500 acres of water, marsh and grassland. The area provides important habitat for migratory birds and other wildlife species.

Preservation and Protection

Wetlands located on governmental lands are subject to local, state, federal and Tribal legislation protecting wetland areas. Additionally, the CSKT have developed a wetlands management plan after a ten-year planning process. The plan includes a no net loss policy, wetlands guidelines, and wetlands mitigation for the 1.3 million acre Flathead Reservation. Reservation wetlands are now regulated under the Tribal Aquatic Lands Conservation Ordinance.

Irrigations Systems

The BIA (Bureau of Indian Affairs) currently owns and manages the Flathead Indian Irrigation Project (FIIP). The project is located primarily within the Flathead Indian Reservation, with all irrigated lands located on the reservation. The FIIP was originally authorized in 1904 to provide irrigation water for the benefit of the Indians on the Flathead Indian Reservation. In 1908, the project was authorized to also serve non-Indians who had started to homestead on un-allotted lands within the reservation. The

project includes 17 reservoirs, four pump facilities, over 1,300 miles of canals and laterals, and over 10,000 structures for diversion, control, and delivery of water. The Tribes own much of the land upon which these structures are located. The project encompasses approximately 134,790 irrigated acres.

Approximately 11,770 acres, or less than ten percent, of the irrigated land is currently held in trust for the CSKT and a small number of individual Tribal members. The remaining land irrigated by the project is owned by fee land owners (both Indian and non-Indian). Non-trust land irrigation interests are represented by three irrigation districts and are collectively represented by the Flathead Joint Board of Control.

Dams

The Bureau of Indian Affairs owns and operates 15 dams on the Flathead Indian Reservation and an additional two dams just north of the Reservation. Of these, four are within eight miles of the City of Polson.

Turtle Dam

Turtle Lake (also known as Twin Lake) Dam is located on the Dupuis Creek five miles southeast of Polson. It was constructed in 1932 for irrigation purposes and consists of a dike structure and a dam structure. Both structures have a maximum height above ground of approximately 20 feet, a crest width of 35 feet, a crest length of 1,200 feet long and a crest elevation of 3,100 feet. The combined earthfill for the dam and dike structures is estimated to be about 9,000 cubic yards. In 1998-1999, structural improvements were made, including the insertion of a polyethylene liner inside the existing conduit.

Hell-Roaring Dam

Hell-Roaring Dam and Reservoir is located on Hell Roaring Creek at the base of the Mission Mountains. The dam was constructed in 1914-1916 to provide electric power for a flour mill operation. It is now used for irrigation purposes. The dam has a crest length of 313 feet, a crest width of 16 feet, and a maximum structural height of approximately 30 feet. There is no reconstruction projects currently planned for this facility.

Pablo Dam

The Pablo Dam is located just north of Pablo Reservoir, south of Polson. Construction on the dam started in 1912 and was completed in 1932 by the Reclamation Service (now the U.S. Bureau of Reclamation) for the U.S. Indian Service (now the Bureau of Indian Affairs). The dam is an earthfill structure. The main embankment has a maximum height of 43 feet above streambed, a crest length of 10,550 feet, and a crest width of 20 feet at elevation 3,220 feet. The Pablo Reservoir has a capacity of 28,400 acre feet at an elevation of 3,211 feet.

In 1995, the Tribal Safety of Dams Office completed a Phase 1 embankment reconstruction on the Pablo Dam. Additionally, a piping and outlet work project was completed in April, 2005 to correct a deficient conduit at a cost of $4.5 million dollars. Apart from monitoring performed for the next year, no other projects are planned for this facility.

Seli'š Ksanka Qlispe' Dam

Seli'š Ksanka Qlispe' Dam – formerly known as Kerr Dam – is located eight miles south of Polson on the Flathead River. The dam is 204 feet high, 450 feet long at the top, and 100 feet long at the base. The dam is constructed from 85,000 cubic yards of concrete. The dam stores 1,217,000 acre/feet of water maintained at an elevation between 2,883 feet and 2,893 feet above sea level.

Construction of Seli'š Ksanka Qlispe' Dam began on May 23, 1930 by Rocky Mountain Power, but was stalled from 1931 until 1936 due to funding shortfalls. Construction was resumed in 1936 by the Montana Power Company (MPC) and the dam was completed on August 6, 1938. The dam originally consisted of one powerhouse and one generator. Additional power units were built in 1949 and 1954. In 1999, MPC sold Seli'š Ksanka Qlispe' Dam to PPL Montana. The Confederated Salish and Kootenai Tribes operate the facility and celebrated their acquisition of the dam in September 2015.

Water Rights

There are currently 523 claims to water within a two-mile radius of Polson listed in the Montana Department of Natural Resources (DNRC) database. Of these, 241 are used for irrigation purposes, 90 of which are held by the Bureau of Indian Affairs and an additional 89 of which are held by the Flathead Joint Board of Control. The remaining 62 irrigation water claims are owned by individuals, corporations, and the City of Polson. Apart from irrigation purposes, water claims in the Polson area are used for domestic, lawn and garden, and municipal purposes.

The Montana Reserved Water Rights Compact Commission (RWRCC) was established by the Montana Legislature in 1979 as part of the statewide general stream adjudication process (MCA § 85-2-701). The commission is authorized to negotiate settlements with federal agencies and Indian tribes claiming federal reserved water rights within the state of Montana. A federal reserved water right is a right to use water implied from an act of Congress, a treaty, or an Executive Order establishing a Tribal or federal reservation. The RWRCC was approved by the Montana State Legislature in its 2015 session and the Compact will now be forwarded to the US Congress for approval. If Congress approves the Compact, the last step is for the CSKT to then approve the Compact.

7.4 Air Quality

Air pollution comes from many different sources, including stationary sources such as factories, power plants, and smelters; mobile sources such as cars, buses, planes, trucks, and trains; and naturally occurring sources such as windblown dust and wildfires. Construction and agricultural dust also play a role as pollution generators.

The Clean Air Act provides the principal framework for federal, state, Tribal, and local efforts to protect air quality. Six principal pollutants, called "criteria pollutants," are used as indicators of air quality. These pollutants include carbon monoxide, lead, nitrogen dioxide, particulate matter (PM10), particulate matter (PM2.5), ozone, and sulfur dioxide.

National Air Quality Standards are separated into two types. Primary standards are limits intended to protect human health, including sensitive populations such as asthmatics, the elderly, and children. Secondary standards protect against decreased visibility and damage to animals, crops, vegetation, and buildings.

The city of Polson's air quality falls within acceptable margins for all criteria pollutants, with the exception of PM10. Polson was classified as a non-attainment area for PM10 in August, 1987. For the last twenty years, however, Polson's annual and 24-hour measurements for PM10 have not justified its status as a non-attainment area. Additionally, measurements for 24-hour ambient air quality also fell well below national air quality standards, with the exception of several measurements in 2003 that were due to forest fire impacts. The EPA concurred that these measurements were an anomaly and, accordingly, they are not included in the 24-hour measurements for the year.

Transition from a nonattainment to re-attainment status is very difficult under EPA regulations. Even once re-attainment status is achieved, maintenance monitoring of air quality is still required, resulting in a similar financial commitment. In many cases, communities may simply accept nonattainment status, even though current measurements no longer support the classification.

The Flathead Reservation was voluntarily re-designated a Class One airshed by Congress at the request of the Confederated Salish and Kootenai Tribal (CSKT) Council. The CSKT have Environmental Protection Agency authority under the Clean Air Act over the entire airshed within the exterior boundaries of the Flathead Indian Reservation. Polson and Ronan are currently in non-attainment for Particulate Matter at 10 mircrons per cubic meter and less (PM_{10}). The Tribal Air Quality Program is currently reviewing the re-designation process and requirements and is planning to apply for attainment status for PM_{10} levels in the future. In the interim, any development that could affect the Prevention of Significant Deterioration (PSD) of the airshed may require PSD analysis.

7.5 Fish and Wildlife Resources

Birds

One hundred seventy-three species of birds have been observed from 1999 through 2013 in the Polson latilong (14B), a larger region than the Polson planning area. Many of these species breed and nest within the urban-suburban habitats of Polson, and many others nest in the rural areas surrounding the city. Birds such as bald eagles, ospreys, gulls and cormorants are often observed in or flying over the city, while other smaller species such as the black-billed magpie, common crow, and a variety of songbirds are common within the city.

Mammals

The Confederated Salish and Kootenai Wildlife Management Program have identified numerous mammal species on the Flathead Indian Reservation. There are six shrew species, nine bat species, and four rabbit or hare species. Eight ungulates are found on the reservation, including moose, elk, deer, bison, goat, and sheep species. Twenty-two rodent species have been identified, two of which, the northern flying squirrel and the hoary marmot, are rare in the area. There are eighteen carnivore species, including grizzly and black bears, red fox, coyotes, wolves and cougars, as well as other smaller species. The grizzly bear is listed as a Threatened Species. The lynx, wolverine and fisher are state species of concern. Some of these species are discussed further in the following section.

Amphibians

The Confederated Salish and Kootenai Wildlife Management Program have identified nine amphibian species on the Flathead Indian Reservation, including toad, frog, and salamander species. The Van Dyke's salamander is listed as a species of concern.

Reptiles

The Tribal Wildlife Management Program has identified nine reptile species on the Flathead Indian Reservation. These include skink, lizard, turtle, and snake species. Although the northern alligator lizard is rare on the Reservation, there are no reptile species of concern.

Fish Species in Flathead Lake

The Tribal Fisheries Program co-manages the Flathead Lake fisheries along with Montana Fish, Wildlife and Parks (MFWP). The Flathead Lake Co-Management Plan identifies westslope cutthroat and bull trout as native species of special concern. Other native species include mountain whitefish, pygmy whitefish, northern pike minnow, redside shiner, peamouth minnow, northern pike minnow, largescale sucker, longnose sucker, and sculpin. Non-native species include black bullhead, brook trout, lake trout, lake whitefish, largemouth bass, northern pike, rainbow trout, and yellow perch. Of these, lake trout, lake whitefish, and yellow perch are the most common of the non-natives and have increased in abundance since 1980s, whereas native salmonid species have declined. In an attempt to revive the native fish populations, fishing contests and gill netting have been utilized to heavily control the lake trout species.

Threatened and Endangered Species

In 1973, Congress passed the Endangered Species Act (ESA). The purpose of the Act is to conserve "the ecosystems upon which endangered species depend" and to conserve and recover listed species. Species may be listed as either "endangered" or "threatened." Endangered is defined as a species that is in danger of extinction throughout all or a significant portion of its range. Threatened means a species is likely to become endangered within the foreseeable future. All species of plants and animals, except pest insects, are eligible for listing as endangered or threatened. There are a number of threatened and endangered wildlife and plant species in the Polson area.

Grizzly Bear

The grizzly bear is listed as "threatened" by the U.S. Fish and Wildlife Service (USFWS). Additionally, the Montana Natural Heritage Program (MNHP) characterizes the species as potentially at risk because of limited and/or declining numbers, range, and/or habitat, even though it may be abundant in some areas.

A population of grizzly bear inhabits an area east of Polson that is separated from the Northern Continental Divide area by roads (primarily Highway 83) and considerable human presence in the Seeley and Swan valleys, although there is some movement between these areas. This habitat range is just to the east of the Polson and out of the city limits.

Canada Lynx

The Canada lynx is also listed as threatened by the USFWS and potentially at risk by the MNHP. This species inhabits an area east of Polson that overlaps with the above-mentioned grizzly bear habitat. The very western portion of this habitat range is within the two miles of the Polson city limits. In 2000, the Canada Lynx Conservation Assessment and Strategy was drafted to guide conservation measures on federally managed lands. The document specifies critical habitat management practices to ensure that lynx populations are not further jeopardized.

Bald Eagle

The bald eagle is no longer listed as threatened by the USFWS and populations have recovered from their once-perilous numbers. This species has been seen in the Polson area based on observations of nesting sites as well as accounts of birds fishing and feeding on carrion. Nesting sites have been observed on both the east and west sides of Flathead Lake north of Polson, along the Flathead River, and along the Pablo National Wildlife Refuge, south of Polson.

Common Loon

The U.S. Forest Service lists the common loon as sensitive. This term indicates that population viability is a concern as evidenced by a significant downward trend in population or a significant downward trend in habitat capacity. The MNHP describes the species as at risk because of very limited and/or declining numbers, range, and/or habitat, making it vulnerable to global extinction or extirpation in the state. The northern portion of this habitat range is within a few miles of city limits.

Management practices for the common loon and its habitat include monitoring, protection from disturbance by human activity, and protection of nesting and nursery habitats. Floating signs can be used to protect nesting sites and nursery areas. Limitations on lake access can also be implemented, including closing or moving existing access points or trails away from nesting and nursery areas. Construction, dredging or filling of habitat areas should be avoided.

Bull Trout

The bull trout is listed as a threatened species by the USFWS. The Flathead Lake and Flathead River bull trout population was healthy and robust until the mid-eighties when its precipitous decline resulted in local conservation groups petitioning for protection under the ESA. This species' Flathead Lake habitat range is located adjacent to the Polson study area.

The bull trout is a sensitive native species that does not tolerate high sediment in spawning streams. Factors contributing to decline in bull trout populations include habitat degradation and loss; isolation and fragmentation of populations by both structural (e.g. dams) and environmental (e.g. thermal or pollution) barriers; and introduction of non-native fish species resulting in competition, predation and hybridization.

Pondsnails

Several populations of Flathead pondsnails have been observed in Flathead Lake at Polson and at Skidoo Bay-West, just north of Polson. Within the two-mile study area, this species' habitat range overlaps with the Polson city boundaries and extends to the southwest and west across the Flathead River. The MNHP characterizes the species as at high risk because of extremely limited and/or rapidly declining numbers, range, and/or habitat, making it highly vulnerable to global extinction or extirpation in the state.

Plant Species

In addition to animal species, several sensitive plant species are located within the Polson two-mile study area. Lake-bank sedge is a vascular plant located in the swamps on the south shore of Flathead Lake to the east of Polson. It was observed in July of 1952 over an 89-acre area. Sweetflag is a vascular plant observed from 1908 to 1968 in 300 acres of swampland at the East Bay of Flathead Lake in an area overlapping with lake-bank sedge habitat, described above. The yellow-staining collomia is a vascular plant located in palouse prairie in an area directly south of Polson. A specimen was collected in June of 1953. This plant grows at elevations of approximately 3,000 feet. The MNHP has categorized all three of these plant species as at high risk because of extremely limited and/or rapidly declining numbers, range, and/or habitat, making them highly vulnerable to global extinction or extirpation in the state.

Unique and Important Habitats

The Endangered Species Act provides for designation and protection of "critical habitat." Critical habitat includes geographic areas on which are found those physical or biological features essential to the conservation of a species and which may require special management considerations or protection.

A bird rookery is located south of Polson on the Pablo Reservoir that supports great blue heron and double-crested cormorant populations, among other species. Nest records for the species have been recorded on Rock Island since 1983.

The Pablo Reservoir and National Wildlife Refuge is an important wetland resource located on Tribal trust lands which is approximately two miles south of Polson. The refuge consists of 2,500 acres of water, marsh, and grassland. The area provides important habitat for migratory birds and other wildlife species. The refuge is managed by the BIA FIIP. Water levels are controlled primarily for irrigation purposes and flood control, although the water levels are also maintained to accommodate nesting waterfowl. Each spring, a portion of the refuge is closed to minimize disturbance to nesting areas and the refuge is closed entirely during the hunting season.

7.6 Geology and Soil

Geology

Polson sits at the base of a terminal moraine that forms the prominent hill just south of Flathead Lake. Elevations rise from 2,892 feet above mean sea level (msl) at the lakeshore to approximately 3,300 feet above msl one mile south of the lakeshore. Slopes range from zero percent to greater than 25 percent. Areas adjacent to U.S. 93 and west to the wastewater treatment plant are relatively flat. Slopes increase near the glacial moraine on the southern boundary of the city. The Flathead River and its tributaries

drain the entire area. The Flathead River flows from the south end of Flathead Lake at Polson along the west side of the Mission Valley until its confluence with the Clark Fork River.

Area geology is characterized as glacial till, glacial outwash, and glacial lacustrine deposits in level to strongly sloping fans, terraces, and benches. The USGS geologic map of the area indicates that Quaternary glacial and lacustrine deposits cover the majority of the Mission Valley, including the Polson area. These deposits include till or ground and end moraines, outwash and other fluviological deposits, and lake sediments from Glacial Lake Missoula.

The area east of the Flathead River is characterized as unconsolidated to semi-consolidated valley-fill deposits. These deposits include glaciofluvial/lacustrine sands and gravel interbedded with varying amounts of clay-rich glacial tills, lacustrine silts, and clay that are cemented or lithified in certain areas. The area west of the Flathead River is predominantly fractured bedrock aquifer overlain with a thin layer of lake deposits. In comparison to the valley-fill deposits to the north, the Polson Moraine is more poorly sorted, contains more clay and silt as typical of glacial till, and in general is a poorer aquifer.

Soils

The United States Department of Agriculture's Natural Resources Conservation Service (NRCS) provides an online database containing soil characterization data. Within a two-mile radius of Polson, soils are generally gravelly loam, loam, and silty loam. Soils covering approximately 57 percent of the total two-mile area surrounding Polson are classified in the soil groups listed below (refer to Table 7-4). An additional 35 percent of the total area is water.

Table 7-4 Soil Conservation Service Soil Classifications

Soil Series	Soil Type	Mapping Unit	Percent of Total Area
Niarada / Niarada-Kerl	Gravelly Loam	120, 121, 123, 124, 125	16.1
Truscreek / Truscreek Polson	Silt Loam	165, 166, 167, 168	15.2
Kerl	Loam	84, 85	13.5
Polson	Silt Loam	130, 131, 132	5.1
Jocko	Gravelly Loam	81, 82	4.2
Belton / Belton-Kerl	Silt Loam	5, 8, 9	3.4

Source: NRIS website, accessed May 2005.

A number of soils surrounding the Polson area are characterized as prime farmland or farmland of statewide importance (refer to Table 7-5). The U.S. Department of Agriculture (USDA) defines prime farmland as having the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and other crops and is generally available for these uses. It may be cultivated land, pastureland, forestland, or other land, but it is generally not urban or built-up land or water areas. Farmland of statewide importance is designated as such by state agencies. Generally, these soils almost meet the requirements for prime farmland and produce high yields of crops when managed according to acceptable farming methods.

Table 7-5 Prime Farmland and Farmland of Statewide Importance			
Soil Series	**Slope**	**Farmland Classification**	**Mapping Unit**
Gird	0 to 2 percent	Prime Farmland	63
Gird	2 to 4 percent	Prime Farmland	64
Kerl	2 to 4 percent	Prime Farmland	84
Kerl	4 to 8 percent	Farmland of Statewide Importance	85
Lonepine	0 to 2 percent	Prime Farmland	94
Lonepine	2 to 4 percent	Prime Farmland	95
McCollum	2 to 4 percent	Prime Farmland	102
McCollum	4 to 8 percent	Prime Farmland	103
Ninepipe	0 to 2 percent	Prime Farmland	126
Walstead	0 to 2 percent	Farmland of Statewide Importance	174
Source: NRIS website, accessed May 2005.			

As illustrated on the *Soils* map (see Appendix), prime farmland and farmland of statewide importance are primarily located directly south of Polson and southwest, southeast, and east of the city. Other isolated sections are located to the west and northwest. In several cases these areas are within or directly adjacent to Polson's incorporated boundaries.

The NRCS database also contains a soil interpretation report characterizing hazard of soil erosion on roads and trails and in off-road areas (refer to Table 7-6). This data is primarily intended for forest management practices, but may also be useful in planning for future land uses. There are several soils in the Polson area exhibit slope and erosion concerns. As illustrated on the *Soils* map, scattered sections of erosive soils surround the city. The Niarada, Kerl, and Flott soil types are located within or directly adjacent to the Polson incorporated city boundaries along the southern and eastern sections of the city, with a section of Vincom/Lonepine soil running along the northern border of the city along the Flathead Lake shoreline. Additionally, erosive soils are located northwest of Polson across the Flathead River.

Table 7-6 Hazard of Erosion and Suitability for Roads on Forestland				
Soil Series	**Hazard of Off-Road Erosion**	**Hazard of Erosion on Roads and Trails**	**Suitability for Natural Surface Roads**	**Mapping Unit**
Bigarm	Severe	Severe	Poorly suited	15
Flott	Severe	Severe	Poorly suited	60
Gird / Vincom	Moderate	Severe	Moderately suited	67
Niarada	Moderate	Severe	Poorly suited	123
Niarada	Severe	Severe	Poorly suited	124
Kerl	Slight	Severe	Moderately suited	125
Vincom	Moderate	Severe	Moderately suited	170
Vincom / Lonepine	Moderate	Severe	Moderately suited	171
Source: NRIS website, accessed May 2005.				

The hazard of off-road erosion rating is based on slope and soil erodibility. Soil loss is caused by erosion in areas where 50 to 75 percent of the soil surface has been exposed by logging, grazing, mining, or other kinds of disturbance. A rating of "slight" indicates that erosion is unlikely to occur under ordinary climatic conditions, "moderate" indicates that some erosion is likely, and "severe" indicates that erosion is very likely and that erosion-control measures are advised.

7.7 Sand and Gravel Resources

Sand and gravel are used in nearly all infrastructure and development construction projects. Within the City-County planning area, sand and gravel are primarily confined to the south-central and northeastern regions.

Gravel operations may be regulated by local governments through zoning. Within Polson City limits processing of mining products is permitted in the Commercial-Industrial Zoning District (CIZD). Outside of Polson City limits, but within the City-County planning area, sand and gravel mining is permitted in the Productive Lands Zoning District (PLZD). The Montana Department of Environmental Quality regulates gravel mining of 10,000 cubic yards or more. The *Sand and Gravel Resources* map (see Appendix) shows the location of existing sand and gravel operations and potential sand and gravel resources with the City-County planning area.

Table 7-7 Opencut Sand and Gravel Permits in City-County Planning Area, 2016

Permit Number	Owner	General Location
1299	Glacier Lake Sand and Gravel	Caffrey Road & Skyline Drive
2348	LS Jensen Construction & Ready Mix	Skyline Drive & JB Drive

Source: Montana Department of Environmental Quality, 2016

7.8 Vegetation

Native vegetation in the Polson area consists of native grass, forbs, shrubs, and other plants. Primary crops include wheat and barley, alfalfa, cherries, canola, seed potatoes and grass for grazing. Vegetation within the city includes shade trees, ornamental shrubs, small truck gardens and lawn grasses.

Noxious Weeds

In 1997, the Montana Noxious Weed Trust Fund requested that the Weed Survey and Mapping System Project began a section-based mapping project focused on surveying the distribution of five important noxious weeds within Montana counties, namely leafy spurge, dalmatian toadflax, sulfur cinquefoil, Russian knapweed, and spotted knapweed. Maps generated by the project show whether each of the weeds is present, absent, or status unknown in each map section. The section-based maps show general areas where these infestations occur. An area showing the presence of a weed should not necessarily be interpreted as 100 percent infested.

Of the five weeds mapped by the project, spotted knapweed is the only one shown to be present in the Polson area. Spotted knapweed is classified by the Montana Noxious Weed Program as a category one weed, or a weed that is currently well-established and generally widespread in many counties of the state. These weeds are capable of rapid spread and render land unfit or greatly limit beneficial uses.

Since 1997, the section-based mapping has not been updated, but the Lake County Weed District has identified numerous additional Montana listed noxious weeds within a two-mile radius of Polson. Knotweed complex and rush Skeletonweed are categorized as Priority 1B, meaning these weeds have limited presence in Montana and are considered a new invader. Hawkweed complex, Yellow Flag Iris, Perennial Pepperweed and Flowering Rush are categorized as Priority 2A, meaning these weeds are common in isolated areas of Montana. Oxeye Daisy, Houndstounge, Sulfur Cinquefoil, Whitetop, Dalmatian toadflax, Canada Thistle, Field Bindweed, Leafy Spurge and Tamarisk are all categorized as Priority 2B meaning these weeds are abundant in Montana and widespread in many counties throughout the state.

The Weed Summit Steering Committee and the Weed Management Task Force published the Montana Weed Management Plan intended to strengthen and coordinate private, county, state and federal weed management efforts in Montana. Management of the above-mentioned weeds will require an integrated weed control program.

7.9 Hazard Areas

Floodplain Management

The most recent floodplain maps of the Polson area were issued by the Federal Emergency Management Agency (FEMA) in February 2013. The City of Polson is located in Zone X, which is an area determined to be outside of both the 100-year and the 500-year floodplains. A 100-year flood is a flood that has a one-percent chance of being equaled or exceeded in any given year. The area inundated during the base flood is called the 100-year floodplain. Zone X is an area of low to moderate flood hazard and no flood insurance is required in this area. Lands located on the perimeter of Flathead Lake and Flathead River are located in Zone A, which is located inside the 100-year floodplain as determined in the Flood Insurance Study. These areas are unstudied (i.e. detailed hydraulic analyses have not been performed), and no base flood elevations (BFEs) or depths have been determined within the zone.

The Flathead Lake and Flathead River water bodies are regulated by the Seli'š Ksanka Qlispe' Dam facility. Peak lake elevations reach 2,893.2 feet above sea level in June. According to Lake County officials, there is little risk of flooding from either the Flathead Lake or Flathead River absent a dam failure. Several irrigation canals located just south of Polson are regulated for irrigation purposes and pose little flood risk to the community. The Pablo Reservoir is located south of Polson. All of the reservoir's tributaries run to the southeast, away from the city. This water body poses little flood risk to Polson.

Lake County has developed a set of regulations that designate appropriate land uses within the 100-year floodplain and floodway fringe areas. The Lake County Floodplain Administrator governs a floodplain permitting process for proposed development projects subject to the requirements of the regulations. The regulations are designed to protect the public health, safety, and welfare from flood hazards and to minimize flood losses by promoting wise use of vulnerable floodplain areas.

Steep Slopes

The *Polson Development Code* sets forth maximum lot coverage standards according to slope percentages (refer to Table 7-8). Slopes up to eight percent are generally suited for development and are governed by the character of the zoning district.

Table 7-8 Maximum Lot Coverage for Zoning Districts with 0-8 Percent Slope

Zoning District	Maximum Lot Coverage
Low Density Residential Zoning District (LRZD)	40% 45% for lots in cluster development
Medium Density Residential Zoning District (MRZD)	55%
Old Town Zoning District (OTZD)	55%
Mixed Residential Zoning District (XRZD)	Single family lot ≥10,000 sq. feet – 35% Single family lot <10,000 sq. feet – 55% Townhouse lot with townhouse – 65%
Transitional Zoning District (TZD)	65% Block Conversions – 75%
Resort Zoning District (RZD)	80%
Highway Commercial Zoning District (HCZD)	80%
Central Business Zoning District (CBZD)	100% for commercial 80% for multiple-family dwellings
Commercial-Industrial Zoning District (CIZD)	80%
RV and General Campgrounds Zoning District (RVZD)	60%
Hospital Mixed Zoning District (HMZD)	65%

Source: Polson Development Code, 2016

Land areas with slopes between 9 and 35 percent are restricted to a maximum lot coverage of 15-20 percent. Land areas with slopes greater than 35 percent have extensive engineering limitations. These areas are restricted to a maximum lot coverage of 10 percent with a runoff management plan and an engineer's certification.

As illustrated on the *Land Slope* map (see Appendix), the city of Polson is generally located in an area with slopes between zero and eight percent. Areas adjacent to U.S. 93 and west to the wastewater treatment plant are relatively flat. Slopes increase near the glacial moraine on the southern boundary of the city.

7.10 Scenic Resources

The Polson area is surrounded by beauty. Polson is bounded on the north by Flathead Lake. Upon descending the Polson moraine and entering the city from U.S. 93, views of the lake extend on the horizon to the north, with portions of Glacier National Park and the Whitefish and Swan mountain ranges visible. Several small islands termed the Narrows group (Narrows Island, Big Bull Island, and Little Bull Island) are located in the narrow channel between Polson Bay and the lake's main waters to the north. Views of the Mission Mountains extend along the east side of the lake and forested areas are visible along the northern shoreline. Lands bordering the southwest corner of the lake near Polson are characterized by rolling grasslands. The Salish Mountains rise along the western edge of Lake County.

8.0 CULTURAL RESOURCES

Chapter Eight considers the community's cultural resources, and includes information on Polson's historic resources, downtown area, cultural and recreation resources, and waterfront development. Cultural resources are a critical element in planning for a community's future. In addition to helping define our sense of place, historic and archeological properties can also enhance community economic development efforts, educational programming, and tourism. Polson is home to a number of local museums and historical sites. Founded in 1972, the Polson-Flathead Historical Museum works to preserve the history of the Mission Valley and the Flathead Indian Reservation. The museum houses Native American artifacts and farm and household items from the opening of the Flathead Reservation in 1910. The Miracle of America Museum features a collection of artifacts from western Montana including displays of Indian items, cars, cycles, toys, dolls, guns, clothing, wagons, and buggies.

8.1 Historical Properties

The Montana Historical Society (MHS) maintains historic property records for 33 properties within the Polson city limits. The records have been generated as a consequence of one of the following:

- A property owner has requested information from the Montana Historical Society regarding a site's eligibility for listing on the National Register of Historic Places (NRHP), or

- A state or federal agency has requested information regarding a site's eligibility for listing in the NRHP under Section 106 of the Federal Historic Preservation Act or under the provisions of the Montana Antiquities Act.

Thirteen of the properties in the MHS's database have been characterized as eligible for listing in the NRHP through a "consensus determination" between the NRHP and the State Historic Preservation Office (SHPO) but have not been listed. They include the following properties:

- The Oates Cabin, 1301 East Highway 93
- Cherry Hill Motel, Highway 93
- Morias House, 1711 East Highway 93
- Paul House, 1611 East Highway 93
- Turgeon House, 606 3rd Avenue E.
- Tiddy Duplex, 901 4th Avenue E.
- Poage House, 702 3rd Avenue E.
- Funke and Sons Store, 1 2nd Avenue E.
- Salish Hotel, NW Corner of 2nd Avenue E. and Main Street
- 1927 Polson Post Office, 11 2nd Avenue E.
- Beacon Tire, 14 2nd Avenue E.
- Polson Professional Building, 6,8,10 2nd Avenue E.
- Wildhorse Bar, 9 2nd Avenue E.

The remaining properties in the database are either ineligible or their status is unresolved/undetermined. In addition, the Lake County Courthouse is likely eligible for listing on the NRHP but no request for a determination of eligibility has been made. A comprehensive cultural

resource survey of the planning area would go far to identify other potentially eligible buildings, sites and objects, and historic districts.

8.2 Confederated Salish and Kootenai Tribes of the Flathead Reservation/The People's Center

The city of Polson is located entirely within the Flathead Indian Reservation. The Reservation is home to two major Salish-speaking Tribes – the Salish and the Pend d'Oreilles and one band of the Kootenai Tribe. Before contact with non-Indians, the Kootenai Nation alone numbered over ten thousand. The Tribes have a rich cultural heritage. The National Historic Preservation Act states that properties of traditional religious and cultural importance to Indian Tribes may be determined eligible for listing in the NRHP. Traditional Cultural Properties, including Native American sites, are defined as places that are eligible for NRHP listing because of their association with cultural practices or beliefs of a living community that are 1) rooted in that community's history, and 2) are important in maintaining the continuing cultural identity of the community. In order to protect the sanctity of these sites, their locations may not be disclosed.

Note: The Tribal Historic Preservation Office will be contacted to learn of any cultural/archeological sites located in the Polson planning area. The location of these sites may not be a matter of public record, but the Polson Planning Department will work with the Tribes to assure that proper respect is accorded these properties in the context of this Growth Policy and associated development codes, subdivision regulations, and zoning ordinances.

The People's Center:

The People's Center is the place to experience the rich cultural heritage of the Salish, Pend d'Oreille and Kootenai tribes. Located on Highway 93, and open year-round, the People's Center preserves and protects CSKT heritage, history and culture. There are artifacts and exhibits that allow the public to hear stories of the tribal people in their own voices. The public is also invited to participate in cultural activities, the celebrations known as pow-wows and other events reflecting the Tribe's rich heritage.

8.3 Local Historical Museums

There are two museums located within Polson City limits. The first is the Polson-Flathead Historical Museum, which is open from June through September. It focuses on the early pioneers and homesteaders that first inhabited the region. Within the museum, there are examples of early life in the Mission Valley, including buggies and stagecoaches.

The second, larger museum is the Miracle of America Museum is located at the southern end of town, on Highway 93. Open year-round, it is the largest and most diversified museum in the entire state of Montana. It is operated by one family and is an eclectic mix of military items, a great collection of old motorcycles and vintage cars, boats, pioneer/early life vignettes and everything in-between.

9.0 GOALS, OBJECTIVES, AND IMPLEMENTATION STRATEGIES

Chapter Nine lists Polson's goals and objectives. These updated goals and objectives were developed through a public workshop with the Polson City-County Planning Board. The result of this process is a renewed vision for the Polson community that will help shape future development. There were goals and implementation strategies that have been identified as successful (completed) and there were some that needed to be revised. The chapter also provides a set of specific implementation tools that will be used to address each of Polson's goals and objectives, including planning strategies, funding options, and regulatory tools. Several of the tools will be formalized with the revision of the *Polson Development Code*, which will include specific criteria for zoning changes, variances, and special uses.

Land Use

1. **Goal: Encourage development mixes and land use policies that minimize sprawl and maximize efficiency of existing infrastructure.**

    a. Objective: Consider allowing additional development mixes within existing density parameters.
        i. Implementation Strategy: Promote mixed-use (residential and commercial) opportunities in the downtown/commercial zoning districts.
        ii. Implementation Strategy: Promote infill development, beautification, historical preservation and revitalization efforts of the City of Polson and other organizations.

    b. Objective: Strictly enforce the Polson Development Code.
        i. Implementation Strategy: Develop public education campaigns to educate property owners about *Polson Development Code's* standards and requirements. Education classes could be offered to Polson Chamber of Commerce, the Realtors and other community groups.
        ii. Implementation Strategy: Ensure that property owners comply with land use regulations through increased use of legal action to enjoin prohibited uses.
        iii. Implementation Strategy: Employ qualified staff and offer continuing education/training opportunities to keep up with new information.

2. **Goal: Identify appropriate areas for outward expansion.**

    a. Objective: Consider the conditions under which annexation will occur.
        i. Implementation Strategy: Develop an annexation policy to plan for the expansion of city boundaries and provision of municipal services.

    b. Objective: When developing land, protect and enhance wetlands, riparian areas and cultural sites as well as sensitive wildlife habitat as referenced in this Growth Policy and as identified by the U.S. Fish and Wildlife Service National Wetlands Inventory, the U.S. Army Corps of Engineers, the Montana Natural Heritage Program and the Confederated Salish and Kootenai Tribes.

i. Implementation Strategy: Coordinate planning and management efforts with other land management agencies in efforts to protect and preserve lake and stream banks, floodplains, and riparian areas.
ii. Implementation Strategy: Strictly enforce the *Polson Development Code* Performance Standards for Shoreline Buffers, the Lake County Lakeshore Protection Regulations, and the Tribal Shoreline Protection and Aquatic Lands Protection Ordinances that establish buffer zones designed to protect riparian habitat.
iii. Implementation Strategy: Research methods to encourage and reward landowners for preserving certain undeveloped lands, including programs for purchase of development rights, transfer of development rights, planned unit development (PUD) regulations, conservation easements, land trusts and density bonuses.

Population

3. **<u>Goal</u>: With the inevitable growth that will occur in Polson, encourage growth of year-round residents in order to sustain and support community services and infrastructure such as schools, healthcare facilities, and local businesses.**

    a. <u>Objective</u>: Develop community enhancement projects to make Polson a more attractive place to live.
        i. <u>Implementation Strategy</u>: Maintain attractive and welcoming infrastructure at all gateways into Polson, including welcome signs at the entrances of neighborhoods and the downtown business district, and directional signs pointing to important destinations in conformance with the *Polson Development Code*.
        ii. <u>Implementation Strategy</u>: Support and promote community cleanups for individual neighborhoods. Support and encourage continuous efforts to minimize litter, reduce weed infestations, keep landscaping neat, clean and irrigated where possible.
        iii. <u>Implementation Strategy</u>: Consider landscaping and irrigating prominent locations within the city where possible.

    b. <u>Objective</u>: Develop a broad, viable economic base to attract and retain young working families.
        i. <u>Implementation Strategy</u>: Maintain and enhance relationships with the Polson Chamber of Commerce, the Polson Economic Development Council, Lake County Community Development, CSKT Economic Development Office, and other economic development groups to promote Polson as a good place to live and attract businesses.
        ii. <u>Implementation Strategy:</u> Get "snowbirds" more involved in the community during the months that they are here, i.e., mentoring programs, internships, teaching and sharing professional experience.
        iii. <u>Implementation Strategy:</u> Promote alternative work environments, i.e., telecommuting, job sharing, child care at the work place, etc.
        iv. <u>Implementation Strategy:</u> Promote and encourage community enhancements for families such as the soccer fields and a potential hockey rink.
        v. <u>Implementation Strategy:</u> Increase walkability/bikeability values and connectivity to promote more choices for alternative transportation modes to attract young families to reside and work here.

Housing

4. **<u>Goal</u>: Encourage the development of additional housing units for low-income, rental and elderly populations.**

    a. <u>Objective</u>: Provide incentives for the development of affordable and special needs housing when approving new developments.
        i. <u>Implementation Strategy</u>: Research incentives and publicize existing incentives that encourage development of affordable and special needs housing.
        ii. <u>Implementation Strategy</u>: Conduct an affordable housing needs assessment every five years to identify short-term and long-term housing needs, and prepare and implement an affordable housing strategic plan.
        iii. <u>Implementation Strategy</u>: Consider inclusionary zoning and subdivision regulations that encourage a minimum percentage of housing units for low- and moderate-income households in new housing developments. Offer density bonus incentives to developers to offer a portion of their subdivisions as "affordable housing".
        iv. <u>Implementation Strategy</u>: Explore a "Land Trust" program where a non-profit owns the land but a qualifying buyer can purchase the home, which thereby reduces the cost of home ownership.

5. **<u>Goal</u>: Give the city additional tools to assist with the real costs of development.**

    a. <u>Objective</u>: Require that the construction and maintenance of infrastructure meets current city code.
        i. <u>Implementation Strategy</u>: Require subdividers and developers to demonstrate how a proposed subdivision will impact fire, police and emergency services and existing infrastructure, including public sewer, water, and street facilities.
        ii. <u>Implementation Strategy</u>: Continue to review and update impact fees, as needed, as they provide an effective means of financing new infrastructure and public services.
        iii. <u>Implementation Strategy</u>: Explore public/private funding partnership opportunities for the development and maintenance of new or existing infrastructure via such possibilities as SIDs, CTEP funds, grants, private sponsorships and volunteer organizations.

Economic Conditions

6. **Goal: Encourage economic revitalization in order to provide additional employment and economic development opportunities.**

    a. Objective: Engage in additional economic development planning
        i. Implementation Strategy: Promote the goals and policies of the Urban Renewal Area and other economic development plans for the general community.

    b. Objective: Support and strengthen the downtown business district.
        i. Implementation Strategy: Prepare and implement a downtown revitalization plan to evaluate and address issues such as parking, traffic circulation, pedestrian and bicycle facilities, economic development, marketing and promotion, landscape and streetscape design, signage, building rehabilitation, expansion and solid organization of the downtown business district, and other concerns specific to the area.
        ii. Implementation Strategy: Increase investment and capital improvements in the downtown business district through the use of a special improvements district (SID) or a tax incentive structure.
        iii. Implementation Strategy: Facilitate programs that would encourage property renovation in the downtown area.
        iv. Implementation Strategy: Foster partnerships between major employers to encourage them to remain or move downtown.
        v. Implementation Strategy: Increase parking in the downtown area to encourage economic development.

7. **Goal: Increase and improve marketing efforts.**

    a. Objective: Recruit and retain new businesses.
        i. Implementation Strategy: Work with the Polson Chamber of Commerce, Polson Economic Development Council, CSKT Economic Development Office, and the Lake County Community Development to provide economic development resources to new and existing businesses, including site visit and site selection assistance, labor market analysis, workforce recruitment and job-training assistance, permitting assistance, and information on community characteristics and available incentives programs.
        ii. Implementation Strategy: Develop collaborative partnerships with other economic development efforts throughout Lake County.

    b. Objective: Advertise and promote Polson's quality of life.
        i. Implementation Strategy: Promote Polson's unique community amenities and attractions for economic development, including Flathead Lake, museums, fairground, rodeo grounds, airport, golf course/country club, and Seli'š Ksanka Qlispe' Dam.
        ii. Implementation Strategy: Demonstrate the availability of alternative modes of transportation through implementation of the Safe and Accessible Streets (SAS) Program.

8. **Goal: Organize economic development efforts.**

    a. Objective: Create a unified economic development committee.
        i. Implementation Strategy: Create a master economic development board and schedule regular meetings with representatives from independent economic development groups to foster better communication and effectiveness. Look at specific methodologies to promote economic viability such as the local option sales tax (resort tax).
        ii. Implementation Strategy: Define specific roles for different groups to eliminate overlap and conflicts.

    b. Objective: Work cooperatively with the Confederated Salish and Kootenai Tribes.
        i. Implementation Strategy: Establish inter-local agreements to address areas of common concern.

9. **Goal: Maintain and enhance Polson's natural beauty in order to create a more attractive place to live, work and conduct business.**

    a. Objective: Enforce standards for signs.
        i. Implementation Strategy: Create sign committee to update sign ordinance.
        ii. Implementation Strategy: Develop public education materials to educate property owners about *Polson's Development Code* and how it addresses signage/regulations.

    b. Objective: Encourage context sensitive design in commercial developments, particularly along the U.S. 93 and Highway 35 corridors.
        i. Implementation Strategy: Encourage gateway and welcoming development along routes leading into Polson, promoting attractive and welcoming infrastructure, architectural features and landscaping.
        ii. Implementation Strategy: Communicate with the CSKT the importance of the PDC sign ordinance and promote cooperation with that code.

Local Services

10. **Goal: Ensure social and healthcare services in the community to better meet the needs of elderly, disabled, low income, and other special needs populations.**

    a. Objective: Identify the needs of underserved populations.
        i. Implementation Strategy: Conduct an assessment to identify short-term and long-term service needs, issues, and problems utilizing the Lake County Community Development organization.

    b. Objective: Work cooperatively with local, county, state, federal, Tribal and school healthcare facilities as well as other private service providers.
        i. Implementation Strategy: Establish strong working relationships with representatives of governmental and non-governmental service providers through regularly scheduled meetings or by other means.

11. **Goal: Expand local service programs to meet growing needs of community.**

    a. Objective: Add qualified staff positions and work to retain quality employees through training and continuing education programs, livable and competitive wages with commensurate benefit packages.
        i. Implementation Strategy: Consider the addition of a grants administrator to identify funding sources other than property taxes.
        ii. Implementation Strategy: Expand city staff, as necessary, to maintain and enhance routine city services.
        iii. Implementation Strategy: Pursue adequate emergency services personnel, facilities (i.e. Public Safety Building), and equipment to provide levels of service in compliance with local, state, and national standards.

Sewer and Water

12. Goal: Address Polson's sewer and water needs in the most fair, proportionate, and equitable manner.

a. Objective: Expand existing sewer and water facilities to accommodate population growth and economic development.
   i. Implementation Strategy: Create a timeline for review and revision of sewer and water facilities plans.
   ii. Implementation Strategy: Upgrade existing sewer and water distribution systems. Loop water system mains when possible and advantageous.
   iii. Implementation Strategy: Consider the extension of public services to East and West Shore of the lake.

b. Objective: Emphasize the city's responsibility to maintain and repair existing infrastructure before committing resources to new or expanded facilities or developments.
   i. Implementation Strategy: Strictly enforce the *Polson Development Code* Performance Standards for Provision of Adequate Infrastructure to ensure resources are spent on maintaining adequate services.
   ii. Implementation Strategy: Continue to implement ongoing infrastructure maintenance programs.

c. Objective: Identify funding sources for repair and replacement of aging sewer and water infrastructure.
   i. Implementation Strategy: Consider raising utility tap fees to create a sinking fund for major collection and distribution system extensions or repairs and plant upgrades.
   ii. Implementation Strategy: Encourage use of all funding sources, i.e., Impact fees, federal grants, local options sales tax, etc.

13. Goal: Reduce and treat Polson's roadway, ag and fertilizer runoff.

a. Objective: Develop stormwater treatment facilities for existing neighborhoods and new developments.
   i. Implementation Strategy: Assess existing stormwater management resources, conditions in natural and man-made drainageways, and the implications of floods during storm events.
   ii. Implementation Strategy: Continue to enforce and improve upon the stormwater management plan that requires adequate on-site storm water detention/retention and treatment in conjunction with all development to reduce runoff and prevent flooding and protect water resources.

Solid Waste Treatment Facilities

14. Goal: Reduce amount of solid waste that is sent to the Missoula waste facility.

a. Objective: Work with Lake County officials to encourage recycling, recycling education, and other measures to reduce waste generation.
   i. Implementation Strategy: Investigate the feasibility of a city- or county-wide curbside recycling service to reduce waste materials sent to the landfill.
   ii. Implementation Strategy: Promote private enterprise to fill in any gaps.
   iii. Implementation Strategy: Consider adoption of innovative and creative waste-reduction programs such as adopting a plastic bag ordinance, promoting residential composting, etc. Continue to look for methods to recycle glass containers, electronics and appliances.

b. Objective: Work with Lake County officials to identify cost-effective solid waste disposal options.
   i. Implementation Strategy: Establish working relationships with Lake County officials through regularly scheduled meetings or by other means.

Transportation

15. Goal: Engage in additional transportation planning to accommodate population growth and economic development.

a. Objective: Repair and replace aging streets and sidewalks.
   i. Implementation Strategy: Develop an annual work plan to assist in budgeting, establish a list of priority projects to be completed within the year, and to help allocate resources to staffing, operations, and capital purchases.
   ii. Implementation Strategy: Plan for city street improvements through the capital improvements planning process.
   iii. Implementation Strategy: Continue to upgrade and review the snow removal policy detailing schedule and routes. Distribute maps of snow route and add more snow route signage.

b. Objective: Address traffic and parking problems experienced during summer months.
   i. Implementation Strategy: Develop a transportation master plan.
   ii. Implementation Strategy: Conduct a parking needs assessment.
   iii. Implementation Strategy: Look into providing a shuttle bus service for larger events. Work collaboratively with CSKT to expand their current mass transit service.
   iv. Implementation Strategy: Develop better signage indicating parking availability. Install "Way-finding" signage to parking areas and/or other areas of interest.

c. Objective: Start a conversation about the overall look of the historic downtown district.
   i. Implementation Strategy: Develop a more distinctive and cohesive look for the streets in the downtown area. This may include innovative street design which may include bulb outs, contrasting paving materials (color and texture), and vintage lighting options.

16. Goal: Enhance Polson's non-motorized transportation systems.

a. Objective: Expand and improve Polson's sidewalks and trail routes.
   i. Implementation Strategy: Develop a non-motorized transportation plan highlighting existing multiple–use trails throughout the city planning area and illustrating potential future trail locations.
   ii. Implementation Strategy: Use CTEP and other transportation funding sources to construct and maintain trails.
   iii. Implementation Strategy: Develop policies and procedures for obtaining easements or rights-of-way for non-motorized transportation corridors throughout the community.
   iv. Implementation Strategy: Encourage potential developers, the private sector, foundations and individuals to participate in enhancing non-motorized facilities.

b. Objective: Link and expand existing bike paths, parks, and recreational areas.
   i. Implementation Strategy: Work with neighboring jurisdictions to create and connect trails and corridors.

ii. Implementation Strategy: Increase interdepartmental cooperation to use public land corridors for multiple purpose trails.
iii. Implementation Strategy: Enable neighborhoods and community members to participate in the process of trail placement, design and maintenance as trails are developed.
iv. Implementation Strategy: Using the Safe and Accessible Streets (SAS) Policy, develop and implement a SAS Program utilizing specific principles and practices to comply with the SAS Policy guidelines.

Parks and Recreation

17. Goal: Identify appropriate land for future use as park and recreational areas.

a. Objective: Consider development of Salish Point, the railyard property, the Polson fairgrounds, rodeo grounds and other underutilized areas for recreational purposes.
   i. Implementation Strategy: Prepare a comprehensive plan for parks, recreation, and open spaces.
   ii. Implementation Strategy: Solicit neighborhood involvement in the preparation of park improvement planning and programming. Build on the Envision Polson neighborhood workshop survey results.
   iii. Implementation Strategy: Consider duplicative uses of facilities during off-seasons.

18. Goal: Expand, maintain and enhance existing recreational areas.

a. Objective: Prioritize and plan the construction and maintenance of recreational facilities.
   i. Implementation Strategy: Develop plans for expansion of the existing Sports Complex recreational area, the addition of storage and restroom facilities at various parks within the city.
   ii. Implementation Strategy: Identify funding sources for public facilities improvements, including bonds, special assessments, private donations, and grants. Encourage fundraising efforts by local non-profits.
   iii. Implementation Strategy: Utilize the capital improvements planning process to schedule construction of needed facilities.
   iv. Implementation Strategy: Ask subdivision developers to contribute cash-in-lieu of parkland instead of taking in marginal or small land donations.
   v. Implementation Strategy: Sell or redistribute marginal parkland areas to fund/finance improvements/maintenance at existing parks.

19. Goal: Consider creating a regional parks district to better manage the area's recreational lands, opportunities, and events.

a. Objective: Work with city, county, Tribal, and other local authorities.
   i. Implementation Strategy: Develop a city/county park maintenance district to submit to voters.
   ii. Implementation Strategy: Work with various entities, both public and private, to jointly fund, develop, and maintain parks and recreation facilities.

Natural Resources

20. Goal: Preserve and protect Polson's natural resources, including wetlands, surface and groundwater sources, wildlife, and scenic views.

a. Objective: Provide information to developers regarding the preservation and importance of sensitive natural resources as identified by this Growth Policy and other authorities.
   i. Implementation Strategy: Update and maintain the mapping of sensitive resources throughout the city-county planning area.
   ii. Implementation Strategy: Introduce landowners and developers to voluntary open space preservation programs such as conservation easements in areas appropriate for such uses.
   iii. Implementation Strategy: Identify areas that would be suitable for conservation easements in the future.

21. Goal: Reduce sources of non-point pollution affecting water quality in Flathead Lake.

a. Objective: Consider impacts of new development along the lakeshore.
   i. Implementation Strategy: Monitor the amount of development adjacent to Flathead Lake in accordance with the *Polson Development Code* Performance Standards for Shoreline Buffers, the Lake County Lakeshore Protection Regulations, and the Tribal Shoreline Protection and Aquatic Lands Protection Ordinances. Adjust zoning regulations to minimize development pressure on the natural system, as appropriate.
   ii. Implementation Strategy: Promote best management practices to ensure responsible land development on the lakeshore.
   iii. Implementation Strategy: Promote public sewer extensions on homes with existing septic systems that are near the lakeshore.
   iv. Implementation Strategy: Promote and educate the lakeshore residents on the importance of not using fertilizer on their lawns.

22. Goal: Maintain public access to Flathead Lake and other natural resources.

a. Objective: Preserve a portion of the lakefront for public recreational use.
   i. Implementation Strategy: Consider publicly acquiring property along Flathead Lake for recreational purposes, including an additional boat ramp at the Rodeo Grounds.
   ii. Implementation Strategy: Acquire reasonable-sized public right-of-way for recreational purposes through existing and proposed development that is acceptable to adjoining residences.

23. Goal: Encourage and promote a strong noxious weed program which includes enforcement and education.

i. Implementation Strategy: Promote education and enforcement programs that bring about awareness of the noxious weed problem.

ii. Implementation Strategy: Promote public involvement in cleaning up problem areas, i.e., Green Up Day, City-Wide Cleanup Days.

24. Goal: Address the Invasive Aquatic Species problem before Flathead Lake is impacted.

i. Implementation Strategy: Work collaboratively with the Flathead Lakers, Weed District, the Conservation District and the Basin Commission.

ii. Implementation Strategy: Cooperate with efforts to participate in clean boat checks, and other enforcement efforts to slow the spread of Invasive Aquatic Species.

Cultural Resources

25. Goal: Promote a historic and cultural theme for Polson.

a. Objective: Use public art and educational materials to develop public spaces in ways that emphasize Polson's unique history.
   i. Implementation Strategy: Incorporate public art with major capital fund projects including buildings, parks, recreational facilities, and public service facilities and investigate alternate methods of creating revenue for development of public art.
   ii. Implementation Strategy: Encourage private developments to include art in their projects.
   iii. Implementation Strategy: Donate space to local organization and artists for approved public art displays.

b. Objective: Continue progress on a community gathering area on Salish Point that incorporates an amphitheater, a cultural and/or community center, and adequate parking facilities.
   i. Implementation Strategy: Prepare a development plan for Salish Point that creates attractive recreational space combined with low-impact commercial space as outlined in *Consider the Possibilities for Polson!*
   ii. Implementation Strategy: Develop and promote Salish Point as the cultural center of Polson through support of art in public places, including visual and performing arts on both public and private property.

c. Objective: Promote understanding of important historical and cultural areas.
   i. Implementation Strategy: In cooperation with other public and private entities, design a long-range plan to promote cultural tourism.
   ii. Implementation Strategy: Establish walking historic tours.
   iii. Implementation Strategy: Install plaques on historic homes; create a map through the Chamber with locations of historic features and historical facts/figures.

9.1 Implementation Resources

The Polson Growth Policy sets forth a wide array of tasks to be undertaken in meeting the goals and objectives of the community. This section provides a list of financial, statutory, and program resources available to local governments and community organizations as they strive to realize their vision for the future.

I. CAPITAL IMPROVEMENTS FINANCING

A. Local Mechanisms

1. **Debt Financing**

   Municipalities can make use of various kinds of debt financing to meet their infrastructure needs. These include general obligation bonds, special improvement district bonds, and revenue bonds. Debt financing enables local governments to finance major infrastructure projects using future revenue from special assessments, user fees, and other forms of revenue. The city incurs various administrative costs in conjunction with issuing bonds. These costs include the retention of legal counsel and financial consultants, the establishment of reserve funds, and the preparation of the prospectus and various required documents. These bonds provide tax-free interest earnings to purchasers and are therefore subject to detailed scrutiny under both state and federal law. The citations in the Montana Code are listed below, for each type of bond described.

   a. ***General Obligation Bonds***

      Section 7-7-4204, MCA provides for municipalities to issue general obligation bonds (GO bonds). GO bonds are backed by the full faith and credit of the city or town and must be approved by the voters in an election and are typically payable from ad valorem taxes (taxes based on the value of property) and expressed in mills.

   b. ***Revenue Bonds***

      Under § 7-7-4401, MCA, a city or town may issue revenue bonds to finance any project or activity authorized. Revenue bonds are retired through the payment of earnings including user fees incurred by a public enterprise. Revenue bonds have no claim on the city's taxable resources, unless specified (through a special guarantee, for example). Bonds may be issued in the form of general obligation bonds, revenue bonds, or a combination.

2. **Special District Financing**

   Cities may use the creation of special districts to pay for a variety of costs.

   a. ***Special Improvement Districts*** – Section 7-12-4102, MCA authorizes the creation of special improvement districts (SIDs). The city or town council has the power to create SIDs, designating them by number. The creation of an SID can also be initiated by the property owners in the proposed district. Although not required, property owners within the proposed district will often submit a petition to the city council requesting

that the district be created. Before any formal action is taken, cost estimates are prepared and include a range of costs anticipated in association with undertaking the proposed construction or maintenance. Once the project has been defined and cost estimates prepared, the council passes a resolution of intent to create the district. The resolution informs the property owners of the size of the district, the nature of the improvements, the project engineer, cost estimates, method of assessment, and duration. The affected property owners are given due notice of the intent to create the district and opportunity to protest. If less than 50 percent of those property owners protest, the municipality may proceed with the creation of the SID. Cities may use SIDs to finance a number of improvements including:

- To protect the safety of the public from open ditches carrying water;
- To purchase or build municipal swimming pools and other recreational facilities;
- To grade, pave, and undertake other street improvements;
- To acquire, construct, or reconstruct sidewalks, crosswalks, culverts, bridges, gutters, curbs, steps, parking, and planting;
- To acquire, construct, or reconstruct sewers, ditches, drains, conduits, and channels for sanitary and/or drainage purposes with outlets, cesspools, manholes, catch basins, flush tanks, septic tanks, connecting sewers, ditches, drains, conduits, channels, and other appurtenances;
- To acquire, construct, or reconstruct waterworks, water mains and extensions of water mains, pipes hydrants, and hose connections for irrigating purposes; and
- For a variety of other infrastructure improvements.

The city governing body may order and create SIDs covering projects abutting the city limits and include properties outside the city where the SID abuts and benefits that property. Property owners within the proposed district boundaries outside the city may not be included in the SID if 40 percent of those property owners protest the creation of the SID.

b. ***Lighting Special Improvement Districts*** – Under § 7-12-4301, MCA, the council of any city or town is authorized to create special lighting districts on any street or streets or public highway for the purpose of lighting, assessing costs, and collecting costs by special assessment against the property.

3. Capital Improvement Fund

Under § 7-6-616, MCA, a municipal government may establish a capital improvement fund for the replacement, improvement, and acquisition of property, facilities, or equipment that costs in excess of $5,000 and that has a life expectancy of 5 years or more, provided that a capital improvement program has been formally adopted by resolution of the city or town governing body.

4. Sewer and Water Depreciation Schedules

Municipal governments are authorized to incorporate replacement and depreciation into water and sewer user fees under § 7-13-4307, MCA.

5. **Resort Tax**

In order to rectify the inequities experienced by Montana resort communities, which must provide services not only for seasonal tourists but for residents, the 1985 Montana Legislature passed the local option resort tax. (§ 7-6-1501 through 7-6-1550, MCA). Communities wishing to take advantage of the resort tax must meet the following criteria:

- The population of the incorporated community is less than 5,500;
- The area derives the primary portion of its economic well-being related to current employment from businesses catering to the recreational and personal needs of persons traveling to or through the area for purposes not related to their income production, and demonstrated by an economic analysis of the proposed area using a specific methodology that analyzes income, property income, government transfer payments, and employment data;
- The area had been designated by the Montana Department of Commerce (MDOC) as a resort area. (MDOC does not conduct the required economic analysis. The candidate area is responsible for securing the professional analysis.)

The local electorate imposes, amends or repeals the resort tax. The rate may not exceed three percent and taxes collected may be used for any local government activity, undertaking or administrative service, including the costs resulting from the imposition of the tax. Bonds may be issued, the debt to be serviced by resort tax receipts. *Contact*: MDOC, Helena (406) 841-2700.

B. State and Federal Mechanisms

1. **Treasure State Endowment Program ~ Montana Department of Commerce**

The Montana Treasure State Endowment Program (TSEP) is a state-funded program, administered by the MDOC, designed to assist communities in financing capital improvements to public facilities including drinking water systems, wastewater treatment facilities, sanitary or storm sewer systems, solid waste disposal and separation systems, and bridges, and is authorized under §§ 90-6-701 through 715, MCA. Funds are derived from the Montana coal severance tax and made available to local governments as matching grants, loans, and grant/loan combinations. TSEP can also make deferred loans to local governments for preliminary engineering study costs. However, the local government must repay the loan whether or not they succeed in obtaining financing for the construction phase of project. Funds may not be used for annual operation and maintenance; the purchase of non-permanent furnishings; for refinancing existing debt, except when required in conjunction with the financing of a new TSEP project; or costs incurred prior to the grant award.

Allocations and Matching Requirements

Generally, grant awards cannot exceed $750,000 and the municipality must provide at least a 50 percent match which can include other grant funds. One of the most critical issues that a municipality must address is the ability to commit other funding sources to the project. TSEP grant funds are intended to keep projects reasonably affordable. As stated above, there are a number of ways in which local governments can provide matching funds for projects. In addition to local sources, municipalities should evaluate other potential outside

grant and loan sources. A thorough analysis of the feasibility of using these various funding mechanisms is a critical component in developing a proposal to TSEP, and to other grant programs as well. Applications are evaluated based upon the applicant's ability to borrow funds or otherwise finance the project without the use of TSEP funds.

Eligible applicants include incorporated cities and towns, counties, consolidated governments, and municipality or multi-county water, sewer, or solid waste districts. Municipalities may form partnerships with other eligible applicants to provide the most appropriate and cost effective solution. Such partnerships would be particularly useful for bridge projects, which often involve a number of jurisdictions.

Application Information

Project proposals are submitted to the MDOC every two years. Applications are due in May in the year proceeding the legislative year. MDOC staff reviews the proposals in a two-step process. The first step ranks project applications based on program criteria. In the second stage of review, applications are evaluated based upon the applicant's ability to borrow funds or otherwise finance the project without the use of TSEP funds. This evaluation is based on the premise that applicants should receive grant funds only to the extent that they cannot afford to finance their projects without TSEP funds. It is clear that the municipality should evaluate the feasibility of using all other available funding sources as a preliminary step to seeking TSEP funding. The Governor reviews the information prepared by the MDOC staff and submits his recommendations to the Legislature, which makes the final decision on funding awards. *Contact:* the TSEP staff in Helena at (406) 841-2770 or write to the Treasure State Endowment Program, Montana Department of Commerce, P.O. Box 200523, 301 S Park Avenue, Helena, MT 59620-0523.

2. Montana State Revolving Fund Programs (SRF)

The SRF provides loans for 1) water pollution control systems, wastewater systems, and non-point source control projects; and 2) drinking water projects. Eligible applicants for drinking water projects include municipalities, public or private community water systems & non-profit non-community water systems. Eligible applicants for water pollution control systems include counties, municipalities, other legally authorized public bodies, water/sewer districts, and authorized tribal organizations. Planning funds are also available.

Application Information

Applications may be submitted at any time in a continuous cycle.
Contact: DEQ, Helena (406) 444-2544.

3. Renewable Resources Grant and Loan Program

This program provides loans and grants for water and wastewater projects including feasibility, construction, rehabilitation, and for other renewable resource-related projects. Eligible applicants include local and tribal governments, water and sewer districts, irrigation districts, conservation districts, state agencies, and private entities, and Tribes.

Allocation and Matching Requirements
Up to $125,000 is available for grants. Loans are limited by the ability of the borrower to repay. No local match is required, but local-matching funds can improve a project's ranking.

Application Information
Applications are due on May 15th of even numbered years.
Contact: DNRC in Helena, (406) 444-6668.

4. **Water and Waste Water Disposal Loans and Grants (U.S. Rural Economic and Community Development Agency)**
This program provides grants and loans for the construction, repair, and expansion of water and wastewater systems.

Allocation and Matching Requirements
Projects may receive up to 75 percent of total project costs in grants and no maximum for loans.

Application Information
Applications may be submitted any time in a continuous cycle. *Contact:* RECD in Bozeman, (406) 585-2580.

5. **The Montana Intercap Program ~ Montana Board of Investments**
The Montana Intercap program is administered by the Montana Board of Investments (MBI) and provides loans to local governments for a variety of public projects.

Allocations and Matching Requirements
Up to $500,000 can be made available for each project. The program provides loans at a variable rate. Maximum loan limit is established by eligible government unit's legal debt limit and maximum term of the loan is 15 years or useful life of the project, whichever is less. Interest and principal payments are due bi-annually (February 15 and August 15 of each year). Loans may be pre-paid without penalty with 30 days' notice. Types of financing include loans for general fund debt, enterprise debt, general obligation debt, fire district and fire service areas, and special or rural improvement districts.

Eligibility and Planning Considerations
The use of loan funds has significant flexibility, e.g. new and used equipment and vehicles, real property improvements, cash flow, preliminary engineering costs, grant writing.

Application Information
Monies are continuously available and applications are accepted at any time. *Contact*: MBI at (406) 444-0001 or in writing at PO Box 200126, Helena, MT 59620

6. **Public Facilities Community Development Block Grants ~ MDOC**
Authorization
Montana's Community Development Block Grant (CDBG) Program is a federally-funded competitive grant program designed to help communities of less than 50,000, and is aimed at benefiting low and moderate income persons. Grants are administered by the Montana

Department of Commerce (MDOC) and awarded in four categories including economic development, housing and community revitalization, planning activities, and public facilities.

Allocations and Matching Requirements

CDBG grant awards for public facilities projects may not exceed $450,000 and are most often used in combination with other federal, state, or local funds to make public improvements. The program requires that applicants provide at least 25 percent local match.

Eligibility and Planning Considerations

Eligible applicants are limited to general purpose local governments, cities, and towns with less than 50,000 people, and counties. Municipalities may apply for a project, which will include activities within the jurisdiction of an incorporated city or town if the proposed activity will benefit all municipality residents.

Application Information

Each CDBG project proposal must demonstrate that at least 51 percent of the project's principal beneficiaries will be low and moderate income persons. Applications for public facilities funding are submitted to the MDOC in July of each year. Information regarding applications and application deadlines is available by contacting MDOC (see below). Applicants should initially review potential projects with the MDOC staff to determine their eligibility under program guidelines. Proposed projects must be selected through a community-wide need assessment, which incorporates a strong public participation component. C*ontact*: The Community Development office of the MDOC at (406) 841-2770 or write to the Community Development Block Grant Program, Montana Department of Commerce, P.O. Box 200523, 301 S. Park Avenue, Helena, MT 59620-0523.

7. Public Works Program ~ Economic Development Administration

Authorization

The Economic Development Administration (EDA) is an agency within the U.S. Department of Commerce. The purpose of the public works program is to assist communities with the funding of public works and development facilities that contribute to the creation or retention of private sector jobs and to the alleviation of unemployment and underemployment. Such assistance is designed to help communities achieve lasting improvement by stabilizing and diversifying local economies, and improving local living conditions and the economic environment of the area.

Allocations and Matching Requirements

Grants are awarded up to a participation level of 80 percent but the average EDA grant covers approximately 50 percent of project costs. Acceptable sources of match include cash, local general obligation or revenue bonds, Community Development Block Grants, TSEP grants and loans, entitlement funds, rural development loans, and other public and private financing, including donations.

Eligibility and Planning Considerations

Projects *must* result in private sector job and business development in order to be considered for funding. Eligible applicants under this program include any state, or political subdivision thereof, Indian tribe (and other U.S. political entities), private or public nonprofit

organization or association representing any redevelopment area if the project is within an EDA-designated redevelopment area. Redevelopment areas, other than those designated under the Public Works Impact Program must have a current EDA-approved Overall Economic Development Program (OEDP) in place.

Application Information
Applications are accepted on an annual-open cycle. The program does not set specific project funding limits. *Contact:* Montana Department of Commerce at (406) 841-2700.

8. Federal Emergency Management Agency Funds

Authorization
In the event of emergencies that affect infrastructure, the federal government provides relief through the Federal Emergency Management Agency (FEMA).

Allocations and Matching Requirements
FEMA dollars are for unanticipated needs that result from disasters and emergencies and are typically not included in a municipality's financial planning process.

Eligibility and Planning Considerations
FEMA personnel are dispatched to the site of the disaster and are responsible for addressing all elements of repair or replacement as required. They assess the damage, hire the necessary professional consultants, prepare engineering analyses, bid projects, and manage contracts.

Application Information
Contact the FEMA regional office in Denver, Colorado. Phone: 303-235-4800. Address: Federal Emergency Management Agency, Denver Federal Center, Building 710, P.O. Box 25267, Denver, CO 80225.

II. ECONOMIC DEVELOPMENT AND CENTRAL BUSINESS DISTRICT REDEVELOPMENT FINANCING

A. Local Mechanisms

1. Business Improvement Districts

Section 7-12-1101, MCA provides for the creation of business improvement districts (BID's). BID's may be established upon receipt of a petition signed by the owners of more than 60 percent of the area of property proposed in the petition to be included in a district. Once created, a BID is governed by a board of trustees of no less than five and no more than seven persons, appointed by the local governing body. The board is responsible for setting an annual budget and work plan and developing a method of assessment which may include calculations based on area, lot taxable valuation, and/or square footage options. Costs, which may be covered by a BID, include:

- Management and operating personnel
- Special police, maintenance or cleaning personnel
- Landscaping, beautification, and maintenance of public areas

- Contracts with the local governing body to maintain, operate, or repair public parking facilities
- Contracts with the local governing body to maintain streets, alleys, malls, bridges, ramps, tunnels, landscaping, and other public facilities
- Promotion of private business investment and expansion
- Promotion of business activity including advertising, decorating, and events management.

2. Tax Increment Financing Districts

Under the Montana Urban Renewal Law (§ 7-15-4201, MCA), communities may establish tax increment financing districts for the purposes of revitalizing blighted neighborhoods, central business districts, and infrastructure-deficient industrial areas. Tax increment financing (TIF) simply means that new property tax dollars resulting from increases in the market value of real property may be directed to the area where the real property is located. The base property tax (before any improvements to real property) continues to be distributed to the local government and school districts. However, tax dollars which accrue from increases in property values (from rehabilitation, new construction, etc.) are available for reinvestment. A TIF program is authorized for 15 years or longer if the TIF revenue is pledged to the payment of TIF bonds.* A municipality must identify the specific geographic area where the program will be implemented. Funds may be used to finance infrastructure within TIF areas. In the case of industrial infrastructure district, funds may also be used to connect districts to other resources. TIF programs depend on substantial investment in property but can work in rural communities that are experiencing some growth.

The use of TIF is restricted to "municipalities" or incorporated areas including consolidated city-county governments. However, as counties are responsible for all off-system bridges, including those that are located in cities and towns, TIF may offer some local funding for bridge repair or reconstruction if the city, town council, or urban renewal agency approves the use of TIF funds for bridge improvements. In addition, if a bridge is historic or offers additional recreational opportunities (e.g. for pedestrian or cyclists), the city might provide TIF funds for improvements as part of their community revitalization program.

*Note – TIF revenues may be used to retire tax increment revenue bonds ***or*** can be used to finance revitalization projects directly.

B. State and Federal Mechanisms

1. Community Development Block Grants for Economic Development ~ Montana Department of Commerce

Authorization

Montana's Community Development Block Grant (CDBG) Program is a federally-funded competitive grant program designed to help communities of less than 50,000, and is aimed at benefiting low and moderate income persons. Grants are administered by the MDOC and awarded in four categories including economic development, housing and community revitalization, planning activities, and public facilities. Eligible applicants for economic

development awards are local governments, which in turn lend funds to for-profit businesses that agree to create jobs for low and moderate income persons.

Allocations and Matching Requirements
The maximum funding for economic development is $400,000 per local government in a program year. Applications are accepted on a continuous basis depending on available funding. The applicant business must prepare a business plan and meet certain thresholds, including providing a dollar to dollar match.
Contact: MDOC, Helena, (406) 841-2770.

2. **CDBG Economic Development Technical Assistance Grants**
The state of Montana makes a total of $125,000 available to local governments or local nonprofit community development corporations to provide technical assistance, rural outreach, and training in associated with business counseling and lending activity. *Contact*: MDOC, Helena, (406) 841-2770.

III. HOUSING FINANCING

A. State and Federal Mechanisms

1. **CDBG – Community Development Block Grants**
Montana's CDBG Program is a federally-funded competitive grant program designed to help communities of less than 50,000, and is aimed at benefiting low and moderate income persons. Grants are administered by the MDOC and awarded in four categories including economic development, housing and community revitalization, planning activities, and public facilities. Eligible activities include:
    - Rehabilitation of substandard housing
    - Supporting the construction of new permanent, long-term affordable housing for low and moderate-income families when a local nonprofit organization sponsors the project
    - Acquiring, clearing, or rehabilitating sites or structures for use or for resale for new housing
    - Converting existing nonresidential structures for residential use
    - Home buyer assistance for low and moderate-income persons
    - Demolition of vacant, deteriorated housing units with the intent of making the site available for new housing construction
    - Providing site improvements or public facilities to publicly-owned land or land owned by as nonprofit organization to be used or sold for new housing
    - Complementary community revitalization activities such as clean up campaigns, removal of dilapidated, vacant buildings, improving or constructing sidewalks, streets, street lighting, or neighborhood parks or playgrounds.

Allocations and Matching Requirements
CDBG grant awards for housing projects may not exceed $450,000 and have no matching requirements.

Eligibility and Planning Considerations
Eligible applicants are limited to general purpose local governments, cities and towns with less than 50,000 people, and counties. Local governments may apply on behalf of private businesses, private nonprofit corporations, or special purpose governmental agencies.

Application Information
Each CDBG project proposal must demonstrate that at least 51 percent of the project's principal beneficiaries will be low and moderate income persons. Program allocations are made annually. *Contact:* the Montana CDBG staff, Helena, (406) 841-2770.

2. **Montana Home Investment Partnerships Program (HOME)**
The HOME program was created by the National Affordable Housing Act of 1990 to expand the supply of decent and affordable housing for low and very low income Montanans. Eligible activities include acquisition, new construction, reconstruction, rehabilitation, tenant based rental assistance, home buyer assistance, and transitional housing and single room occupancy units. Eligible applicants include units of local governments and community housing development organizations. *Contact:* Montana Department of Commerce – Home Investment Partnerships Program, Helena, (406) 841-2770.

3. **Low Income Housing Tax Credit Program**
This program provides a tax credit to owners of qualifying rental housing which meets certain low-income occupancy and rent limitation requirements. Eligible applicants include governmental entities, non-profit entities, and for-profit developers. *Contact:* MBOH, Helena, (406) 841-2840.

4. **Multifamily Risk Sharing Program** and the **Multifamily General Obligation Program**
These programs provide permanent mortgage financing for affordable rental housing which meets certain low-income occupancy and rent limitation requirements. Eligible applicants include governmental entities, non-profit entities, and for-profit developers. *Contact:* MBOH, Helena, (406) 841-2840.

5. **Single Family Set-A-Side Program**
The MBOH has loan prepayments that it can use to purchase FHA insured or VA and RD guaranteed mortgage loans for affordable homes. Innovative techniques in planning, construction, and building design are encouraged. Eligible applicants include governmental entities, non-profit entities and for profit developers. *Contact:* MBOH, Helena, (406) 841-2840.

6. **Housing Preservation Grants**
Housing Preservation Grants are partnered with housing authorities and/or public bodies for the purpose of rehabilitating single or multi-family units, which are occupied by very low to low income rural persons. *Contact:* USDA Rural Development – Rural Housing Service, Bozeman, (406) 585-2580.

7. **Rural Rental Housing 515 Program**
   This program provides eligible low and very low income persons with economically designed and constructed rental facilities suited to their living requirements. *Contact:* USDA Rural Development – Rural Housing Service, Bozeman, (406) 585-2580.

8. **Farm Labor Housing 514 &516 Program**
   This program provides loans and grants to finance construction of on- and off-site housing for farm laborers and their families. *Contact:* USDA Rural Development – Rural Housing Service, Bozeman, (406) 585-2580.

9. **Section 538 – Guaranteed Rural Rental Housing Program**
   This program is aimed at those rural residents with low to moderate incomes that are not being served under the 515 program. Eligible applicants include nonprofit corporations, public bodies, and for-profit organizations. *Contact:* USDA Rural Development – Rural Housing Service, Bozeman, (406) 585-2580.

10. **Community Facilities Loan and Grant Program**
    This program assists local governments, nonprofit corporations, and Indian Tribes finance essential facilities such as assisted living centers and group homes. *Contact:* USDA Rural Development – Rural Housing Service, Bozeman, (406) 585-2580.

IV. HERITAGE, RECREATION AND TOURISM DEVELOPMENT FINANCING

A. Local Mechanisms

1. **Property Tax Abatement Program**
   In 1989, Montana established a property tax abatement program for the restoration, rehabilitation, and expansion of certified residential and commercial properties listed on the NRHP or located in a National Register District. For up to five years following completion of the construction, the property may receive a tax abatement up to a total of 100 percent of taxes due to the increased value of the property. The tax abatement is only for mills levied for local government and school districts. Local governments establish their own tax abatement program.

B. State and Federal Mechanisms

1. **Tourism Grant Program**
   The Tourism Grant Program provides grants to projects that strengthen Montana's economy through the development and enhancement of the state's tourism industry. Funding is provided for the following categories: tourism digital development, tourism infrastructure, and tourism event paid media advertising. Applications are accepted online beginning July 1st and awarded throughout the fiscal year. *Contact:* Tourism Grant Manager, Helena (406) 841-2796.

2. **Community Transportation Enhancement Program (CTEP)**
The Montana Department of Transportation makes funds available for projects under the National Intermodal Surface Transportation and Efficiency Act. The Act provides for 10 percent of all surface transportation funds to be used for enhancement projects including historic preservation. Funds are awarded through local governments on a per capita basis. *Contact*: CTEP, Helena, (406) 444-4221.

3. **Resource Indemnity Trust**
The Montana Department of Natural Resources makes grants from mining severance taxes to historic preservation projects that emphasize renewable resource management and community development. *Contact*: DNRC (406) 444-2074

4. **Federal Tax Credits for Historic Preservation**
The Tax Reform Act of 1986 permits a building owner or long term lessee to elect a 20 percent tax credit on qualified rehabilitation expenditures incurred after January 1, 1987 in connection with a certified rehabilitation. A tax credit provides the property owner with a reduction on his or her federal income tax due. In order to be eligible for the credit, buildings must be used for income producing purposes including industrial, commercial or rental residential uses. The building must be listed individually on the NRHP, be a part of a National Register district or be under consideration in a pending nomination. *Contact:* SHPO, Helena, (406) 444-7715.

5. **Certified Local Government Program**
The Certified Local Government Program is a partnership program between state and local governments, whereby the SHPO provides preservation and planning assistance. Assistance is in the form of matching funds for local preservation programs.
Contact: SHPO, Helena, (406) 444-7742.

6. **National Trust for Historic Preservation**
The trust provides funding for historic preservation projects through a variety of loan and grant programs. *Contact:* The National Trust for Historic Preservation, Mountain/Plains Regional Office, 1420 Ogden Street, Suite 203, Denver, CO 80218, (303) 623-1504.

7. **Montana Cultural Trust**
A portion of the interest earned in the investment of the coal tax revenue is available for projects in the arts and historic preservation for operations, capital, special projects and endowment development. Applications are reviewed during the summer prior to each Montana legislative session. *Contact:* The Montana Arts Council in Helena at (406) 444-6430.

8. **Montana Arts Council**
The Montana Arts Council administers grant funds (in conjunction with the National Endowment for the Arts -- NEA) for cultural resources planning and to sponsor activities and events. The NEA also supports projects in the field of art and architecture and provides supports the activities of local art agencies. *Contact:* The Montana Arts Council in Helena, (406) 444-6430.

9. **Montana Committee for the Humanities**
The Montana Committee for the Humanities provides funding for historic and prehistoric surveys, for public forums on a variety of issues, for research, and oral history. The Committee also makes funds available for special speakers and conferences. *Contact:* The Montana Committee for the Humanities, Missoula (406) 243-6022.

10. **Private Foundation Grants**
Private foundation grants are available to non-profit organizations and local governments (in some cases) for projects, which advance community cultural, historic, and heritage resources. A variety of publications and on-line resources provide information on individual foundation programs.

V. PLANNING ASSISTANCE

A. State and Federal Mechanisms

Planning assistance for engineering costs and other consulting fees associated with capital improvements project is available through the capital facilities grants programs mentioned above. In addition, other types of planning funds are available from a variety of sources including the following entities:

1. **The Economic Development Administration (EDA)**
The EDA provides funds for technical assistance and planning grants for projects, which result in the creation of new employment. Planning grants usually average about $25,000 and require a small cash match. *Contact:* Montana Department of Commerce, Helena, MT (406) 841-2700.

2. **CDBG – Technical Assistance Matching Grants – Montana Department of Commerce**
The Montana Department of Commerce provides planning grants of up to $50,000 for affordable housing, capital improvements planning, comprehensive planning, and economic development planning. *Contact:* Montana Department of Commerce, Helena, MT (406) 841-2770

3. **Federal Home Loan Bank of Des Moines – Community Lending Services**
The Federal Home Loan Bank of Des Moines provides grants of up to $500,000 for affordable housing and community development. *Contact:* The Federal Home Loan Bank of Des Moines, Western Office, 901 Fifth Avenue Suite 3800, Seattle, WA 98164 800-544-3452

10.0 SPECIAL REQUIREMENTS UNDER MCA § 76-1-601

Chapter Ten addresses several additional requirements set out by Montana statute. The chapter describes how the city of Polson will cooperate with other jurisdictions in order to identify common interests and jointly address areas of concern. A timeline for implementing the Growth Policy and for the review and revision of this document is also discussed. Finally, the chapter addresses the subdivision review process and explains the procedure for subdivision review hearings.

10.1 Implementation of the Growth Policy

Implementation of this Growth Policy is guided by §§ 76-1-602 through 76-1-604 of the Montana Code. In accordance with these sections, the city of Polson held a number of public meetings and a formal public hearing as detailed below:

The city of Polson held its first public meeting on the Growth Policy on January 27th, 2005. The purpose of the meeting was to invite the community to help identify what they value and what issues and concerns should be addressed through the policy. Forty-two citizens attended the meeting, which was facilitated by HKM Engineering, the consultant team hired by the city of Polson.

Throughout 2005, HKM Engineering conducted working group meetings with the city and county staff, the Polson City Council, the City-County Planning Board, the Polson Chamber of Commerce, and the Confederated Salish and Kootenai Tribes. HKM Engineering presented a general overview of the planning process to the Polson business community. The city of Polson held a public comment period for public review of the Draft Polson Growth Policy. The comment period was December 15, 2005 through January 31, 2006. The city of Polson issued legal notice regarding a City / County Planning Board (CCPB) public meeting on April 5, 2006. Following public comment, the CCPB voted unanimously to recommend adoption of the Growth Policy, with the correction of typographical errors and errors of fact. The city of Polson issued legal notice and held a public hearing regarding the final Polson Growth Policy. The City Council then voted to adopt the Polson Growth Policy.

In 2015, the City of Polson undertook the process to update the Growth Policy as it was overdue in this regard. On January 13, 2015, the contracted planner from Sands Surveying, Inc. began reviewing the existing Polson Growth Policy with the City-County Planning Board, beginning with Chapter 1. Public notice was properly and legally done, but aside from two to three regular meeting attendees, there was very little public participation at these meetings. Review with the Polson City-County Planning Board continued throughout the winter months, progressing chapter by chapter, dedicating most of the public meeting time to revising, updating and wordsmithing the existing Growth Policy document. The goal of the Planning Board was to streamline the existing document into a more workable, more user-friendly item that was easier to read yet still convey the goals and aspirations of the city. Chapter nine is the "Goals and Objectives" chapter where the Planning Board was able to discard past goals as they had either been attained or due to some circumstance, had become obsolete. New goals and policies replaced the old goals with updated vision and enthusiasm. Work on writing the Growth Policy has continued into 2016 and it is anticipated that through public hearing(s) with the Planning Board, the document will be reviewed and revisions will be made as needed. These will be advertised public hearing(s) where the public will be invited to make comments for consideration to the updated Growth

Policy. These comments can be adopted, amended or discarded by the City-County Planning Board. Once the updated Growth Policy has been recommended for approval by the Planning Board, it will be forwarded to the Polson City Commission. Comments can be brought forth by the public for consideration by the Commissioners. The Commission will make the final vote to adopt the document, or send it back for more work.

10.2 Growth Policy Review and Revision

This Growth Policy is intended to help guide present and future development in the city of Polson. Regular evaluation of the Growth Policy will help ensure that the information upon which the plan is based is accurate and timely and that the goals and objectives of the plan still reflect the desires of the community. Section 76-1-601(3)(f) of the Montana Code requires governing bodies to prepare a timetable for review of a growth policy to be completed at least every five years. In accordance with this requirement, the following general guidelines will direct the review and revision of the Polson Growth Policy. When the original Polson Growth Policy was written, the following timeline was established for updating and reviewing the document. As things happen in small towns, the schedule set forth by HKM Engineering in 2005 did not prove to be workable. The first update to the Growth Policy began in 2015 and it is assumed that a complete revision/overhaul to the document may be some years in the future.

Table 10-1 Timetable for Review of 2005 Polson Growth Policy

	2007-2008	2009-2010	2011-2012	2013-2014	2015-2016
Review and update goals, objectives, strategies, and implementation timetable.	X	X	X	X	
Review/update existing conditions/key findings.			X		
Full Update of Plan.					X

An informal review of the Growth Policy will occur on an annual basis. Minor changes to the Policy may be made by city staff at this time, including changes to the goals, objectives, strategies, and implementation timeframe. A more extensive review will be undertaken by the Polson City Commission, the Polson City-County Planning Board, and the Lake County Board of Commissioners (BOCC) every five years in order to ensure that the Policy contains accurate information. Revision of outdated sections will be performed as appropriate. During the five-year review (timetable below), the following questions will be addressed:

- Are the community's goals current and valid?
- Have circumstances, information, or assumptions materially changed?
- Does the plan appear to be meeting the current needs of the community?

The Growth Policy should be rewritten in its entirety every ten years, depending upon whether the Policy still accurately reflects the community's situation and needs.

In addition to the above timetable, significant changes in Polson's existing conditions will trigger a review of the Growth Policy before the five-year review. The following list describes various conditions under which a full revision of the Growth Policy should be performed:

- A significant change in city population or geographic area in a single year.

- A significant change in economic conditions.
- Major impacts to the natural environment.
- Major impacts to city infrastructure.
- Major changes in city government form or services

Table 10-2 Timetable for Review of 2016 Polson Growth Policy (Update)

	2017-2018	2019-2020	2021-2022	2023-2024	2025-2026
Review and update goals, objectives, strategies, and implementation timetable	X	X	X	X	
Review/update existing conditions/key findings			X		
Full Update of Plan					X

10.3 Interjurisdictional Coordination and Cooperation

As required under § 76-1-601(3)(g) of the Montana Code, the city of Polson will coordinate on matters relating to the growth policy with neighboring jurisdictions, including Lake County, the Confederated Salish and Kootenai Tribes, the state of Montana, various federal agencies, and private agencies and organizations. Most issues of concern facing Polson extend beyond the city boundaries. Many issues may not be adequately addressed if only one party undertakes the effort. It is therefore important for city officials to work cooperatively with other governmental and private organizations in order to identify common interests and jointly address areas of concern. Areas where multi-jurisdictional coordination and cooperation is particularly important include fiscal, land use, transportation, public facilities, and natural resources planning. The city and county have established a joint planning board with regularly scheduled meetings. The city of Polson also has a strong working relationship with the Confederated Salish and Kootenai Tribes. Additional opportunities should be explored to further cooperation on technical and policy levels. Such coordination could be facilitated through the use of inter-local agreements that establish fixed procedures or mechanisms for coordination.

10.4 Development, Maintenance, and Replacement of Public Infrastructure

This Growth Policy discusses needed capital improvements in general terms. A much more detailed capital improvements plan (CIP) and capital budget should be prepared as a means to implement the Growth Policy's public facilities element. The CIP should address the funding and scheduling of specific improvements, typically over a five-year period. The city of Polson should set up a committee to develop the CIP and advise the governing body on the capital budget.

At a minimum the CIP should contain:

1. A list of needed capital improvement projects for all of the public facilities managed by the city of Polson,
2. Prioritization of the improvement projects,
3. Potential and recommended funding sources to pay for each project, and
4. A general timetable for the funding and construction of each project.

10.5 Subdivision Review

State and local subdivision statutes regulate the process of dividing land and providing public facilities and services to the newly-created lots. The platting and creation of lots establishes long-term patterns of land use for the community. Proper public review of proposed land division is therefore vital.

The Montana Subdivision and Platting Act require all units of local government to adopt and enforce subdivision regulations and to review and decide on development proposals. Local officials must also issue written findings of fact that consider the effect the proposed subdivision development would have on a series of criteria set forth in § 76-3-608, (3) (a), of the Montana Code Annotated (MCA). These include agriculture, agricultural water user facilities, the natural environment, wildlife and wildlife habitat, local services, and public health and safety.

Review Criteria Definitions

1. Agriculture

Agriculture is defined as the use of land for growing, raising, or marketing of plants or animals to produce food, feed, and fiber commodities. Examples of agricultural activities include cultivation and tillage of soil; dairying; growing, and harvesting of agricultural or horticultural commodities; and the raising or tending of animals for commercial sale or use. Agriculture does not include gardening for personal use, keeping of house pets, or landscaping for aesthetic purposes. Agricultural land includes land currently used for agriculture or having a soil type defined by the Natural Resource Conservation Service as having agricultural importance.

2. Agricultural Water User Facilities

Agricultural water user facilities are defined as those facilities which provide water for agricultural land or which provide water for the production of agricultural product and include, but are not limited to, ditches, pipes, canals, and other water conveying facilities.

3. Local Services

Local services are defined as all services provided by governmental bodies for the benefit of citizens. These services include, but are not limited to, law enforcement, fire protection, water supply, recreation, transportation systems, parks, libraries, schools, and the collection and disposal of wastewater and solid waste.

4. The Natural Environment

The natural environment is defined as the physical conditions which exist within a given area, including land, air, surface and ground water, geology, soils, flora and fauna, and objects of historic, prehistoric, or aesthetic significance.

5. Wildlife and Wildlife Habitat

Wildlife is defined as animals existing in their natural environment that are neither human, domesticated, nor feral descendants of commonly domesticated animals. Wildlife habitat is defined as areas containing features essential to wildlife for feeding and forage, cover, migration, breeding, rearing, nesting, or buffers areas.

6. Public Health and Safety

Public health and safety is defined as a condition of optimal well-being, free from danger, risk or injury for a community at large, not merely for a specific individual or a small group of persons.

Evaluation Methodology

The City of Polson may require that subdivisions be designed to reasonably minimize potentially significant adverse impacts identified through the evaluation of a subdivision proposal against the above review criteria. Accordingly, the city of Polson will evaluate and make decisions regarding proposed subdivisions with respect to the criteria identified in § 76-3-608 (3) (a), MCA as follows:

Subdivision applications shall include written documentation as to whether and to what extent the proposed subdivision will impact agricultural, agriculture water user facilities, local services, natural environment, wildlife, wildlife habitat, and public health and safety, as defined in this growth policy.

As Polson's Planning Board is made up of representatives from both the City and the County, they will review and make recommendations on subdivision proposals from both jurisdictions. If the proposed subdivision lies within the County jurisdiction, it will be reviewed utilizing the Lake County Growth Policy. Should the proposed subdivision lie within the jurisdictional boundaries of the City of Polson, then it should be the goals and policies of the City of Polson's Growth Policy that guides the decision-making process. Lake County chose not to be a part of the 2016 Polson Development Code, therefore subdivision applications that are not within the city limits do not have to adhere to those regulations. The Polson City-County Planning Board will evaluate each proposed subdivision with respect to the criteria set forth in § 76-3-608 (3) (a), MCA, and as defined in the applicable Growth Policy. The evaluation will be based upon the extent of any and all expected impacts to each of the elements, and the degree to which the applicant proposes to mitigate any adverse impacts. The relative value of each criteria and the significance of potential impacts will be weighed in the context of the goals and objectives expressed in the applicable policy. The City-County Planning Board will forward a recommendation of: approval; approval with conditions; or denial to the Polson City Commission based on the Findings of Fact within the staff report and brought forth during the public hearing(s) associated with the proposed subdivision.

Upon completion of its review and evaluation, the Polson City Commission shall render a decision on the proposed subdivision with respect to the requirements of the subdivision regulations of the city of Polson, the outcome of the public hearing(s) and the Polson Growth Policy. In certain circumstances,

unmitigated impacts resulting from a proposed development may be unacceptable and may preclude approval under the subdivision review process.

10.6 Public Hearings

The City of Polson's subdivision permit procedure is designed to implement § 76-3-501, MCA, et seq. and ensure that subdivisions comply with the Polson Growth Policy and the *2016 Polson Development Code* regulations, which require that subdivision development be accompanied by the installation of necessary on and off-site public facilities, and be compatible with neighboring land uses and the landscape setting.

It is important that members of the public be afforded an opportunity to offer comments during the subdivision review process. This opportunity is formally provided by the public hearing process required by state law. The Polson City-County Planning Board shall conduct a hearing on the proposed subdivision following the procedures established below. If the subdivision is within the Polson city limits, the Board shall determine whether the project is in compliance with the Polson Growth Policy and the *2016 Polson Development Code* regulations (*1993 Polson Development Code if subdivision lies outside Polson city limits, but within City-County Planning area)*. If the Board finds that it complies, it shall recommend approval of the application to the appropriate jurisdictional governing body; either the Polson City Commission or the Lake County Board of Commissioners (if subdivision lies outside Polson city limits, but within City-County Planning area). If the governing body finds that the proposed subdivision fails to comply with the appropriate and applicable regulations, it shall recommend denial of the application. Conditions may be attached to a recommended approval, as provided in Chapter III.L. of the *2016 Polson Development Code* (Chapter II.M. of the *1993 Polson Development Code* if subdivision lies outside Polson city limits, but within City-County Planning area).

The following procedures shall govern all public hearings before the Polson City-County Planning Board, the Polson City Commission and the Lake County Board of Commissioners (BOCC):

1. The public hearing shall be advertised as required by state law and the *1993 Polson Development Code* or *2016 Polson Development Code* regulations.

2. The presiding officer shall announce the purpose and subject of the hearing.

3. The presiding officer shall determine whether proper notice of the hearing has been provided. If proper notice has not been provided, the hearing shall be re-scheduled.

4. The presiding officer shall ask if any member wishes to declare a conflict of interest in the matter to be heard, and excuse anyone who declares such a conflict from participation in the hearing.

5. The presiding officer shall ask the administrator to present a report on the proposal being considered.

6. The presiding officer shall direct questions from members to the administrator. Questions asked at this time shall be solely for the purpose of clarifying the location and nature of the proposed development.

7. The presiding officer shall remind those present that all statements given must address the merits of the proposed development as measured by its compliance or lack of compliance with the plan and these regulations.

8. The presiding officer shall request a statement from the developer or a representative, or in appeals hearings, the appellant or a representative. Members may ask questions following this statement, with all questions and replies directed through the presiding officer.

9. Following the statement of the developer or appellant, the presiding officer shall ask for statements from the public. Anyone giving a statement shall begin by stating his or her name and mailing address. Members may ask questions following this statement, with all questions and replies being through the presiding officer.

10. When all statements have been given, the presiding officer shall ask if anyone who gave a statement wishes to speak in rebuttal to other statements or clarify his or her statement. Questions from members may follow each rebuttal or clarification.

11. The presiding officer shall close the public hearing and call for discussion, resulting in action, as provided by these regulations.

12. Written statements, plans, photographs, and other materials offered in support of statements at a hearing are part of the hearing record and shall be retained by the city.

The following additional hearing procedures may be used, without prior notice, to facilitate conduct of large or controversial hearings:

1. In order to allow everyone an opportunity to speak and ensure completion of the agenda, time limits may be imposed on the statements given.

2. Any person who wishes to make a statement may be required to register his/her intention to do so with the administrator before the hearing. The presiding officer shall then use the register to call upon persons to present their statements.

Because recent court decisions have held that public meetings that extend late into the night are not accessible to the general public, the Polson City-County Planning Board shall place time limits on public meetings and identify the procedures by which public meetings will be continued. All meetings are subject to and must abide by the laws of the State of Montana and the ordinances of the City of Polson. All meetings must be handicap accessible, or accommodations will be made by the governing authority.

11.0 GLOSSARY OF TERMS

ADT: Average Daily Traffic

Aggregate: The sum of the values for each of the elements listed. For example, aggregate household income is the sum of the income of all households in a given geographic area. Aggregates are frequently used in computing mean values (mean equals aggregate divided by the summation of the total).

BFEs: Base Flood Elevations

bgs: Below Ground Surface

BIA: Bureau of Indian Affairs

BID: Business Improvement District

BLM: U.S. Bureau of Land Management

BOCC: Lake County Board of Commissioners

CBZD: Central Business Zoning District

CDBG: Community Development Block Grant

CIP: Capital Improvements Plan. A process used to identify all capital projects in excess of $25,000 and equipment needs in excess of $5,000. Capital projects and equipment needs are prioritized and budgeted over a five year period.

CIZD: Commercial/Industrial Zoning District

COE: U.S. Army Corps of Engineers

Conservation Easements: A restriction placed on a piece of property to protect its associated resources. The easement is voluntarily donated or sold by the landowner and constitutes a legally binding agreement that limits certain types of uses or prevents development from taking place on the land in perpetuity.

Corridor Preservation: A means of coordinating transportation planning with land use planning and development. Its goal is to prohibit or minimize development in area(s) which are likely to be required to meet transportation needs in the future.

CSKT: Confederated Salish and Kootenai Tribes

CTEP: Community Transportation Enhancement Program

Density Bonuses: An incentive program to encourage developers to build affordable ownership and rental housing. For every affordable unit that a developer promises to build, the developer may build a

calculated number of market rate units greater than would otherwise be allowed. There are usually limits on both the zones where density incentives can be earned, as well as a limit on the number of density bonuses allowed.

DEQ: Montana Department of Environmental Quality

DNRC: Montana Department of Natural Resources

DPHHS: Montana Department of Public Health and Human Services

Earnings: The term earnings is defined as the algebraic sum of wage or salary income and net income from self-employment. Earnings represent the amount of income received regularly before deductions for personal income taxes, Social Security, bond purchases, union dues, Medicare deductions, etc.

EIS: Environmental Impact Statement

Employed: Includes all civilians 16 years old and over who were compensated for services rendered.

EPA: U.S. Environmental Protection Agency

ESA: Endangered Species Act

Family: A group of two or more people who reside together and who are related by birth, marriage, or adoption.

FEMA: Federal Emergency Management Agency

FIIP: Flathead Indian Irrigation Project

FLBS: Flathead Lake Biological Station

FWP: Montana Department of Fish, Wildlife and Parks

Gross Rent: The amount of the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid for by the renter (or paid for the renter by someone else). Gross rent is intended to eliminate differentials which result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment.

HCZD: Highway Commercial Zoning District

HMZD: Hospital Mixed Zoning District

HOME: Montana Home Investment Partnerships Program

Household: A household includes all the people who occupy a housing unit as their usual place of residence.

Housing Unit: A house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible.

LATAs: Local Access and Transport Areas

LCRD: Lake County Roads Department

LRZD: Low Density Residential District

LCSO: Lake County Sheriff's Office

MBI: Montana Board of Investments

MBOH: Montana Board of Housing

MCA: Montana Code Annotated

MDOC: Montana Department of Commerce

MDT: Montana Department of Transportation

Mean: This measure represents an arithmetic average of a set of numbers. It is derived by dividing the sum of a group of numerical items by the total number of items in that group. For example, mean family income is obtained by dividing the total of all income reported by people 16 years and over in families by the total number of families.

Median: This measure represents the middle value (if n is odd) or the average of the two middle values (if n is even) in an ordered list of data values. The median divides the total frequency distribution into two equal parts: one-half of the cases fall below the median and one-half of the cases exceed the median.

Median Income: The median income divides the income distribution into two equal groups, one having incomes above the median, and the other having incomes below the median.

Median Family Income (MFI) is the middle income value taken for all families, defined as a group of two or more people who reside together and who are related by birth, marriage or adoption. MFI in Polson is $30,833. The calculation of 120 percent of Polson's MFI generates $37,000. Median Family Income is different from Median Household Income, which is the middle value taken for all households. A household includes all people who occupy a housing unit as their usual place of residence. Median Household Income in Polson is $21,870.

Mortgage and Associated Costs: Mortgage and Associated costs are derived from the US Census Bureau data regarding "Selected Monthly Owner Costs." In the Census 2000, the selected monthly owner costs are calculated from the sum of payment for mortgages, real estate taxes, various insurances, utilities,

fuels, mobile home costs, and condominium fees. Listing the items separately improves accuracy and provides additional detail. When combined with income, a new item is created - Selected Monthly Owner Costs as a Percentage of Household Income. This item is used to measure housing affordability and excessive shelter costs. For example, many government agencies define excessive as costs that exceed 30 percent of household income.

MNHP: Montana Natural Heritage Program

MPC: Montana Power Company

MRZD: Medium Density Residential District

MVP: Mission Valley Power

NAAQS: National Ambient Air Quality Standards

NEA: National Endowment for the Arts

NEPA: National Environmental Policy Act

NFIP: National Flood Insurance Program

NFPA: National Fire Protection Association

Not in Labor Force: Not in labor force includes all people 16 years old and over who are not classified as members of the labor force. This category consists mainly of students, housewives, retired workers, seasonal workers interviewed in an off season who were not looking for work, institutionalized people, and people doing only incidental unpaid family work (less than 15 hours during the reference week).

NLCD: USGS National Land Cover Dataset

NPS: Non-Point Source

NRCS: Natural Resources Conservation Service

OAQPS: Office of Air Quality Planning and Standards

OEDP: Overall Economic Development Program

OTZD: Old Town Zoning District

Overlay District: In addition to zoning districts, the city has delineated several overlay districts, including airport safety, railyard, resort residential, Salish Point, and wellhead protection overlay districts. Within these areas, regulations applicable to the underlying zoning districts have been modified to accommodate safety concerns or special land uses.

PDC: Polson Development Code

PCDA: Polson Community Development Agency

Per Capita Income: Average obtained by dividing aggregate income by total population of an area.

PFD: Polson Fire Department

PFI: Polson Fairgrounds, Inc.

Place: A concentration of population either legally bounded as an incorporated place, or identified as a Census Designated Place (CDP), including comunidades and zonas urbanas in Puerto Rico. Incorporated places have legal descriptions of borough (except in Alaska and New York), city, town (except in New England, New York, and Wisconsin), or village.

Planned Unit Development (PUD): A program that allows more flexibility in development practices than traditional zoning. The PUD concept can be applied to encourage creative mixes of land uses, preservation of open spaces, and greater variety and aesthetic value in physical development patterns. PUD zoning may be required to meet overall community density and land use goals without being bound by requirements such as minimum lot standards, set-back requirements, and land use categories.

PLZD: Productive Lands Zoning District

PMP: Polson Master Plan

Poverty: Following the Office of Management and Budget's (OMB's) Directive 14, the Census Bureau uses a set of money income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level."

PPD: Polson Police Department

PRA: Polson Redevelopment Agency

PSD: Polson Streets Department

Purchase of Development Rights: A program using public funds to purchase development rights of a parcel of land and permanently retire those rights. When a landowner sells his development rights, he still owns the land and may use it for agriculture and forestry purposes, but residential development cannot legally occur.

PVC: Polyvinyl Chloride

RECD: U.S. Rural Economic and Community Development Agency

RRZD: Rural Residential Zoning District

RWRCC: Reserved Water Rights Compact Commission

RZD: Resort Zoning District

SAS: Safe and Accessible Streets Program

SDWIS: Safe Drinking Water Information System

Selected Monthly Owner Costs: In Census 2000 the selected monthly owner costs are calculated from the sum of payment for mortgages, real estate taxes, various insurances, utilities, fuels, mobile home costs, and condominium fees. Listing the items separately improves accuracy and provides additional detail. When combined with income, a new item is created - Selected Monthly Owner Costs as a Percentage of Household Income. This item is used to measure housing affordability and excessive shelter costs. For example, many government agencies define excessive as costs that exceed 30 percent of household income

SHPO: State Historic Preservation Office

SID: Special Improvement District

SRF: Montana State Revolving Loan Fund

SWMD: Lake County Solid Waste Management District

TANF: Temporary Assistance for Needy Families

Tenure: Refers to the distinction between owner-occupied and renter-occupied housing units.

TIF District: Tax Increment Financing District

TLOD: Tribal Law and Order Department

Transfer of Development Rights: A program encouraging private purchase of development rights on certain parcels of land in order to encourage development in other areas. When a landowner sells his development rights, he still owns the land and may use it for agriculture and forestry purposes, but residential development cannot legally occur. The person or legal entity that purchases the development rights may use those rights to build more residential units on land owned within a designated area than zoning would normally allow. Local governments generally designate “sending areas” and “receiving areas” in order to encourage future development in areas that can accommodate growth through existing and/or planned provision of infrastructure.

TSEP: Treasure State Endowment Program

TZD: Transitional Zoning District

USDA: U.S. Department of Agriculture

USFWS: U.S. Fish and Wildlife Service

USGS: U.S. Geological Survey

Vacancy Status: Unoccupied housing units are considered vacant. Vacancy status is determined by the terms under which the unit may be occupied, e.g., for rent, for sale, or for seasonal use only.

Vacant Housing Unit: A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by people who have a usual residence elsewhere are also classified as vacant.

WIA: Workforce Investment Act

XRZD: Mixed Residential District

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19. *Lake House to Celebrate Opening Dec. 11*, Valley Journal, December 2, 2015.
20. Statistical Report, Montana Department of Public Health and Human Services, January 2015.
21. Lake County Traffic by Sections Report, Montana Department of Transportation, 2014.
22. U.S. 93 Polson Corridor Study, Montana Department of Transportation, June 2011.
23. Polson Area Transportation Plan, Montana Department of Transportation, September 2011.
24. Monthly Climate Summary for Polson, Montana, Western Regional Climate Center, www.wrcc.dri.edu, 2016.
25. Opencut Permits, Montana Department of Environmental Quality, www.searchopencutpermits.mt.gov, 2016.
26. Lake County, Montana and Incorporated Areas Flood Insurance Rate Map, Federal Emergency Management Agency, February 6, 2013.
27. The People's Center, www.thepeoplescenter.org, 2016.

Personal Communication

1. Communication with Crystal Reese, Information Technology, Confederated Salish & Kootenai Tribes, May 17, 2016.
2. Communication with Tiffani Kinaman, Human Resources Manager, Jore Corporation, June 2, 2016.
3. Communication with Wade Nash, Chief of Police, City of Polson, February 1, 2016.

4. Communication with Joan Hart, Police Clerk, City of Polson, June 1, 2016.
5. Communication with Craige Couture, Tribal Police Chief, Tribal Law Office, Confederated Salish & Kootenai Tribes, December 7, 2015.
6. Communication with Clint Cottle, Fire Chief, City of Polson, January 11, 2016 and July 18, 2016.
7. Communication with Richard Forbis, St. Joseph Medical Center, February 18, 2016.
8. Communication with Greg Sheumaker, Manager, Polson Ambulance, January 6, 2016.
9. Communication with Emily Colomeda, Health Services Director, Lake County Health Department, January 11, 2016.
10. Communication with Kevin Howlett, Director, Tribal Health Department, Confederated Salish & Kootenai Tribes, January 7, 2016.
11. Communication with Jeff Walla, Airport Engineer, KLJ, Inc., January 14, 2016.
12. Communication with Jean Matt, Mission Valley Power General Manager, October 29, 2015.
13. Communication with Tony Porrazzo, Water & Sewer Superintendent, City of Polson.
14. Communication with Shari Johnson, Engineer, City of Polson.
15. Communication with Teresa Kjorvestad, Lake County Solid Waste Management, January 8, 2016.
16. Communication with Terry Gembala, Streets Superintendent, City of Polson, February 8, 2016.
17. Communication with Jay Garrick, Supervisor, Lake County Road Department, October 27, 2015.
18. Communication with Gabe Johnson, Roads Program Manager, Confederated Salish & Kootenai Tribes, November 5, 2015.
19. Communication with James Freyholtz, Kalispell Area Traffic Engineer, Montana Department of Transportation, October 22, 2015.
20. Communication with Patrick Nowlen, Parks & Recreation Superintendent, City of Polson, October 4, 2016.
21. Communication with Tim Marchant, Manager, Lake County Fair, November 19, 2015.
22. Communication with Pamela Clary, Polson Public Schools, October 23, 2015.
23. Communication with Marilyn Trosper, Library Director, North Lake County Public Library District, June 30, 2015.
24. Communication with Randy Ashley, Air Quality Program Manager, Confederated Salish & Kootenai Tribes, December 7, 2015.
25. Communication with Dale Becker, Wildlife Program Manager, Confederated Salish & Kootenai Tribes, January 14, 2016.
26. Communication with Tom Benson, Coordinator, Lake County Weed District, November 10, 2015.
27. Communication with John Boughton, National Register Program, State Historic Preservation Office, Montana Historical Society, November 16, 2015.

APPENDIX

Current Land Use Map
Future Land Use Map
Land Ownership Map
Land Slope Map
Land Use Map
Parcel Agricultural Use Map
Pathway System Map
Planning Area Base Map
Polson City Limits Map
Sand and Gravel Resources Map
Septic Tank Density Map, 1990
Septic Tank Density Map, 2000
Soils Map
Wetlands Map
Zoning Districts Map