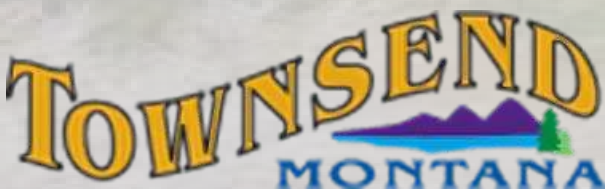


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2025 GROWTH POLICY FOR THE CITY OF TOWNSEND

**ADOPTED:
RESOLUTION NO.:**



PREPARED FOR: CITY OF TOWNSEND PLANNING BOARD
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CITY OF TOWNSEND GROWTH POLICY

ADOPTED _____, 2025

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SECTION 1. INTRODUCTION

The City of Townsend initiated a comprehensive plan study in 1996-1997 “to provide a framework for a meaningful decision-making process regarding growth of community residential, commercial and industrial sectors, and the corresponding expansion of public service facilities.” As part of this ongoing effort, the Planning Board and City Council enlisted the services of planning consultants in 2010 to update the 1997 comprehensive plan according to the requirements of current State statutes for growth policies. The City would like to update the 2010 Growth Policy to reflect current conditions in and around the City of Townsend and plan for the future of Townsend.

The Policy begins with a brief history of The City of Townsend and the surrounding area, followed by a discussion of the process used to develop this updated policy. The Policy provides information within the Public Input section which contains summaries of public meetings, as well as the results of a planning survey that achieved a 5.0% response rate from city residents.

The 2024 Policy evaluates the previous Goals and Objectives for progress made since the 2010 Policy. New goals and objectives will be identified or existing goals and objectives that were not implemented will be carried forward to this Growth Policy, as well as a general strategy for making capital improvements to infrastructure critical for supporting growth and maintaining existing levels of service. The Policy also contains an Implementation Strategy which discusses the various planning tools, such as the city subdivision regulations and zoning ordinances, used to guide growth in a manner that adheres to the guidelines provided in this document.

The Policy provides an inventory of existing characteristics such as demographics, public services and facilities, economic conditions, and natural resources. These sections also include trends for future population and economic conditions.

The Policy will then discuss existing City facilities and services as well as environmental conditions within the planning area boundary. Finally, the subdivision review section outlines how the City will examine proposals for development to ensure compliance with the Montana Subdivision and Platting Act and the Sanitation in Subdivisions Act.



HISTORY

SECTION 2. HISTORY OF TOWNSEND

Townsend, Montana, a charming city nestled alongside the serene shores of Canyon Ferry Lake and the majestic backdrop of the Rocky Mountains, has a rich and vivid history that traces its roots back to the late 19th century. The famous explorers Meriwether Lewis and William Clark passed through the area in 1805 during their expedition to the Pacific Coast. Founded in the mid-1860s, Townsend emerged as a critical hub during the mining boom that swept through the region, drawing prospectors and settlers chasing fortunes.

The town was originally named "Crow Creek," taking its name from the nearby creek and its Crow Indian heritage. However, in 1877, the town's name was changed in honor of Susan Townsend, the wife of Charles Barstow Wright, the president of the Northern Pacific Railroad



at the time. The arrival of the railroad in the 1880s played a pivotal role in the town's growth, facilitating the movement of goods and people. With it, aspirations flourished, giving way to hotels, stores, and a vibrant community characterized by the hardiness and resilience of its inhabitants.



The dazzling expanse of the surrounding wilderness not only brought miners but drew agriculture and ranching into its fold. The fertile valleys that cradled Townsend nurtured crops and livestock, allowing the area to diversify economically. By the early 1900s, a unique confluence of commerce, culture, and community flourished, marking Townsend as a crucial player in Montana's development.

One staple of the town's history is its connection to outdoor recreation, largely due to its proximity to the historic three-dam system of the Missouri River and Canyon Ferry Dam. When water levels rose, the lake transformed the landscape, inviting enthusiasts for fishing, boating, and other lakeside activities. This connection to nature fostered a community spirit that endures to this day.



The events of the 20th century shaped Townsend as it faced challenges and triumphs amidst shifts in economic paradigms and global currents. At mid-century, it transitioned from mining and agriculture to becoming a residential community projected onto the backdrop of stunning Montana scenery. As more people were drawn to its peaceful lifestyle, local initiatives popped up, highlighting Governors' Days and the annual

Townsend Rodeo, celebrating the place's roots in agriculture and ranching culture.

Today, Townsend stands as a picturesque testament to the enduring spirit of its founders, attracting visitors with its historical charm, scenic beauty, and proximity to natural wonders. Scenic drives, hiking trails, and the inviting demeanor of the local community remind travelers of a rich heritage deeply intertwined with the rugged and captivating landscape of Montana. The parallels between past and present highlight the seamless continuum of life thriving in the heart of this remarkable town.



SECTION 3. GROWTH POLICY DEVELOPMENT

In 2023 the Planning Board and the City Council decided the 2010 Growth Policy needed to be updated. Community Development Block Grant (CDBG) funding was secured to assist with the cost for preparation of this Growth Policy update. The 2010 Growth Policy is used as the basis for the 2025 City of Townsend Growth Policy. The same format is used and only the information such as land use, census data, etc. has been updated as well as other portions of the document.

Montana State Statute requires reviewing the growth policy every five years and revising it if necessary. There have been many changes in the Townsend community since 2010 that signaled a need to update the 2010 Growth Policy. Some of those changes include population increases, economic changes, new subdivision approvals, new annexations, and housing concerns associated with recent population increases in the Townsend area and across the State of Montana.

On **July 1, 2020**, City Staff held a scoping meeting with WWC Engineering to initiate the process of updating the Growth Policy. During the months of **August and September** a community survey was undertaken to gather public input on a number of community issues and an public meeting was held on **August 27, 2020** to gather public input on community issues.

The City received an excellent response to the community survey, with 105 of the 2,071 residents in Townsend returning surveys, for a response rate of 5.0%. Survey results are summarized in the Public Input section, and discussed throughout the Policy. Complete survey results are also included in **Appendix A**.

STATEMENT OF PURPOSE

In 1999, the Montana Legislature revised the city and county planning statutes to provide minimum standards for the content of growth policies. The 2025 Policy is intended to:

- Update the City of Townsend 2010 Growth Policy to ensure compliance with the Growth Policy Statute, as outlined in 76-1-601, MCA;
- Provide effective guidance on local decisions on growth, development, and conservation over the next five to ten years;
- Provide a framework for reviewing and updating the City of Townsend Growth Policy, Subdivision and Zoning Regulations.



The overarching purpose of this Policy is to answer four basic questions (as derived from Montana’s Growth Policy Resource Book) regarding the City’s vision:

- Where is the City of Townsend now? What is the status of its population, infrastructure, and resources? What are its values, issues, and concerns?
- Where is the City of Townsend headed? Based on current trends and projections, what does the future hold if no major changes in direction are made?
- Where does the City of Townsend want to be? What could the community look like if course changes are made according to shared goals and objectives?
- How does the City of Townsend get there? What kind of strategies and actions can be implemented to achieve the shared vision, and on what sort of timetable?

VISION STATEMENT

The vision statement describes what the community wants for its future. It should be forward looking and is the foundation for guiding land use and other decisions. The goals, objectives and actions that follow this section are designed to support and advance the vision, as described by the residents. Townsend will realize its vision with implementation of the goals, objectives and actions listed in the following sections of this report.

The vision statement is a result of discussions with the Townsend Planning Board, public input from meetings, community survey, and comments that were most commonly voiced during those meetings.

City of Townsend Vision Statement:

“Townsend is a family-oriented community that cherishes its small-town feel and rural setting. We are committed to maintaining a safe and welcoming environment where residents can enjoy abundant outdoor recreation opportunities. Our town prioritizes the development of affordable housing and supports business growth to ensure a thriving local economy. We strive to create a walkable community and preserve our historic and natural resources, fostering a sustainable and vibrant future for all.”

JURISDICTION

The Townsend Growth Policy addresses the existing city limits which is the entire jurisdictional area of the City of Townsend. The planning area boundary encompasses the area within the existing city limits of Townsend as well as an area generally 1 mile in all directions outside the city limits. The jurisdictional area and planning area boundary are shown in Figure 1 on page 7.



A growth policy can address infrastructure planning outside of the jurisdictional area to discuss areas where projected growth may be guided, and discuss what impacts such as growth will have on existing and future public facilities. However, implementation tools such as subdivision and zoning regulations can only be enforced within the city limits. Any new areas annexed into the City of Townsend would fall under the jurisdiction of the City of Townsend including subdivision and zoning regulations. Cooperative planning efforts are addressed in the Interagency Cooperation section of this policy.

The primary focus area for this Growth Policy is the City of Townsend as defined by its incorporated city limits (see Figure 1). The area within the City limits is used to discuss specific local issues and to clarify the analysis of existing conditions and trends for which the city is directly responsible.

The Townsend Planning Area encompasses:

- All of the incorporated city limits of Townsend;
- One mile planning area boundary around the City.

This Growth Policy offers general guidance about future growth and development issues in and around the City of Townsend. The Growth Policy is not a regulatory document and it serves only as the legal and rational basis for follow-up regulations or programs. There is no guarantee that any or all of the land in the Townsend Planning Area will eventually become part of the city. The planning area represents areas of special interest where development could affect the operation of municipal facilities, community entrances, and properties already serviced by city infrastructure. The Montana Growth Policy Act promotes cooperative planning in urbanizing areas and encourages inter-jurisdictional cooperation. Montana law (§76-3-601(2)(b), MCA) requires Broadwater County to submit any proposal for a subdivision within one mile of the city limits for “review and comment” by the city.

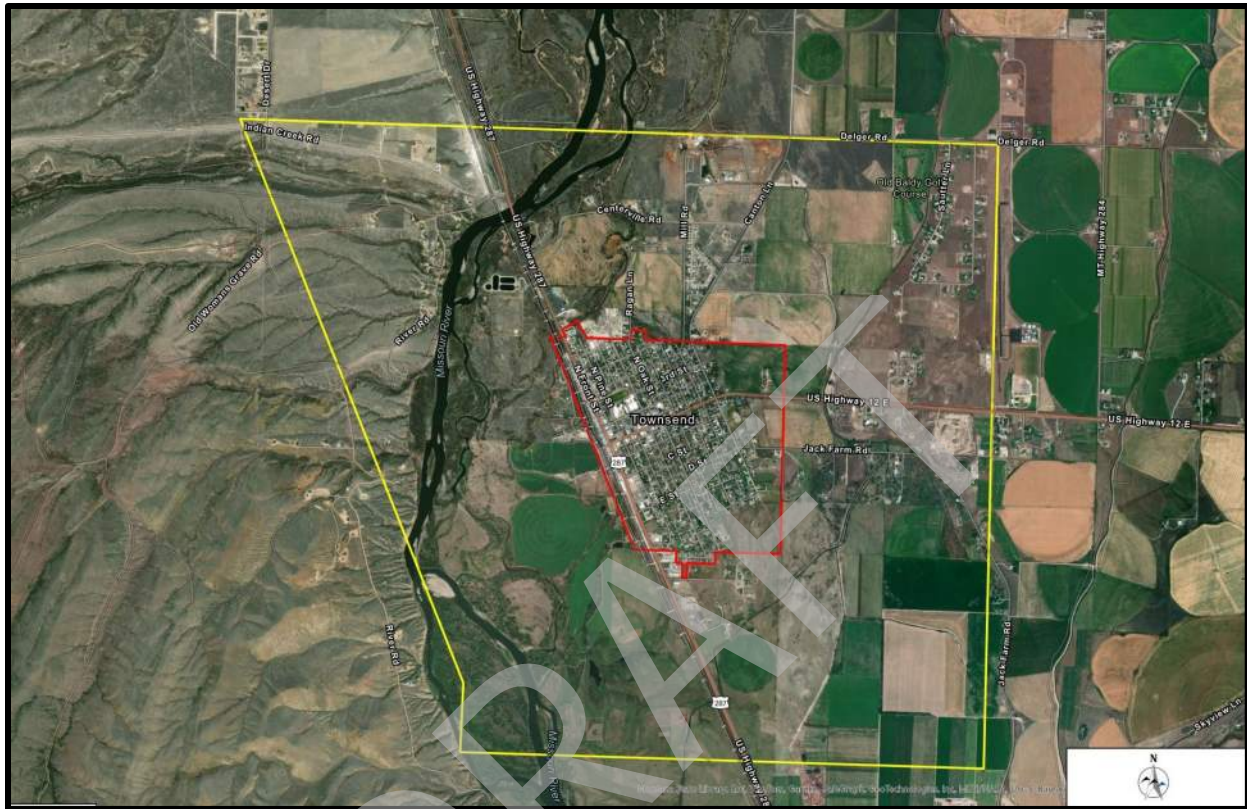


Figure 1. Boundary Map



PUBLIC INPUT

SECTION 4. PUBLIC INPUT

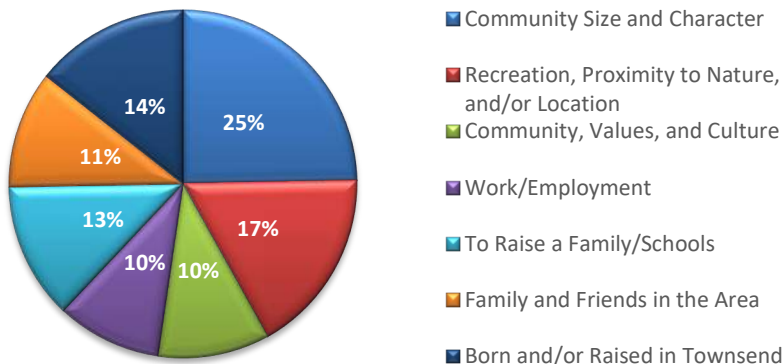
This document is intended to be a vision for the City as a whole rather than one individual, group or special interest. Therefore, it was the intent of the City Council Members, the Planning Board, the consultant, and all parties involved to provide a methodology to encourage and foster public input and participation.

A community survey was developed for Townsend residents to provide input on their community. Flyers, website postings, and social media postings were completed to provide information on how to complete the survey. A public meeting was conducted on June 13, 2024 at the regular Planning Board meeting. The City received 105 responses to the community survey or approximately 5% of the current Townsend population. Survey responses are tabulated in [Appendix A](#), and general survey results are discussed below.

FEATURES OF TOWNSEND – WHY DO YOU CHOOSE TO LIVE, WORK, AND PLAY IN TOWNSEND

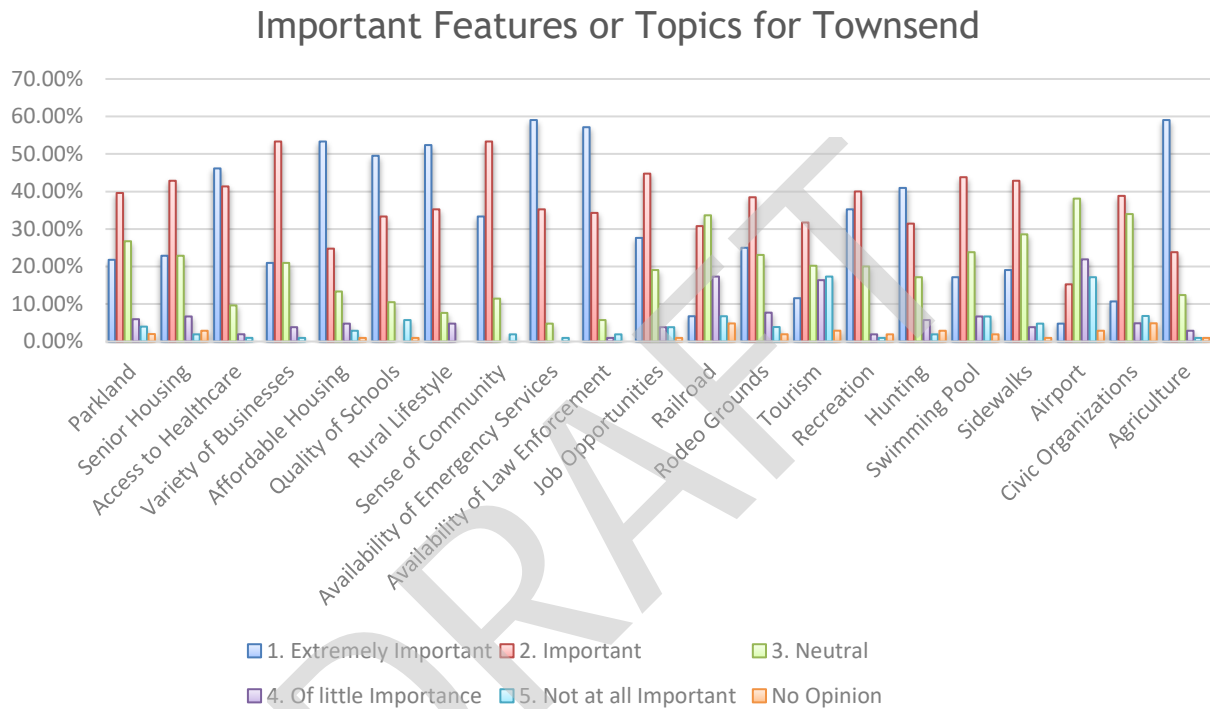
As part of the survey Townsend residents were asked to identify why they choose to live, work, and play in Townsend. Residents were asked to choose one of seven reasons. Below are the results of what residents felt they continue to live, work and play in Townsend:

Why Do you Choose to Live, Work, and Play in Townsend



IMPORTANT FEATURES OR TOPICS FOR TOWNSEND

The survey also asked residents to tell us how important twenty features or topics were to them. The survey asked them to rank each feature or topic from extremely important to not important. There were five features or topics that were extremely important to the majority of respondents these include affordable housing, rural lifestyle, availability of emergency services, availability of law enforcement, and agriculture. There were two features or topics that the majority of respondents ranked as important these included variety of businesses and sense of community. The results are provided in the chart below:

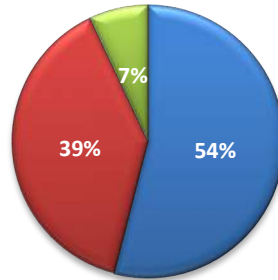


The survey asked respondents to rate Townsend as a place to live. Respondents were asked to rate Townsend on a scale from 1 to 10 with 1 being poor and 10 being good. The average response was 7 which indicates the majority of respondents felt that Townsend is a good place to live. The question also asked why they felt that way and some of the responses were great schools, small town feel, charming downtown, community is friendly and helpful, and rural lifestyle. Some respondents rated Townsend on the lower side with improvements identified as infrastructure such as roads, better emergency services, more business development including better choice of restaurants, and more affordable housing.

POPULATION/RESIDENTIAL GROWTH IN TOWNSEND

The next question asked respondents to rank how they felt about population/residential growth within the City of Townsend. The majority of respondents felt there has been too much population/residential growth within the City of Townsend. The responses are provided in the chart below:

How do you feel about Population/Residential Growth within the City of Townsend



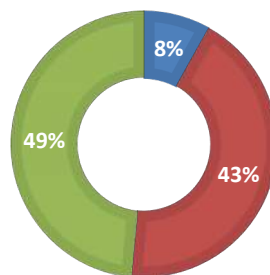
- There has been too much growth
- There has been the right amount of growth
- There has not been enough growth

RETAIL/COMMERCIAL GROWTH IN TOWNSEND

The next question asked respondents to rank how they felt about retail/commercial growth within the City of Townsend. The responses were mostly split between there has not been enough growth and there has been the right amount of growth. The responses are provided in the chart below:

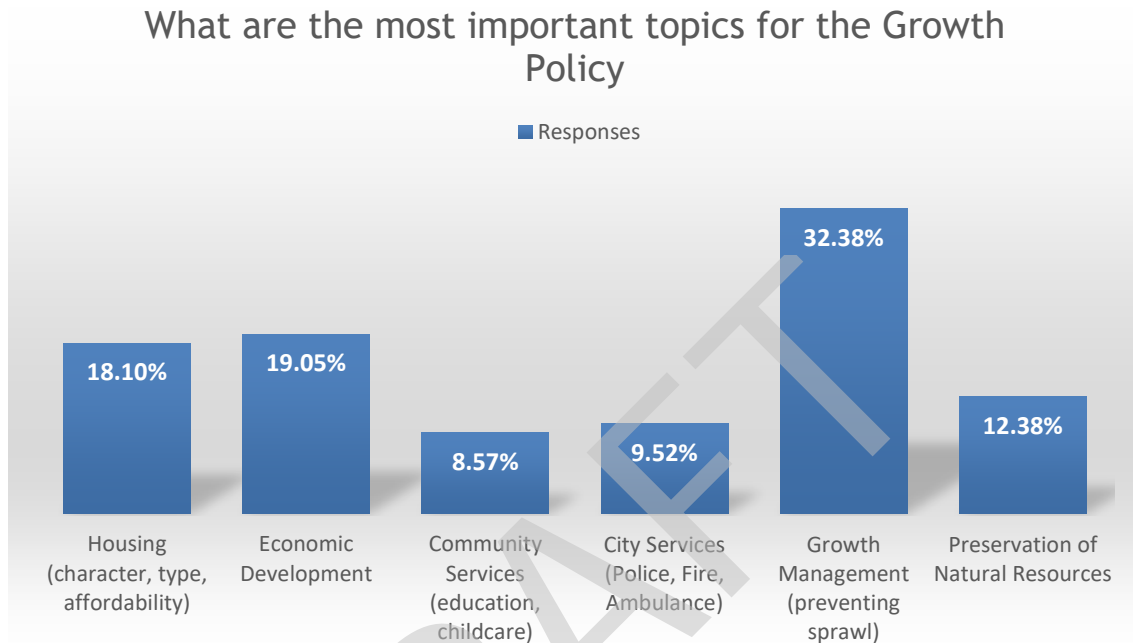
HOW DO YOU FEEL ABOUT RETAIL/COMMERCIAL GROWTH WITHIN THE CITY OF TOWNSEND

- There has been too much growth
- There has been the right amount of growth
- There has not been enough growth



IMPORTANT TOPICS FOR THE TOWNSEND GROWTH POLICY

The survey asked respondents to identify what topic out of six topics was the most important topic for the Townsend Growth Policy. The top three in order of responses were growth management, economic development, and housing. A chart is provided below that outlines the responses.



REGULATING LAND USE

The next section of the survey asked Townsend residents about land use regulations within the City. Residents as a whole were open to the idea of regulations that would improve their community. When asked if they would be willing to accept more regulation of land use, a majority said yes. The most support was given to protecting water quality and protecting wildlife habitat. Only 19% of respondents said that they would not be willing to accept at least some regulation of land use.

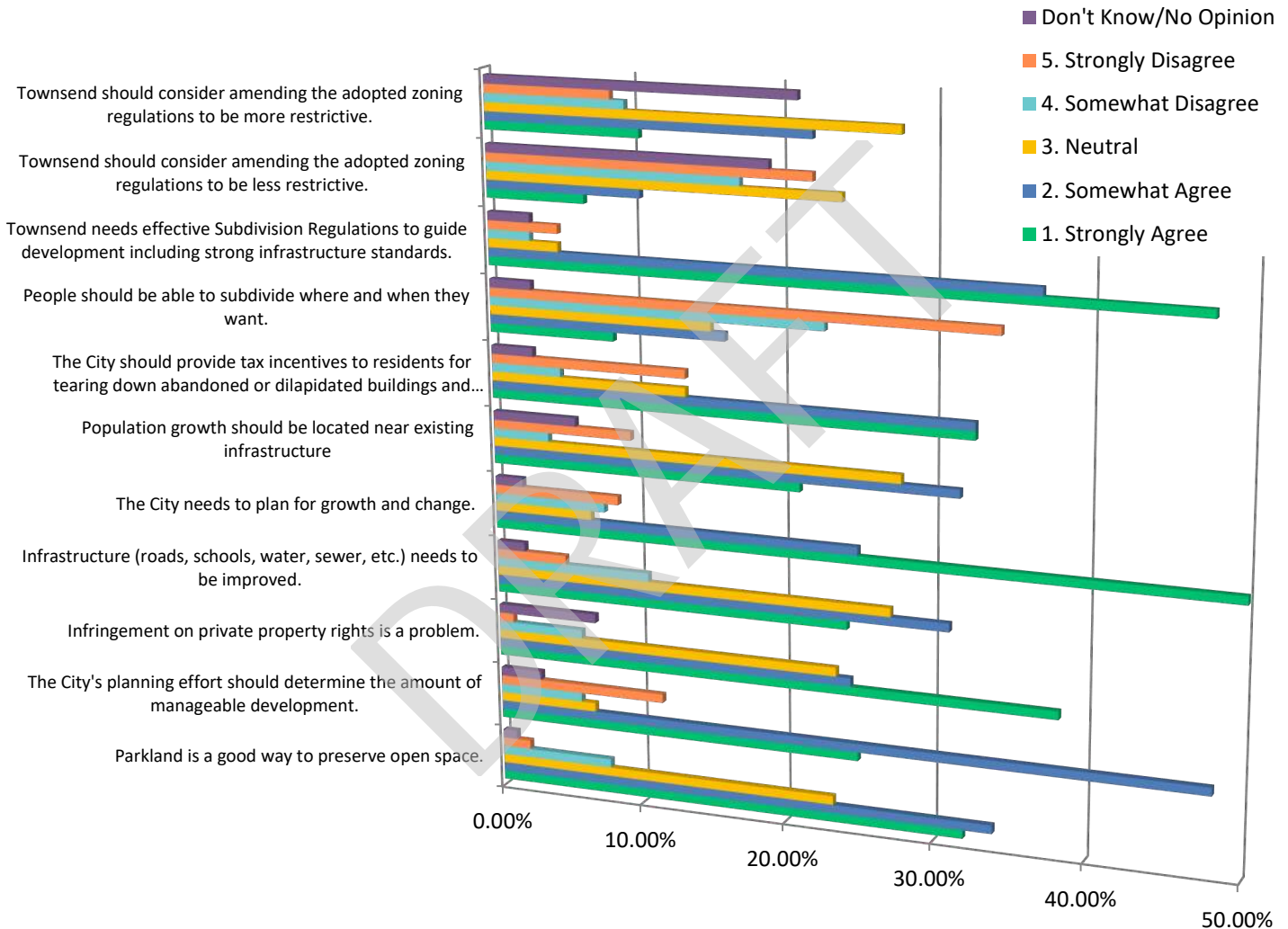
Table 1. Acceptability of Land Use Regulations

If Regulations	Percentage (%)
Protect wildlife habitat	86
Protect water quality	82
Affected subdivision location	72
Separate incompatible land use	65
Affect subdivision design	64
Promote Economic Development	48

LAND USE AND OTHER ISSUES

The next section of the survey asked Townsend residents to agree or disagree with land use statements. A majority of respondents typically agreed with or were neutral about most of the statements on the questionnaire. The only exception was the statement, “People should be able to subdivide where and when they want.” In this case, a minority of respondent’s agreed with the statement, most remaining neutral or disagreeing.

Land Use and Other Issues



SPENDING ON MUNICIPAL FACILITIES AND SERVICES

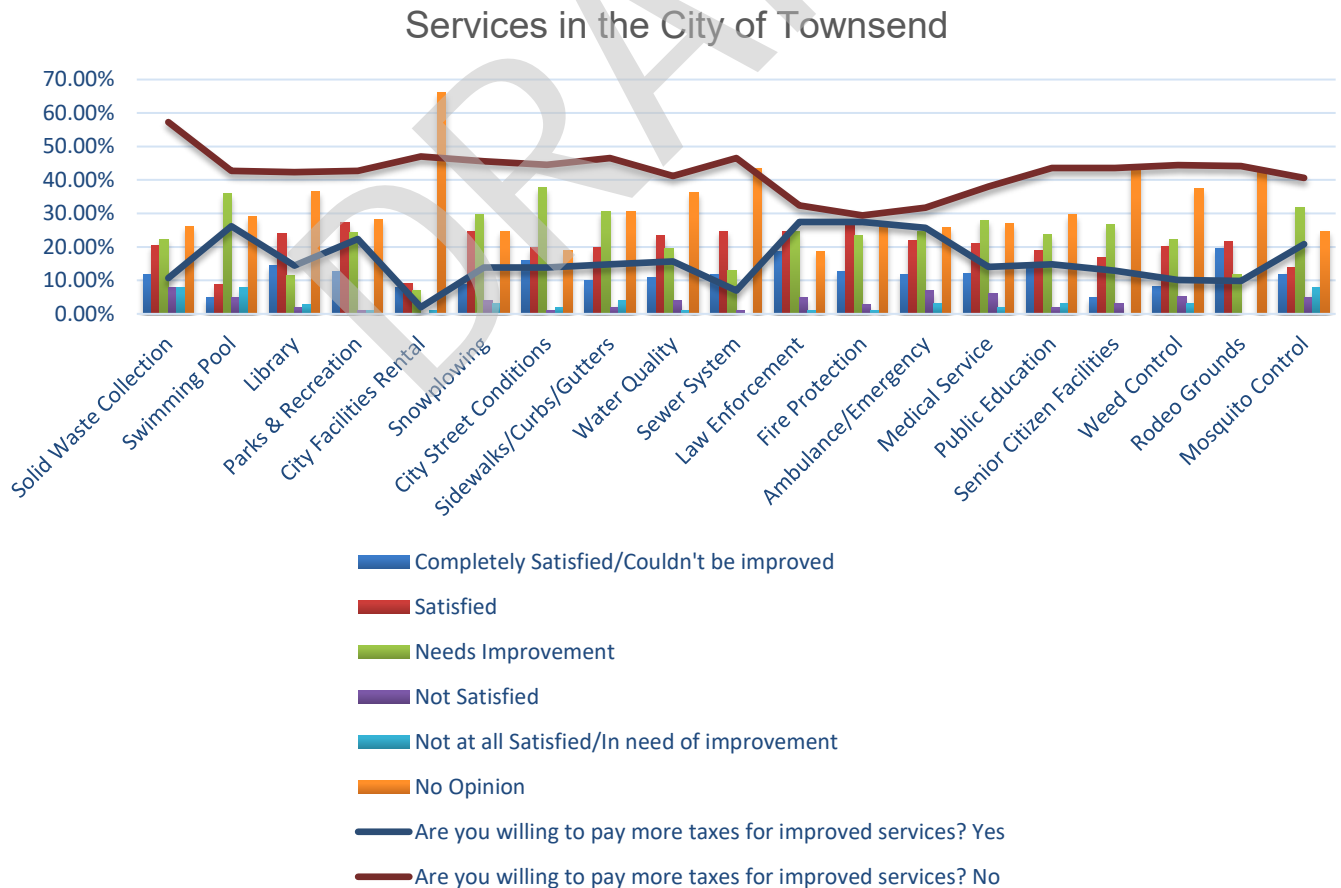
The next section asked Townsend residents to identify whether they thought the City of Townsend was spending the appropriate amounts of money on different City services. A majority of respondents either didn’t know what the city was spending on services or thought that spending was about right. Respondents thought spending was too high on solid waste collection and airport and not enough on fire service, sidewalks, streets, and police services.

Table 2. Spending on Municipal Facilities and Services

City Service of Facility	Percentage (%)			
	About right	Too Much	Don't Know	Too Little
Solid Waste Collection	39	31	22	9
Parks and Recreation	36	12	28	25
City Buildings	28	12	52	9
Streets	37	2	29	32
Airport	16	27	54	3
Sanitary Sewer	34	5	49	13
Curb and Gutter	38	6	41	15
Sidewalks	26	5	33	37
Water System	30	9	47	15
Police service	35	12	23	31
Fire Service	33	0	28	40
Stormwater Management	27	2	51	20

SERVICES AND FACILITIES IN TOWNSEND

The final section of the survey asked residents how satisfied they were with existing City of Townsend services and facilities. The chart below shows the responses.



When asked if residents were willing to pay more taxes to improve the services or facilities in this section of the residents who responded, respondents said they would be willing to pay more taxes to improve swimming pool, parks and recreation, law enforcement, fire protection, medical services, and mosquito control.

RESULTS OF COMMUNITY SURVEY

There were numerous themes repeated throughout the survey. Below is a list of common themes that came out of survey responses as well as written comments:

1. More economic development including updating the downtown, new business development, and more dining options.
2. Focus on affordable housing options including manufactured housing.
3. Improvement and maintenance of streets and sidewalks are a consistent theme throughout the survey with walkways, bike paths and recreational trails as a priority for many.
4. Major theme was providing and improving parks and recreational opportunities throughout the City including pool improvements, ballpark, and sidewalks.
5. Many residents indicated that police, fire, and emergency services could be improved.
6. Many residents identified keeping the small town feel and sense of community for the future of Townsend while also improving businesses on Main Street and opportunities for residents.
7. Many residents identified several things that are vital to the long-term health of the community including good roads and sidewalks, family friendly community, schools, more businesses, employment opportunities, affordable housing, and preserving agriculture.

PUBLIC PROCESS

Montana Statute requires three public meetings be held during the process of adopting the Growth Policy. The Planning Board conducted the first of three public meetings on June 13, 2024. Public notice of the meeting was provided in the local paper as well as included on the community survey. The meeting was led by the Planning Board and attended by five planning board members, and the planning consultant.

The Planning Board reviewed the Draft Growth Policy at a meeting on February 16, 2021 and put the Draft Update to the Townsend Growth Policy out for 30 day public comment and set a public hearing for March 24, 2021. No written comments were received from the public. Public comments were received at the public hearing held on March 24, 2021. The Planning Board reviewed comments and addressed each comment separately. The meeting minutes are provided in Appendix A. At the March 24, 2021 meeting of the Planning Board made a recommendation that the Draft Update to the Townsend Growth Policy be adopted by the Townsend City Council.



REVIEW & COORDINATION

SECTION 5. REVIEW AND COORDINATION

The City of Townsend has the following regulatory tools available for implementing the growth policy:

Subdivision regulations (adopted and amended as necessary)

City Ordinances, including Ordinances for Zoning, Floodplain, and Building Permits

School District Facilities Plan

Capital Improvements Plan

Water Master Plan

Wastewater Master Plan

REVIEW TIMETABLE

The Townsend Growth Policy update was initiated by the planning board in 2024 to review all areas of the current growth policy and to address City needs and priorities for the City in the future. Once this update is complete, the Planning Board will review the Growth Policy at least once every five years and revise as necessary. The Board will initiate each review by examining the Policy for possible revisions and advertising for public input. Residents requesting review of the Growth Policy may contact the Planning Board or City Council or submit in writing a request for review.

Conditional Review

Certain specific events have been identified that may lead to an immediate need to revisit this Growth Policy.

Census

Upon publication of data of a new Census, the City should review the information and determine the need, if any, for revisions to the Policy to reflect any new demographic and economic trends.

Capital Improvements Plan (CIP)

This Policy should be reviewed following adoption of any significant changes or updates to the adopted CIP.

Subdivision Regulation Updates

The Montana Local Planning Enabling Act (76-1-106, MCA) requires that subdivision regulations be in accordance with an adopted growth policy. In the future, if substantial changes are proposed for the City's subdivision regulations, the Growth Policy should be consulted. It may be appropriate to consider revisions to the Growth Policy to facilitate needed changes to the subdivision regulations.

Zoning Ordinance and Zoning Map Updates

The Municipal Zoning Enabling Act (76-1-106, MCA) requires that zoning regulations be in accordance with an adopted growth policy. Zoning ordinances and zoning maps must be consistent with the growth policy in order to be effective and legal. Substantial changes proposed for the zoning ordinance or zoning map may reflect a need to revisit the growth policy and evaluate the pertinent goals and objectives.

INTERAGENCY COORDINATION

Section 76-1-601(2)(g), MCA requires that a growth policy include a statement concerning how a local government will cooperate with other jurisdictional entities in implementing its growth policy. This section must describe how a city or town will work with the county in which it is located as well as other communities to address issues related to land use planning and community development. Or conversely, the statute requires that a county growth policy include a statement of how the county will work with cities and towns with respect to these issues.

The City of Townsend will work cooperatively with Broadwater County to advance the goals of the 2025 Townsend Growth Policy. More particularly the Townsend Planning Board will work with Broadwater County to identify land use and community development issues of common concern including, but not limited to:

- The efficient development and maintenance of infrastructure to support thoughtful growth.
- The protection of the area's natural and cultural resources - its water, air and open space/agricultural character.
- The reduction of sprawl.
- The provision of public services that assure the health, safety, and welfare of our residents.

In order to facilitate cooperation, Townsend will communicate regularly with Broadwater County Planning and Commission, using the following methods:

- Copies of staff reports regarding items that come before the Townsend Planning Board will be provided to Broadwater County for review and input.
- The City of Townsend will be asked to comment on agenda items that come before the County if those items would affect or potentially affect Townsend.

- Broadwater County staff will be invited to attend the meetings of the Townsend Planning Board.
- Members of the Townsend Planning Board will attend meetings of with Broadwater County, as feasible, when items affecting Townsend are being considered.

In addition, the City of Townsend will work with other entities in implementing the Growth Policy. Those activities that will likely require cooperation between the City of Townsend and other entities such as state and federal agencies, school and conservation districts and volunteer fire departments and include but are not limited to:

- Fire management in the wildland urban interface
- Townsend School District
- Housing
- Economic Development, Montana Business Assistance Connection (MBAC)
- County Weed Board
- The development and/or maintenance of roads that are located adjacent to publicly owned lands
- Cooperative management of recreational sites
- The role of resources management in the local economy
- The effect of growth on natural, recreational, and cultural resources
- Emergency Services delivery

The City of Townsend will work cooperatively with all affected agencies or interests in addressing these and other issues related to the goals and objectives set forth in the Growth Policy.



GOALS & OBJECTIVES

SECTION 6. GOALS, OBJECTIVES AND STRATEGIES

This chapter outlines the community development goals, objectives and implementation strategies that were formulated in cooperation with the City of Townsend's governing body and staff and input from citizens during the preparation of the growth policy. These goals, objectives and strategies establish the framework for the growth policy by providing a means to evaluate existing conditions, shape future plans, and set forth guidelines for the review of future development proposals.

Goals and objectives are meant to present the community's values and stem from the identification of planning issues. Goals and objectives present a desirable future condition and provide direction for community decisions over time. Implementation strategies represent specific actions that help us reach each goal; they are a means to a desirable end. The following are some common definitions of Goals, Objectives, and Strategies:

Goals - are general statements of desired outcomes of the community. Goals are written as general statements and provide the broad framework for objectives and the identification of implementation strategies. Goals provide the overall vision of what subsequent planning activities seek to achieve.

Objectives - are more specific than goals and generally describe measurable outcomes or benchmarks that help determine the level of success. Objectives help achieve the goals.

Strategies - are the "operational" actions or policies that a community may undertake to meet the stated goals and objectives. Strategies are specific statements relating to planning objectives and are intended to help guide future decision-making in the community.

Planning goals, objectives, and suggested strategies for the growth policy are presented on the following pages. The goals, objectives and strategies relate to the following elements:

- Land Use and Community Growth
- Housing
- Economic Development
- Community Infrastructure and Services
- Environmental and Natural Resources

LAND USE AND COMMUNITY GROWTH GOALS

There are areas of developable land outside of the City of Townsend limits to the north, east, and south. There is some residential development outside the City limits within the planning area which includes some large lot development and smaller approximately 1-acre lot development. Further, there is some commercial development along Highway 287 north and south of the City limits. It is important to balance the existing land uses with potential land uses in the planning area. Although the City of Townsend has no jurisdiction outside of the existing City Limits, it is important to plan for future land uses around the City. This will allow for better coordination with Broadwater County during Growth Policy reviews, zoning implementation, and subdivision review within the planning area at the County level.

It will be important for the City of Townsend to continue to plan for the extension of City services and infrastructure to potential annexation and development areas within the planning area. The City of Townsend should implement planning tools and policies that will help to determine where new infrastructure should be placed and how much it will cost, as well as evaluate existing infrastructure to determine existing capacity, how much expansion existing infrastructure can handle, and the cost to improve existing infrastructure to handle additional service needs.

Land Use and Community Growth Goals

GOALS	OBJECTIVES	STRATEGIES
<p>#1 Provide for orderly development of the City of Townsend and the Planning Area.</p>	<ul style="list-style-type: none"> • Provide for compatible development in the rural-urban transition areas close to the City. • Work with the Broadwater County to address growth issues outside the incorporated limits of the City of Townsend. • Promote planning and infrastructure design that reflects and supports neighborliness, pedestrian-oriented commercial and residential districts, and accessible public facilities. • Assure that new development is respective of the character of the community including landscaping, lighting, sidewalks, street design and other related improvements. 	<ul style="list-style-type: none"> • <i>Periodically review and update zoning regulations to maintain the character of the City of Townsend and guide future development to areas of greatest community benefit and least environmental impact.</i> • <i>Update, as necessary, local subdivision regulations and provide for timely review of subdivision proposals to ensure compliance with current State and Local laws.</i> • <i>Evaluate all private development proposals as they relate to public services and their compliance with the goals, objectives, and policies of the Townsend Growth Policy and other existing land use regulations within the planning area boundary.</i>

GOALS	OBJECTIVES	STRATEGIES
	<ul style="list-style-type: none"> • Work with Broadwater County to coordinate and comply with existing local land use regulations. 	<ul style="list-style-type: none"> • <i>Evaluate annexation proposals for compliance with zoning regulations and the Townsend Growth Policy.</i>
<p>#2 Provide for the extension of services to undeveloped areas within the Planning Area.</p>	<ul style="list-style-type: none"> • Work with areas adjacent to the City of Townsend where infrastructure and public services may be needed in the future to start planning for those connections. • Encourage land use changes and development proposals that make most efficient use of land, infrastructure, energy, and other resources. • Work with landowners of large tracts of undeveloped land adjacent to the City limits to plan for future extension of City services and plan for capacity needs. 	<ul style="list-style-type: none"> • <i>Develop annexation policy and extension of services plan for the City in order to effectively evaluate annexation proposals.</i> • <i>Determine costs (of delivering services) and revenues (increased tax dollars) associated with annexation and conduct an engineering analysis to determine the feasibility of extending sewer and water services and establish a future service area boundary.</i> • <i>Review development proposals for compliance with the Growth Policy and require developers to provide on-site improvements and make fair contributions to the cost of off-site facilities impacted by their activities either by direct financial contribution for infrastructure or alternative means of finance that minimizes costs to existing taxpayers.</i> • <i>Evaluate setting up financial alternatives for construction of infrastructure to incentivize commercial and industrial development, like Tax Increment Financing (TIF/TED), BID/SID, or other financing that is allocated/allotted by place or boundary.</i> • <i>Evaluate the need for impact fees to offset infrastructure to accommodate development.</i>

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HOUSING GOALS

The housing stock in Townsend is characterized by a predominance of single family detached units. According to the US Census American Community Survey (ACS), Single-family homes comprised 84% percent of the community’s housing stock compared with 67 percent for the nation and 74 percent for Montana. There are a total of 970 housing units in Townsend with 72% owner occupied and 28% renter occupied. The median home price in Townsend is \$213,900 since 2023 and appears to be trending up since then. The city approved a new subdivision on the south side of the city with approximately 140 housing units with a mix of multi-family attached and single-family housing. Due to interest rates and the economy, completion of the project has been a challenge. Currently, the city relies on in-fill development of existing developed and undeveloped lots within the city for new housing. Affordable housing for low income residents and senior citizens are a concern and will continue to be a concern into the future.

Housing Goals

GOALS	OBJECTIVES	STRATEGIES
<p>#1 Create, improve, and maintain the quality of the residential environment in the Planning Area.</p>	<ul style="list-style-type: none"> • Encourage the provision of an adequate supply of housing to meet the needs of all segments of the population. • Promote planning and infrastructure design that reflects and supports neighborliness, pedestrian-oriented residential districts, and accessible public facilities. • Retain a residential buffer around the schools. • Periodically review regulatory tools (zoning; annexation; and subdivision regulations) to assure that new development is consistent with community goals and objectives. 	<ul style="list-style-type: none"> • <i>Review existing ordinances and/or implement additional regulations to ensure they provide for the orderly development of vacant land to preserve the community character.</i> • <i>Review existing ordinances and/or implement additional regulations to ensure regulations are addressing accessibility in relation to housing and infrastructure.</i> • <i>Review existing ordinances and regulations to ensure a wide variety of housing types can be accommodated to provide a variety of housing options. Affordable housing incentives should be considered including density, housing types, etc. to provide the best options for meeting the housing needs for all income levels.</i>

GOALS	OBJECTIVES	STRATEGIES
<p>#2 Work to achieve a balance with respect to housing in Townsend that strives to achieve diversity in type, accessibility, affordability and location through new construction and the redevelopment of existing properties.</p>	<ul style="list-style-type: none"> • Identify and promote available building sites in and around the City of Townsend which have access to services and utilities, and which can be annexed to the City. • Ensure new residential development does not excessively burden the local government and is adequately served by public facilities and services. • Encourage an appropriate level of low and moderate cost housing. • Encourage the provision of a wide range of housing opportunities by type and density. Encourage the upgrading and rehabilitation of existing substandard housing. • Identify resources that can be used to assist property owners in rehabilitation and housing preservation while keeping the cost of housing reasonable. 	<ul style="list-style-type: none"> • <i>The City should support residential development that does not increase the cost of development as to cause housing to become unaffordable while balancing the need to protect existing property owner rights, preserve community character, and provide for adequate public services.</i> • <i>Work with property owners, development corporations, non-profit organizations, builders, and realtors to identify property to develop or redevelop into affordable housing as well as market residential lots.</i> • <i>Prepare a housing plan that addresses:</i> <ul style="list-style-type: none"> ➢ <i>Neighborhood Revitalization</i> ➢ <i>Housing for Seniors and Special Needs Groups</i> ➢ <i>Affordability and Availability</i> ➢ <i>Necessary or Desirable Supportive Services</i>
<p>#3 Provide housing and accommodations for all persons, regardless of need, including seniors and those with disabilities and other special requirements.</p>	<ul style="list-style-type: none"> • Seek to develop housing for seniors and special needs groups living in the Townsend area. • Seek to develop a variety of accessible housing to meet the current and future needs of an aging population. 	<ul style="list-style-type: none"> • <i>Support efforts by agencies to pursue nursing home and assisted care facility construction in the community.</i> • <i>Support efforts by the community to develop accessible and affordable housing to accommodate all persons including seniors and those with disabilities.</i>

ECONOMIC DEVELOPMENT GOALS

Townsend, being a small rural town in Broadwater County, Montana, has a workforce that reflects the characteristics of a small, rural community with a mix of industries and occupations. Approximately 1,200-1,300 people are part of the labor force in Townsend, which represents about 60-65% of the total population. This is somewhat typical for small towns, where a significant portion of the population is either retired, not in the workforce, or engaged in non-traditional employment (e.g., farming, homemaking, etc.). Based on the latest data available, the unemployment rate in Townsend is relatively low, often averaging around 3-4% in recent years, in line with Montana's overall state trends. The undeveloped land within the City of Townsend provides an excellent opportunity to plan for future land uses and expansion within its boundaries.

The median household income in Townsend is lower than the state and national averages, reflecting the rural nature of the community. The median income for households in Townsend is around \$50,000 to \$55,000. This is relatively modest compared to more urban areas. The poverty rate in Townsend tends to be somewhat higher than the state average, hovering around 13-15%, reflecting the economic challenges that many rural areas face. According to the 2022 ACS, The poverty rate for Townsend is listed as 10%, which is a increase from 9.3% in 2017.

Tax Increment Financing (TIF) is a technique that allows a local government or redevelopment authority to generate revenues for a group of blighted properties targeted for improvement, known as a TIF district. As improvements are made within the district, and as property values increase, the incremental increases in property tax revenue are earmarked for a fund that is used for improvements within the district.

Expenditures of TIF generated revenues are subject to certain restrictions and must be spent within the district. The funds generated from a new TIF district could be used to finance projects such as street and parking improvements, tree planting, installation of new bike racks, trash containers and benches, and other streetscape beautification projects within the designated area.

In Montana, TIF districts were authorized in 1974 and are assessed through property taxes. Financing options include private activity revenue bonds, pay as you go, loans, special assessments, and tax increment bonds.

Economic Development Goals

GOALS

#1 Provide for development and improvement of business and industrial districts in the Planning Area.

OBJECTIVES

- Encourage commercial and industrial development characterized by proper location with safe access, sufficient off-street parking, and attractive design.
- Encourage redevelopment of existing commercial uses along the Broadway and Front Street corridor.
- Promote the use of landscaping to create attractive commercial and industrial zones by incorporating site design standards in land use controls.
- Foster diversification of the economic base by encouraging and supporting all efforts to bring economic development to the community.
- Explore a variety of economic development projects for the community including creation of Tax Increment Financing Districts (TIF) in areas of future Commercial and Industrial development.
- Support existing businesses to maintain local jobs.
- Promote and encourage those agencies, businesses, and entities that have been and who are presently encouraging economic improvement in the community.
- Promote Townsend as a family orientated and safe place to live and work.

STRATEGIES

- *Work with the Montana Business Assistance Connection (MBAC) to encourage economic development.*
- *Promote a mix of uses within commercial and industrial districts while balancing the need to protect existing property owner rights, preserve community character, and provide for adequate public services.*
- *Continue economic efforts to attract companies and industries to the Townsend area that support well-paying jobs.*
- *Work to create a Tax Increment Financing District (TIF) that covers proposed future commercial and industrial land use areas to incentivize development in these areas.*
- *Pursue funding for Brownfields cleanup and redevelopment for blighted properties.*
- *Support businesses that capture more customers from people that travel through Townsend each day.*
- *Seek to develop facilities to accommodate large gatherings and that encourage new visitation to the community.*

COMMUNITY INFRASTRUCTURE AND SERVICES GOALS

The City’s existing wastewater systems have excess capacity and the City has the ability to accommodate new connections. The existing wastewater treatment plant is seeing about 1/3 to ½ of its available capacity utilized. There has not been significant development within the city limits to reduce the overall available capacity of the system. There appears to be available capacity for an additional 1,200 housing units before upgrades to the system would need to be considered. The city prepared a water system design report in 2024 to evaluate the capacity and needs for the water system. The report indicates that the city currently meets there water needs with three existing wells but the system has no backup well and if one well goes down the system will experience a reduction in system pressures. The city needs to add an additional 700 gpm well to the system to satisfy DEQ requirements. The city has plans to replace aging water mains, fire hydrants and valves as well as improve the three existing wells and and construct a new one million gallon storage tank. The design of the system improvements accounted for a 1.4% growth rate over the next 20 years. With the implementation of the project there will be additional water capacity to accommodate some growth.

It will be critical for the City of Townsend to plan for development within the undeveloped land within the City limits as well as connection of existing developed areas outside the City. Planning for this development will help to identify critical needs in the area of infrastructure and services and trigger points for system and service upgrades.

The City of Townsend contracts with the Broadwater County Sheriffs Department to provide law enforcement and emergency service to the city residents. The City of Townsend has a volunteer fire department that assists the residents in and around the city with fire and medical emergencies.

The Townsend School District serves the residents of Townsend as well as residents surrounding the City within the planning area. The school district serves approximately 700 students K-12. The district just built a new addition to the existing school that was completed in 2023 to better serve the community.

Community Infrastructure and Services Goals

GOALS	OBJECTIVES	STRATEGIES
<p>#1 Provide for adequate infrastructure within the City of Townsend and the Planning Area.</p>	<ul style="list-style-type: none"> Continue to evaluate, Identify, and address infrastructure needs associated with existing water, sewer, storm drain, and road systems within the City of Townsend. Evaluate future infrastructure needs to accommodate connections of undeveloped land as they develop within the planning area. 	<ul style="list-style-type: none"> <i>Review and update the City’s Capital Improvements Plan to evaluate infrastructure and service priorities.</i> <i>Evaluate all private development proposals as they relate to public services and their compliance with the goals, objectives, and policies of the City of Townsend.</i>

Community Infrastructure and Services Goals

GOALS	OBJECTIVES	STRATEGIES
	<ul style="list-style-type: none">• Continue to provide necessary maintenance of existing water, sewer, storm drain, and road systems within the City of Townsend in order to continue to provide quality services to City residents.• Evaluate development as it relates to accessibility for all modes of transportation including transit, pedestrians, bicyclists, as well as motorists.• Incorporate accessibility for all modes of transportation including transit, pedestrians, bicyclists, as well as motorists into maintenance or reconstruction projects on existing City streets.	<ul style="list-style-type: none">• <i>Continue economic efforts to attract companies and industries to the Townsend area that support well-paying jobs.</i>• <i>Continue to coordinate with existing development within the planning area regarding water and wastewater problems and potential service needs.</i>• <i>Encourage new development contiguous to existing development in order to avoid the long-term cost to taxpayers of providing services to an inefficient development pattern.</i>• <i>Continue with wastewater and water system maintenance programs on order to provide the most reliable service to City residents and businesses.</i>• <i>Prepare a city-wide storm drainage plan that will identify critical storm water needs throughout the City of Townsend that will provide the most benefit to the community. Seek funding for storm water system improvements.</i>• <i>Prepare a street assessment to evaluate the conditions of all streets and outline priorities for yearly street maintenance.</i>• <i>Continually look for and seek funding sources that will help in the implementation of</i>

Community Infrastructure and Services Goals

GOALS	OBJECTIVES	STRATEGIES
<p>#2 Provide for adequate services within the City of Townsend and the Planning Area.</p>	<ul style="list-style-type: none"> • Evaluate and improve the condition, as appropriate, of emergency services infrastructure and equipment to ensure the provision of adequate fire protection within the City of Townsend. • Maintain existing park facilities while identifying needs for new and/or expanded facilities. • Support the efforts of Townsend School District to provide high quality education services and facilities. • Support projects in the community that improve accessibility with construction of new sidewalks and trails as well as maintenance of existing sidewalks and trails. 	<p><i>capital improvements projects and maintenance activities.</i></p> <ul style="list-style-type: none"> • <i>Promote recycling for more efficient waste management, potential cost savings to residents, and potential economic development.</i> • <i>Promote a collaborative effort to make the rail-based businesses and the rail infrastructure more efficient and conducive to the community.</i> • <i>Pursue adequate emergency services personnel, facilities, and equipment to provide levels of service in compliance with local, state, and national standards.</i> • <i>Identify funding sources to support additional staff and equipment for the fire department.</i> • <i>Partner with the school district to expand and improve pedestrian facilities throughout the city.</i> • <i>Prepare a Parks and Trails Master Plan for the City of Townsend that will identify locations for pedestrian and non-motorized facility improvements that will best benefit the community and identify new and existing park needs.</i>

ENVIRONMENTAL AND NATURAL RESOURCE GOALS

Missouri River runs west and north of the City of Townsend within the planning area. The Missouri River provides wildlife and fish habitat as well as recreational opportunities for residents. Canyon Ferry lake is located north of the City of Townsend and provides abundant recreational opportunities for residents as well as wildlife and fish habitat. These resources need to be protected to preserve fish and wildlife resources as well as recreational resources.

The City of Townsend and other portions of the Townsend Planning Area are located within 100-year and 500-year floodplains associated with the Missouri River and its overflow branches. There are areas of isolated wetlands that exist along the Missouri River corridor within the planning area.

Environmental and Natural Resource Goals

GOALS	OBJECTIVES	STRATEGIES
<p>#1 Encourage development that is compatible with or enhances natural resource values including air, water, soil, and vegetation.</p>	<ul style="list-style-type: none"> Recognize the importance of natural resources, including soil, water, air, scenic values, and fragile ecosystems and ensure that growth and development in the Townsend area minimizes environmental degradation. Encourage development in areas that are relatively free of environmental problems (e.g., soil limitations, high water tables, wetlands, floodplains, etc.) or where constraints can be properly mitigated. Protect ground water and surface water quality in the Missouri River watershed. Prevent and reduce infestations of noxious weeds. 	<ul style="list-style-type: none"> <i>Require evaluation of environmental impacts and either deny permission or require mitigation for proposed activities with potentially significant adverse environmental impacts.</i> <i>Evaluate existing regulations to ensure development has minimal adverse impacts to the human and natural environment.</i> <i>Encourage infill, clustering, and other compact development patterns to lessen impacts on sensitive lands.</i> <i>Participating and supporting cooperative efforts for the protection of the watersheds in the Townsend area.</i>

Environmental and Natural Resource Goals Cont'd

GOALS	OBJECTIVES	STRATEGIES
<p>#2 Maintain and promote the environmental quality of Townsend with respect to its natural resources and the health of its citizens.</p>	<ul style="list-style-type: none">• Protect the general health and welfare of residents of the City of Townsend.• Encourage development of new sidewalks and trails to improve the health of the City's residents.	<ul style="list-style-type: none">• <i>Require infrastructure, such as sidewalks, to enable movement of pedestrians and non-motorized vehicles through and within all new developments and encourage similar infrastructure in all existing areas.</i>• <i>Promote the concept of a multi-jurisdictional trail systems to link natural, cultural, and scenic resources in the area and provide recreational opportunities for area residents.</i>• <i>Seek funding opportunities for improvements to existing sidewalks and trails and construction of new sidewalks and trails throughout the community.</i>• <i>Evaluate development proposals to ensure the adequate provision of sidewalks and trails to facilitate accessibility and health of the community.</i>

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APPENDIX A
Public Input

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1) Public Comments

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2) Community Survey

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Townsend Growth Policy Planning Survey

Return to the City of Townsend at 110 Broadway, Townsend, MT 59644

Thank you for taking a few minutes to answer this survey. Your answers will help the City Council and Planning Board better understand how you feel about the future of our community. The City has decided to revise and update its 2010 Growth Policy to reflect current community issues and set new goals and objectives. Community input is a key component to developing the Growth Policy and your answers will help in forming a Policy that meets the goals of the community. **Please return the survey by June 7, 2024**, to the City of Townsend or give it to any Planning Board member or City Council Member and ask them to deliver it to us. Call Jeremy Fadness at (406) 443-3962 if you have any questions, and please, only one response per adult. You may make copies of this survey if you wish.

Features of the City of Townsend

Why do you choose to live, work, and play in Townsend (Please only choose one)

- Community Size and/or Character
- Recreation, Proximity to Nature, and/or Location
- Community Values and Culture
- Work/Employment
- To Raise a Family/Schools
- Family and Friends in the Area
- Born and/or raised in Townsend

Please tell us how important each feature is to you.

	<u>Extremely Important</u>		<u>Neutral</u>		<u>Not at all Important</u>	<u>No Opinion</u>
Parkland	1	2	3	4	5	X
Senior Housing	1	2	3	4	5	X
Access to Healthcare	1	2	3	4	5	X
Variety of Businesses	1	2	3	4	5	X
Affordable Housing	1	2	3	4	5	X
Quality of Schools	1	2	3	4	5	X
Rural Lifestyle	1	2	3	4	5	X
Sense of Community	1	2	3	4	5	X
Availability of Emergency Services	1	2	3	4	5	X
Availability of Law Enforcement	1	2	3	4	5	X
Job Opportunities	1	2	3	4	5	X
Railroad	1	2	3	4	5	X
Rodeo Grounds	1	2	3	4	5	X
Tourism	1	2	3	4	5	X
Recreation	1	2	3	4	5	X
Hunting	1	2	3	4	5	X
Swimming Pool	1	2	3	4	5	X
Sidewalks	1	2	3	4	5	X
Airport	1	2	3	4	5	X
Civic Organizations	1	2	3	4	5	X
Agriculture	1	2	3	4	5	X
Other	1	2	3	4	5	X

Please Specify _____

On a scale of 1 to 10, how would you rate the City of Townsend as a place to live?

(1 being a poor quality of life, 10 being a good quality of life) _____

Why? _____

Land Use and Other Issues

How do you feel about Population/Residential Growth within the City of Townsend (Please only choose one)

- There has been too much growth
- There has been the right amount of growth
- There has not been enough growth

How do you feel about Retail/Commercial Growth within the City of Townsend (Please only choose one)

- There has been too much growth
- There has been the right amount of growth
- There has not been enough growth

What are the most important topics for the Growth Policy (Please only choose one)

- Housing (character, type, affordability)
- Economic Development
- Community Services (education, childcare)
- City Services (Police, Fire, Ambulance)
- Growth Management (preventing sprawl)
- Preservation of Natural Resources

Please indicate the extent to which you agree or disagree with each of the following statements as they apply Townsend

	<u>Strongly Agree</u>		<u>Neutral</u>		<u>Strongly Disagree</u>	<u>Don't Know/ No Opinion</u>
Parkland is a good way to preserve open space.	1	2	3	4	5	X
The City's planning effort should determine the amount of manageable development.	1	2	3	4	5	X
Infringement on private property rights is a problem	1	2	3	4	5	X
Infrastructure (roads, schools, water, sewer, etc.) needs to be improved.	1	2	3	4	5	X
The City needs to plan for growth and change.	1	2	3	4	5	X
Population growth should be located near existing infrastructure	1	2	3	4	5	X
The City should provide tax incentives to residents for tearing down abandoned or dilapidated buildings and redeveloping the lot.	1	2	3	4	5	X
People should be able to subdivide where and when they want.	1	2	3	4	5	X
Townsend needs effective Subdivision Regulations to guide development including strong infrastructure standards.	1	2	3	4	5	X
Townsend should consider amending the adopted zoning regulations to be less restrictive.	1	2	3	4	5	X
Townsend should consider amending the adopted zoning regulations to be more restrictive.	1	2	3	4	5	X

Under what conditions would you be willing to accept more regulation of land use?

- | Yes | No | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | If regulations protected water quality |
| <input type="checkbox"/> | <input type="checkbox"/> | If regulations helped separate incompatible land uses |
| <input type="checkbox"/> | <input type="checkbox"/> | If regulations promoted economic development |
| <input type="checkbox"/> | <input type="checkbox"/> | If regulations protected wildlife habitat |
| <input type="checkbox"/> | <input type="checkbox"/> | If regulations affected subdivision design |
| <input type="checkbox"/> | <input type="checkbox"/> | If regulations affected subdivision location |
| <input type="checkbox"/> | <input type="checkbox"/> | I would not be willing to accept such regulation under any conditions |

Municipal Facilities and Services

When thinking about Municipal facilities and services that exist or are needed do you think spending is:

	<u>Don't Know</u>	<u>Too Much</u>	<u>Too Little</u>	<u>About Right</u>
Solid Waste Collection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
City Owned Buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Streets (existing and new)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Airport	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sanitary Sewer System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Curb & Gutter (existing and new)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sidewalks (existing and new)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police Service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stormwater Management	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please indicate the extent to which you agree or disagree with each of the following statements as they apply to Townsend.

	<u>Strongly Agree</u>		<u>Neutral</u>		<u>Strongly Disagree</u>	<u>Don't Know/ No Opinion</u>
Townsend should focus on Building projects city hall, community center, city-facilities, etc.).	1	2	3	4	5	X
Townsend should focus on Recreation projects (parks, ball fields, sports complexes, etc.).	1	2	3	4	5	X
Townsend should focus on Water/Wastewater projects (water/sewer upgrades, repair, etc.).	1	2	3	4	5	X
Townsend should focus on Bicycle and Pedestrian projects (sidewalks, paths, trails, etc.).	1	2	3	4	5	X
Townsend should focus on Street projects (repair and reconstruction of existing streets, new street development, etc.).	1	2	3	4	5	X

Services in the City of Townsend

Listed below are services provided in the City of Townsend. Please indicate your satisfaction with these services.

	<u>Completely Satisfied</u>			<u>Not at all Satisfied</u>			<u>No</u>	<u>Are you willing to pay more</u>	
	<u>Couldn't be improved</u>			<u>In need of improvement</u>			<u>Opinion</u>	<u>taxes for improved services?</u>	
Solid Waste Collection	1	2	3	4	5	X	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Swimming Pool	1	2	3	4	5	X	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Library	1	2	3	4	5	X	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Parks & Recreation	1	2	3	4	5	X	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
City Facilities Rental	1	2	3	4	5	X	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Snowplowing	1	2	3	4	5	X	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
City Street Conditions	1	2	3	4	5	X	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Sidewalks/Curbs/Gutters	1	2	3	4	5	X	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Water Quality	1	2	3	4	5	X	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Sewer System	1	2	3	4	5	X	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Law Enforcement	1	2	3	4	5	X	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Fire Protection	1	2	3	4	5	X	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Ambulance/Emergency	1	2	3	4	5	X	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Medical Service	1	2	3	4	5	X	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Public Education	1	2	3	4	5	X	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Senior Citizen Facilities	1	2	3	4	5	X	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Weed Control	1	2	3	4	5	X	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Rodeo Grounds	1	2	3	4	5	X	<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Mosquito Control	1	2	3	4	5	X	<input type="checkbox"/> Yes	<input type="checkbox"/> No	

Making the Future Better

List two things you would like to see change in the City of Townsend.

1. _____
2. _____

List two things that you would like to see the City of Townsend improve/add/eliminate that would make the community a better place to live in.

1. _____
2. _____

What would you like to see for the future of Townsend?

What is most important to the long-term health and vitality of the City of Townsend?

What changes would you like to see incorporated into the existing Townsend Land Use Regulations?

What is your vision for future development within the City of Townsend?

Other Comments?

For the Growth Policy process, what public outreach or communication methods would you prefer to stay informed?

- E-mail notification of program activities
- Website
- Newsletters or mailings
- Posters or notices at public facilities
- Other ideas? _____

General Information about You (Optional)

How long have you lived in the City of Townsend? _____ years

How old are you? _____ years

Do you live in the City of Townsend

___Yes ___No ___Don't Know

Please describe your occupation. Check the one that best applies.

- | | |
|---|---|
| <input type="checkbox"/> Farmer/Rancher | <input checked="" type="checkbox"/> Government Employee |
| <input type="checkbox"/> Public School Employee | <input type="checkbox"/> Employee of a Commercial or Retail Establishment |
| <input type="checkbox"/> Construction | <input type="checkbox"/> Retired |
| <input type="checkbox"/> Self-employed Businessperson or Business Owner
(other than farming or ranching) | <input type="checkbox"/> Not employed outside the home |
| <input type="checkbox"/> other _____ | <input type="checkbox"/> Healthcare |

3) Community Survey Results

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City of Townsend 2024 Survey Results

Results are a combination of the following:
SurveyMonkey.Com

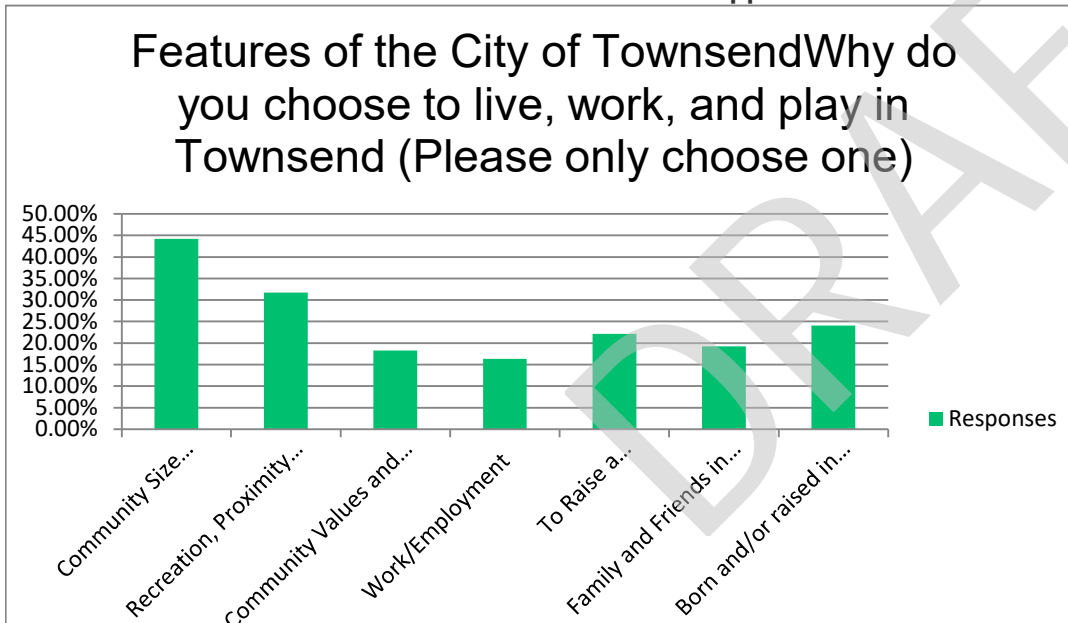
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City of Townsend Growth Policy Update

Features of the City of Townsend Why do you choose to live, work, and play in Townsend (Please only choose one)

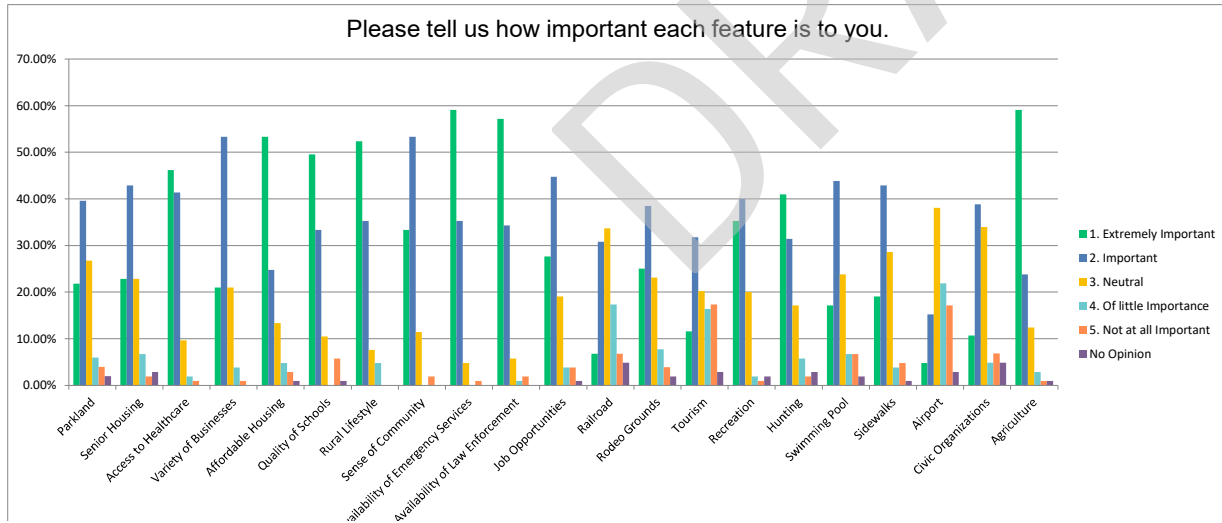
Answer Choices	Responses	
Community Size and/or Character	44.23%	46
Recreation, Proximity to Nature, and/or Location	31.73%	33
Community Values and Culture	18.27%	19
Work/Employment	16.35%	17
To Raise a Family/Schools	22.12%	23
Family and Friends in the Area	19.23%	20
Born and/or raised in Townsend	24.04%	25
Answered	104	
Skipped	1	



City of Townsend Growth Policy Update
 Please tell us how important each feature is to you.

		1. Extremely Important	2. Important	3. Neutral	4. Of little Importance	5. Not at all Important	No Opinion	Total						
Parkland	21.78%	22	39.60%	40	26.73%	27	5.94%	6	3.96%	4	1.98%	2	101	
Senior Housing	22.86%	24	42.86%	45	22.86%	24	6.67%	7	1.90%	2	2.86%	3	105	
Access to Healthcare	46.15%	48	41.35%	43	9.62%	10	1.92%	2	0.96%	1	0.00%	0	104	
Variety of Businesses	20.95%	22	53.33%	56	20.95%	22	3.81%	4	0.95%	1	0.00%	0	105	
Affordable Housing	53.33%	56	24.76%	26	13.33%	14	4.76%	5	2.86%	3	0.95%	1	105	
Quality of Schools	49.52%	52	33.33%	35	10.48%	11	0.00%	0	5.71%	6	0.95%	1	105	
Rural Lifestyle	52.38%	55	35.24%	37	7.62%	8	4.76%	5	0.00%	0	0.00%	0	105	
Sense of Community	33.33%	35	53.33%	56	11.43%	12	0.00%	0	1.90%	2	0.00%	0	105	
Availability of Emergency Services	59.05%	62	35.24%	37	4.76%	5	0.00%	0	0.95%	1	0.00%	0	105	
Availability of Law Enforcement	57.14%	60	34.29%	36	5.71%	6	0.95%	1	1.90%	2	0.00%	0	105	
Job Opportunities	27.62%	29	44.76%	47	19.05%	20	3.81%	4	3.81%	4	0.95%	1	105	
Railroad	6.73%	7	30.77%	32	33.65%	35	17.31%	18	6.73%	7	4.81%	5	104	
Rodeo Grounds	25.00%	26	38.46%	40	23.08%	24	7.69%	8	3.85%	4	1.92%	2	104	
Tourism	11.54%	12	31.73%	33	20.19%	21	16.35%	17	17.31%	18	2.88%	3	104	
Recreation	35.24%	37	40.00%	42	20.00%	21	1.90%	2	0.95%	1	1.90%	2	105	
Hunting	40.95%	43	31.43%	33	17.14%	18	5.71%	6	1.90%	2	2.86%	3	105	
Swimming Pool	17.14%	18	43.81%	46	23.81%	25	6.67%	7	6.67%	7	1.90%	2	105	
Sidewalks	19.05%	20	42.86%	45	28.57%	30	3.81%	4	4.76%	5	0.95%	1	105	
Airport	4.76%	5	15.24%	16	38.10%	40	21.90%	23	17.14%	18	2.86%	3	105	
Civic Organizations	10.68%	11	38.83%	40	33.98%	35	4.85%	5	6.80%	7	4.85%	5	103	
Agriculture	59.05%	62	23.81%	25	12.38%	13	2.86%	3	0.95%	1	0.95%	1	105	
Other (please specify)													6	
													Answered	105
													Skipped	0

Respondent ID	Response Date	Other (please specify)	Tags
118620025599	Jun 04 2024 09:07 PM	I wish I could pull up to a drive thru fast food joint.	
118619628489	Jun 04 2024 11:38 AM	An animal shelter	
118616000327	May 30 2024 12:23 PM	Ranching -- EXTREMELY Important	
118614949534	May 29 2024 08:13 AM	Vital: Small Town values and ways and feel!!	
118614605318	May 28 2024 09:15 PM	Extremely important for the city's and county to use our tax dollars wisely and with the best interest of the town and county and not individuals ideas	
118614438765	May 28 2024 03:51 PM	City and County government should be consolidated.	



City of Townsend Growth Policy Update

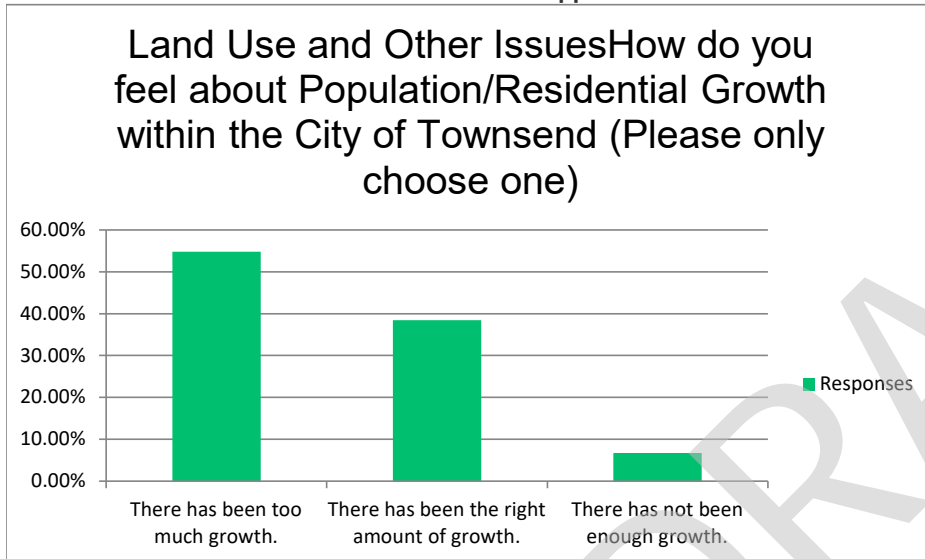
On a Scale of 1 to 10, how would you rate the City of Townsend as a place to live? (1 being a poor quality of life and 10 being a good quality of life)

Answer Choices	Responses		
1 - 10 rating	100.00%	102	
Why?	82.38%	84	
Answered		102	
Skipped		3	
Respondent ID	Response Date	1 - 10 rating	Tags
Why?			
118833188871	Jun 05 2024 12:01 PM	9	
11882823859	Jun 17 2024 07:30 AM	9	offers won't be altered by it.
11882354618	Jun 13 2024 07:34 AM	7	Needs more restaurant choices and a larger grocery store
11882585702	Jun 11 2024 06:59 PM	7	Townsend is a great small town, personally I wish there was a stand alone public library you could have access to all day.
118824341862	Jun 11 2024 01:55 AM	5	High fees, poor city services, trash policy is a joke, Nepotism in city and county government and services. Government and public works always do dumb shit hire dumb people the expect the taxpayers to foot the bill and bale them out.
11882411959	Jun 10 2024 07:10 PM	10	Good people. Good schools. Religious people , caring people
11882372743	Jun 10 2024 11:02 AM	7	Access to essentials but limited options
118822945737	Jun 08 2024 07:31 PM	7	No community rec center for teens, etc.
11882212058	Jun 07 2024 08:44 AM	3	drug issues, no mental health or drug rehabilitation intervention, peer group support, gouging grocery prices just for convenience, poor Broadway at crossing area for children especially, non patrolled community like before... we cops on bicycles in previous years, excessive speeding on streets
11881920232	Jun 06 2024 08:51 AM	7	It's got its challenges, but overall it's a safe, pleasant place to live
118820886027	Jun 05 2024 07:11 PM	8	Quiet neighborhood, nice neighbors, safe feeling within the community, good business
118820489117	Jun 05 2024 05:51 AM	7	
118820354630	Jun 05 2024 07:51 AM	9	Safe and quaint still feels like Montana here
118819628697	Jun 05 2024 08:38 AM	9	it's nice but sometimes there's not much to do.
118820689634	Jun 04 2024 11:57 PM	10	
118820073218	Jun 04 2024 11:16 PM	8	Mostly family oriented community
11882044559	Jun 04 2024 06:56 PM	7	But becoming more of a bedroom community
118820042291	Jun 04 2024 09:50 PM	5	It no longer has the small town feel with all the people moving in from out of town and trying to change everything
118820025999	Jun 04 2024 09:07 PM	4	I like small but really, only 1 place to eat you don't have to go in and sit down?
118819862457	Jun 04 2024 07:33 PM	6	The cost of housing has had a negative effect on our community. Local average families cannot afford to buy a home or property.
118819977013	Jun 04 2024 07:21 PM	9	Small community, emergency services could be more robust
118819843055	Jun 04 2024 06:30 PM	9	Small size
118819928736	Jun 04 2024 05:47 PM	10	Love Townsend & it's people, love the rural area & community events. Most people are friendly, kind & helpful.
118819907995	Jun 04 2024 05:11 PM	8	The taxes have gotten so high it's forcing a lot of us locals out, and net to town is way out of hand, a lot of the restrictions that were put upon mobile homes were just down right wrong! And they caused a lot of housing issues, a family used to be able to start in a mobile home kids had a yard to play in etc and then move up as time went by, now they are forced to live in apartments! No yards no pride in ownership nothing! And the residents we're against these restrictions even a petition with hundreds of signatures all to no avail, the wealthy people got there way and the less fortunate got screwed!
118819849726	Jun 04 2024 03:41 PM	4	Too few businesses to keep residents shopping in town.
118819849107	Jun 04 2024 03:40 PM	5	Need better internet, more extracurricular activities for kids (although this is improving), more businesses, MORE PLACES TO EAT, more park/rec land that is accessible, need some zoning
118819797564	Jun 04 2024 02:26 PM	7	
118819753469	Jun 04 2024 01:58 PM	8	
118819759244	Jun 04 2024 01:45 PM	8	Very great place to raise your kids. Safe community. But not a lot to do around our town. I want to support Townsend businesses, but there needs to be an opportunity for more.
118819720703	Jun 04 2024 01:45 PM	8	Affordable or present
118819694365	Jun 04 2024 12:40 PM	10	Home
118819646499	Jun 04 2024 12:11 PM	7	Be stopped.
118819645012	Jun 04 2024 11:53 AM	8	Lack of broadband access outside city limits, utilities monopoly in city limits.
118819628489	Jun 04 2024 11:38 AM	5	Not enough jobs and everything is to expensive
118819629288	Jun 04 2024 11:35 AM	7	Housing prices skyrocketed
118819602688	Jun 04 2024 11:10 AM	8	open spaces, friendly, small town culture, surrounded by outdoor recreation, sufficient amenities, not far from larger cities
118818021791	Jun 02 2024 04:11 PM	7	Rural
118818015972	Jun 02 2024 04:06 PM	9	Friendly people and most everything I need can be purchased local.
118817941540	Jun 02 2024 08:06 AM	4	The town needs to grow otherwise it becomes a ghost town.
118817705185	Jun 02 2024 04:57 AM	8	Has everything we need and is a small community with American values
118816871334	May 31 2024 10:27 AM	8	Small community
118816706889	May 31 2024 09:23 AM	10	Love this small town people are friendly and caring of others.
118816519524	May 30 2024 03:07 PM	8	Still has little bit of the small town feel.
118816003327	May 30 2024 12:23 PM	3	Rural ranching & farming environment is being pushed out. Destroying livelihoods, industry, & vital food security
118815483283	May 29 2024 04:28 AM	10	It is changing to an urban area, not rural
118815442222	May 29 2024 07:16 PM	10	We have a good business, health and recreational safe community.
118815437144	May 29 2024 07:04 PM	8	
118815428242	May 29 2024 06:46 PM	7	
118815422811	May 29 2024 06:31 PM	8	
118815375206	May 29 2024 04:54 PM	7	Beautiful area, small, nearby larger towns
118815280399	May 29 2024 02:00 PM	8	
118814948234	May 29 2024 08:13 AM	10	Beautiful Main Street. Small town. Great folks-still with a connection to Agriculture-but now the cow has been removed by the pool-Ag and Rural America is slipping away-so concerned
118814984622	May 29 2024 08:13 AM	10	Small town community and I like it that way
118814946137	May 29 2024 08:09 AM	6	I think Townsend is a great place to live. The area is 2nd to none. I feel that Townsend lacks in a lot of categories though which brings it down in my ranking. I believe our city/county government needs lots of help in order to move in that direction below (give a higher ranking. The availability for a quality meal would take Townsend a couple steps up as well.
118814937622	May 29 2024 07:59 AM	8	Too many "foreigners" driving prices up
118814883099	May 29 2024 06:21 AM	7	If you not an "established" townsend family it's very difficult to get others to interact with you
118814817735	May 29 2024 04:23 AM	5	Housing cost high, lack of dining, only 1 grocery store
1188148077135	May 29 2024 12:23 AM	8	The block on expansion of businesses, ie food trucks, brings down the score as well as city council members trying to take away or change long time events
118814640395	May 28 2024 10:52 PM	7	I feel like instead of the same better food variety like bix or something. The lifestyle around Townsend is aim for the most part and is very enjoyable to live around or just the entire Broadwater county. I other recreational ideas would be nice like maybe a fenced in dog park.
118814621531	May 28 2024 09:59 PM	8	Peaceful
118814620602	May 28 2024 09:56 PM	7	
118814614225	May 28 2024 09:39 PM	7	Great little town, but care for community plans seems sporadic and disjointed.
118814612030	May 28 2024 09:28 PM	5	
118814605318	May 28 2024 09:15 PM	9	
118814601998	May 28 2024 09:06 PM	9	
118814602020	May 28 2024 09:02 PM	9	
118814598665	May 28 2024 09:00 PM	9	Easy access to larger communities for shopping. Good people. Access to the river, lake and mountains.
118814589034	May 28 2024 08:57 PM	8	Growth, economically unaffordable
118814597225	May 28 2024 08:54 PM	8	
118814589016	May 28 2024 08:39 PM	6	Cost of living
118814589077	May 28 2024 08:34 PM	5	Good place to live poor place to find work
118814582012	May 28 2024 08:17 PM	2	Ten years ago a 10 now a 2... Leave it small town MT!
118814517995	May 28 2024 08:08 PM	4	Commissioners are selling out to the wealthy. We can not sustain the real estate and taxes
118814516129	May 28 2024 08:04 PM	4	Too many rules and growth, don't know your neighbors anymore
118814505274	May 28 2024 07:21 PM	8	It's growing fast and too many drugs.
118814516915	May 28 2024 06:05 PM	8	Because it's not like Bozeman and it's small.
118814513801	May 28 2024 05:56 PM	8	Too much growth
118814485206	May 28 2024 05:07 PM	8	I think I would like to see more mom and pop type of businesses and not corporations. The towns appearance has really improved over the last few years which is a plus but there is still room for improvement. Even if it is just some facings. Love the small town feel. Townsend has a lot going for it.
118814473108	May 28 2024 04:47 PM	11	Rate it so people they will stop letting people move here and run our community
118814462198	May 28 2024 04:28 PM	9	Life long friends. Pinocle and bingo activities.
118814460934	May 28 2024 04:24 PM	7	would like more family centered amenities (not bars)
118814460772	May 28 2024 04:02 PM	9	
118814445856	May 28 2024 04:02 PM	8	
118814442965	May 28 2024 03:58 PM	7	
118814442119	May 28 2024 03:56 PM	7	Townsend has a nice silence about it and a feeling of community that you don't get in a lot of other places. There are lots of things to do here creating the perfect setting of community and a way of living that isn't based on income
118814438705	May 28 2024 03:51 PM	4	City government is corrupt they carry on secret meeting create collusion within City council members.
118814438392	May 28 2024 03:47 PM	11	Pretty much fits what I am looking for in a small town
118814436301	May 28 2024 03:47 PM	6	We need more diverse businesses in this area
118814432890	May 28 2024 03:42 PM	10	Great place
118814431807	May 28 2024 03:41 PM	10	
118814431375	May 28 2024 03:40 PM	2	To many people moving here
118814430302	May 28 2024 03:38 PM	4	Lack of city enforcement of weeds, abandoned houses/vehicles, unsightly properties. A monopoly by utility companies.
118814428864	May 28 2024 03:36 PM	5	
118814427654	May 28 2024 03:35 PM	7	
118814427168	May 28 2024 03:34 PM	5	City Of Townsend needs to open up for more building for more infrastructure, housing, businesses, etc. for the tax revenue and keep jobs up in the community as well
118814423045	May 28 2024 03:28 PM	7	Dining options are limited to put it nicely.
118814422033	May 28 2024 03:24 PM	9	We have enjoyed living here for 11 years, growth is inevitable and needs to be dealt with weather citizens like it or not.
118814414345	May 28 2024 03:16 PM	6	the people originally from here, the local government and lack of food options are it's biggest downfall
118814403791	May 28 2024 03:16 PM	8	Some things aren't available locally
118814394045	May 28 2024 02:51 PM	7	The city is old and in need of repair and renovation. And it needs more parking.
118806676459	May 17 2024 01:19 PM	7	I think the city is trying to control things that should not be in their control

City of Townsend Growth Policy Update

Land Use and Other Issues How do you feel about Population/Residential Growth within the City of Townsend (Please only choose one)

Answer Choices	Responses	
There has been too much growth.	54.81%	57
There has been the right amount of growth.	38.46%	40
There has not been enough growth.	6.73%	7
	Answered	104
	Skipped	1



City of Townsend Growth Policy Update

How do you feel about Retail/Commercial Growth within the City of Townsend (Please only choose one)

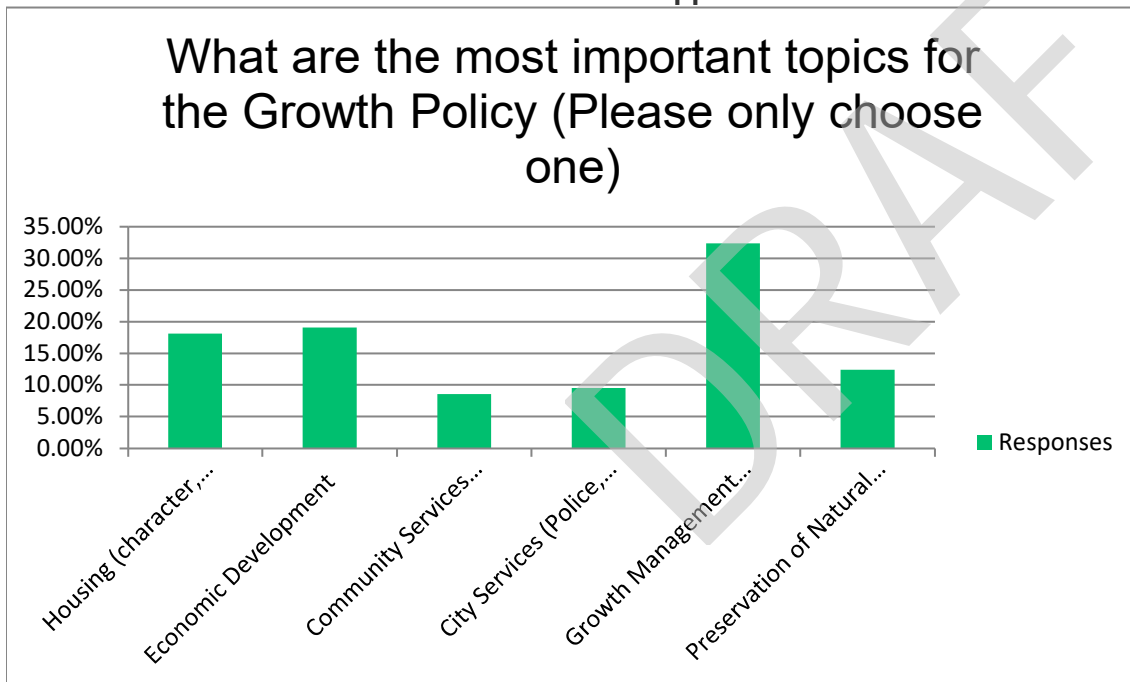
Answer Choices	Responses	
There has been too much growth.	7.77%	8
There has been the right amount of growth.	43.69%	45
There has not been enough growth.	48.54%	50
	Answered	103
	Skipped	2



City of Townsend Growth Policy Update

What are the most important topics for the Growth Policy (Please only choose one)

Answer Choices	Responses	
Housing (character, type, affordability)	18.10%	19
Economic Development	19.05%	20
Community Services (education, childcare)	8.57%	9
City Services (Police, Fire, Ambulance)	9.52%	10
Growth Management (preventing sprawl)	32.38%	34
Preservation of Natural Resources	12.38%	13
	Answered	105
	Skipped	0

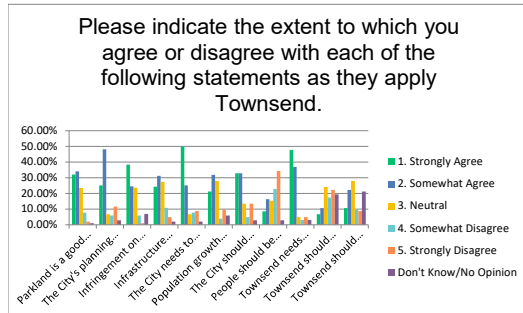


City of Townsend Growth Policy Update

Please indicate the extent to which you agree or disagree with each of the following statements as they apply Townsend.

	1. Strongly Agree	2. Somewhat Agree	3. Neutral	4. Somewhat Disagree	5. Strongly Disagree	Don't Know/No Opinion						
Parkland is a good way to preserve open space.	32.04%	33	33.98%	35	23.30%	24	7.77%	8	1.94%	2	0.97%	1
The City's planning effort should determine the amount of manageable development.	25.00%	26	48.08%	50	6.73%	7	5.77%	6	11.54%	12	2.88%	3
Infringement on private property rights is a problem.	38.24%	39	24.51%	25	23.53%	24	5.88%	6	0.98%	1	6.86%	7
Infrastructure (roads, schools, water, sewer, etc.) needs to be improved.	24.27%	25	31.07%	32	27.18%	28	10.68%	11	4.85%	5	1.94%	2
The City needs to plan for growth and change.	50.00%	52	25.00%	26	6.73%	7	7.69%	8	8.65%	9	1.92%	2
Population growth should be located near existing infrastructure	21.15%	22	31.73%	33	27.88%	29	3.85%	4	9.62%	10	5.77%	6
The City should provide tax incentives to residents for tearing down abandoned or dilapidated buildings and redeveloping the lot.	32.69%	34	32.69%	34	13.46%	14	4.81%	5	13.46%	14	2.88%	3
People should be able to subdivide where and when they want.	8.57%	9	16.19%	17	15.24%	16	22.86%	24	34.29%	36	2.86%	3
Townsend needs effective Subdivision Regulations to guide development including strong infrastructure standards.	47.57%	49	36.89%	38	4.85%	5	2.91%	3	4.85%	5	2.91%	3
Townsend should consider amending the adopted zoning regulations to be less restrictive.	6.73%	7	10.58%	11	24.04%	25	17.31%	18	22.12%	23	19.23%	20
Townsend should consider amending the adopted zoning regulations to be more restrictive.	10.58%	11	22.12%	23	27.88%	29	9.62%	10	8.65%	9	21.15%	22

Answered
Skipped

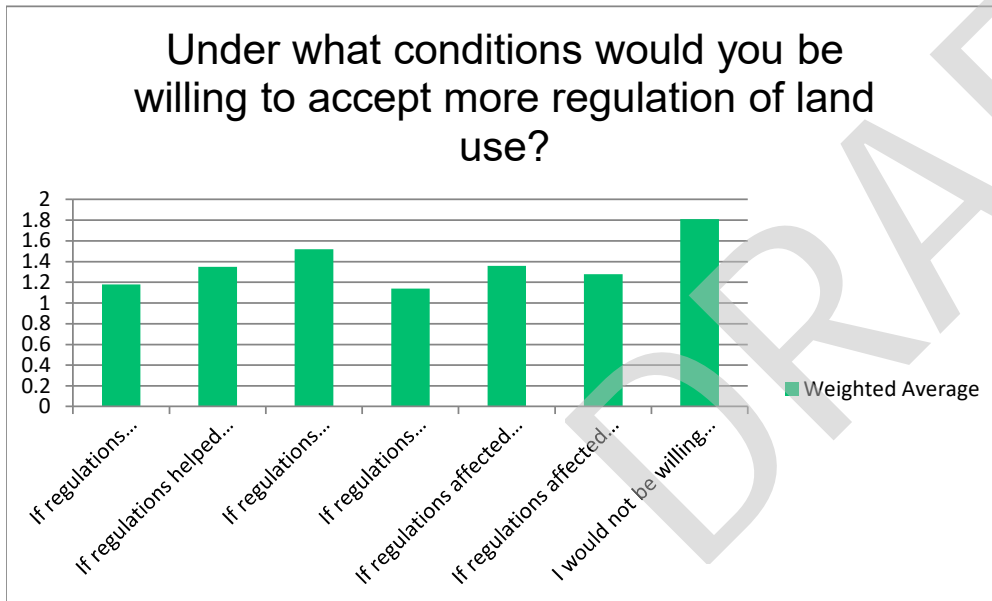


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City of Townsend Growth Policy Update

Under what conditions would you be willing to accept more regulation of land use?

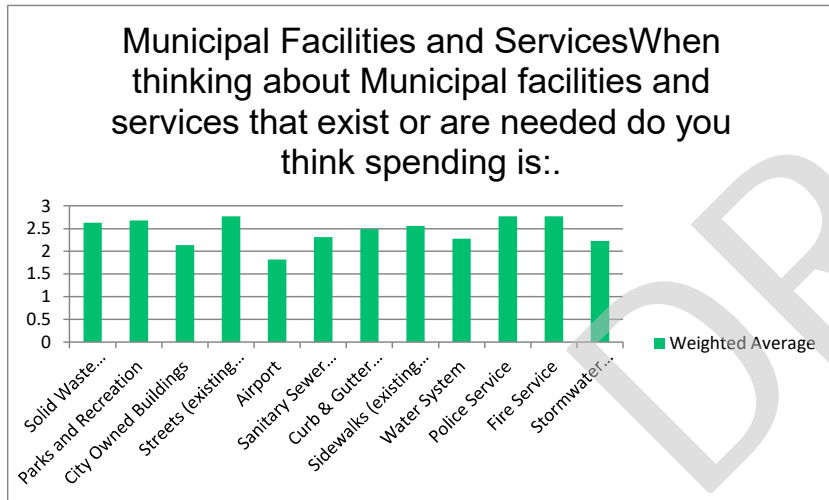
	Yes	No	Total	Weighted Average
If regulations protected water quality.	82.35% 84	17.65% 18	102	1.18
If regulations helped separate incompatible land uses.	64.65% 64	35.35% 35	99	1.35
If regulations promoted economic development.	47.52% 48	52.48% 53	101	1.52
If regulations protected wildlife habitat.	86.27% 88	13.73% 14	102	1.14
If regulations affected subdivision design.	64.29% 63	35.71% 35	98	1.36
If regulations affected subdivision location.	71.72% 71	28.28% 28	99	1.28
I would not be willing to accept such regulation under any conditions	19.32% 17	80.68% 71	88	1.81
			Answered Skipped	103 2



City of Townsend Growth Policy Update

Municipal Facilities and ServicesWhen thinking about Municipal facilities and services that exist or are needed do you think spending is:.

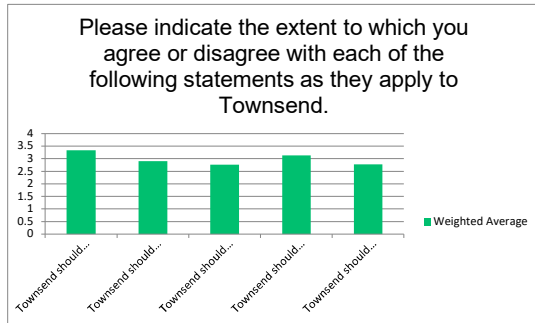
	Don't Know	Too Much	Too Little	About Right	Total	Weighted Average
Solid Waste Collection	22.12%	30.77%	8.65%	38.46%	104	2.63
Parks and Recreation	27.88%	11.54%	25.00%	35.58%	104	2.68
City Owned Buildings	51.46%	11.65%	8.74%	28.16%	103	2.14
Streets (existing and new)	29.13%	1.94%	32.04%	36.89%	103	2.77
Airport	53.85%	26.92%	2.88%	16.35%	104	1.82
Sanitary Sewer System	49.04%	4.81%	12.50%	33.65%	104	2.31
Curb & Gutter (existing and new)	41.35%	5.77%	15.38%	37.50%	104	2.49
Sidewalks (existing and new)	32.69%	4.81%	36.54%	25.96%	104	2.56
Water System	46.60%	8.74%	14.56%	30.10%	103	2.28
Police Service	23.08%	11.54%	30.77%	34.62%	104	2.77
Fire Service	27.88%	0.00%	39.42%	32.69%	104	2.77
Stormwater Management	50.96%	1.92%	20.19%	26.92%	104	2.23
					Answered	104
					Skipped	1



City of Townsend Growth Policy Update

Please indicate the extent to which you agree or disagree with each of the following statements as they apply to Townsend.

	1. Strongly Agree	2. Agree	3. Neutral	4. Disagree	5. Strongly Disagree	Don't Know/No Opinion
Townsend should focus on Building projects city hall, community center, city-facilities, etc.).	8.65%	9 19.23%	20 26.92%	28 25.00%	26 15.38%	16 4.81%
Townsend should focus on Recreation projects (parks, ball fields, sports complexes, etc.).	15.38%	16 26.92%	28 26.92%	28 15.38%	16 13.46%	14 1.92%
Townsend should focus on Water/Wastewater projects (water/sewer upgrades, repair, etc.).	12.50%	13 39.42%	41 29.81%	31 4.81%	5 8.65%	9 9
Townsend should focus on Bicycle and Pedestrian projects (sidewalks, paths, trails, etc.).	7.77%	8 27.18%	28 28.16%	29 20.39%	21 14.56%	15 1.94%
Townsend should focus on Street projects (repair and reconstruction of existing streets, new street development, etc.).	9.71%	10 35.92%	37 35.92%	37 7.77%	8 6.80%	7 3.88%



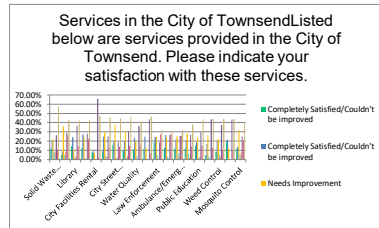
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City of Townsend Growth Policy Update

Services in the City of Townsend Listed below are services provided in the City of Townsend. Please indicate your satisfaction with these services.

	Completely Satisfied/ Couldn't be improved	Completely Satisfied/ Couldn't be improved	Needs Improvement	Not at all/ Satisfied in need of improvement	Not at all/ Satisfied in need of improvement	No Opinion	Are you willing to pay more taxes for improved services? Yes	Are you willing to pay more taxes for improved services? No						
Solid Waste Collection	11.65%	12	20.39%	21	22.33%	23	7.77%	8	26.21%	27	10.68%	11	57.28%	59
Swimming Pool	4.85%	5	8.74%	9	35.92%	37	4.85%	5	7.77%	8	29.13%	30	26.21%	44
Library	14.42%	15	24.04%	25	11.54%	12	1.92%	2	2.88%	3	36.54%	38	14.42%	44
Parks & Recreation	12.62%	13	27.18%	28	24.27%	25	0.97%	1	28.16%	29	22.33%	23	42.72%	44
City Facilities Rental	8.00%	8	9.00%	9	7.00%	7	0.00%	0	1.00%	1	86.00%	86	2.00%	47
Snowplowing	8.91%	9	24.75%	25	29.70%	30	3.96%	4	2.97%	3	24.75%	25	13.86%	46
City Street Conditions	15.84%	16	19.80%	20	37.62%	38	0.99%	1	1.98%	2	18.81%	19	13.86%	45
Sidewalks/Curbs/Gutters	9.90%	10	19.80%	20	30.69%	31	1.98%	2	3.96%	4	30.69%	31	14.85%	47
Water Quality	10.78%	11	23.53%	24	19.61%	20	3.92%	4	0.98%	1	36.27%	37	15.69%	42
Sewer System	11.88%	12	24.75%	25	12.87%	13	0.99%	1	0.00%	0	43.56%	44	8.91%	47
Law Enforcement	18.63%	19	24.51%	25	24.51%	25	4.90%	5	0.98%	1	18.63%	19	27.45%	33
Fire Protection	12.75%	13	26.47%	27	23.53%	24	2.94%	3	0.98%	1	26.47%	27	27.45%	30
Ambulance/Emergency	11.88%	12	21.78%	22	24.75%	25	6.93%	7	2.97%	3	25.74%	26	25.74%	32
Medical Service	12.00%	12	21.00%	21	26.00%	26	6.00%	6	2.00%	2	27.00%	27	14.00%	38
Public Education	14.85%	15	18.81%	19	23.76%	24	1.98%	2	2.97%	3	29.70%	30	14.85%	44
Senior Citizen Facilities	4.95%	5	16.83%	17	26.73%	27	2.97%	3	0.00%	0	43.56%	44	12.87%	44
Weed Control	8.08%	8	20.20%	20	22.22%	22	5.05%	5	3.03%	3	37.37%	37	10.10%	44
Rodeo Grounds	19.61%	20	21.57%	22	11.76%	12	0.00%	0	0.00%	0	43.14%	44	9.80%	45
Mosquito Control	11.88%	12	13.86%	14	31.68%	32	4.95%	5	7.92%	8	24.75%	25	20.79%	41

Answered
Skipped



DRAFT

City of Townsend Growth Policy Update

Making the Future Better List two things you would like to see change in the City of Townsend

Answer Choices	Responses
1.	100.00%
2.	85.00%
Answered	80
Skipped	68
	90
	25

Respondent ID	Response Date	1.	Tags	2.
118635158873	Jun 26 2024 12:01 PM	Less new subdivisions		
118626354618	Jun 13 2024 07:34 AM	More food options		Let the grocery store grow
118625085702	Jun 11 2024 06:59 PM	Lower taxes		Lower service rates
118624341562	Jun 11 2024 01:55 AM	Less nepotism is public employment		Better planning and decision making to reduce budget shortfall
118623772743	Jun 10 2024 11:02 AM	Increases business competitor		
118622945737	Jun 08 2024 07:31 PM	NO more led signs! This town ain't a casino		Evening activities availability for teen:
118621202932	Jun 06 2024 06:51 AM	Resistance to tax increases. We can't just have it all and not pay mor		Resistance to change. New things are not necessarily bad
118620858363	Jun 05 2024 05:51 PM	Affordable housing		Recreational opportunities (which also could contribute to economic growth) within the city/commu
118620469117	Jun 05 2024 09:51 AM	Water quality		Dump services
118620354630	Jun 05 2024 07:51 AM	High property tax		Solid waste disposal
118620286907	Jun 05 2024 06:38 AM	More restaurants		More downtown activities
118620044559	Jun 04 2024 09:56 PM	A quaint downtown with diverse businesses		A more attractive and active front stre
118620042291	Jun 04 2024 09:50 PM	Solid Waste		Less subdivisions
118620025599	Jun 04 2024 09:07 PM	Drive Thru franchise for fast food		Bigger better swimming pool open year roun
118619928736	Jun 04 2024 05:47 PM	Walking path		Restrictive development
118619907995	Jun 04 2024 05:11 PM	More selection of restaurants		Affordability for new businesses
118619849725	Jun 04 2024 03:41 PM	Revised mobile home restrictions so people could afford a starter home aga		We pay for a lot of police but I feel we don't get our moneys worth at a
118619849107	Jun 04 2024 03:40 PM	A Real Farmers Market that is promoted by the city		More community events that bring in visitors from other cities
118619787564	Jun 04 2024 02:26 PM	Be more business-friendly, encourage more restaurants, food trucks, e		Work on identity. We are becoming a suburb without character and need to know who we are before we know where we want to go as a comm
118619763499	Jun 04 2024 01:58 PM	Sidewalks fixe		more retail
118619752244	Jun 04 2024 01:45 PM	The dump needs to be open all the time		
118619726073	Jun 04 2024 01:15 PM	More businesses		
118619694365	Jun 04 2024 12:40 PM	Streets		Lights
118619664936	Jun 04 2024 12:11 PM	Community center with large indoor swimming po		Continuing education courses
118619645012	Jun 04 2024 11:53 AM	Clarity, availability and recordkeeping of public City documents/forms/procedures/records/informat		Clarity, availability and recordkeeping by working with the businesses and civic organization
118619628489	Jun 04 2024 11:38 AM	A place for the homeless people		A place for the homeless pet
118619626258	Jun 04 2024 11:35 AM	More variety of businesses, specifically loo		Would love to see passenger ra
118619602688	Jun 04 2024 11:10 AM	Clean up run down propertie		Stop sprawl/development in undeveloped are
118618021751	Jun 02 2024 04:11 PM	More restaurants		More access to the lake
118618015972	Jun 02 2024 03:56 PM	parking on Broadway restricted to vehicles, no trailers taking up 5 space		
118617941540	Jun 02 2024 08:06 AM	More economic growth		More senior services
118617930185	Jun 02 2024 04:57 AM	Never poo		
118616766689	May 31 2024 08:23 AM	Fast food		
118616155524	May 30 2024 03:07 PM	Take care of what they got and quite worrying about more grow		Work on the infrastructure
118616000327	May 30 2024 12:23 PM	NO suburban sprawl; it's enough. And water QUANTITY never gets factored in. SAVE OUR AG PRODUCERS		Blase' dismissal of value of rural producers & it's incom
118615465283	May 29 2024 08:12 PM	Fix up abandoned buildings		Weed control
118615442222	May 29 2024 07:16 PM	Sidewalks		
118614949422	May 29 2024 08:13 AM	Rec center for kids and families		Dining
118614949334	May 29 2024 08:13 AM	Great Restaurants		Warrant Storefronts and active option
118614946137	May 29 2024 08:09 AM	Updated main stree		Nice place to ea
118614937622	May 29 2024 07:59 AM	Limit growth		Affordable housing
118614863059	May 29 2024 06:27 AM	My shared trash bin not being full the day after it's been picked u		More welcome community involvem
118614817735	May 29 2024 05:23 AM	More business		Better managed growth
118614677135	May 29 2024 12:23 AM	Food trucks allowed all the tim		Bike paths
118614640395	May 28 2024 10:52 PM	Better food choices		Recreational cannabiss sale
118614621531	May 28 2024 09:59 PM	More business opportunities		More community activities
118614620602	May 28 2024 09:56 PM	Stop growth		Stop growth
118614614225	May 28 2024 09:39 PM	More affordable housing		More Grocery and other useful businesse
118614612538	May 28 2024 09:34 PM	Fix property taxes, and actually assess dwellings and structures fair		Stop investing in wasteful projects like the skate park and proposed multi-million dollar pool complex, think beyond a nice to have to the real sustainable proj
118614610200	May 28 2024 09:28 PM	A permanent lease for the Rodeo and Fair Ground granted to the Broadwater Rodeo and Fair Associati		I would like to see the growth stoppe
118614605318	May 28 2024 09:15 PM	An audit of taxes and make sure everyone is paying their share. 4 homes on my street aren't paying taxes on garages that were built over 5 year		A spring fest like fall fea
118614599665	May 28 2024 09:00 PM	Road improvement		More parks
118614598204	May 28 2024 08:57 PM	Regulations on housing development		Perseveration of farming and ag lan
118614589077	May 28 2024 08:34 PM	Way water bills are figure		Lower taxes
118614582012	May 28 2024 08:17 PM	JB moves back to where he came for		City/county officials leave it Small Town MT
118614577985	May 28 2024 08:08 PM	Real estate be affordable		Affordable childcare
118614576126	May 28 2024 08:04 PM	Get rid of the fence around the dumj		Bring back the recycling program
118614556374	May 28 2024 07:21 PM	Nothing		
118614518915	May 28 2024 06:05 PM	A more public library, one that is open regularly or not in the scho		
118614485206	May 28 2024 05:07 PM	Beter use if resources that you already have		Open honest communication before the money is sper
118614473108	May 28 2024 04:47 PM	Decrease number of out of staters moving her		Lower price of housing to be affordable
118614462186	May 28 2024 04:28 PM	Another less expensive grocery stor		More usage of senior cente
118614459634	May 28 2024 04:24 PM	events/gatherings that do not involve alcoh		opportunities for hs students to get involved in the communt
1186144468072	May 28 2024 04:02 PM	Controlled growt		Control messy property
118614442965	May 28 2024 03:58 PM	better job opportunitie		
118614442119	May 28 2024 03:56 PM	Little kids pool running agair		Can Cost of improvements needed to sustain the same life for residents pushed onto people moving into Towns
118614442031	May 28 2024 03:56 PM	Limit the pace of growt		Increase reliability and response time of fire/ems/law enforcement
118614438765	May 28 2024 03:51 PM	Consolidate with count		Get rid of corrupt councilman
118614436301	May 28 2024 03:47 PM	More businesses		More activities for children/teen:
118614432890	May 28 2024 03:42 PM	Another school will eventually be neede		Improvements to pool things for kids
118614431375	May 28 2024 03:40 PM	No more people moving in		It's growing to fast!
118614430302	May 28 2024 03:38 PM	Capital improvements budget:		Police department
118614428864	May 28 2024 03:36 PM	More restaurants		Less people moving ir
118614427168	May 28 2024 03:34 PM	More subdivisions for people to buy house		Silos recreation getting upgrade
118614423045	May 28 2024 03:28 PM	Upscale dining options		Better parking
118614420033	May 28 2024 03:24 PM	More economic development		I would like to see the city embrace the growth that is happening and manage it appropriately instead of ignoring
118614414345	May 28 2024 03:16 PM	downsizing of police/spending		county dump ran correctly instead of the joke it is no
118614409376	May 28 2024 03:10 PM	Better ambulance servic		Weekly yard waste pickup in summe
118614394045	May 28 2024 02:51 PM	Greater city involvement in community activities, like Independence Day celebratio		Greater focus on community service, such as providing a list of projects for non-profits to c
118606676459	May 17 2024 01:19 PM	Id like private property owners to be able to do with their lots what they would like, considering their neighbors wont be infringed t		

City of Townsend Growth Policy Update

List two things that you would like to see the City of Townsend improve/add/eliminate that would make the community a better place to live in.

Answer Choices	Responses
1.	100.00%
2.	74.65%
Answered	71
Skipped	34

Respondent ID	Response Date	1.
118635158873	Jun 26 2024 12:01 PM	A splash pad for kids
118626354618	Jun 13 2024 07:34 AM	Same as above
118625085702	Jun 11 2024 06:59 PM	Stand alone library
118624341562	Jun 11 2024 01:55 AM	Gwt rid of the dump cops
118624171599	Jun 10 2024 07:10 PM	The big puddles at corner of 3rd and N.Pine
118622945737	Jun 08 2024 07:31 PM	Amazingly artistic Welcome sign
118622212658	Jun 07 2024 09:44 AM	Affordable housing regulate rental prices stop the gouging
118621202932	Jun 06 2024 06:51 AM	Things for families and children to do in the winter. Our winters are long. An indoor playground or community center is needed
118620659363	Jun 05 2024 05:51 PM	A more structured adult education AND parks & rec programs with classes and opportunities
118620469117	Jun 05 2024 09:51 AM	Ability to have grocery store expand less building restrictions and alley easement
118620354630	Jun 05 2024 07:51 AM	Keeping personal property areas clean
118620296097	Jun 05 2024 06:38 AM	Maybe more activities at the rodeo grounds
118620088634	Jun 04 2024 11:57 PM	Add more baseball fields
118620044559	Jun 04 2024 09:56 PM	A better public pool or YMCA
118620042291	Jun 04 2024 09:50 PM	Better Misquote Control (spray earlier and more frequently)
118620025599	Jun 04 2024 09:07 PM	Drive thru fast food
118619928736	Jun 04 2024 05:47 PM	Community center
118619907995	Jun 04 2024 05:11 PM	Keep the pool safe; updated & open for kids
118619849725	Jun 04 2024 03:41 PM	The police officers we all pay for do there job and actually work to do something about the drug problem in town, it's what makes for a crime theft problem one begets the other
118619787564	Jun 04 2024 02:26 PM	We live on/near water and need a year-round pool and more work to do options for everyone, especially kids and seniors. Yes, expensive, but needed and could be used so many ways. We need a recreation district for the county and/or
118619763499	Jun 04 2024 01:58 PM	easier way to get info on city events/meeting
118619726073	Jun 04 2024 01:15 PM	Just a thought...many are living on SS or disability
118619694365	Jun 04 2024 12:40 PM	Sidewalk
118619664936	Jun 04 2024 12:11 PM	Invite more traffic down town so we aren't just a drive thru town
118619645012	Jun 04 2024 11:53 AM	passenger rail stop.
118619628489	Jun 04 2024 11:38 AM	N/a
118619602688	Jun 04 2024 11:10 AM	Eliminate run down housing
118618021751	Jun 02 2024 04:11 PM	A bowling facility
118618015972	Jun 02 2024 03:56 PM	Stop charging for small loads of grass, leaves, and small branches at the transfer station. People are putting it in the trash containers
118617841540	Jun 02 2024 08:06 AM	Affordable housing
118616155524	May 30 2024 03:07 PM	Places to eat
118616000327	May 30 2024 12:23 PM	Definitely in need of a good County Atty who isn't for sale. Who protects & works for ALL taxpayers, not just his buddies
118615465283	May 29 2024 08:12 PM	Less subdivisions
118615442222	May 29 2024 07:16 PM	Senior Housing/ Touchmark Style
118614949634	May 29 2024 08:13 AM	Railroad Corridor Businesses need a major facelift!!
118614937622	May 29 2024 07:59 AM	Limit growth
118614817735	May 29 2024 05:23 AM	Franchise restaurants
118614677135	May 29 2024 12:23 AM	Businesses
118614640395	May 28 2024 10:52 PM	Dog park
118614621531	May 28 2024 09:59 PM	Streets
118614620602	May 28 2024 09:56 PM	Nothing
118614614225	May 28 2024 09:39 PM	Less bars
118614612538	May 28 2024 09:34 PM	Property taxes - I'm sick of seeing 3-4 families living in a property and the taxes being lower because my house has a larger overall slab. Tax trailers and auxiliary buildings fairly. Figure out a way to tax the people with air b and bs. Evaluate other states
118614605318	May 28 2024 09:15 PM	have a homestead clause in their taxes to help with caps and proper adjustments not crippled by market changes.
118614598204	May 28 2024 08:57 PM	No community indoor pool
118614582012	May 28 2024 08:17 PM	Preserving ag land
118614577985	May 28 2024 08:08 PM	Stop catering growth!!!
118614576126	May 28 2024 08:04 PM	Better pay for law enforcement
118614556374	May 28 2024 07:21 PM	Quit annexing in new subdivisions and expecting taxpayers to pay for the new roads and sidewalk
118614485206	May 28 2024 05:07 PM	Less subdivisions
118614473108	May 28 2024 04:47 PM	Chamber of Commerce needs to have a place where people can find them. Add a welcome center where visitors can see what we have to offer
118614462186	May 28 2024 04:28 PM	Eliminate all the people moving here!!!
118614459634	May 28 2024 04:24 PM	Better streets in town
118614445856	May 28 2024 04:02 PM	improved farmers market, more entrepreneurial incentive and promotion
118614446072	May 28 2024 04:02 PM	More downtown business
118614442965	May 28 2024 03:58 PM	Improve residential sidewalks
118614442119	May 28 2024 03:56 PM	stop focusing on massive projects (like the rec center
11861442031	May 28 2024 03:56 PM	Once a home is purchased in Townsend property tax should stay the same. Only for permanent residence, not rentals, air bnb or second home
118614438765	May 28 2024 03:51 PM	Limit growth
118614436301	May 28 2024 03:47 PM	Eliminate city government
118614432890	May 28 2024 03:42 PM	Allowing big business in
118614431375	May 28 2024 03:40 PM	Pool
118614430302	May 28 2024 03:38 PM	Putting houses or trailers in every opening they fit
118614428864	May 28 2024 03:36 PM	Better traffic control
118614427168	May 28 2024 03:34 PM	Add an indoor, heated, and unheated pool
118614423045	May 28 2024 03:28 PM	Subdivisions
118614420033	May 28 2024 03:24 PM	Better paying jobs - younger population
118614414345	May 28 2024 03:16 PM	I would like a rec center with indoor pool
118614409376	May 28 2024 03:10 PM	eliminate overexpanding on sheriff deputies/actvite
118614394045	May 28 2024 02:51 PM	Add better kennels
118606676459	May 17 2024 01:19 PM	A new, expanded commercial district with appropriate parking
		I think Holloway park could use some play equipment, it is essentially a wasted space that could be used for kids

City of Townsend Growth Policy Update

What would you like to see for the future of Townsend?

Answered 65
 Skipped 40

Respondent ID	Response Date	Responses
11862508570	Jun 11 2024 06:59 PM	To see some growth to bring in more money to help the local economy but to keep the small town charm and feel.
11862434156	Jun 11 2024 01:55 AM	Stop lights on front street at 4th D and main. And another at main/cedar. Trim the trees on south Harrison and main Street before someone dies.
11862417159	Jun 10 2024 07:10 PM	Quit trying to push growth south. Instead fill the gap between town and the gold course/fair grounds. The loop of Jack farm to delger should be the targeted growth area. Does anyone look at maps?...
11862294573	Jun 08 2024 07:31 PM	Some sort of recreation center.
118622212651	Jun 07 2024 09:44 AM	Tourist money.
11862120293	Jun 06 2024 06:51 AM	affordable housing, better monitoring of town growth and traffic, implement drug intervention and recovery support
11862085836	Jun 05 2024 05:51 PM	More services to keep people here instead of having to drive to Helena.
11862046911	Jun 05 2024 09:51 AM	community center and/or park, bike/walking trail, improved/renovated existing facilities especially tennis courts, baseball fields, ice skating facility during winter, adult education and parks and recreational opportunities (similar to what STROKE, 4-H, the school's afterschool program try to provide but also more organized and structured for adults too)
11862035463	Jun 05 2024 07:51 AM	City ordinance for no clutter on properties , strict weed control in city limits , speed limit enforcement on Harrison Ave , semi truck air brake not allowed in city limits or at edge of city limits
11862029609	Jun 05 2024 06:38 AM	Lower property tax's to not force people out.
11862008863	Jun 04 2024 11:57 PM	Growth of the grocery store. More restaurants
11862004455	Jun 04 2024 09:56 PM	A fast food place
11862004229	Jun 04 2024 09:50 PM	Growth is inevitable so proper planning future growth.
11862002559	Jun 04 2024 09:07 PM	A town that offers everything needed at affordable prices.
11861990799	Jun 04 2024 05:11 PM	Another grocery store choice would be competitive
11861984972	Jun 04 2024 03:41 PM	Skating ring; more opportunities for family fun!
11861984910	Jun 04 2024 03:40 PM	Locals taxes be grandfather in so they can remain in there homes and pass them down
11861978756	Jun 04 2024 02:26 PM	Some minimal requirements for keeping houses, yards and street parking neat and clean. No parking on lawns.
11861976349	Jun 04 2024 01:58 PM	Optimizing our environment and recreation activities to bring income and identity to our community. Our lake and the river are treasures. There are so many possibilities and business opportunities. This all creates wealth for the community. Growth is happening no matter what.
11861972607	Jun 04 2024 01:15 PM	We have to embrace tourism and capitalize on our strengths as a town. Red Lodge and Phillipsburg are great examples.
11861969436	Jun 04 2024 12:40 PM	Smaller/less expensive homes
11861966493	Jun 04 2024 12:11 PM	Growth, but not an explosion.
11861964501	Jun 04 2024 11:53 AM	Control growth
11861960268	Jun 04 2024 11:10 AM	A small town that is thriving and knows who it is. Not to become Bozeman. To much growth to fast causes so many issues.
11861802175	Jun 02 2024 04:11 PM	Growth that has been anticipated and planned for. You can't stop or ignore it. You can use the growth to build a more cohesive community by getting ahead of what is happening.
11861801597	Jun 02 2024 03:56 PM	Control growth to preserve small town/ranching culture, clean up properties around town
11861784154	Jun 02 2024 08:06 AM	A small well loved lake community
11861676668	May 31 2024 08:23 AM	Stay pretty much as is.
11861615552	May 30 2024 03:07 PM	A larger grocery store, a fast food restaurant, a place to live where we didn't need to go elsewhere for affordable groceries and a good place to eat.
11861600032	May 30 2024 12:23 PM	To stay on the smaller side. But just enough growth to survive.
11861546528	May 29 2024 08:12 PM	Keeping Townsend - Townsend quit trying to make Townsend Bozeman
11861494953	May 29 2024 08:13 AM	NOT follow failed footsteps of poorly developed growth seen in other counties. To aggressively protect agricultural environs & people along with protecting open space & wildlife.
11861494942	May 29 2024 08:13 AM	End rubber stamping development including subdivisions. It is expensive, ugly, & over allocates resources including water quantity.
11861494613	May 29 2024 08:09 AM	Agriculture to still be valued
11861481773	May 29 2024 05:23 AM	Remain small town feel with wise and clear growth and healthy planning so will be a vibrant special community honoring its roots and ag base and recreation and natural resources and solid needs of its people.
11861464039	May 28 2024 10:52 PM	More things for kids to do
11861462153	May 28 2024 09:59 PM	The rural Montana, small town values strengthening.
11861461422	May 28 2024 09:39 PM	Less people from Bozeman
11861461202	May 28 2024 09:34 PM	Non overwhelming growth
11861460531	May 28 2024 09:15 PM	A Belgrade
11861460199	May 28 2024 09:06 PM	A focus on what residents need and want for year round community health.
11861459966	May 28 2024 09:00 PM	Property budgeted, investing in areas that attract commerce making Townsend a well visited spot where guests want to spend money.
11861459820	May 28 2024 08:57 PM	I would like to see a small town where everyone knows everyone else. The town is small and takes care of each other.
11861458907	May 28 2024 08:34 PM	Better use and used wisely of our taxes
11861458201	May 28 2024 08:17 PM	I would like to see it stop growing so much.
11861457798	May 28 2024 08:08 PM	Less growth
11861455637	May 28 2024 07:21 PM	Better control on housing development regulations and commercial builds
11861448520	May 28 2024 06:05 PM	More Jobs
11861447310	May 28 2024 04:47 PM	Stop catering to out of staters-how about leave it Small Town MT!!! Go back to CA!
11861446218	May 28 2024 04:28 PM	To put the inevitable tax increases on pleasure seeking visitors
11861445963	May 28 2024 04:24 PM	To stay small
11861444607	May 28 2024 04:02 PM	To stay a small town!
11861444203	May 28 2024 03:56 PM	More local events. Better advertising of adventure and strong support for local businesses.
11861443839	May 28 2024 03:50 PM	Go back to how it used to be.. this town is horrible now and I was born and raised here... its seriously disturbing and sad
11861443630	May 28 2024 03:47 PM	Less crime
11861443289	May 28 2024 03:42 PM	sustainable growth
11861443137	May 28 2024 03:40 PM	Remain a small town
11861442716	May 28 2024 03:34 PM	Maintain the small town feel and values that are slowly being taken away.
11861442304	May 28 2024 03:28 PM	Growth slowed down to keep the values of our community intact.
11861441434	May 28 2024 03:16 PM	Limited growth
11861440937	May 28 2024 03:10 PM	The population is expanding but there's still no diverse business here
11861439404	May 28 2024 02:51 PM	Growth is going to happen be open minded
		Nothing
		Clean quality of growth for people to enjoy all the activities. Broadwater County has to offer.
		Way less RED, more purple...old way of thinking needs to die out in of Townsend.
		less gov spending and lower property taxes
		More economic development
		Controlled growth preserving our lifestyle but bowing to the need for a larger population to help pay for things like the new water system.

City of Townsend Growth Policy Update

What is most important to the long-term health and vitality of the City of Townsend?

Answered 59
 Skipped 46

Respondent ID	Response Date	Responses
11863515887	Jun 26 2024 12:01 PM	Education and Agriculture
11862508570	Jun 11 2024 06:59 PM	Slow but steady growth
11862434156	Jun 11 2024 01:55 AM	Fiscal responsibility
11862417159	Jun 10 2024 07:10 PM	Some growth but not too much.
11862377274	Jun 10 2024 11:02 AM	Economic opportunity to give younger generations a reason and ability to stay.
11862294573	Jun 08 2024 07:31 PM	Catering to fishing/lake tourist activities so this doesn't become a military grade town.
11862221265	Jun 07 2024 09:44 AM	housing, adequate school facilities to accommodate school growth, law enforcement presence in a positive community way, family support for mental health/drug related recovery
11862120293	Jun 06 2024 06:51 AM	I feel like all things in the winter need to be addressed. It's long and people struggle. Mental health services, snow removal, available activities for kids
11862085836	Jun 05 2024 05:51 PM	affordable housingeconomic opportunities that support a living wagerecreational activities for all generations for all seasons
11862046911	Jun 05 2024 09:51 AM	Maintain optimal health care facility , affordable housing
11862035463	Jun 05 2024 07:51 AM	Too high of property tax's forcing the good people to move out of the area
11862029609	Jun 05 2024 06:38 AM	Streets are laid out to minimize congestion.
11862004455	Jun 04 2024 09:56 PM	Preserving our rural/agricultural identity and feel while accommodating managed growth.
11862002555	Jun 04 2024 09:07 PM	Getting more of the tourist dollars that just pass on thru on the highway to Helena and Bozeman. Develop the highway frontage
11861990799	Jun 04 2024 05:11 PM	Water; sewage, drains, housing. Business vitality for small businesses. Agriculture.
11861984972	Jun 04 2024 03:41 PM	We have got to get spending under control and start actually getting our moneys worth for what we do pay!
11861984910	Jun 04 2024 03:40 PM	Bringing in more businesses and making Broadway st visually appealing to visitors and walking traffic.
11861978756	Jun 04 2024 02:26 PM	Good infrastructure, job opportunities, preserving our open spaces, recreation opportunities, business opportunities, great schools. These will keep people here and bring people back.
11861976349	Jun 04 2024 01:58 PM	A plan on growth and community needs
11861969436	Jun 04 2024 12:40 PM	Growth
11861966493	Jun 04 2024 12:11 PM	Small. Stay a small town with little crime and maintain a nice place to have a family and live.
11861964501	Jun 04 2024 11:53 AM	A vibrant downtown that works for everyone and improves the long-term health and vitality of the City of Townsend. Becoming a 'bedroom' community will turn us into a ghost town.
11861962625	Jun 04 2024 11:35 AM	Affordable housing for locals
11861960268	Jun 04 2024 11:10 AM	Promote & support locally owned small businesses and prevent chains/big corporations to impact the small town culture
11861802175	Jun 02 2024 04:11 PM	Not allowing Bozeman to pipeline water from the lake
11861801597	Jun 02 2024 03:56 PM	Maintained character of a small town.
11861784154	Jun 02 2024 08:06 AM	Smart growth - affordable housing, job opportunities, community services.
11861779018	Jun 02 2024 04:57 AM	Stop growth Conserve water
11861615552	May 30 2024 03:07 PM	Don't lose the Ag community that built Townsend
11861600032	May 30 2024 12:23 PM	Surrounding agriculture. Which ads value for recreation. It also preserves wildlife, which supports tourism & hunting -- which brings money to local businesses.
11861544222	May 29 2024 07:16 PM	Housing developments have more design. Below silo is a mess as some on flat.
11861494942	May 29 2024 08:13 AM	Less growth
11861494953	May 29 2024 08:13 AM	Focus on a vibrant small town that people love to visit and enjoy their time here, and those who choose to stay can make a nice living, feel safe and proud of our city and county not selling us out for far less ideals and character
11861494613	May 29 2024 08:09 AM	Adapting to our ever changing world. Can't stay bull headed and with an old time mentality.
11861486305	May 29 2024 06:27 AM	Increase in stores/ restaurants/ recreation places ex. A bowling alley to improve tourism
11861481773	May 29 2024 05:23 AM	Economic growth we need good high paying jobs housing cost are outrageous
11861462153	May 28 2024 09:59 PM	More business opportunities
11861461422	May 28 2024 09:39 PM	Supporting a community that local populations can work and live in.
11861461253	May 28 2024 09:34 PM	Proper planning beyond these wish list items that do not actually benefit us. We may see a short term instant "fix" but the long term planning is seriously lacking.
11861460531	May 28 2024 09:15 PM	Leadership in all areas of city government
11861459966	May 28 2024 09:00 PM	Keep the building to a minimum
11861459820	May 28 2024 08:57 PM	Preservation of the county, its born-and-raised residents, and high regard for agriculture
11861458201	May 28 2024 08:17 PM	Stop catering to growth!
11861457798	May 28 2024 08:08 PM	Keeping our heritage and customs intact, and keeping it attainable for our children
11861448520	May 28 2024 05:07 PM	Keeping yearly growth small and keeping the hometown vibe. That is why we all live here. Keeping the history alive.
11861447310	May 28 2024 04:47 PM	Keep people out
11861445963	May 28 2024 04:24 PM	affordability for residents
11861444607	May 28 2024 04:02 PM	Community safety and good health care options
11861444203	May 28 2024 03:56 PM	Limit growth
11861444211	May 28 2024 03:56 PM	Community
11861443839	May 28 2024 03:50 PM	Keep it simple
11861443289	May 28 2024 03:42 PM	Business
11861443137	May 28 2024 03:40 PM	Leave things alone
11861442716	May 28 2024 03:34 PM	Growth
11861442304	May 28 2024 03:28 PM	Positive Growth planning, not reacting.
11861442003	May 28 2024 03:24 PM	Embracing and accepting the growth, managing it. I would like to see the Rec center become a reality, in the depths of winter there needs to be more for citizens to do within our town.
11861441434	May 28 2024 03:16 PM	county commissioners that are not incompetent and local government that understands how local economies flourish
11861440937	May 28 2024 03:10 PM	Improved emergency service
11861439404	May 28 2024 02:51 PM	Traffic control. That sounds funny, but Front Street's traffic is ugly and Broadway's traffic is getting ugly and with so few sidewalks in town it's difficult to get around quickly and safely. Today the town is poorly designed for moving people around.

City of Townsend Growth Policy Update

What changes would you like to see incorporated into the existing Townsend Land Use Regulations?

Answered 38
Skipped 67

Respondent ID	Response Date	Responses
11862862385	Jun 17 2024 07:30 AM	Continued preservation of our agriculture and recreation space
11862434156	Jun 11 2024 01:55 AM	Stop courting develop companies. Support local land owners who want to build or develop affordable housing for their neighbors.
11862294573	Jun 08 2024 07:31 PM	Easier to build as you see fit.
11862221265	Jun 07 2024 09:44 AM	I am do not know enough about
11862120293	Jun 06 2024 06:51 AM	Don't know what current regulations are
11862046911	Jun 05 2024 09:51 AM	None
11862035463	Jun 05 2024 07:51 AM	Better trail systems
11862029609	Jun 05 2024 06:38 AM	I don't know.
11862004455	Jun 04 2024 09:56 PM	Economic development incentives on front street.
11862002559	Jun 04 2024 09:07 PM	I think having to make reservations to camp goes against all I was raised with. Too commercial. The Silo Recreation area needs much improvement
11861990799	Jun 04 2024 05:11 PM	leave land areas for wild life conservation.
11861984972	Jun 04 2024 03:41 PM	We have far to many land use regulations, people should for the most part be allowed to do with there property as they see fit, as long as No o e is hurt by what they do!
11861978756	Jun 04 2024 02:26 PM	not sure. need to look into this further
11861969436	Jun 04 2024 12:40 PM	Control
11861966493	Jun 04 2024 12:11 PM	Stop subdividing the land. I want to see open prairie not a field of houses
11861964501	Jun 04 2024 11:53 AM	Not enough information to comment.
11861960268	Jun 04 2024 11:10 AM	Find ways to promote utilizing already developed spaces that need updating, limit the amount of apartments/ townhomes/ subdivisions of cookie cutter homes that will turn Town
11861802175	Jun 02 2024 04:11 PM	Local access preferences for lake access's
11861615552	May 30 2024 03:07 PM	Keep what's in ag in ag
11861600032	May 30 2024 12:23 PM	Careful consideration with preservation of wildlife habitat, fishing, & ag areas. This would reduce damage to resources from careless recreationists.
11861494942	May 29 2024 08:13 AM	None
11861494953	May 29 2024 08:13 AM	I obviously best become familiar with those as I am very concerned and would hate to lose our ag Base and water use for Ag
11861481773	May 29 2024 05:23 AM	Tax out of state people trying to buy land
11861461422	May 28 2024 09:39 PM	Don't know
11861461253	May 28 2024 09:34 PM	Just a solid sustainable solution instead of growing just to grow for money.
11861461020	May 28 2024 09:28 PM	Strict regulations that slows growth down
11861460531	May 28 2024 09:15 PM	How people are sub dividing land
11861459820	May 28 2024 08:57 PM	N/a
11861457798	May 28 2024 08:08 PM	Putting a use fee on non residents
11861448520	May 28 2024 05:07 PM	Control of growth and at a slow pace. Making sure infrastructure keeps up with growth.
11861447310	May 28 2024 04:47 PM	Stop shutting everything down for hunting and recreational use.
11861445963	May 28 2024 04:24 PM	na If things are being brought up to date they need to be done correctly. More thought put into the regulations.
11861444211	May 28 2024 03:56 PM	Ex.: I had to replace the sidewalk in front of my house. The city wanted the new sidewalk to match the old sidewalk that is not level and looks horrible. Now my sidewalk will neve
11861442716	May 28 2024 03:34 PM	N/A
11861442304	May 28 2024 03:28 PM	Tough issue
11861441434	May 28 2024 03:16 PM	less restrictive
11861440937	May 28 2024 03:10 PM	Don't know
11861439404	May 28 2024 02:51 PM	Expanding the ability for landowners to increase housing in the city.

City of Townsend Growth Policy Update

What is your vision for future development within the City of Townsend?

Answered 50
Skipped 55

Respondent ID	Response Date	Responses
11862434156!	Jun 11 2024 01:55 AM	Little pink houses for you and me
11862417159!	Jun 10 2024 07:10 PM	Few more bussinesses.
11862294573!	Jun 08 2024 07:31 PM	More sidewalks and bike trails.
11862221265!	Jun 07 2024 09:44 AM	stated above
11862120293!	Jun 06 2024 06:51 AM	More incentives for variety of business to open
11862046911!	Jun 05 2024 09:51 AM	Clean town
11862035463!	Jun 05 2024 07:51 AM	Larger grocery store / other commerce to not be forced to head into Helena for most things
11862029609!	Jun 05 2024 06:38 AM	It continues to grow at a rate that helps the town economy.
11862004455!	Jun 04 2024 09:56 PM	Managed growth and economic development that embraces our rural identity while meeting the needs of a growing population.
11862002559!	Jun 04 2024 09:07 PM	Indoor swimming pool. What about a theatre even if it was only open part time. Affordable groceries without having to go to Helena
11861990799!	Jun 04 2024 05:11 PM	Affordable Housing & updates for businesses if needed.
11861984972!	Jun 04 2024 03:41 PM	Main Street is dying a slow death! Everything's moving to front street, look at the pictures of main from the seventies, it's very clear the then and the now! Less restrictions on everything promote business welcome business! Our children are all having get decent jobs! Our kids should be able to live and work in there home town and not starve, Townsend has become a retirement community and now only serves and caters to the wealthy and elderly Businesses or business district, thriving downtown, building UP a few levels to fit more and decrease sprawl, Attainable housing or denser housing, incentives for fixing up or selling dilapidated properties, sidewalks, trails and a clear identity that embr agriculture roots.
11861978756!	Jun 04 2024 02:26 PM	agriculture roots.
11861976349!	Jun 04 2024 01:58 PM	Clean and safe enviroment, quality retail and dining
11861969436!	Jun 04 2024 12:40 PM	Planned
11861966493!	Jun 04 2024 12:11 PM	Use what we have. If a place has preexisting infrastructure then tear it down and build new. Stop destroying a piece of land for a new condo. I would love to see the passenger rail develop a stop in Townsend. It would be great to have a little depot with a visitor information center/local merchandise/etc. It would be a fantastic resource for commuters and for the travelers in our own community
11861964501!	Jun 04 2024 11:53 AM	jobs in town and another avenue of transportation to neighboring communities reducing highway travel.
11861960268!	Jun 04 2024 11:10 AM	Avoid sprawl into undeveloped areas, keep population at a controlled level to avoid putting too much pressure on public utilities, promote and encourage small locally owned businesses to thrive on Broadway and Hwy 287.
11861802175!	Jun 02 2024 04:11 PM	I hope it looks pretty much the same 50 years from now.
11861801597!	Jun 02 2024 03:56 PM	Maintained character of a small town.
11861784154!	Jun 02 2024 08:06 AM	Senior housing, recreation center, affordable housing, larger grocery chain, fast food restaurants & less bars on Main Street.
11861779018!	Jun 02 2024 04:57 AM	Keep it smallNo griwth
11861600032!	May 30 2024 12:23 PM	Tax incentives for updating/tear down & replace older buildings.Incentive for the "build up not out" model.
11861546528!	May 29 2024 08:12 PM	Strictly fix up old buildings
11861494942!	May 29 2024 08:13 AM	To keep Townsend small
11861494953!	May 29 2024 08:13 AM	Keep small town feel, and not turn into Bozeman with focus on money and development with no regard for water and quality of life. We want to be different and unique and stand alone as a well thought out and planned small community that will flourish
11861486305!	May 29 2024 06:27 AM	To start a dog grooming buisnes here
11861481773!	May 29 2024 05:23 AM	We need to bring good high paying jobs for locals
11861462153!	May 28 2024 09:59 PM	Vibrant, sustainable community
11861461422!	May 28 2024 09:39 PM	Balance of use to support local residents and workers.
11861461253!	May 28 2024 09:34 PM	Well paced so that it doesn't strain the systems we have. Adding all the new subdivisions and amenities without properly assessing taxes and collecting taxes is just creating longterm debt
11861460531!	May 28 2024 09:15 PM	Spending within our means
11861459820!	May 28 2024 08:57 PM	Manage all growth and regulate housing developments while protecting recreation me agricultural land
11861458201!	May 28 2024 08:17 PM	Don't want any future development!
11861457798!	May 28 2024 08:08 PM	Affordable child care for residents
11861455637!	May 28 2024 07:21 PM	Don't think we need more development
11861448520!	May 28 2024 05:07 PM	I hope that growth keeps moving at a slow pase. Promote Townsend as a place to relax and enjoy the small yow living while visiting.
11861447310!	May 28 2024 04:47 PM	They are gonna raise everything and become so populated that this town will be brutal to even be associated with.
11861445963!	May 28 2024 04:24 PM	na
11861444607!	May 28 2024 04:02 PM	Controlled growth
11861444203!	May 28 2024 03:56 PM	Stop the sprawling of the city.
11861444211!	May 28 2024 03:56 PM	Improvement on the homes that are already here. Not having multiple homes on a small lot. Space is one of the reasons we live here. If we end up like Bozeman the town will be miserable to live in
11861443289!	May 28 2024 03:42 PM	Let it grow
11861443137!	May 28 2024 03:40 PM	To leave
11861442716!	May 28 2024 03:34 PM	N/A
11861442304!	May 28 2024 03:28 PM	More vibrant downtown
11861442003!	May 28 2024 03:24 PM	More dining, shopping, recreation within the city. Healthcare that is accessible on the weekends (not emergency room, that is currently the only weekend option).
11861441434!	May 28 2024 03:16 PM	N/A
11861440937!	May 28 2024 03:10 PM	More successful businesses means more of everything else we need. The old buildings in town (residential and commercial) are a problem. Everything's aging right down to basic infrastructure. Eventually people's focus will change to newer, more vibrant areas (possibly the Silos). Townsend needs a renovation plan that
11861439404!	May 28 2024 02:51 PM	just city streets and sidewalks. It needs a plan that will help residents and business owners to upgrade and/or replace buildings.

City of Townsend Growth Policy Update

Other Comments?

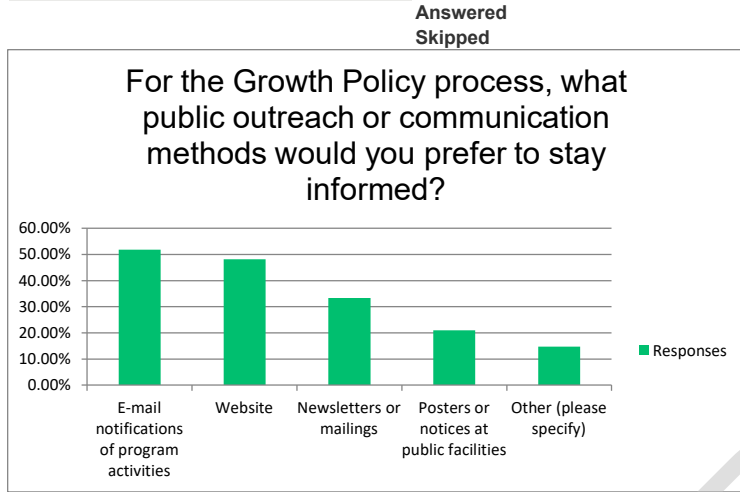
Answered 27
Skipped 78

Respondent ID	Response Date	Responses
118624341562	Jun 11 2024 01:55 AM	Dollars to doughnuts this survey goes in the trash if it can't be crafted to fit the agenda
118624171599	Jun 10 2024 07:10 PM	When did this survey get put out . Notice on our water Sawyer bill should have been put on last month as News paper says you wanted them in by last Friday
118622945737	Jun 08 2024 07:31 PM	Sidewalks, parks, and rec areas built into Townsend's infrastructure will prevent our town from becoming a low rent slum where the reason most live here is
118621202932	Jun 06 2024 06:51 AM	Great survey!
118620469117	Jun 05 2024 09:51 AM	All the garbage building up in residents yards is so unattractive and trashing up the city putting a clean city yard ordinance and actually enforcing it . can be dumped per the household items only policies.
118620354630	Jun 05 2024 07:51 AM	Junk on people's property in Townsend seems to be an issue already.
118620296097	Jun 05 2024 06:38 AM	No
118620025599	Jun 04 2024 09:07 PM	I love the small town feel but a few more choices for groceries, eating out, would create competition and keep prices down.
118619907999	Jun 04 2024 05:11 PM	Townsend is a nice little town to live in, let's keep it that way.
118619849729	Jun 04 2024 03:41 PM	I was born and raised here my family is many generations deep, I was proud of my home town at one time, now I am ashamed of the way it's run , it seems my opinion for the most part is simply ignored and city officials do as they see fit not as the citizens of town want
118619787564	Jun 04 2024 02:26 PM	As the age demographic of our area decreases, recreation opportunities and access, as well as vibrant businesses, will be increasingly important. We need
118619763499	Jun 04 2024 01:58 PM	It would be great if the city council meetings were live streamed and recorderd. Also if agendas were ealier to get
118619645012	Jun 04 2024 11:53 AM	Development and tourism are not the enemy if you plan and manage them in a way that works best for our community. They are tools for improvement and power to change things to their benefit and not the benefit of the community, or create burdens for future citizens (leaving infrastructure behind when the pro distributed out all of its earnings/funds, etc.). There are opportunities with these businesses but also risks that we need to watch out for.
118619602688	Jun 04 2024 11:10 AM	Love Townsend
118618021757	Jun 02 2024 04:11 PM	Let Townsend grow smartly - manage the growth. Let it become a self sustaining town with all the amenities of a city.
118617841540	Jun 02 2024 08:06 AM	Add in various areas as being zoned agriculture. To zone areas all around the lake all the way to Radersburg & Three Forks. Protect food producers.
118616000327	May 30 2024 12:23 PM	Parking of too many vehicles outside homes makes it difficult to see oncoming traffic.
118615442222	May 29 2024 07:16 PM	fairgrounds so leads to confusion. If include airport snd fairgrounds then should include the lake and river and campgrounds, etc.
118614949534	May 29 2024 08:13 AM	I hit no opinion because no other option fit or I didn't know enough about the situation to give an accurate answer, for example: the streets and gutters could but that doesn't necessarily mean pouring more money and taxes at them. Maybe the City just needs to manage things and staff better. I want a great Airp
118614605318	May 28 2024 09:15 PM	Belgrade and no need when Helena and Belgrade are big.
118614582018	May 28 2024 08:17 PM	Better job updating the city website
118614576126	May 28 2024 08:04 PM	Stop catering to growth! This is pathetic! Heartbreaking to see where Broadwater County and City of Townsend is going!
118614459634	May 28 2024 04:24 PM	Our taxes have already skyrocketed, learn to live within your means. Taxpayers can't afford more hikes.
118614442119	May 28 2024 03:56 PM	na
118614423049	May 28 2024 03:28 PM	have to worry about property tax hikes. The youth should have things to do and the safety from the community to do them. I grew up here and would like m
118614414349	May 28 2024 03:16 PM	experience a similar sense of freedom
118614394049	May 28 2024 02:51 PM	Thanks for all that you do!
		Townsend is a corrupt joke
		Townsend must have a better method of communication than the newspaper and Facebook. Hardly anyone ever hears about what the City is doing until it's

City of Townsend Growth Policy Update

For the Growth Policy process, what public outreach or communication methods would you prefer to stay informed?

Answer Choices	Responses
E-mail notifications of program activities	51.85%
Website	48.15%
Newsletters or mailings	33.33%
Posters or notices at public facilities	20.99%
Other (please specify)	14.81%



Respondent ID	Response Date	Other (please specify)
118624171599	Jun 10 2024 07:10 PM	Newspaper. Electronic signs
118620354630	Jun 05 2024 07:51 AM	Text to link
118619907995	Jun 04 2024 05:11 PM	Newspaper
118619849107	Jun 04 2024 03:40 PM	Text messages
118619645012	Jun 04 2024 11:53 AM	Newspaper
118616766689	May 31 2024 08:23 AM	montanagirl.lt@gmail.com
118616000327	May 30 2024 12:23 PM	Social media
118615442222	May 29 2024 07:16 PM	Facebook
118615375206	May 29 2024 04:53 PM	Newspaper
118614949534	May 29 2024 08:13 AM	Better PR from City and County plus great folks at the helm who are fully transparent and connected with the roots and healthy growth of this c
118614431375	May 28 2024 03:40 PM	None
118614394045	May 28 2024 02:51 PM	I'd be in favor of a phone app for city announcements, integrate its use into the school's curriculum and encourage the school to use it to encou

City of Townsend Growth Policy Update

General Information about you. (Optional)

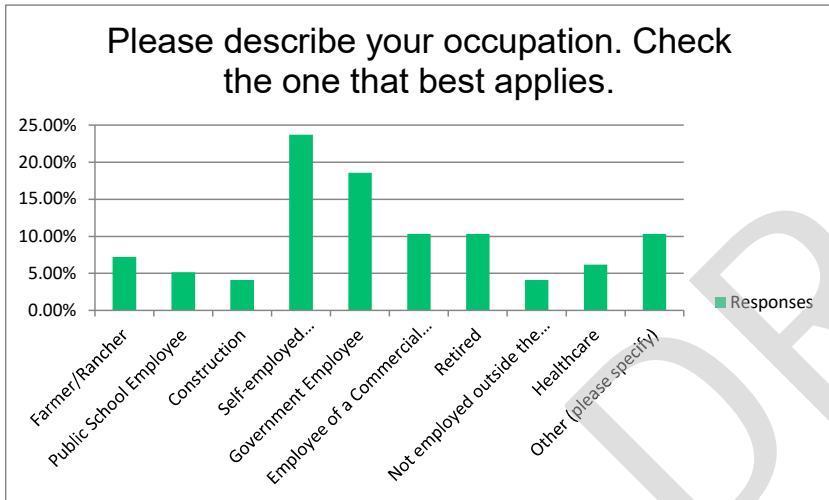
Answer Choices	Responsee	
Do you live in the City of Townsend? Yes or No	97.75%	87
If yes, how long have you lived in Townsend?	79.78%	71
How old are you?	91.01%	81
	Answered	89
	Skipped	16

Respondent ID	Response Date	Do you live in the City of Townsend? Yes or No	Tags	If yes, how long have you lived in Townsend?
118635158873	Jun 26 2024 12:01 PM	Yes		10 years
11862623869	Jun 17 2024 07:30 AM	No		7 mos
118626354618	Jun 13 2024 07:34 AM	Yes		long time
118625085702	Jun 11 2024 06:59 PM	Yes		Almost 3 years
118624341562	Jun 11 2024 01:55 AM	Yes		My whole life
118624171599	Jun 10 2024 07:10 PM	Yes		31 years
11862372743	Jun 10 2024 11:02 AM	Yes		2 years
118622945737	Jun 08 2024 07:31 PM	Yes		6 yrs
118622212658	Jun 07 2024 09:44 AM	Yes		24yrs
11862096027	Jun 05 2024 07:11 PM	Yes		4 years
118620858363	Jun 05 2024 05:51 PM	No, not within city limits; we live rurally in the county		14 years; previously born and raised here before relocating for undergraduate and graduate studies
118620469117	Jun 05 2024 09:51 AM	Yes		4 years
118620354630	Jun 05 2024 07:51 AM	Yes		5
118620296097	Jun 05 2024 06:36 AM	Yes		10 years
118620073218	Jun 04 2024 11:16 PM	Yes		4years
118620044559	Jun 04 2024 09:56 PM	Yes		3 years
118620042291	Jun 04 2024 09:50 PM	Yes		32 years
118620252599	Jun 04 2024 09:07 PM	Slilos		4 years
11861982457	Jun 04 2024 07:33 PM	Yes		23 years
118619977013	Jun 04 2024 07:21 PM	Yes		7
118619940805	Jun 04 2024 06:09 PM	No		7 months
118619528736	Jun 04 2024 05:47 PM	Yes		28 yrs
11861907906	Jun 04 2024 05:11 PM	No rural 7 miles out		All my life
118619849725	Jun 04 2024 03:41 PM	Yea		4 yrs
118619849107	Jun 04 2024 03:40 PM	No, I live in the County just outside of town		3 years in town, on and off in County for 15 years, spouse raised here
118619787564	Jun 04 2024 02:26 PM	Yes		14 years
118619763499	Jun 04 2024 01:58 PM	Yes		5 years
118619752244	Jun 04 2024 01:45 PM	Yes		almost 20 years
118619726073	Jun 04 2024 01:15 PM	Yes		30 years
118619694365	Jun 04 2024 12:40 PM	No		10 years
11861964536	Jun 04 2024 12:11 PM	Yes		5 Years
118619628489	Jun 04 2024 11:38 AM	No		
118619626258	Jun 04 2024 11:35 AM	Yes		
118619021751	Jun 02 2024 04:11 PM	No/Broadwater County		
118618015972	Jun 02 2024 03:56 PM	Yes		11 years
118617841540	Jun 02 2024 08:06 AM	Yes		10 years
118617790185	Jun 02 2024 04:57 AM	Yes		4 yrs
11861676689	May 31 2024 08:23 AM	Yes		33 years
118616155524	May 30 2024 03:07 PM	No		60 years
118616000327	May 30 2024 12:23 PM	No		27 years
118615465283	May 29 2024 08:12 PM	Yes		
118615442222	May 29 2024 07:16 PM	No		61
118615426242	May 29 2024 06:40 PM	Yes		7 years
118615422811	May 29 2024 06:31 PM	No		Lived in the County my whole life and very concerned about the changes. I don't mind change but it best be wise and transparent and with integrity
118615375206	May 29 2024 04:53 PM	No		
118615260399	May 29 2024 02:00 PM	No		
118614949422	May 29 2024 08:13 AM	Yes		18 years
118614949534	May 29 2024 08:13 AM	No but I do live in the county		5 years
118614946137	May 29 2024 08:09 AM	No		8
118614937622	May 29 2024 07:59 AM	Yes		3 years
118614863059	May 29 2024 06:27 AM	Yes		30 years
118614677135	May 29 2024 12:23 AM	Yes		
118614640395	May 28 2024 10:52 PM	Yes		3 years
118614621531	May 28 2024 09:59 PM	Yes		3 years
118614620902	May 28 2024 09:56 PM	Yes		
118614614225	May 28 2024 09:39 PM	No		
118614612538	May 28 2024 09:34 PM	Outside of town proper but yes.		4 years
118614610200	May 28 2024 09:28 PM	Yes		58 years
118614605318	May 28 2024 09:15 PM	Yes		7 year
118614601995	May 28 2024 09:06 PM	Yes		33 years
118614600250	May 28 2024 09:02 PM	No		
118614599665	May 28 2024 09:00 PM	No		
118614598204	May 28 2024 08:57 PM	Yes		10+ yrs
118614597225	May 28 2024 08:54 PM	Yes		23 years
118614589077	May 28 2024 08:34 PM	Yes		51
118614582012	May 28 2024 08:17 PM	Yes		40+ years
118614577985	May 28 2024 08:08 PM	No		
118614576126	May 28 2024 08:04 PM	Yes		47 years
118614518915	May 28 2024 06:05 PM	Yes		6
118614485206	May 28 2024 05:07 PM	No rural resident		8 years
118614473108	May 28 2024 04:47 PM	Yes		40 years
118614462186	May 28 2024 04:28 PM	Yes		28 years
118614459634	May 28 2024 04:24 PM	no		
118614446072	May 28 2024 04:02 PM	Yes		10 years
118614445856	May 28 2024 04:02 PM	No		
118614423031	May 28 2024 03:56 PM	Yes		32 years
11861442119	May 28 2024 03:56 PM	Yes		27 years
118614436301	May 28 2024 03:47 PM	No		6 yrs
118614432890	May 28 2024 03:42 PM	Yes		4 years
118614431375	May 28 2024 03:40 PM	Yes		To long
118614430302	May 28 2024 03:38 PM	Yes		7 years
118614428864	May 28 2024 03:36 PM	no		
118614427168	May 28 2024 03:34 PM	No		
118614423045	May 28 2024 03:28 PM	No, Broadwater County, outside of city limits		
118614420033	May 28 2024 03:24 PM			
118614414345	May 28 2024 03:16 PM	yes		15 years
118614409376	May 28 2024 03:10 PM	Yes		15 years
118614394045	May 28 2024 02:51 PM	Yes		5 years
118606676459	May 17 2024 01:19 PM	yes		37 years

City of Townsend Growth Policy Update

Please describe your occupation. Check the one that best applies.

Answer Choices	Responses	
Farmer/Rancher	7.22%	7
Public School Employee	5.15%	5
Construction	4.12%	4
Self-employed Businessperson or Business Owner (other than farming or ranching)	23.71%	23
Government Employee	18.56%	18
Employee of a Commercial or Retail Establishment	10.31%	10
Retired	10.31%	10
Not employed outside the home	4.12%	4
Healthcare	6.19%	6
Other (please specify)	10.31%	10
Answered		97
Skipped		8



Respondent ID	Response Date	Other (please specify)
118619982457	Jun 04 2024 07:33 PM	Health Insurance -work at home
118615375206	May 29 2024 04:53 PM	Retired public school educator
118614949422	May 29 2024 08:13 AM	Admin
118614863059	May 29 2024 06:27 AM	Commuter
118614640395	May 28 2024 10:52 PM	Welder
118614621531	May 28 2024 09:59 PM	Remote worker
118614612538	May 28 2024 09:34 PM	Nonprofit Executive
118614589077	May 28 2024 08:34 PM	Mining
118614577985	May 28 2024 08:08 PM	Miner
118614431375	May 28 2024 03:40 PM	Old man

4) Public Meeting #1

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**REQUEST FOR PUBLIC INPUT
FOR THE UPDATE TO THE CITY OF TOWNSEND GROWTH POLICY**

The City of Townsend Planning Board is preparing an update to the Townsend Growth Policy, and we invite you to help shape it's future by providing comments on the future growth and needs of the City of Townsend. Your opinions are important to this process to identify needs for the City. The City is conducting a Community Needs Survey. Hard copies can be obtained from the Townsend City Hall or a link to the web survey can be found on the City of Townsend website at <https://townsendmontana.net/>. Surveys must be completed and returned to the City by June 7, 2024.

The Townsend Planning Board will be holding a public meeting on June 13, 2024 at 6:00 p.m. to gather public input on the future needs of the City of Townsend and review data from the survey. The meeting will be held at Townsend City Hall 110 Broadway, Townsend, MT 59644.

For additional information, contact Jeremy Fadness, WWC Engineering, 1275 Maple Street Suite F, Helena, MT 59601, 406-443-3962. Hard copies of the survey should be returned to the City Clerk, 110 Broadway, Townsend, MT 59644.

Publish twice.

DRAFT

Townsend Planning Board

June 13, 2024

Growth Policy Public Meeting Notes

Five planning board members present no public.

Public Meeting Discussion Notes

A) What do we like about Townsend:

1. Friendly and family oriented
2. Small town feel and rural setting
3. Safe community
4. Parks and recreation good and activities
5. Close to forest and outdoor recreation (lake, river, etc.)

B) What do we want to improve about Townsend:

1. Improve the attitude toward growth as a community
2. More affordable housing, not necessarily subsidized housing but budget friendly housing
3. Variety of housing, sales and rentals
4. Parks and recreation
 - i. Fix tennis courts
 - ii. Add pickle ball court next to tennis courts
5. Sidewalks on all streets, more pedestrian and bicycle friendly
6. More law enforcement presence, speeding an issue

C) Land Use/Housing Discussion

1. Affordable housing/budget friendly housing
2. Variety of housing
3. Higher density apartment style housing
4. Encourage infill development of existing lots
5. Constraints/Issues
 - i. Antigrowth people in the community
 - ii. Zoning density requirements
 - iii. Water issues, infrastructure
 - iv. New high density zoning district
 - v. Space or areas to grow – more than likely east
6. Opportunities
 - i. Housing study
 - ii. Regulations are currently pretty liberal
 - iii. Black Butte Copper Project in White Sulphur Springs
 - iv. Passenger rail
 - v. Infill development of existing lots

D) Economic Development

1. Constraints/Issues
 - i. Not a lot of traffic or patronage for existing businesses

- ii. More restaurants needed in the city, lacking nice sit down, late night, and open all week.
 - iii. Water issues, infrastructure
- 2. Opportunities
 - i. Continued redevelopment of downtown
 - ii. Infill development of existing lots

E) Infrastructure

- 1. Water system upgrades the most critical need
- 2. Sidewalk development throughout the city
- 3. Roads and stormwater improvements
- 4. Tennis court improvements
- 5. Add pickle ball court
- 6. Parks and trails plan development
- 7. Dog park development

F) Services

- 1. Garbage fee maybe an issue
- 2. Privatize garbage
- 3. Snow removal needs improvement, problem with 18" limit and routes. Amend to 6" and develop priority snow plowing routes

G) Natural Resources and the Environment

- 1. Historic resource protection
- 2. Floodplain protection
- 3. River preservation
- 4. Wetlands protection
- 5. Protection of water resources including irrigation infrastructure

5) Public Meeting #2

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6) Resolution

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RESOLUTION NO. _____

A RESOLUTION TO ADOPT THE 2025 TOWNSEND GROWTH POLICY UPDATE

WHEREAS, in 2010 the City Council of Townsend adopted the Townsend Growth Policy;
and

WHEREAS, section 76-1-601(3)(f)(iii), MCA, requires that the Townsend Growth Policy be reviewed at least once every five years and revised if necessary; and

WHEREAS, the City Council retained WWC Engineering to assist the City of Townsend Planning Board in its review and update of the Townsend Growth Policy; and

WHEREAS, in May of 2024, The City of Townsend Planning Board started the review and update of the 2010 Townsend Growth Policy; and

WHEREAS, the Townsend Planning Board undertook a variety of public outreach meetings and practices to encourage public input and participation in the review and subsequent updating of the 2010 Townsend Growth Policy; and

WHEREAS, the Townsend Planning Board held a public meeting on June 13, 2024 at Townsend City Hall to gather public input on the goals, objectives, and vision for the City of Townsend; and

WHEREAS, the Townsend Planning Board and WWC Engineering prepared a draft Growth Policy for public review and held a public hearing on **March 13, 2025** at the Townsend City Hall to gather public input on the goals, objectives, and vision for the City of Townsend; and

WHEREAS, on **March 13, 2025** Townsend Planning Board voted to recommend adoption of the 2025 Townsend Growth Policy to the Townsend City Council; and

WHEREAS, The Townsend City Council held a public hearing on the 2025 Townsend Growth Policy on **April 1, 2025** at Townsend City Hall to gather public input on goals, objectives, and vision for the City of Townsend; and

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Townsend, after accepting public comment at a public hearing noticed in accordance with State law, hereby adopts the 2025 Townsend Growth Policy as submitted by Townsend Planning Board.

Passed and effective by the City Council of the City of Townsend, Montana, and approved by the Mayor this 15th day of April, 2025.

Vicki Rauser, Mayor

ATTEST:

Kari Williams, Clerk/Treasurer

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APPENDIX B
Demographics

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KEY FINDINGS

- The 2023 population of Townsend is estimated to be 2,133. That is an increase in population of 242 since the 2010 census value of 1,891 residents.
- The lowest population for Townsend was 2017 and 2018 with a population of 1,741. Since 2018 the population of Townsend has grown year after year with an 18% population increase since 2018.
- The 2023 estimate for population in Broadwater County is 8,032, of which Townsend comprises 27 percent.
- Townsend population increased 3.3% from 2022 to 2023.
- At an annual growth rate of 3.3% percent, the City of Townsend could reach a population of 4,083 by the year 2043. This would almost double the population of Townsend in the next 20 years.

POPULATION

HISTORICAL POPULATION TRENDS

Townsend has experienced varied population trends throughout its history. In the early 20th century, the town grew steadily, nearly doubling the population between 1900 to and 1930, driven by regional development and agricultural expansion. However, from 1930 to 1970, population growth stagnated, with numbers fluctuating between slight increases and declines as limited economic opportunities and rural-to-urban migration impacted the area. Growth occurred in the late 20th century between 1980 and 2000, likely due to regional economic factors and the increasing appeal of rural lifestyles. Population was somewhat stagnant between 2000 and 2020. During most recent times Townsend has seen the population increase with the population migration from more populated places to Montana's rural lifestyle. The historic population numbers are provided in Figure 1.

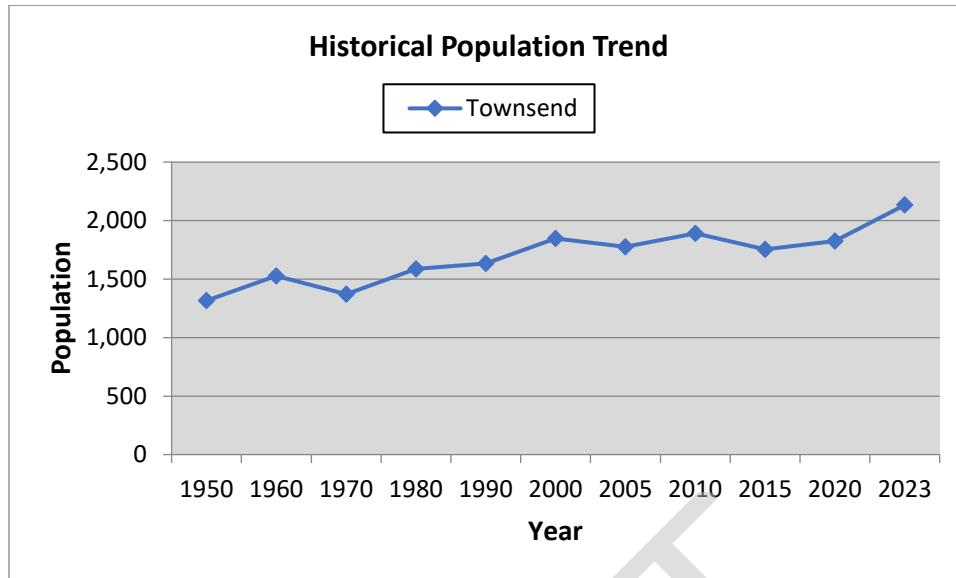


Figure 1. Historical Population Trend

POPULATION PROJECTIONS

Current population trends between 2020 and 2023 indicate a steady growth rate and the most recent rate between 2022 and 2023 was 3.3%. We can estimate the future population projections for the City of Townsend based on varying growth rates. We have estimated the population projections for Townsend at 1%, 2%, and 3.3% growth rate per year out to 2043. Figure 2 shows the estimated population projections for Townsend.

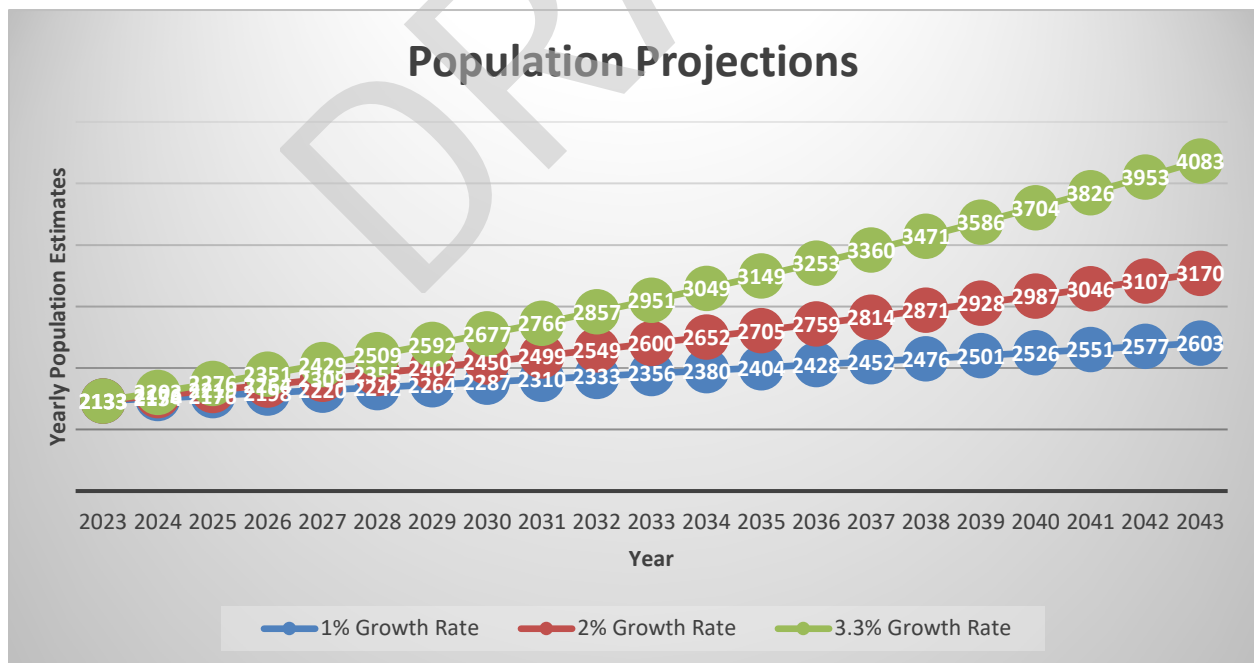


Figure 2. Population Projections

Note: Population estimates, and growth rates obtained from Montana Department of Commerce, American Community Survey, and U.S. Census Bureau.

CHARACTERISTICS OF THE POPULATION

AGE

Age

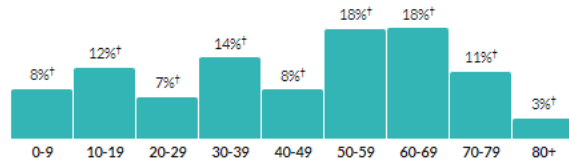
51.1 ±5.8

Median age

about 20 percent higher than the figure in the Helena, MT Metro Area: 42.3 ±0.5

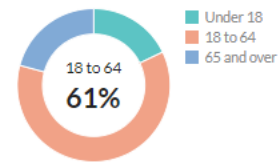
about 25 percent higher than the figure in Montana: 40.1 ±0.2

Population by age range



Show data / Embed

Population by age category



Hide data / Embed

Population by age category (Table B01001) [View table](#)

Column	Townsend	Helena, MT Metro Area	Montana
Under 18	17.9%† ±4%	21.1% ±0%	21.2% ±0%
18 to 64	61.3% ±6%	59% ±0%	59.4% ±0%
65 and over	20.8%† ±4.2%	19.9% ±0%	19.4% ±0%

Figure 3. Population by Age

Note: Data from <https://censusreporter.org/profiles/16000US3074575-townsend-mt/#age>

FAMILIES AND HOUSEHOLDS

Households

918

Number of households

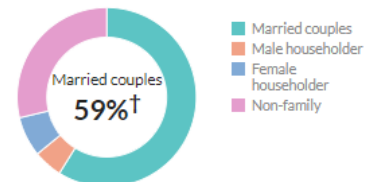
the Helena, MT Metro Area: 34,962
Montana: 443,917

2.3

Persons per household

about the same as the figure in the Helena, MT Metro Area: 2.3
a little less than the figure in Montana: 2.4

Population by household type



Hide data / Embed

Population by household type (Table B11002) [View table](#)

Column	Townsend	Helena, MT Metro Area	Montana
Married couples	58.9%† ±10.6%	63.3% ±1.9%	61.5% ±0%
Male householder	5.2%† ±3.9%	5.3%† ±1.2%	6.1% ±0%
Female householder	7.2%† ±5%	10.3%† ±1.4%	11.3% ±0%
Non-family	28.7%† ±11.2%	21.1% ±1.4%	21.2% ±0%

Figure 4. Population by Household Type

Note: Data from <https://censusreporter.org/profiles/16000US3074575-townsend-mt/#age>

GENDER, RACE, AND ETHNICITY

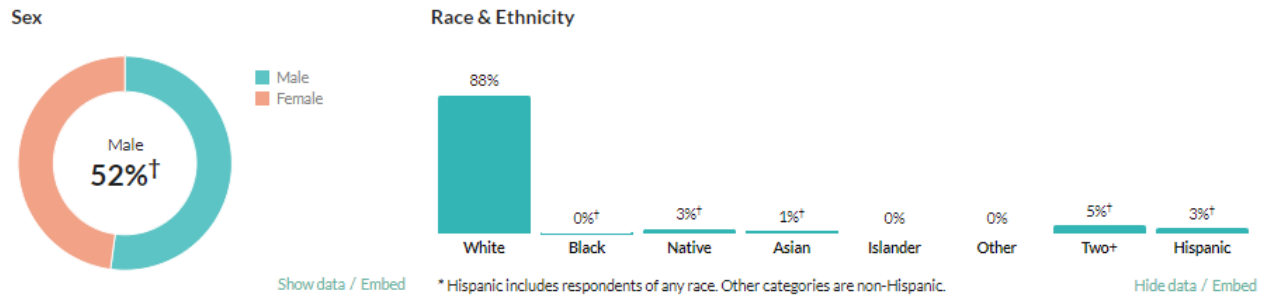


Table B03002 [View table](#)

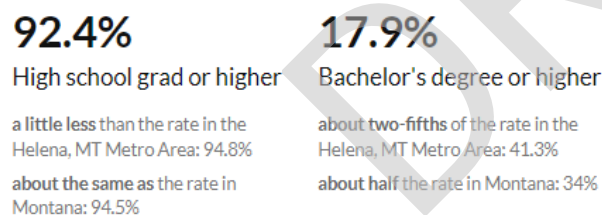
Column	Townsend		Helena, MT Metro Area		Montana							
White	88.3%	±6.5%	1,922	±316	89.9%	±0%	75,337	±289	84.6%	±0%	923,663	±1,485
Black	0.1%	±0.2%	3	±4	0.5%	±0%	417	±66	0.5%	±0%	5,248	±407
Native	2.6%	±2.2%	57	±49	1.2%	±0%	1,022	±210	5.6%	±0%	61,081	±1,021
Asian	1.2%	±1.6%	25	±35	0.6%	±0%	508	±110	0.8%	±0%	9,002	±537
Islander	0%	±0%	0	±11	0%	±0%	0	±26	0.1%	±0%	658	±274
Other	0%	±0%	0	±11	0.3%	±0%	255	±240	0.4%	±0%	3,960	±1,123
Two+	4.8%	±4.5%	105	±98	3.8%	±0%	3,217	±350	3.9%	±0%	42,347	±1,408
Hispanic	2.9%	±3.5%	64	±77	3.6%	±0%	3,004	±0	4.2%	±0%	45,881	±176

Figure 5. Population by Gender, Race & Ethnicity

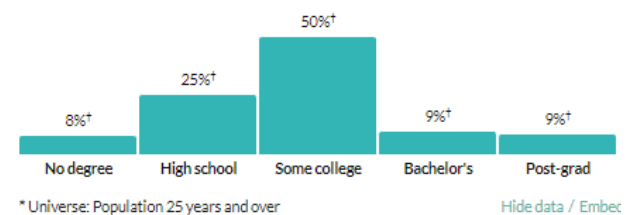
Note: Data from <https://censusreporter.org/profiles/16000US3074575-townsend-mt/#age>

EDUCATIONAL ATTAINMENT

Educational attainment



Population by highest level of education



Population by highest level of education (Table B15002) [View table](#)

Column	Townsend		Helena, MT Metro Area		Montana							
No degree	7.6%	±3.8%	123	±63.9	5.2%	±0.8%	3,085	±467.8	5.5%	±0.2%	41,881	±1,500.1
High school	25%	±5.3%	406	±106.5	23.5%	±1.3%	13,991	±753.8	27.8%	±0.4%	210,938	±2,889
Some college	49.5%	±11.1%	804	±218.5	30.1%	±1.6%	17,944	±925.4	32.7%	±0.5%	247,754	±3,697.4
Bachelor's	9.4%	±3.6%	152	±63.1	26.5%	±1.3%	15,781	±792.1	22.5%	±0.3%	170,549	±2,603.6
Post-grad	8.5%	±3.5%	138	±61.1	14.8%	±1.1%	8,849	±640	11.5%	±0.3%	87,078	±2,108.2

Figure 6. Population by Educational Attainment

Note: Data from <https://censusreporter.org/profiles/16000US3074575-townsend-mt/#age>

APPENDIX C

Housing

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THE HOUSING STOCK

NUMBER OF HOUSING UNITS

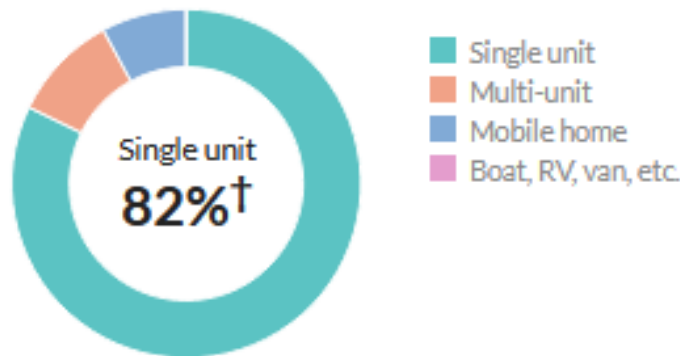
The number and types of houses needed to accommodate the population are important considerations in the planning process. The ways in which houses are organized and maintained help create the aesthetic quality of a community and dictate the need and placement of associated infrastructure and services. Residential land use planning is, therefore, an important factor in this Growth Policy, particularly because Broadwater County and the City of Townsend have seen steady growth in recent years and is expected to continue growing through 2035, the period addressed in this analysis.

A modest number of housing units have been added to the Townsend housing stock over the last five years. According to the most recent data, 2023 American Community Survey (ACS), there were 978 total households in Townsend as compared to 966 in 2018. While Broadwater County has total housing units of 3,164 in 2023 compared to 2,740 in 2018. The City has primarily seen the development or redevelopment of existing lots within the City as no new lots have been created within the City in several decades. The Copper Springs Subdivision preliminary plat was approved by the City in 2020 but to date the developer has not started infrastructure development or final permitting for the project. This project would add 141 residential housing units within the City. The project is proposed to be completed in phases with Phase 1 completed in 2028, Phase 2 completed in 2030, and Phase 3 completed in 2032.

TYPES OF HOUSING UNITS

The housing stock in Townsend is characterized by a predominance of single-family detached units according to the most recent data from the 2023 ACS. Single-family homes comprised 82.2 percent of the community's housing stock in 2023 compared with 73.6 percent for Montana. Single family detached units are also characteristic of housing within the planning area boundary. With continued population growth, the city's adjacency to the job markets in the Helena and Bozeman, and the approval of 141 new residential lots, construction of single-family units will likely dominate housing development into the near future.

Types of structure



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Types of structure (Table B25024) [View table](#)

Column	Townsend			
Single unit	82.2% [†]	±8.3%	804	±139.9
Multi-unit	9.9% [†]	±4.8%	97	±48.6
Mobile home	7.9% [†]	±4.5%	77	±45
Boat, RV, van, etc.	0%	±0%	0	±11

Figure 1. Types of Structures

TENURE

The rate at which housing units are occupied by people who own their units represents the homeownership rate for a community. An examination of tenure provides an understanding of an area’s homeownership rate. According to the most recent ACS 5-Year estimate in 2023, the homeownership rate in Townsend was 69.7 percent. From 2018 (74.3%) to 2023 (69.7%) the homeownership rate in Townsend has dropped. The rise in housing costs has dampened homeownership rates in the state including Townsend. This has caused the proportion of renters grow and will continue to adjust the homeownership rate downward. Renter occupied rates increased from 25.7% in 2018 to 30.3% in 2023.

Of particular concern in the discussion of tenure in the housing stock is the number of housing units owned and occupied by senior citizens in Townsend. The ACS reports seniors comprised 18 percent of the city’s population. In 2010, seniors comprised 19.1 percent of Townsend population. The current trend is a reduction in seniors living within the City of Townsend.

AGE OF THE HOUSING STOCK

Townsend has experienced growth periods in housing construction generally correlating to population growth in the corresponding periods. As of the latest data, Townsend, Montana,

has a total of 978 housing units, with a median construction year of 1973. The distribution of housing units by construction period is as follows:

- Built in 1939 or earlier: 289 units
- Built between 1940 and 1949: 37 units
- Built between 1950 and 1959: 51 units
- Built between 1960 and 1969: 14 units
- Built between 1970 and 1979: 284 units
- Built between 1980 and 1989: 104 units
- Built between 1990 and 1999: 85 units
- Built between 2000 and 2009: 106 units

This data indicates that a significant portion of Townsend's housing stock was constructed before 1980, with notable development occurring in the pre-1939 era and the 1970s. There is a recent trend in Townsend and Broadwater County to develop additional housing. Townsend has seen an increase in home construction in recent years with development of existing vacant lots within the city.

HOUSING AVAILABILITY

Vacancy rates provide an indication of housing availability in communities. The ACS estimates indicate a vacancy rate for Townsend at 0 percent for owner occupied and 5.8% for rentals. The vacancy rate for Townsend is pretty close to the Montana average of 5.6% for rentals.

The low vacancy rates in Townsend are due to the lack of housing units even though the population continues to increase. With the construction of new housing units, the vacancy rate is anticipated to increase.

HOUSING AFFORDABILITY

The cost of housing in Townsend rose steadily between 2018 and 2023, according to the ACS. The median value of a home increased approximately 35 percent during that time, going from \$157,000 in 2018 to \$212,800 in 2023. In 2018, 55.8 percent of the homes were worth more than \$150,000, that number went to 88.1 percent in 2023.

In addition to rising home values, rents have also risen since 2018. Median gross rent in increased from \$613 in 2018 to \$976 in 2023. This increase is most likely due to low vacancy rates and an increasing population. Conversely, the monthly cost of owning a home, which

includes a mortgage and associated costs, stayed relatively consistent—from \$1,137 in 2018 to \$1,202 in 2023.

Motivated by lower housing costs, more families with higher household incomes are deciding to move to Townsend. The median household income jumped significantly from 2018 when it was \$50,341 to \$70,774 in 2023. This increase is indicative of a new demographic deciding to reside in Townsend.

HOUSING NEEDS

Based on population projections for the City of Townsend we can calculate the housing needs for the City of Townsend in the future. The 2020 census estimated that Townsend had an average of 2.5 people per household. The population in 2023 for Townsend was 2,133. By 2033 the population projections indicate an additional 223 to 818 people in Townsend. This would require an additional 89 to 327 new housing units by 2033. By 2043 the population projections indicate an additional 470 to 1,950 people in Townsend. This would require an additional 188 to 780 new housing units by 2043. The housing needs for Townsend are exacerbated by the current cost of housing. In order to accommodate anticipated growth Townsend will need to look at multiple ways to provide housing including allowing higher density, multi-family development, and affordable housing projects.

APPENDIX D

Economics

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OVERVIEW OF THE TOWNSEND ECONOMY

Townsend, Montana, serves as the county seat of Broadwater County and is situated in a predominantly rural region with an economy influenced by its agricultural roots, natural resources, and small-town charm. Here is an overview of the Townsend economy:

KEY ECONOMIC SECTORS

Agriculture:

- Townsend's economy is heavily influenced by agriculture, particularly livestock grazing and crop farming.
- Common crops include wheat, barley, potatoes, and hay, which are well-suited to the area's climate and soil conditions.

Natural Resources:

- Mining and logging were historically significant and continue to contribute to the local economy, albeit to a lesser extent.

Tourism and Recreation:

- Proximity to Canyon Ferry Lake makes Townsend a hub for outdoor recreation, including fishing, boating, camping, and hiking.
- Hunting and wildlife tourism are popular due to the area's rich wildlife and natural beauty.

Small Businesses:

- The town supports a variety of small businesses, including retail stores, restaurants, and services catering to locals and visitors.
- Construction and real estate have seen growth due to increasing demand for rural properties.

Government and Public Services:

- As the county seat, Townsend houses government offices and employs a number of residents in public administration, education, and healthcare.

LABOR MARKET AND EMPLOYMENT

- The local labor force is relatively small but diverse, with many residents engaged in trades, service industries, and agriculture.
- Employment opportunities are often tied to small businesses, public services, and seasonal work related to tourism and agriculture.

INCOME AND LIVING COSTS

- The median household income in Townsend is slightly lower than state and national averages, reflecting the rural economy.

- However, the cost of living is also lower, with relatively affordable housing and fewer urban expenses.

CHALLENGES

Limited Diversification:

- The economy relies on a narrow set of industries, which can make it vulnerable to fluctuations in agricultural prices and seasonal tourism trends.

Population Growth:

- Townsend has seen modest growth, but attracting and retaining younger residents and families can be challenging due to limited job opportunities.

Infrastructure:

- The town's small size limits investment in infrastructure and large-scale economic development projects.

OPPORTUNITIES

Outdoor Recreation Economy:

- Continued development of tourism and recreation around Canyon Ferry Lake and the surrounding wilderness could boost the local economy.

Renewable Energy:

- The area's natural resources, including wind and solar potential, may offer opportunities for renewable energy development.

Agricultural Innovation:

- Expanding into value-added agriculture, such as organic farming or local food production, could increase revenue for farmers and attract new markets.

CURRENT CONDITIONS AND TRENDS

EMPLOYMENT AND LABOR FORCE

Providing an accurate depiction of current employment and labor force conditions in Townsend is inhibited by a lack of current data for small cities and towns. For this Growth Policy, data from the Montana Department of Labor and Industry was used. This data is only available on a county level; therefore, Broadwater County data was utilized. There were 2,874 people in the County labor force. Of those 2,746 people are employed with 101 people unemployed with an unemployment rate of 3.5%.

The ACS estimates the travel time for commuting to work was 30.8 minutes. This indicates that many of the people employed in Townsend commute out of Townsend for work including to the Helena area and Bozeman area.

Many of the jobs inside the city limits appear to be service and retail sector jobs and those associated with local government and the school system. Although the school and government-related jobs may bring some new dollars to the community and could, therefore, be considered basic industry jobs, most often service and retail sector do not contribute much to a community's economic base. The mine outside of Townsend provides some economic base for the area. Townsend's basic economy has transitioned from an industrial and agricultural community to one characteristic of a "bedroom" or "commuter" community, in that it is largely residential in character and is without a significant economic base.

As illustrated by Figure 1, Broadwater County has experienced job growth since 2010 with an average growth rate of 1.0%, a period during which over 339 jobs were added to the economy. This steady job growth has contributed to population growth within Broadwater County and Townsend.

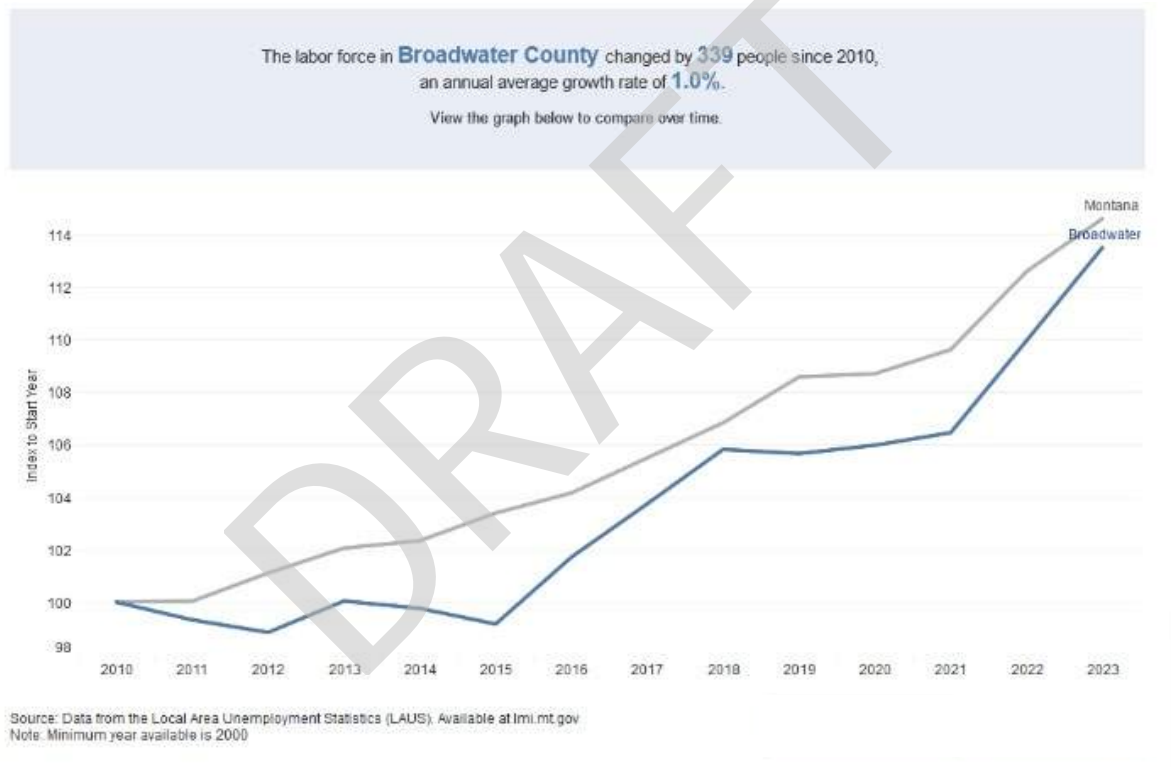


Figure 1. Labor Force in Broadwater County

Figure 1 also shows how the recession affected the number of employed citizens in Broadwater County during the years of 2010-2015. Even through the COVID-19 pandemic, Broadwater County and Townsend have seen an increase in population and jobs. This could be due to the rise in people working from home due to the pandemic and relocating from out of state to get away from high population areas outside of Montana.

SOURCES OF HOUSEHOLD INCOME

According to the 2023 ACS, about 22 percent of workers in the Townsend labor force were classified as "government workers". This indicates a good portion of the workers commute to

Helena for work. Because Helena is Montana’s state capital, it is estimated that nearly one-third of jobs in the City of Helena are government-related.

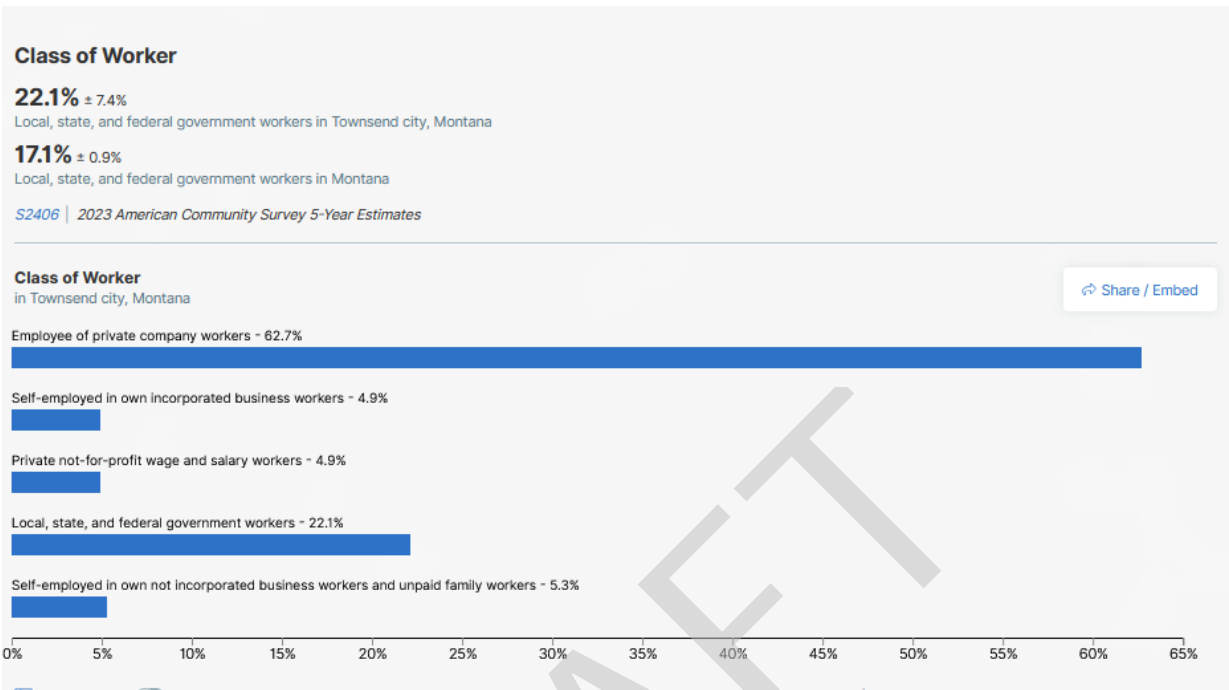


Figure 2. Class of Workers

In 2023, about 62 percent of workers in Townsend worked for a private company while just about 10 percent were self-employed.

Household and Family Income

The ACS estimates were used for recent income data. Median household income in Townsend in 2023 was \$70,774 as compared to \$50,641 in 2018. The figure represents a 28 percent increase over the 2018 estimate, and it was approximately 90 percent of the national median household income for 2023 (\$78,538). The increased 2023 median household income is reflected in the income distribution for Townsend; the City experienced an increase in the number of households with annual incomes greater than \$75,000. While the number of middle- and upper-income households increased during the last five years, households with annual incomes of less than \$50,000 continue to comprise a significant portion of Townsend’s households.

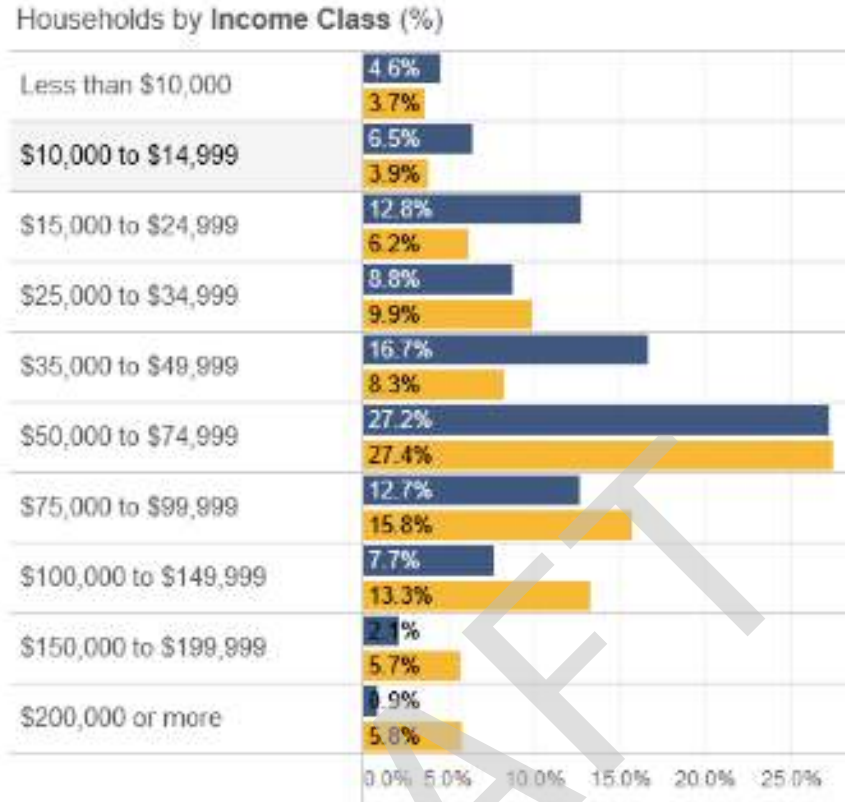


Figure 3. Households by Income Class

Thirty-two percent of households were in the below \$50,000 category according to the 2023 ACS (Refer to Figure 3). In addition, a significant number of family households (with two or more members) were considered “low-income” according to standards set forth by the U.S. Department of Housing and Urban Development (HUD). An average 51 percent of family households in 2020 had incomes that were at 80 percent or less of the area median income, thereby qualifying them for assistance through HUD programs.

Poverty

The poverty rate for Townsend provided by the 2023 ACS was 12.8%. This rate was higher than rate for the state of Montana (11.7%). The income to poverty ratio represents a family or individual to their respective poverty threshold.

ECONOMIC DEVELOPMENT ORGANIZATIONS

There is one active economic development organization in the City of Townsend.

- **Montana Business Assistance Connection (MBAC)** - MBAC is a non-profit, 501(c)6 organization that is supported by private sector, business funds and focuses on providing technical assistance in support of business development in the region that

includes Townsend. MBAC was created from what was the previous Gateway Economic Development District.

ECONOMIC DEVELOPMENT ACTIVITIES

Economic Development and Job Creation - MBAC is constantly working with companies to identify locations for new industries and businesses in Townsend to bring economic development to Townsend.

Tax Increment Finance Districts are a good way for the City to promote and attract new businesses to Townsend. Tax Increment Financing (TIF) is a technique that allows a local government to generate revenues for a group of blighted properties targeted for improvement, known as a TIF District. As improvements are made within the District, and as property values increase, the incremental increases in property tax revenue are earmarked for a fund that is used for improvements within the district.

Expenditures of TIF-generated revenues are subject to certain restrictions and must be spent within the district. The funds generated from a new TIF district could be used to finance projects such as street and parking improvements, tree planting, installation of new bike racks, trash containers and benches, and other streetscape beautification projects within the designated area.

In Montana, TIF districts were authorized in 1974 and are assessed through property taxes. Financing options include private activity revenue bonds, pay as you go, loans, special assessments, and tax increment bonds.

The proposed land use map provided in this Policy outlines areas within the City of Townsend that would be ideal for commercial and industrial development.

Other Activities - MBAC is interested in promoting Townsend to working families as an attractive place to live, with good schools and other amenities.

A good portion of Townsend residents work and shop in nearby Helena or Bozeman. The development of “mom and pop” retail and service enterprises would benefit the community and curb some of the “leakage”, which is currently occurring. In addition, Townsend could capture the business of people traveling between Bozeman and Helena.

APPENDIX E

Land Use

DRAFT

HISTORIC LAND USES

A land use pattern is the cumulative result of many private and public decisions interacting with the geography of a certain place. Townsend's land use pattern has been a dynamic and developing work in progress since the first settler arrived. Even though development has been subject to change, certain basic organizing principles are evident.

The development of Townsend revolved around the commercial core of Main Street and the railroad. This pattern was influenced by many factors: the need for services and employment within a reasonable travel distance when foot or horse was the principal means of transportation, the need for existing natural resources, the desire of businesses to be in close proximity to the existing customer concentrations, desire for physical protection during the initial settlement period, and the street and block pattern established by the founders of Townsend when they initially platted the land.

Existing land uses in and around Townsend include established residential areas and commercial businesses, newer residential subdivisions and acreage home sites, agricultural lands, recreation and open spaces, and industrial facilities (the mine and timber operations).

EXISTING PLANNING

The Townsend Planning Area is comprised of the entire municipal area of the City of Townsend and the surrounding area. The Jurisdiction section of this Growth Policy provides a more specific description of the Planning Area. The planning area outside of the City of Townsend was previously included within the Broadwater County Growth Policy, discussed below.

CITY OF TOWNSEND

This document represents an update to the City of Townsends second comprehensive planning effort, the 2010 Townsend Growth Policy. The city's first comprehensive planning effort was the preparation of the 1997 comprehensive plan to provide a framework for a meaningful decision-making process regarding growth of community residential, commercial and industrial sectors, and the corresponding expansion of public service facilities. The 2010 Growth Policy was an update to the 1997 plan to meet current State statutes on growth policies.

BROADWATER COUNTY GROWTH POLICY

The Broadwater County Growth Policy was adopted February 2020 with an addendum in adopted in February 2024. The Broadwater County Growth Policy had ten distinct land use designations for the County and included in the Townsend Planning Area - Rural Residential and Small Agriculture, Planned Neighborhood, Commercial Town Center, Civic Employment Center. Figure 1 shows an excerpt from the land use map for county lands surrounding Townsend. The Broadwater County Growth Policy Update indicates that land adjacent to Townsend is versatile and allows for a variety of uses.

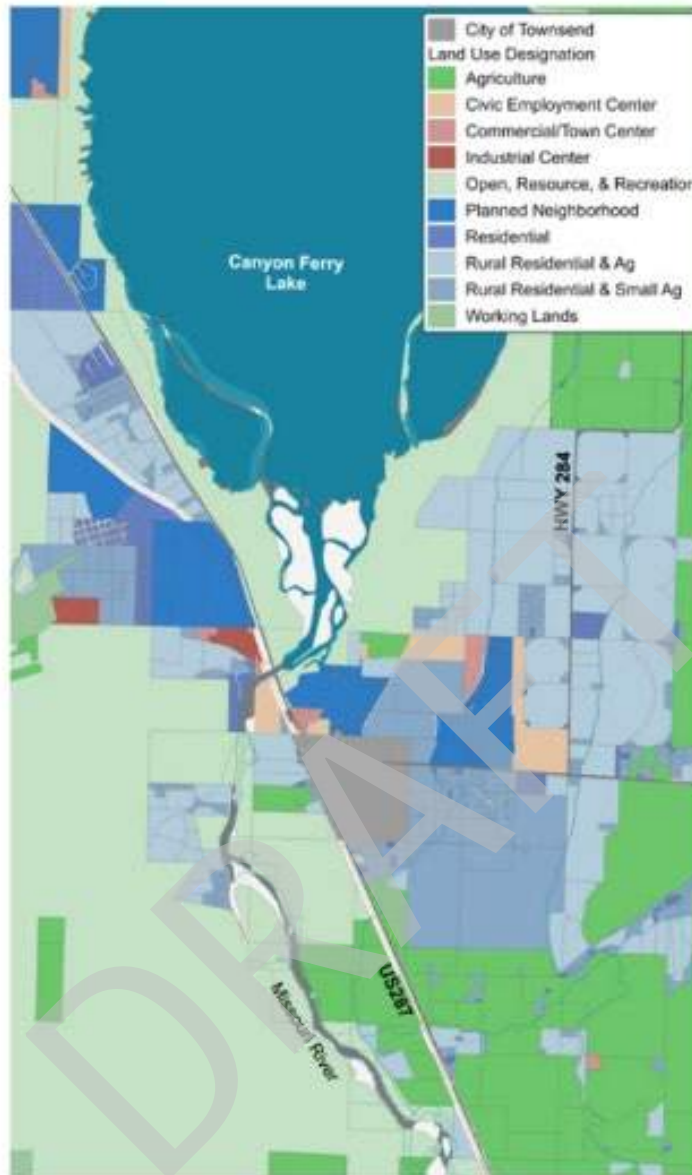


Figure 1. Townsend Area Land Use Map

Source: Broadwater County Growth Policy Update, 2024, Townsend Area

LAND USE REGULATIONS

Land use regulation or “zoning” is permitted under the Montana Code Annotated for the purpose of promoting health, safety or the general welfare of a community or area, the governmental jurisdiction is empowered to regulate and restrict items such as: the height, number of stories, and size of buildings and other structures; the percentage of lots that may be occupied; the size of yards, courts, and other open spaces; the density of population; and the location and use of buildings, structures, and land for trade, industry, residence, or other purposes.

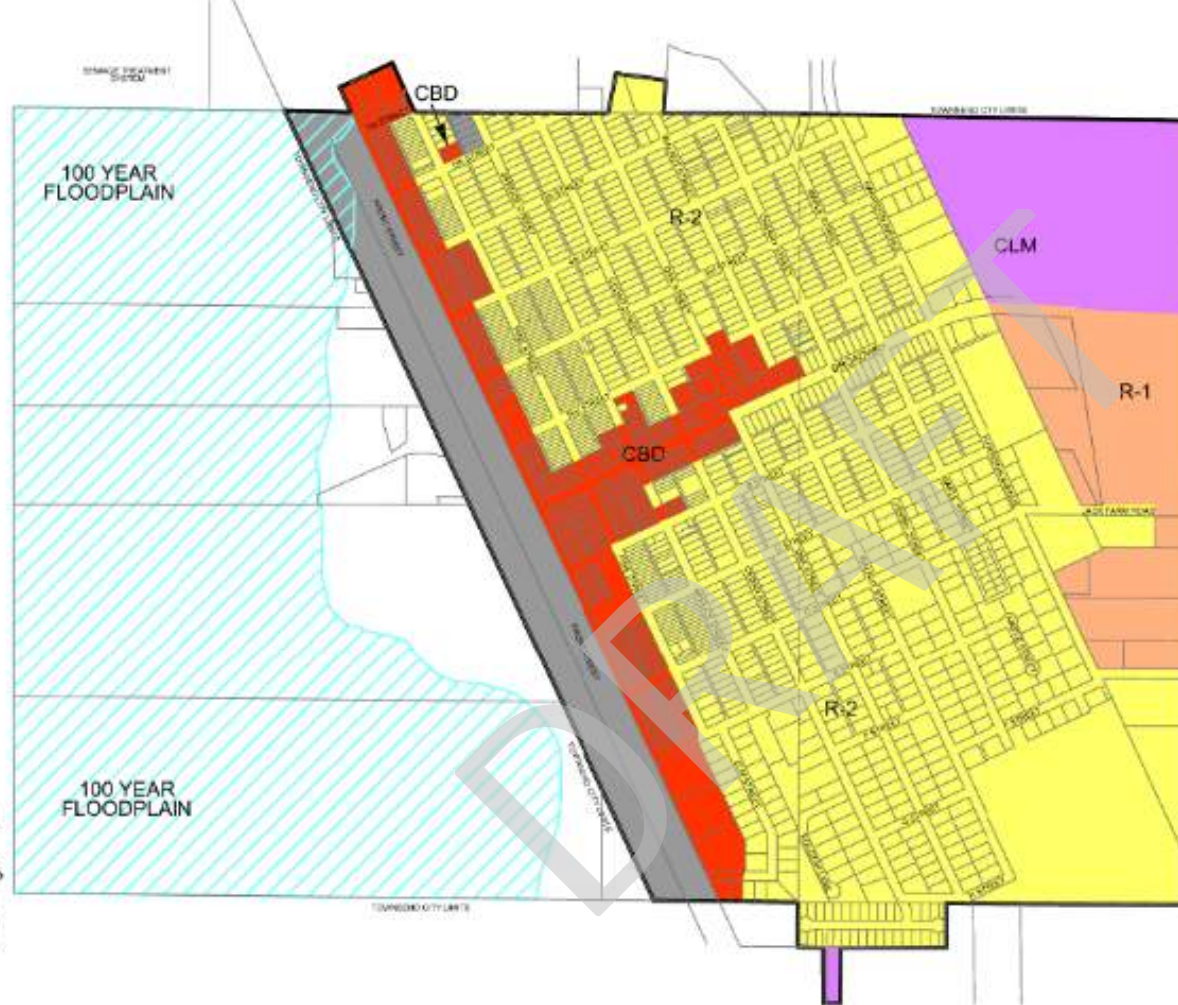
Montana's municipal zoning laws are set forth in 76-2-301, MCA. Two different types of County zoning are permitted under Montana Code. Citizen-petitioned (Part 1) zoning is authorized under 76-2-101, MCA and County (Part 2) zoning is authorized in 76-2-201 MCA. 76-2-310, MCA addresses the extension of municipal zoning and subdivision regulations beyond municipal boundaries. The statute indicates that a city that has adopted a growth policy may extend the application of its zoning or subdivision regulations beyond its limits in any direction except in locations where a county has adopted zoning or subdivision regulations. This means the City of Townsend could extend zoning or subdivision regulations beyond its corporate limits because Broadwater County has not adopted zoning that cover the areas outside the corporate limits. In order to do so, the city and county would need to form a joint City-County Planning Board.

CITY OF TOWNSEND ZONING REGULATIONS

The City of Townsend initially adopted zoning regulations in the 1990's and has worked hard to update these on a regular basis since. In 2020 the city initiated its first comprehensive review and rewrite of the zoning since zoning was first adopted.

The City of Townsend Zoning Regulations provide for "R-1 - Low Density Residential", "R-2 - Medium Density Residential", "CBD - Central Business District", "CLM - Light Manufacturing", and "I - General Industrial districts, and includes development standards. A copy of the adopted Zoning Map is provided as Figure 2.

ZONING MAP OF THE CITY OF TOWNSEND, MONTANA



LEGEND	
	R-1: LOW DENSITY
	R-2: MEDIUM DENSITY
	CBD: CENTRAL BUSINESS DISTRICT
	CLM: LIGHT MANUFACTURING
	I: GENERAL INDUSTRIAL

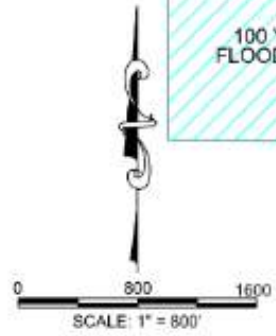
PURPOSE OF AMENDMENT
 This amendment to the zoning ordinance is made by the City of Townsend, including but not limited to:
 - Amending the CBD District boundaries to include Lot 5, Block 4, of the Townsend Original Townsite
 - Amending the R-2 District boundary to include Lot 5, Block 10, of the Townsend Original Townsite

CERTIFICATE OF ZONING MAP APPROVAL
 This is to certify that this is the Official Zoning Map of Townsend, Montana, referred to in Section 9 of the 1971 Montana Zoning Ordinance of the City of Townsend.

Ord. No. _____ of _____ 2021
 Mayor, CITY OF TOWNSEND

Ord. No. _____ of _____ 2021
 City Clerk, CITY OF TOWNSEND

Ord. No. _____ of _____ 2021
 Planning Director



CITY OF TOWNSEND

OFFICIAL ZONING MAP
CITY OF TOWNSEND, MONTANA
EFFECTIVE JULY 14, 2021

REVISIONS	DATE	BY
01152118	J&P	
02062114	J&P	
03022116	J&P	
01112118	J&P	
03042119	J&P	
01142121	J&P	
06072121	J&P	

Figure 2. Current City of Townsend Zoning Map

EXISTING LAND USES AND MAPS

Current land uses in Townsend Planning Area include established residential areas and commercial businesses, newer residential subdivisions and acreage home sites outside the city limits, agricultural lands and open spaces, and industrial facilities.

EXISTING LAND USES

Agricultural and Vacant

Agriculture and vacant land accounts for approximately 50 percent of land uses within the Townsend Planning Area. Irrigated agricultural lands surround the planning area.

Residential

The principal areas of residential development that exist in the planning area include the municipal area of Townsend and some larger acreage developments north and east of the city limits within the planning area. There is a trailer park to the north of the city limits on Mill Road that provides the highest density of development within the planning area outside the City of Townsend. The majority of the population in the planning area resides within the City of Townsend.

Commercial

Commercial developments are primarily located in the Central Business District primarily along Front Street and Broadway Avenue.

Industrial

Industrial development is primarily located along the railroad tracks between the tracks and Front Street. Within the planning area, the primary industrial use is associated with agriculture, railroad and some gravel mining. There is gravel pit located within the planning area east of the city limits adjacent to Highway 12.

Public Use

Public facilities in Townsend and the Planning Area consist of the schools, Townsend City Hall, Townsend Wastewater Plant, County Courthouse, various parks and open space owned by the city and state and federal governments.

EXISTING LAND USE MAPS

Figure 2 shows existing land uses within the City of Townsend and the Planning Area, additional larger maps are also located in Appendix K Maps. As noted earlier, these maps were developed based on 2024 cadastral data. The land use categories shown on the maps represent the primary use identified for the property. Attempts were made to accurately reflect existing land use conditions; however, it is acknowledged that these maps could inadvertently misrepresent or not identify some current land uses.

Existing land use maps help provide a foundation for establishing zoning and other land use controls within the community.

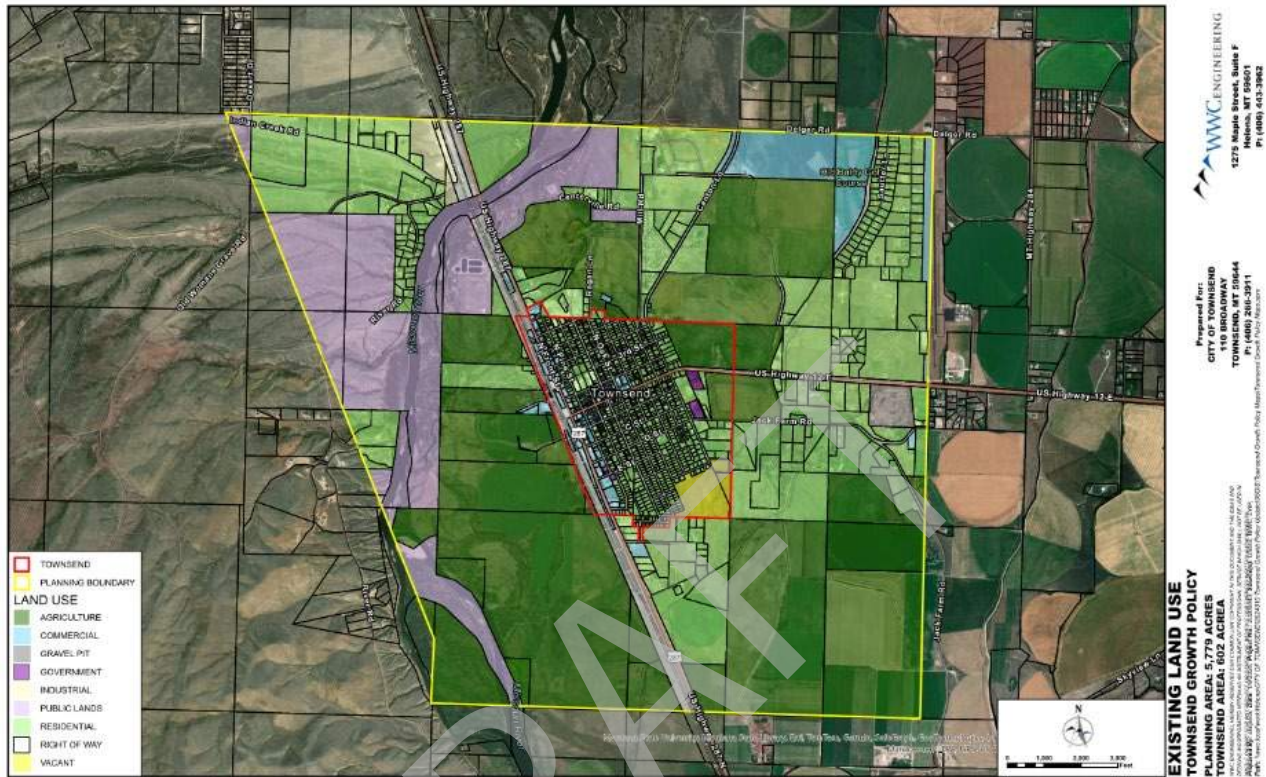


Figure 3. Townsend Planning Area Existing Land Uses

FUTURE LAND USES AND MAP

FUTURE LAND USE DESIGNATIONS

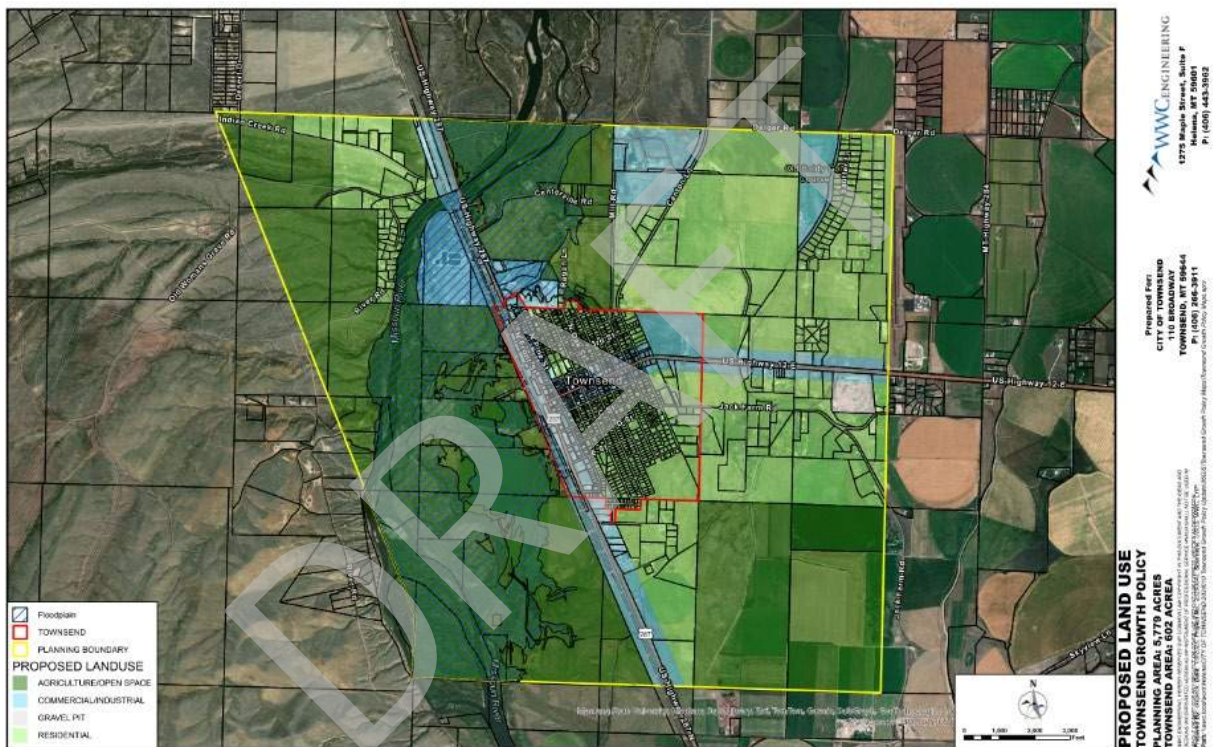
To prepare a land use map for a growth policy, land use designations must be developed. Land use designations are broad and inclusive descriptions of a general type of activity deemed appropriate in a given area. It does not make a determination of the desirability of a specific project, nor does it make a determination of when, within the scope of the growth policy, any given parcel should be developed. Those decisions are more specific and must be made with guidance from the goals and objectives established by the growth policy.

The Townsend Growth Policy has three primary land use designations, which are described below. The categories are broad designations, which will be implemented by annexation and zoning. Unless specifically stated otherwise, the City desires that all development within the categories described below will proceed only after the completion of the annexation process to be legally included within the municipal boundaries of the City of Townsend. The City of Townsend does not have regulatory control over development in areas outside of the municipal boundaries of the City. The authority to deny or approve development in county areas remains with the Broadwater County Commission.

- **Agricultural/Open Space.** This category indicates locations within the Planning Area where the land is in large ownerships or the development pattern has already been set by low density, large lot rural subdivisions. Subdivisions in this area are generally characterized by lots two to twenty acres in size. This category designates areas where development is considered to be generally inappropriate over the 20-year term of the Townsend Growth Policy, either because of natural features, negative impacts on the desired development pattern, or significant difficulty in providing urban services.
- **Residential.** This urban category designates places within the Planning Area where the primary activity is urban density living quarters. Other uses which complement residences are also acceptable such as parks, low intensity home based occupations, fire stations, churches, and schools. The dwelling unit density expected within this classification varies. It is expected that areas of higher density housing would be located in proximity to commercial centers to facilitate the broadest range of feasible transportation options for the greatest number of individuals and support businesses within commercial centers.
- **Commercial.** This urban land use category designates places within the Planning Area where activities provide the basic employment and services necessary for a vibrant community. A broad range of functions including retail, education, professional and personal services, offices, residences, and general service activities typify this designation. Establishments located within this category draw from the community as a whole for their employee and customer base. Intensification of existing commercial areas outside of the downtown area, as well as new and/or expansion of commercial areas in proximity to high traffic intersections might be desirable.
- **Industrial.** This urban classification designates areas within the Planning Area for the heavy uses which support an urban environment. Development within these areas is intensive and is connected to significant transportation corridors or location of resources. To protect the economic base and necessary services represented by industrial uses, uses which would be detrimentally impacted by industrial activities are discouraged. Although use in these areas is intensive, these areas are part of the larger community and should meet basic standards for site design issues and be integrated with the larger community.

FUTURE LAND USE MAP

The future land use map provided as Figure 4 depicts a general pattern of growth and development for the Townsend Planning Area, additional larger maps are also located in Appendix K Maps. The future land use map indicates the general type of development that is projected to occur. It is not, in most cases, intended to establish precise boundaries of land use or exact locations of future uses. The timing of a particular land use is dependent upon a number of factors, such as availability of public utilities, provisions for adequate roadways, availability of public services, willing developers, and the demand for a particular land use as determined by market forces.



It is anticipated that future use of existing residential properties will remain residential and that, based on historical growth patterns, new residential subdivisions will be developed on existing agricultural or undeveloped lands near the community. Some of the agricultural lands will remain as productive agricultural resources. Again, it is important to note the future land use designations shown on the map are only applicable when a property is proposed for annexation and do not have any effect on lands under County jurisdiction with regard to zoning, density, land use, subdivision or other land use decisions.

IMPLEMENTATION AND ADMINISTRATION

The State of Montana, Broadwater County, and the Townsend Planning Area will continue to grow in population and the need for public services and facilities will increase correspondingly with the population. How that growth will continue cannot be accurately predicted. Growth will depend upon the national, state, and local economies; migration of people to Montana from other states; migration of people to Townsend from other cities and counties in Montana; employment opportunities; and other influences, not the least of which is the growing popularity of Montana and the Rocky Mountain West as a desirable place to live.

The development of the preferred land use pattern shown above will only result from concerted efforts by private-public partnerships. The construction of buildings and conducting of commercial and residential activities is almost exclusively done by private individuals and companies. Their willingness to invest money and personal commitment into the development of land will have a huge influence on the community's ability to realize its goals. The public sector, especially the City of Townsend, also has a significant role to play through the development of its growth policy and corresponding implementation tools such as zoning, subdivision, and facility planning and maintenance. By identifying actions to further the goals of this plan, and then consistently carrying out those actions, the City can influence private parties and form effective partnerships to further the achievement of the identified community goals.

The City has a variety of tools with which to seek the implementation of the Townsend Growth Policy. Several are specifically authorized and controlled by state law such as annexation, zoning, subdivision, provision of certain urban services such as water supply, wastewater treatment, fire protection, and parks. All of the tools require periodic review and assessment of their effectiveness.

Following the adoption of the Townsend Growth Policy, the zoning and subdivision ordinances, which are required by law to be in compliance with the growth policy, must be reviewed to ensure their continued compliance with the Growth Policy and revised as necessary. There are many specific issues which those two implementation tools address-including street design, open space requirements, and density of development-which have the potential to substantially advance or impede the ideals and goals identified in the Townsend Growth Policy.

This plan looks at a 10-to-20-year horizon as well as the current situation, so it is to be expected that some areas which are not in conformance with the plan will be identified. This plan recognizes the presence of these uses without specifically mapping or otherwise identifying them. It is desired that these anomalies be resolved over the term of this plan so that the land use pattern identified herein may be completed.

ANNEXATION

A city grows in land area through annexation, a legal process by which unincorporated lands outside of the municipal boundary become part of the city. When annexed to the city, land use and zoning designations are assigned. The main reasons for annexation include, but are not limited to, increasing the efficiency, and reducing the fragmentation in the delivery of municipal services, greater control of land use and service planning within a geographically related area, more logical city boundaries, and the desire of adjacent residents to be part of the city.

The annexation process, which is governed by state law, provides the mechanism for landowners to seek to have their land included within the city, and in limited circumstances, permits the city to bring land within its jurisdiction. The legal framework for annexation is established in Parts 7-2-42 through 7-2-48 Montana Code Annotated. Part 43, Annexation of Contiguous Lands, is most commonly utilized in processing annexation requests. Generally, annexation is requested by a property owner in order to receive the city's services, such as city water, sanitary sewer, solid waste, police, and fire services. Montana State Statutes (7-2-4210 through 7-2-4761, MCA) establish the methods and processes by which municipalities can annex surrounding properties, but also give municipalities discretionary authority whether or not to annex property, as long as statutes are followed.

Since annexation often precedes development of land and access to urban services strongly influences development densities, annexation can be a powerful tool to help support the Townsend Growth Policy. Land use is a long-range vision of the community and does not predict when any individual parcel outside of the municipal boundaries may become part of the City of Townsend. Case-by-case evaluations will need to be made for each proposed annexation as to whether an individual parcel should be annexed at that time. It is desired that all lands within the Planning Area should be annexed prior to development.

ANNEXATION CONSIDERATIONS FOR THE CITY OF TOWNSEND

This section provides guidance to decision-makers and staff about the goals and policies that annexation is intended to advance. The primary intent is to permit the annexation of land to provide for orderly growth, adequate provision of municipal services, and equal benefits to both the annexed territory and the existing City properties.

Annexation goals for the City of Townsend are listed below:

- Seek to annex lands contiguous to the City of Townsend.
- Seek to annex areas that are totally surrounded by the City of Townsend.
- Seek to annex properties currently contracting with the City of Townsend for services such as water, sanitary sewer, and/or fire protection, if determined to be in the best interest of the city.
- Seek to annex other lands within the Planning Area examined in this Growth Policy as appropriate and as opportunities arise.

- The City of Townsend may consider the extension of partial municipal services into existing subdivisions or areas not adjacent to the corporate limits without annexation, subject to a waiver of protest to future annexation action by the city.

This plan identifies the conditions necessary to support a decision to annex land into the city. This plan also lays out specific requirements of those seeking to annex into the city.

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APPENDIX F

Facilities

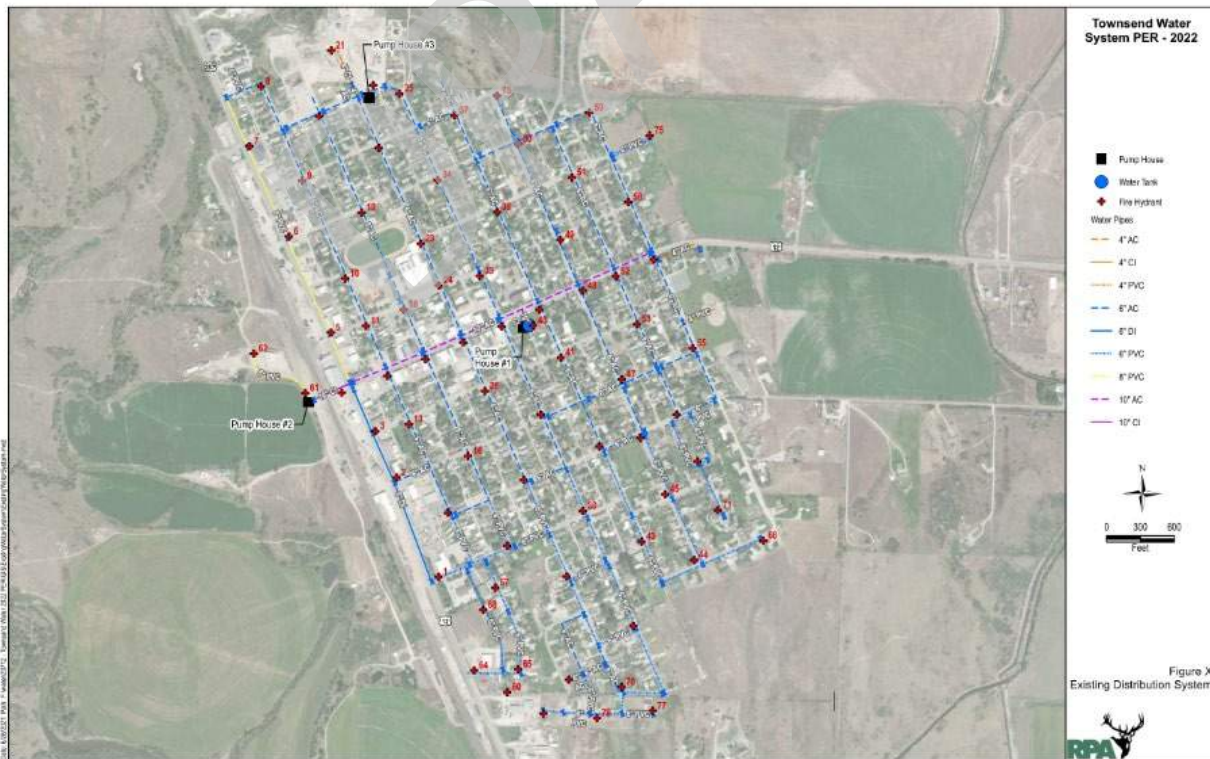
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WATER FACILITIES

CITY OF TOWNSEND FACILITIES

Townsend owns and operates the water treatment system that provides drinking water to residents of the city. Information on the city’s water system was obtained from the *Engineering Report, Townsend Water Improvements 2024*, prepared by Robert Peccia and Associates (RPA). The city receives its water from three groundwater wells (Well #1, Well #2, and Well #3) which are located throughout the distribution system. Water is pumped from the groundwater wells directly into the distribution system satisfying system demands while simultaneously filling the city’s storage tank.

The City of Townsend’s distribution system consists of a network of water mains ranging in size from 2-inch to 10-inch. Most of the distribution system is asbestos cement (AC) pipe with some cast iron, ductile iron, and PVC pipe materials. Portions of the distribution system date back to the mid 1950’s. The static water pressure within the distribution system ranges from 35 to 55 psi depending on proximity to the groundwater wells and the water storage tank. There are over 75 fire hydrants located throughout the distribution system. The city has 200,000 gallons of water storage in one existing steel tank that was constructed in 1958. The engineering report prepared by RPA outlines the city water system needs.



WASTEWATER COLLECTION AND TREATMENT FACILITIES

CITY OF TOWNSEND FACILITIES

The City of Townsend owns and operates the wastewater collection and treatment facilities that serve the city. The purpose of a municipal wastewater collection system is to collect sewage from homes and businesses and transport it to a central location for treatment. Information on the city's water system was obtained from the *Townsend Montana Wastewater System Improvements Design Report 2018*, prepared by RPA.

Like a river and its tributaries, a service area contains collectors which flow downstream into larger diameter trunk lines. Collector pipes are required to be at least eight inches in diameter. The size of the trunk lines depends primarily on the population of the service area and the number and type of commercial users. These lines are important because all of Townsend's wastewater passes through them.

Conventional gravity sewer mains comprise the bulk of Townsend's wastewater collection system. When the terrain is such that gravity sewer lines cannot be installed on a downward slope, pumps are used to lift the wastewater to a higher point. The facility that houses the pumps and collects the sewage to be pumped is called a lift station. If wastewater is pumped through a main, as is sometimes necessary, a force main is used. Since they operate under pressure, force mains are typically made of high-strength plastic or ductile iron. The city's wastewater system has one lift station to pump wastewater from the end of the gravity sewer collection system to the wastewater treatment system.

Townsend (population 1,879) owns and operates an aerated lagoon treatment facility. This aerated lagoon system serves all the municipal sewer service area. The treatment facility is located North of town along the Missouri river. The aerated lagoon system discharges to the Missouri river. The 1997 design criteria show the treatment system was sized for 600,000 gallon per-day average daily design flow. Records show the facility's influent flow rate currently averages 246,700 gallons-per-day. meaning the plant operates at about 41 percent of capacity. Given the facility's capacity and current average influent flow rates, it is estimated the plant could readily serve an additional 470 residences or an equivalent combination of residential and commercial uses.

The city completed improvements to the wastewater treatment system several years ago. Based on this there are no identified additional wastewater treatment needs except for ongoing operation and maintenance needs.



Figure 2. Townsend Wastewater System Map

ROAD AND STREET SYSTEM

There are several entities responsible for maintenance of roads within and around the City of Townsend. The entities and roads that are within the city are identified below:

1. The Montana Department of Transportation maintains U.S. Highway 12, U.S. Highway 287 (Front and Broadway).
2. The City of Townsend maintains the remainder of streets and alleys within the city limits.
3. Broadwater County maintains any county designated roads within the Planning Area.

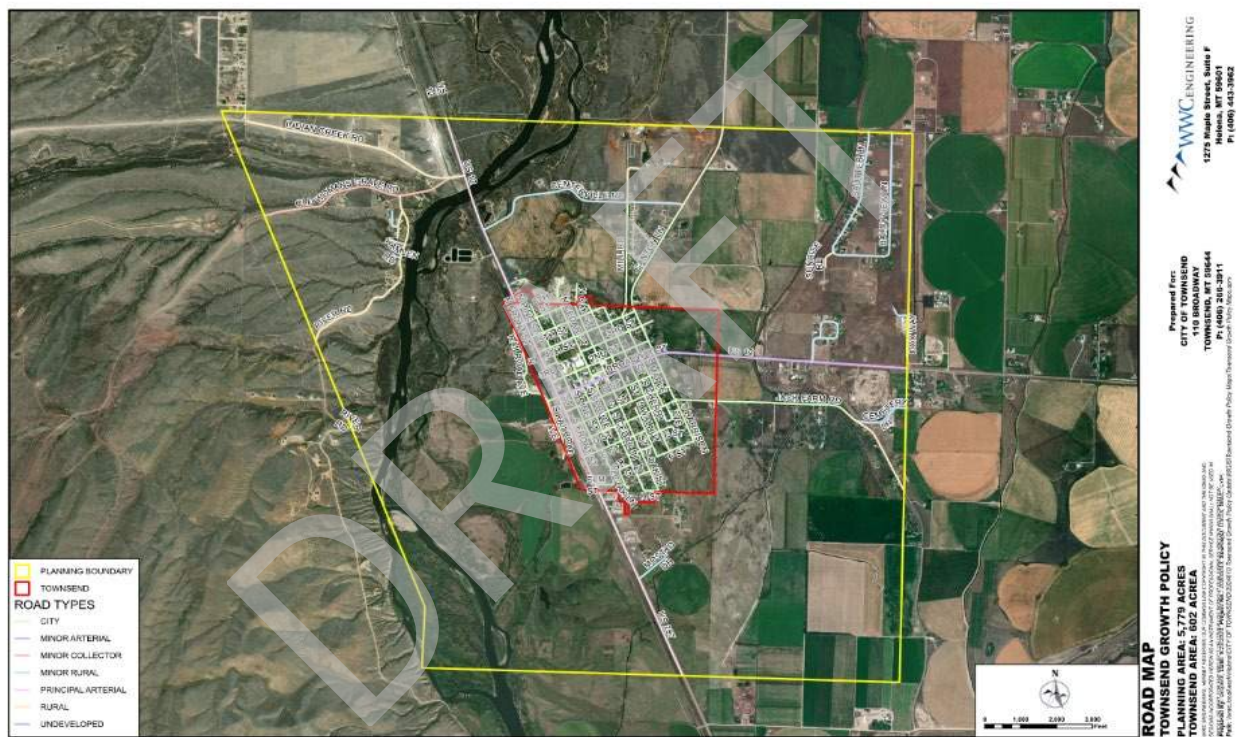
CITY OF TOWNSEND STREETS

The City of Townsend maintains approximately 10 miles of roads and owns 5 miles of alleyways. These figures were calculated from city mapping using ArcView. No new road additions have been added to Townsend in several decades. The approved Copper Springs Subdivision will develop several new roads within the city when completed. The city of Townsend's goal is to maintain overall transportation safety and convenience for residents within the community. The city commits capital improvement dollars to the upgrade and maintenance of its facilities. The city has limited resources to fund annual maintenance of streets and not enough for reconstruction. The city should develop a more comprehensive CIP

and road evaluation program in order to assist the city to prioritize road improvement projects.

FUNCTIONAL CLASSIFICATION

A community's transportation system is made up of a hierarchy of roadways, with each roadway being classified according to the function it provides. Some of these parameters are geometric configuration, traffic volumes, spacing within the community transportation grid, speeds, etc. It is standard planning practice to categorize roadways by their primary functions with typical designations being local streets/roads, collectors, minor arterials, and principal arterials. These functional classifications are applied to roadways within both "urban" and "rural" settings. A description of these functional classifications follows.



- Principal Arterials.** The greatest portion of through travel occurs on principal arterial roadways. Principal arterials are high-volume travel corridors that connect major generators of traffic (e.g., community and employment centers), and are usually constructed with partial limitations on direct access to abutting land uses. Interstate Routes and major U.S Highways and State Routes are typical types of Principal Arterials. Principal Arterials may be multi-lane, high-speed, high-capacity roadways intended exclusively for motorized traffic with all access controlled by interchanges and road crossings separated by bridges. However, such facilities may include two-lane

or multi-lane roadways based on the travel demands they serve and have less restrictive access provisions than Interstate routes.

- **Minor Arterials.** Minor arterials are streets that connect both major arterials and collectors that extend into the urban area, while providing greater access to abutting properties. Direct access is limited to maintain efficient traffic flow. Minor arterials serve less concentrated traffic-generating areas, such as neighborhood shopping centers and schools. Minor arterials often serve as boundaries to neighborhoods and provide linkage to collector roads. Although the predominant function of minor arterials is the movement of through traffic, they also provide for considerable local traffic that originates from, or is destined to, points along the corridor.
- **Major and Minor Collectors.** Collectors provide direct services to residential or commercial areas, local parks, and schools while also providing a high degree of property access within a localized area. In densely populated areas, they are usually spaced at half-mile intervals to collect traffic from local access streets and convey it to the major and minor arterials and highways. Urban collectors are typically one to two miles in length, while rural collectors may be longer (either could be a major or minor). Access may be limited to roadway approaches and major facilities, but some direct access to abutting land may be permitted.
- **Local Access Streets.** Streets not selected for inclusion in the arterial or collector classes are categorized as local or residential streets. They allow access to individual homes, businesses, and similar traffic destinations. Direct access to abutting land is essential, for all traffic that originates from, or is destined, to abutting land. Major through traffic should be discouraged.

Figure 3 presents functional classifications for roadways within the Townsend area. A larger map is provided in Appendix K.

ANNUAL AVERAGE DAILY TRAFFIC (AADT) ON AREA ROADS AND STREETS

The Montana State Department of Transportation (MDT) conducts annual traffic counts at sites within the Townsend Planning Area. The counts are useful in determining which transportation corridors are experiencing higher usage and may need increased maintenance or modifications. The statistics are also used for calibrating transportation models and evaluating the effects of specific development proposals. MDT provides up to date traffic counts on their website. In 2023 the intersection of Highway 12/287 (Front and Broadway) saw 7,491 trips per day versus 6,277 trips per day in 2018. This is an increase of 16% in 5 years. Highway 12 east of Front Street shows 3,051 trips per day in 2023 versus 3,263 trips per day in 2018. This shows a reduction in traffic during that period going east of Townsend. MDT also has some traffic counts for a few roads within the city. South Cedar Street between D Street and C Street had 583 trips per day in 2023, D Street between Walnut Street and Cherry Street had 99 trips per day in 2023, Walnut Street between Broadway and 2nd Street had 568 trips per day in 2023, and 4th Street between Cedar Street and Oak Street had 1,237 trips per day in 2023.

PARKS, RECREATION FACILITIES, AND OPEN SPACE

Parks, recreational areas, and open space are important components of a community and contribute notably to the physical, mental, and emotional health of the population. The residents of the Townsend Planning Area have access to developed park and recreation facilities within the City of Townsend as well as recreation areas within the Planning Area. Open space and other recreational opportunities abound on publicly owned lands along the Missouri River, Canyon Ferry Lake, and on National Forest lands that are relatively close to the community.

CITY OF TOWNSEND PARKS

Recreational facilities at the Townsend schools are being used almost every available hour for school sports and general community uses such as adult education classes. McCarthy Park, which contains baseball, softball, and T-ball fields, tennis courts, and a basketball court, also operates at near capacity levels in the summer. Soccer fields are located at Holloway Park. Townsend also operates a community pool in the summer that is located at Heritage Park. The facility is an outdoor pool and operates only during the summer from June to August. The pool is open to lap swimming, open swimming, and conducts water aerobics and swimming lessons.

PARKS AND RECREATIONAL FACILITIES IN THE PLANNING AREA

There are several recreation areas located within the Planning Area including a Montana Fish, Wildlife, and Parks recreation site and campground, the Missouri River, and Canyon Ferry Lake.

TOWNSEND PUBLIC SCHOOLS AND COMMUNITY LIBRARY

The Townsend School District encompasses the Planning Area. The District has an elementary, middle and high school. These facilities are located all together on the same campus. The school just constructed a new addition to better serve the community. The school currently includes 700 children and approximately 53 teachers (kindergarten through 12th grade).

The school district also runs the community library out of its school facility within the City of Townsend. The library is open to the public.

APPENDIX G

Services

DRAFT

LAW ENFORCEMENT

The Broadwater County Sheriff's Department has primary responsibility of law enforcement within the City of Townsend and the Planning Area. The Department is located at the Broadwater County Courthouse on Broadway in Townsend. The Department employs a sheriff, undersheriff, chaplain, several officers, and administration. The Department provides service 24-hours a day, 365 days a year.

In addition to law enforcement officers, the Sheriff's Office operates a Detention Center built in 2005, which contains 46 beds and can house up to 50 detainees. The facility often operates near full capacity, housing detainees for other agencies, including the Department of Corrections. The 911 Emergency Dispatch Center is also located within the Detention Center and is staffed by trained emergency operators.

The department has been addressing staffing and wage challenges. In a Facebook Live session, Sheriff Rauser discussed efforts to align staffing levels and compensation with the department's needs, indicating ongoing initiatives to enhance the department's operational effectiveness.

FIRE PROTECTION AND EMERGENCY SERVICES

TOWNSEND VOLUNTEER FIRE DEPARTMENT

The Townsend Volunteer Fire Department (TVFD) provides fire protection, emergency medical service, confined space rescue, wildland fire response, vehicle extrication, and responds to hazardous materials events within the City of Townsend.

The TVFD was established in 1883 and has a dedicated team of volunteers committed to providing fire suppression and emergency response services within Townsend and the Planning Area. The fire station is located at 130 South Cedar Street and houses all of the TVFD vehicles and equipment.

The TVFD members typically undergo regular fire and emergency medical services training. The training includes practical education on new emergency techniques and routine operation. In addition to their training, the TVFD conducts business meetings on the first Thursday of each month.

BROADWATER COUNTY RURAL FIRE DISTRICT

The Broadwater County Rural Fire District (BCRFD) is a dedicated entity providing firefighting and emergency response services to the rural areas of Broadwater County, Montana. Established in 2006, the district encompasses regions outside the city limits of Townsend, ensuring comprehensive fire protection across the county. BCRFD is overseen by an elected Rural Fire Board responsible for equipping and staffing the district to effectively manage emergencies. The board convenes monthly on the third Wednesday at the Townsend Fire Station, located at 130 South Cedar Street, Townsend, MT 59644.

BCRFD shares facilities with the Townsend Fire Department, operating jointly from the Townsend Fire Station. This collaboration ensures efficient resource utilization and coordinated responses to emergencies within both urban and rural sectors of Broadwater County.

SOLID WASTE MANAGEMENT AND DISPOSAL

CITY OF TOWNSEND SERVICES

The City of Townsend provides solid waste collection and disposal services for residents and businesses within the city limits. Containers are emptied once per week. The City of Townsend has an agreement with Broadwater County to dispose of collected garbage at the County Landfill.

SOLID WASTE MANAGEMENT IN THE PLANNING AREA

Residents of lands outside the City of Townsend are included in the Broadwater County Solid Waste District. Residents pay an annual assessment on their tax bill for disposal of their solid waste. The annual assessment does not include any collection service. Residents must self-haul their waste to a County Transfer Station or contract with a private service to collect and transport household refuse to the Transfer Station.

APPENDIX H
Environmental

DRAFT

CLIMATE

The climate in the area is typical for southwestern Montana with weather patterns influenced by the passage of Pacific and Canadian fronts. Weather data is reported for the Townsend Montana on the National Weather Service website. Data for Townsend is available from 1948 to 2016. Helena receives an average of 10.65 inches of precipitation annually, with the wettest months in May and June averaging 1.76 and 2.19 inches. The driest months are November through February, with averages between 0.25 and 0.42 inches per month. The area receives an average total of 23.3 inches of snowfall per year. The temperature ranges from an average high of 83.4 F in July (minimum July average of 50.5° F) to an average high of 32.9° F in January (minimum January average of 10.8° F). The wind is predominately out of the west to east.

LANDFORMS, GEOLOGY, AND SOILS

LANDFORMS AND GEOLOGY

Townsend, Montana, is located in the Missouri River Valley and is surrounded by diverse landforms and geological features. The area is flanked by the Big Belt Mountains to the east and the Elkhorn Mountains to the west, which contribute to its rugged terrain and scenic beauty. These mountain ranges are part of the Rocky Mountains and are characterized by steep slopes, dense forests, and rocky outcrops.

The Missouri River, a defining feature of the region, flows through Townsend, carving the valley and providing fertile soils for agriculture. The area's geology is rich and varied, with formations dating back to the Precambrian era, including ancient metamorphic and igneous rocks. Mineral resources like gold and silver have historically been mined in the surrounding mountains, reflecting the area's significance during Montana's mining boom. Glacial activity in the past has also shaped the landscape, leaving behind moraines, gravel deposits, and other glacial features. The combination of mountains, river valleys, and evidence of geological history makes Townsend a location of unique geological interest.

SOILS

Soil consists of mineral matter mixed with varying amounts of organic matter derived mostly from vegetation. The mineral matter is parent material that has been weathered and broken down by the combined effects of climate, living organisms, and wind and water over long periods of time. These effects can vary within short distances. Consequently, the soils that form can have different levels of fertility, productivity, and physical and chemical characteristics.

Soil mapping is routinely done by the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS). Soils information for the Townsend area is available from the "Soil Survey of Broadwater County Area, Montana." Major fieldwork for this soil survey was

ENVIRONMENTAL CONDITIONS IN THE PLANNING AREA

completed in 1987 and the report was issued in 2003. The Soil Survey document, maps, and soil data can be accessed via the following websites:

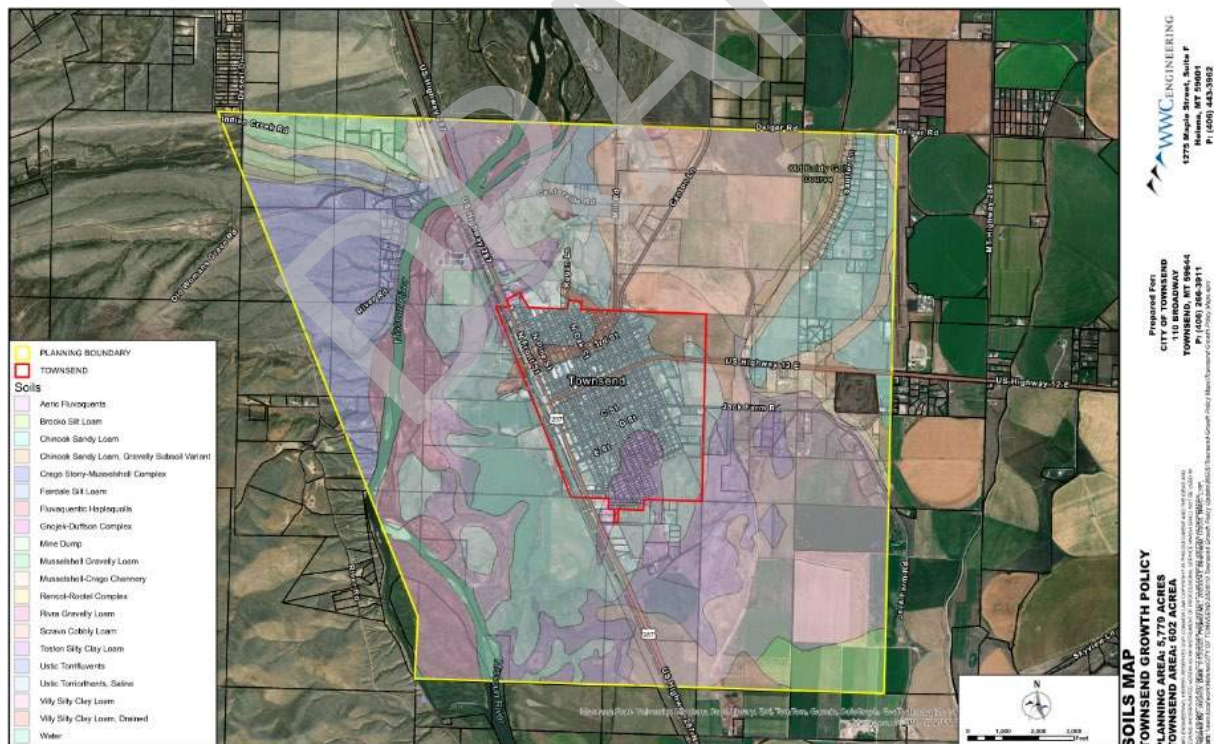
<http://soildatamart.nrcs.usda.gov/Manuscripts/MT630/0/PartI.pdf>

<http://websoilsurvey.nrcs.usda.gov/app/>.

A soils map for the planning area is shown in Figure 1. A larger map is located in Appendix K

The soils in Townsend, Montana, are diverse, reflecting the area's location within the Missouri River Valley and its surrounding mountain ranges. Soils in the valley are typically alluvial, formed from river deposits, and are often deep, well-drained, and fertile, making them suitable for agriculture. These soils are rich in silt, sand, and clay, providing good moisture retention and supporting crops like grains and hay.

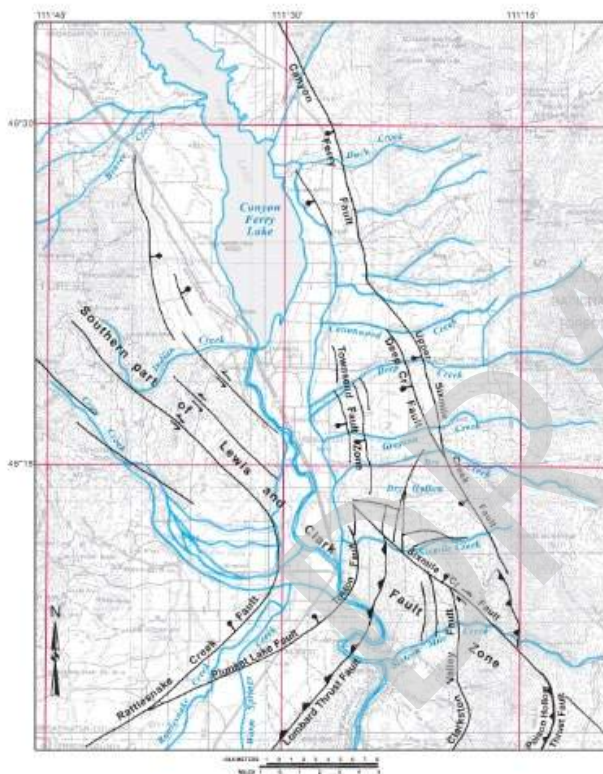
In the upland areas and foothills of the Big Belt and Elkhorn Mountains, soils tend to be shallower and more coarse-textured, often containing gravel and stones. These soils are derived from weathered bedrock and are better suited for grazing and forested land rather than intensive farming. The region also has areas with calcareous soils, which are rich in calcium carbonate, common in semi-arid climates. Overall, the soils around Townsend vary depending on elevation, proximity to water, and the underlying geology, supporting a mix of agricultural and natural ecosystem.



GEOLOGIC HAZARDS

Geologically hazardous areas are susceptible to earthquakes, landslides, or other geologic events. Typically, they are not suited for commercial, residential, or industrial development without mitigation.

Seismicity - Townsend, Montana, is located in a seismically active region due to its proximity to several fault systems within the northern Rocky Mountains. The area experiences low to moderate seismic activity, with occasional small earthquakes that are typically not damaging. These earthquakes result from the complex tectonic interactions in the region, including movement along faults like the Helena Fault zone and others associated with the extensional tectonics of the Basin and Range Province.



While Townsend is not near the most active seismic zones in Montana, such as the Yellowstone area or the Madison Range, the presence of nearby faults means that the region has some potential for seismic events. Historically, Montana has experienced significant earthquakes, such as the 1959 Hebgen Lake earthquake, but Townsend itself has not been a focal point for major seismic events. Earthquake preparedness in the area focuses on building codes and public awareness to mitigate potential risks from future seismic activity.

Numerous active fault lines have been identified throughout Broadwater County. Figure 2 shows known faults within the Townsend Basin from a report prepared by Montana Bureau of Mines and Geology, *Geologic Map of the southern Townsend basin Broadwater and Gallatin Counties, Montana*.

Slope Stability - There are three variables related to slope stability that typically need to be considered when determining the suitability of a particular site: slope, geologic materials, and landslide deposits. The Townsend Planning Area contains few, if any, areas presenting notable slope stability concerns. Localized hazards may occur anywhere within the Planning Area. It is the responsibility of those who wish to develop their property to assess the degree of hazard in their selection of development sites.

Susceptibility to Liquefaction - The susceptibility of the Townsend planning area to liquefaction is generally low to high, depending on local soil conditions and proximity to the Missouri River. Liquefaction occurs when saturated, loose, sandy soils lose their strength

ENVIRONMENTAL CONDITIONS IN THE PLANNING AREA

during an earthquake, causing ground instability. Areas near the Missouri River and other water bodies may have alluvial soils, which can include loose sand and silt. If these soils are saturated with water, they may be more prone to liquefaction during significant seismic activity. However, the overall risk in Townsend is mitigated by the region's relatively low frequency of strong earthquakes and the depth and type of underlying geological formations.

Detailed site-specific geotechnical studies would be required to assess liquefaction susceptibility for particular locations within Townsend, particularly for infrastructure or development near the river or in low-lying areas with unconsolidated sediments.

Figure 3 shows the highest risk areas in the Townsend area. The map was obtained from the story map prepared by Montana Bureau of Mines and Geology, *Liquefaction Susceptibility in Montana*.

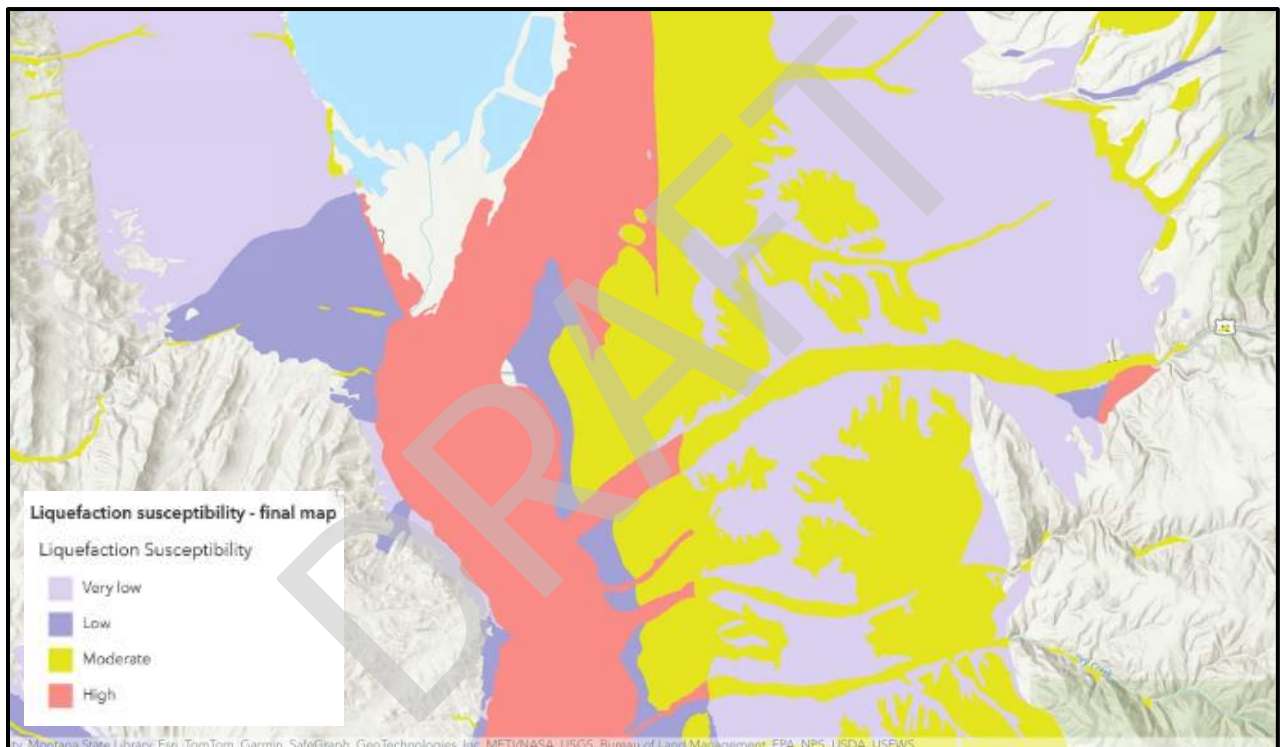


Figure 3. Liquefaction in Townsend Area

<https://storymaps.arcgis.com/stories/c7f5fb215e3248c59573d24011f6c68d>

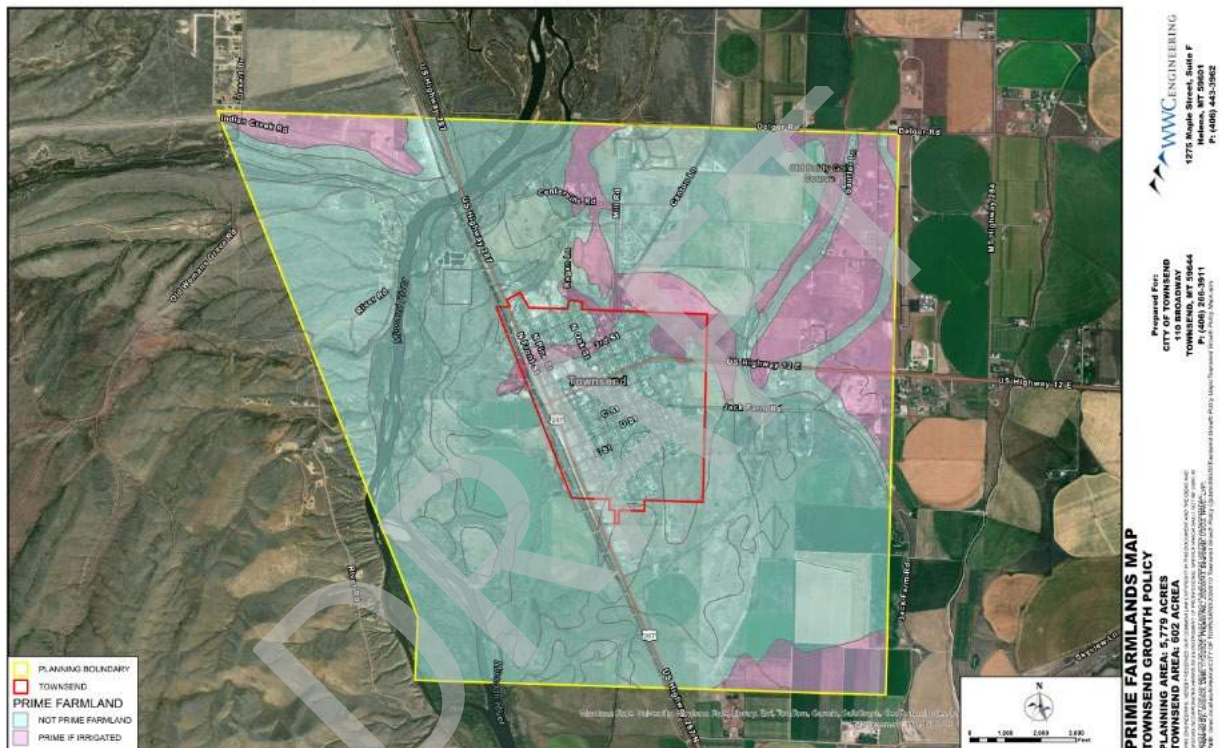
IMPORTANT FARMLAND

The federal Farmland Policy Protection Act (FPPA) requires special consideration be given to soils that are considered as prime farmland, unique farmland, or farmland of statewide or local importance by the U.S. Department of Agriculture Natural Resources Conservation Services (NRCS). The FPPA is intended to minimize the impact federal programs have on the unnecessary and irreversible conversion of farmland to nonagricultural uses. Farmland subject to FPPA requirements does not have to be currently used for cropland. It can be forest land, pastureland, cropland, or other land, but not water or urban built-up land. Projects are subject to FPPA requirements if they may irreversibly convert farmland (directly or indirectly)

ENVIRONMENTAL CONDITIONS IN THE PLANNING AREA

to nonagricultural use and are completed by a federal agency or with assistance from a federal agency. The FPPA does not apply for projects funded and implemented by the City of Townsend. However, this is an important planning consideration because the City of Townsend often solicits federal funding assistance for infrastructure improvements and the potential conversion of Important Farmland as a result of the project must be considered.

NRCS soil survey information for the Townsend area used to identify soils in the Planning Area classified as important farmland. There were no soils identified as prime farmland. There were several soils groups identified as prime farmland if irrigated. Figure 4 identifies Important Farmlands in the Townsend area, a larger map is provided in Appendix K.



WATER RESOURCES AND QUALITY

SURFACE WATERS

Missouri River - The Townsend area is rich in surface water resources, with the Missouri River being the most prominent feature. The river flows through the region, providing critical water for agriculture, recreation, and wildlife habitats. Just downstream from Townsend, the Canyon Ferry Reservoir, formed by the Canyon Ferry Dam on the Missouri River, is a major surface water body. This reservoir supports irrigation, hydropower, and recreational activities such as boating, fishing, and camping.

In addition to the Missouri River and Canyon Ferry Reservoir, the area has smaller streams, creeks, and irrigation canals that contribute to the local hydrology. Notable tributaries in the

ENVIRONMENTAL CONDITIONS IN THE PLANNING AREA

region include Deep Creek and Dry Creek, which flow from the surrounding mountains into the Missouri River Valley. These waterways are essential for maintaining the agricultural productivity of the valley and sustaining local ecosystems. Seasonal variations in flow are influenced by snowmelt from the nearby Big Belt and Elkhorn Mountains, as well as periodic rainfall events. Together, these surface water features shape the landscape and support the livelihoods of Townsend's residents. Figure 5 shows existing surface waters and major irrigation features within the Planning Area, a larger map is provided in Appendix K.



Surface Water Quality - The surface water quality in the Townsend area is influenced by both natural and human activities. The Missouri River and its tributaries, such as Deep Creek, are the primary water bodies in the region. The overall water quality is generally good, supporting aquatic life, agriculture, and recreational uses. However, specific areas can face challenges due to sedimentation, nutrient loading, and other contaminants.

Key Factors Influencing Surface Water Quality:

- **Agricultural Runoff:** Fertilizers, pesticides, and sediment from farms in the Missouri River Valley can enter waterways, leading to elevated nutrient levels (e.g., nitrogen and phosphorus), which can contribute to algal blooms in stagnant areas.
- **Mining Activity:** Historic and ongoing mining in the surrounding mountains may result in elevated levels of heavy metals such as arsenic, lead, or mercury in nearby streams and rivers, depending on the site and mitigation measures in place.

ENVIRONMENTAL CONDITIONS IN THE PLANNING AREA

- **Irrigation Return Flows:** Water diverted for irrigation often returns to streams carrying dissolved salts and other pollutants, potentially impacting water quality downstream.
- **Natural Processes:** Seasonal snowmelt and rainstorms can cause erosion and increase sediment loads in local waterways, particularly in tributaries like Deep Creek.

Monitoring and Management:

Local agencies and organizations, such as the Montana Department of Environmental Quality (DEQ), monitor water quality in the Missouri River and its tributaries. Efforts to improve and maintain water quality include best management practices for agriculture, mining remediation projects, and public education about watershed protection.

Despite these challenges, surface water in the Townsend area remains a vital resource for the community and ecosystems, and ongoing management helps mitigate potential impacts on water quality.

GROUNDWATER

Groundwater in the Townsend area is a critical resource for domestic, agricultural, and municipal uses. The region's groundwater systems are closely tied to the Missouri River Valley's geology, hydrology, and surface water interactions. Key characteristics of groundwater in this area include the following:

Groundwater Aquifers:

- **Alluvial Aquifers:** The valley contains shallow alluvial aquifers composed of sand, gravel, and other unconsolidated sediments deposited by the Missouri River and its tributaries. These aquifers are productive and provide water for wells used in agriculture and domestic settings.
- **Bedrock Aquifers:** Surrounding mountain ranges, such as the Big Belt and Elkhorn Mountains, contain fractured bedrock aquifers. These aquifers typically yield smaller amounts of water compared to alluvial aquifers but are important for localized use, particularly in rural or upland areas.
- **Confined Aquifers:** Deeper aquifers beneath layers of impermeable material can also be tapped for groundwater, often offering higher-quality water with fewer surface contaminants.

Groundwater Quality

Groundwater in the Townsend area is generally good in quality but varies depending on the aquifer and proximity to potential contamination sources. Key concerns include:

- **Nitrate Contamination:** Agricultural activities can lead to elevated nitrate levels in shallow groundwater.
- **Arsenic and Other Metals:** Naturally occurring arsenic and other trace metals may be present, especially in groundwater from bedrock aquifers or areas with a history of mining.

- Salinity: Irrigation practices can lead to increased salinity in groundwater in some areas.

Recharge and Availability

Groundwater recharge primarily occurs through precipitation, snowmelt, and the percolation of surface water from the Missouri River and its tributaries. Seasonal variations and water use, particularly for irrigation, can influence groundwater levels. During dry periods, groundwater resources may become more heavily relied upon, potentially leading to localized declines in water levels.

Management

Groundwater management in the Townsend area involves monitoring and regulating usage to ensure sustainable supplies. Local and state agencies, including the Montana Department of Natural Resources and Conservation (DNRC), oversee water rights and promote conservation efforts to balance the needs of agriculture, residents, and the environment.

Groundwater Depth - Groundwater depths in the Townsend area vary significantly depending on location, geology, and proximity to the Missouri River and its tributaries. Here is a general overview:

Shallow Groundwater in the Valley

- In the Missouri River Valley near Townsend, groundwater is typically shallow, with depths often ranging from 10 to 50 feet below the surface. These shallow aquifers are primarily composed of alluvial deposits (sand and gravel) and are closely connected to the Missouri River and irrigation systems.
- Seasonal variations, such as snowmelt and irrigation return flows, can cause fluctuations in water table levels.

Deeper Aquifers

- In deeper alluvial or confined aquifers, groundwater may be found at depths of 100 to 300 feet or more. These aquifers are often targeted for domestic and municipal wells due to their more consistent water quality and quantity.

Mountain Areas

- In the surrounding Big Belt and Elkhorn Mountains, groundwater depths are more variable and typically deeper due to the fractured bedrock aquifers. Wells in these areas may range from 100 to over 500 feet deep, depending on the site and the rock formations.

Site-Specific Variations

Groundwater depths can vary widely across short distances, so drilling logs and local hydrogeological studies are essential for accurate information in specific locations.

FLOODPLAINS

Floods are typically classified as 2-year, 10-year, 50-year, 100-year and 500-year events to provide an indication of the likelihood for floods of a given size to occur once during the designated period. These re-occurrence intervals above represent the long-term average period between floods of a specific magnitude. The recurrence interval of most interest is the 100-year flood which has a 1.0 percent chance of being equaled or exceeded during any year. It should be noted that floods can and do occur at shorter intervals and it is possible (although very unlikely) to have several 100-year flood events in the same year. The Federal Emergency Management Agency (FEMA) prepared updated detailed floodplain maps for Broadwater County in 2014 to incorporate new approximate flood hazard information for the Missouri River. The revised Flood Insurance Rate Map (FIRM) panels #3001450506C show 100-year and 500-year floodplains on lands within the Townsend Planning Area and within the City of Townsend.

Any work within the floodway or 100-year floodplain such as building construction, placement of fill or culverts, excavation, storage of equipment or materials, and bridge construction require a Floodplain Development Permit, issued by either the Broadwater County Floodplain Administrator (for areas outside the City of Townsend) or by the City of Townsend Floodplain Administrator (for areas inside of the City of Townsend). Figure 6 shows floodplains within the Townsend Planning Area, additional larger maps are located in Appendix K.

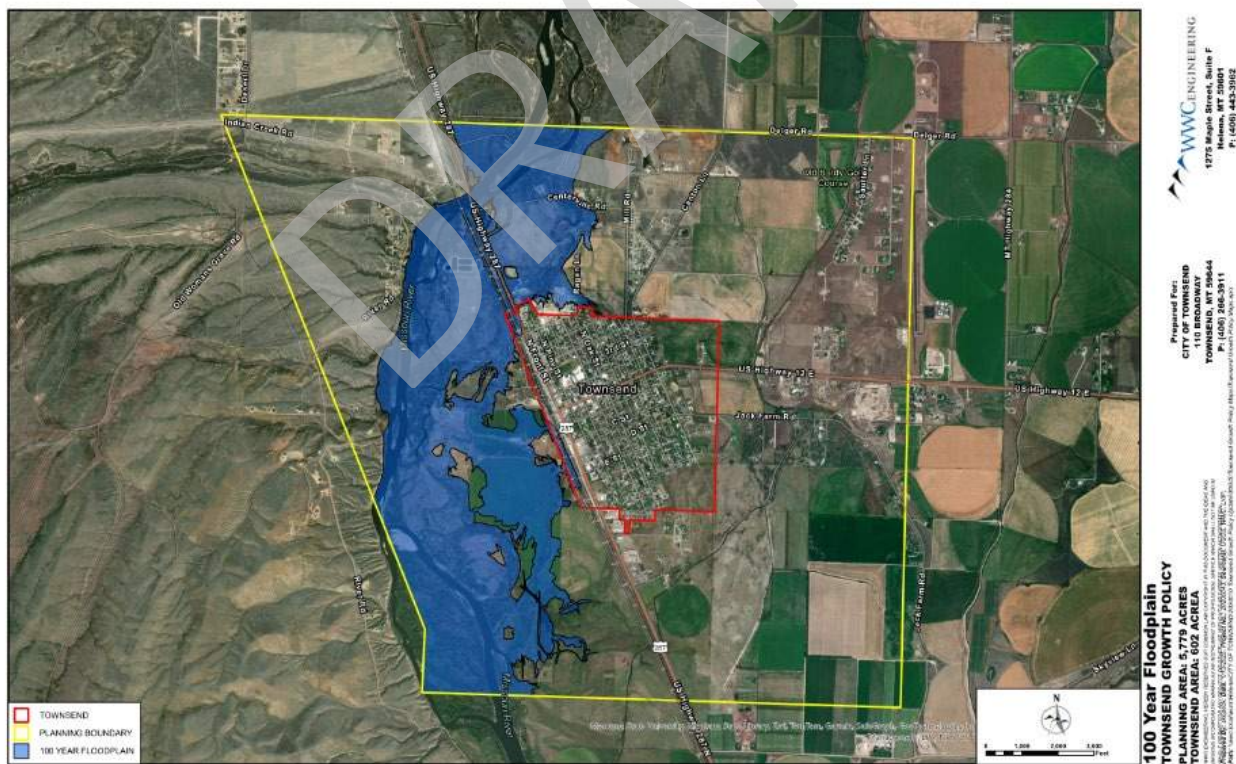


Figure 5. Floodplains in the Townsend Planning Area

AIR QUALITY

The air quality in the Townsend area is generally good, benefiting from its rural location, low population density, and lack of significant industrial activity. However, like many areas in Montana, air quality can fluctuate seasonally and due to specific events. Here are key factors influencing air quality in Townsend:

Consistently Good Air Quality

- Townsend typically enjoys clean air, with low levels of pollutants such as ozone and fine particulate matter (PM_{2.5}). This is due to minimal urban pollution sources and the area's open spaces, which allow for good air circulation.

Seasonal and Event-Based Variations

- **Wildfire Smoke:** During wildfire season (late summer to early fall), air quality can degrade significantly due to smoke from nearby or distant fires. Fine particulate matter from wildfire smoke can cause hazy conditions and pose health risks, especially for sensitive groups.
- **Agricultural Activities:** Farming operations, such as tilling and harvesting, may contribute to localized dust and particulate matter. However, these effects are typically minor and short-lived.
- **Winter Inversions:** During cold months, temperature inversions may trap air in the valley, leading to temporary increases in particulate pollution from wood stoves, vehicle emissions, and other sources.

Air Quality Monitoring

Air quality in Townsend is monitored periodically by state and regional agencies, such as the Montana Department of Environmental Quality (DEQ). Nearby monitoring stations in larger communities provide data that help estimate conditions in Townsend.

Health and Recreation Impacts

Most of the year, Townsend's air quality is safe for outdoor activities and recreation. Residents and visitors should stay informed about air quality during wildfire season or winter inversions, especially if they have respiratory conditions. Websites and apps such as the EPA's AirNow provide real-time air quality updates for the area.

VEGETATION

The vegetation in the Townsend area is diverse, reflecting its location within the Missouri River Valley and the surrounding Big Belt and Elkhorn Mountains. The mix of valley, foothill, and mountainous ecosystems supports a wide variety of plant species adapted to the region's semi-arid climate, variable elevations, and soil types.

Key vegetation types in the area include valley and riparian areas along the Missouri River and its tributaries, grasslands in the lower elevations and foothills characterized by native bunchgrasses such as bluebunch wheatgrass, needle-and-thread grass, and Idaho fescue, and forested areas in the foothills and lower mountain elevations.

Invasive Species

Like many parts of Montana, invasive species such as cheatgrass, leafy spurge, and knapweed are present in the Townsend area. These plants can outcompete native species and alter ecosystems, particularly in disturbed areas.

Ecological Importance

The vegetation in the Townsend area supports diverse wildlife habitats, protects soil from erosion, and plays a role in water regulation. Ongoing efforts to manage invasive species and restore native vegetation help maintain the ecological health of the region.

Threatened or Endangered Plants - The United States Fish and Wildlife Service (USFWS) lists the Ute ladies'-tress orchid (*Spiranthes diluvialis*) as threatened plant species in Montana under the Endangered Species Act. Habitat for these species may occur in the Townsend Planning Area.

Plant Species of Concern - Species of Concern are native plant species that are at-risk due to declining population trends, threats to their habitats, restricted distribution, and/or other factors. Designation as a Montana Species of Concern or Potential Species of Concern is based on the Montana Status Rank and is not a statutory or regulatory classification.

There are several plants that are listed as species of concern in Montana including Whitebark Pine (*Pinus albicaulis*), Bigleaf Sedge (*Carex amplifolia*), Slender Moonwort (*Botrychium lineare*), Idaho Sedge (*Carex idahoensis*). Of these the Bigleaf Sedge (*Carex amplifolia*) and Idaho Sedge (*Carex idahoensis*) are most likely to occur within the Townsend Planning Area as they prefer wet forested or marshy areas.

WILDLIFE

THREATENED AND ENDANGERED ANIMAL SPECIES

Threatened and endangered species include those species listed or proposed for listing by the U.S. Fish and Wildlife Service (USFWS) as threatened or endangered. Under Section 7 of the Endangered Species Act, activities conducted, sponsored, or funded by federal agencies must be reviewed for their effects on species federally listed or proposed for listing as threatened or endangered.

The USFWS online summary of listed species (accessed via the Montana Ecological Field Offices website on January 15, 2021) shows the following species as occurring in Broadwater County:

- Grizzly Bear (*Ursus arctos horribilis*) - **Threatened**
- Canada Lynx (*Lynx Canadensis*) - **Threatened**
- Wolverine (*Gulo gulo luscus*) - **Threatened**
- Monarch Butterfly (*Danaus Plexippus*) - **Proposed**

Using the USFWS's IPaC system, the Townsend Planning Area does not include critical habitats for these endangered species. The potential occurrence of these species in the Townsend Planning Area is low.

WILDLIFE HABITAT AND FISHERIES

Wildlife habitat within the Townsend Planning Area has undergone incremental yet significant change in recent years as rural lands have become increasingly urbanized. New residential and commercial development has replaced native range and cropland and reduced habitat and migration corridors for big game species in the general Townsend area. Despite the development, large undeveloped parcels still exist that provide limited habitat for a variety of wildlife and small mammals.

White-tailed deer are occasionally seen utilizing habitat associated with the Missouri River and its tributaries, and mule deer are also occasionally seen in higher elevations around Townsend. The large, irrigated fields in the Townsend area attract pronghorn antelope, mule and white-tailed deer, fox, and feeding waterfowl in the fall. The dryland crops and pastureland likely support small numbers of antelope, deer, and small rodents, which are preyed upon by red fox, coyotes, and various raptors. The Missouri River and its tributaries provides the only major area of wetland and riparian habitat within Townsend Planning Area. Wildlife species associated with these habitats include various songbirds, raptors, mule and white-tailed deer, small mammals, and herptiles.

Amphibians likely to occur near wetland and riverine habitats within the project area include the long-toed salamander, western toad, and spotted frog. Painted turtles, rubber boa, racer, western rattlesnake, gopher snake, and garter snakes are reptiles likely to inhabit the area.

Fisheries - The Missouri River and Canyon Ferry Lake near Townsend, Montana, support a diverse fishery that attracts anglers and provides habitat for a variety of species. The mix of cold water and warm water fish species reflects the river's flow dynamics and the reservoir's conditions. Below is a summary of key fish species found in these waters:

Missouri River - Rainbow Trout, Brown Trout, and Cutthroat Trout, Mountain Whitefish, Smallmouth Bass.

Canyon Ferry Lake - Walleye, Rainbow Trout, Yellow Perch, Northern Pike, Kokanee Salmon, and Carp.

Species of Concern - The MTNHP database query identified an occurrence of 8 mammal, 34 birds, 1 amphibian, 2 fish, and 3 invertebrate species of concern as potentially occurring on lands within the Townsend Planning Area. The species of concern for the Townsend area can be obtained from the following link

https://mtnhp.org/SpeciesSnapshot/?Vector=TOWNS|106|&Species=Species|ANIMALS|&Rank=MT_Status|SOC|.

Bald eagles, once listed as a threatened species under the Endangered Species Act and listed as a species of concern, could potentially occur within the Planning Area. As of August 8, 2007, the bald eagle was de-listed, and the species is no longer subject to the Endangered Species Act. Bald eagles remain protected under the federal Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act.

WETLANDS

The United States Fish and Wildlife Service (USFWS) defines wetlands as “lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface, or the land is covered by shallow water. For the purposes of the definition, wetlands must have one or all the following three attributes:

- At least periodically, the land supports a prevalence of vegetation typically adapted for life in saturated soil conditions.
- The substrate is predominately undrained hydric soils; and
- The substrate is non-soil and is saturated with water or covered by shallow water during the growing season each year.”

Wetlands provide economic benefit; improve water quality, and support fish and wildlife. The most noticeable benefits of wetlands include flood and storm water damage protection, erosion control, water supply, groundwater recharge, scenic open space, and recreation. Destruction of wetlands eliminates or severely minimizes their functions and values. Drainage of wetlands prevents surface water storage and reduces their water quality enhancement function, while accelerating the flow of water downstream which may cause increased flood damages. Wetland filling has similar impacts and also destroys vital habitats for fish and wildlife species.

The USFWS is the principal federal agency providing information to the public and other agencies on the extent and status of the Nation’s wetlands. The agency has developed and currently maintains National Wetlands Inventory (NWI) maps with digitized wetland site information for many areas of the country. NWI mapping for the Townsend area is shown on Figure 10. Figure 10 shows the presence of isolated wetlands primarily along Missouri River.

The primary federal regulatory program covering wetlands is Section 404 of the Clean Water Act. The program regulates discharges of dredge and fill materials into the jurisdictional waters of the United States and is administered jointly by the U.S Army Corp of Engineers and the U.S. EPA. Projects and developments affecting jurisdictional waters or wetlands are subject to 404 permit requirements. As noted earlier, the Montana Department of Fish, Wildlife and Parks and the MDEQ Water Quality Bureau have permitting requirements for projects and actions affecting the beds and banks of streams and other surface waters.

CULTURAL RESOURCES

The Townsend area is rich in cultural resources, reflecting its history and connection to Native American heritage, early European settlers, and its role in agriculture and mining. Notable cultural resources include:

ENVIRONMENTAL CONDITIONS IN THE PLANNING AREA



Historical Sites

Missouri River:

- Played a significant role in transportation and exploration, including the Lewis and Clark Expedition.
- The river's banks hold sites significant to Native American tribes and early settlers.

Canton Church and Cemetery:

- Built in 1875, this historic church represents the early settlement history of the area. The cemetery reflects the lives of early settlers.

Broadwater County Museum:

- Located in Townsend, the museum showcases artifacts and exhibits related to the area's history, including Native American artifacts, agricultural tools, and mining equipment.

Helena and Livingston Smelter Railway Sites:

- Old railway sites used during the mining boom in Montana that connected the region to broader markets.

Native American Heritage:

- The Townsend area is within traditional lands of the Apsáalooke (Crow), Piikani (Blackfeet), and Salish-Kootenai tribes.
- Many archaeological sites, such as tipi rings, hunting blinds, and pictographs, are scattered in the region.

Recreational and Cultural Trails:

- Missouri Headwaters Heritage Trail connects cultural and historical sites along the river and provides interpretive signage about the area's history.
- Lewis and Clark Trail highlights the journey of the expedition and its interaction with local tribes in the area.

In addition, a variety of individual sites have been evaluated for their status with respect to the National Register of Historic Places.

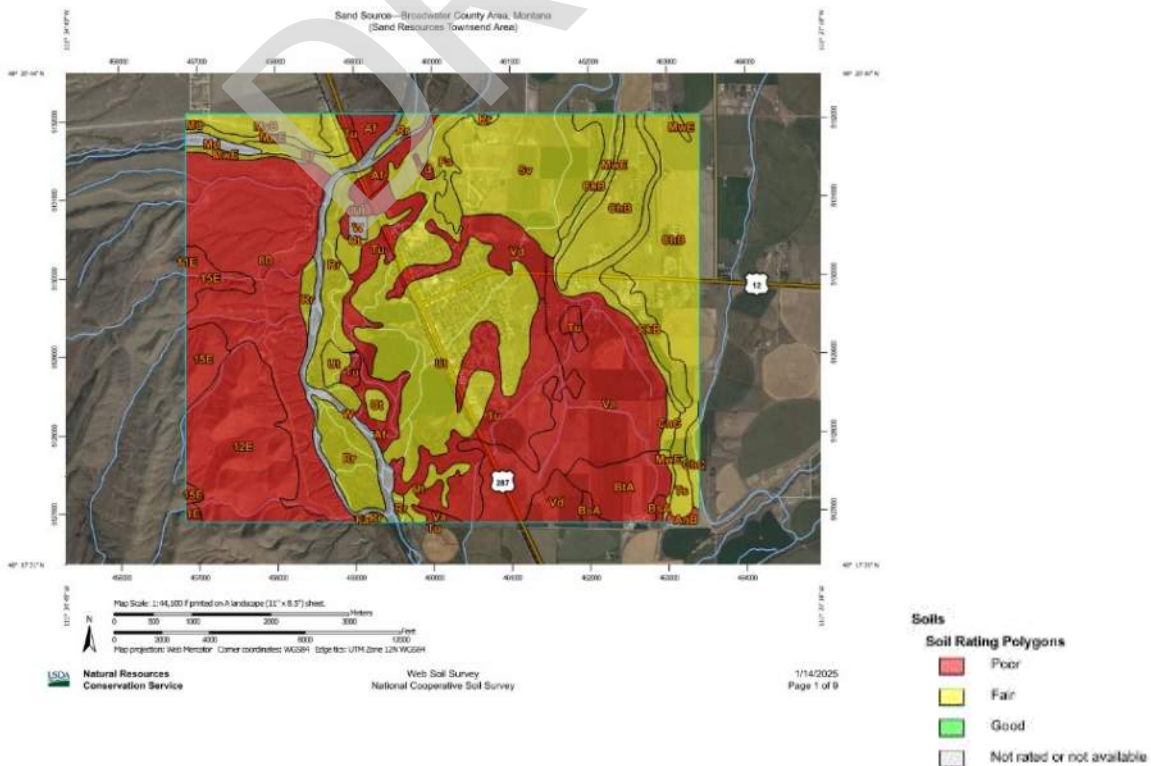
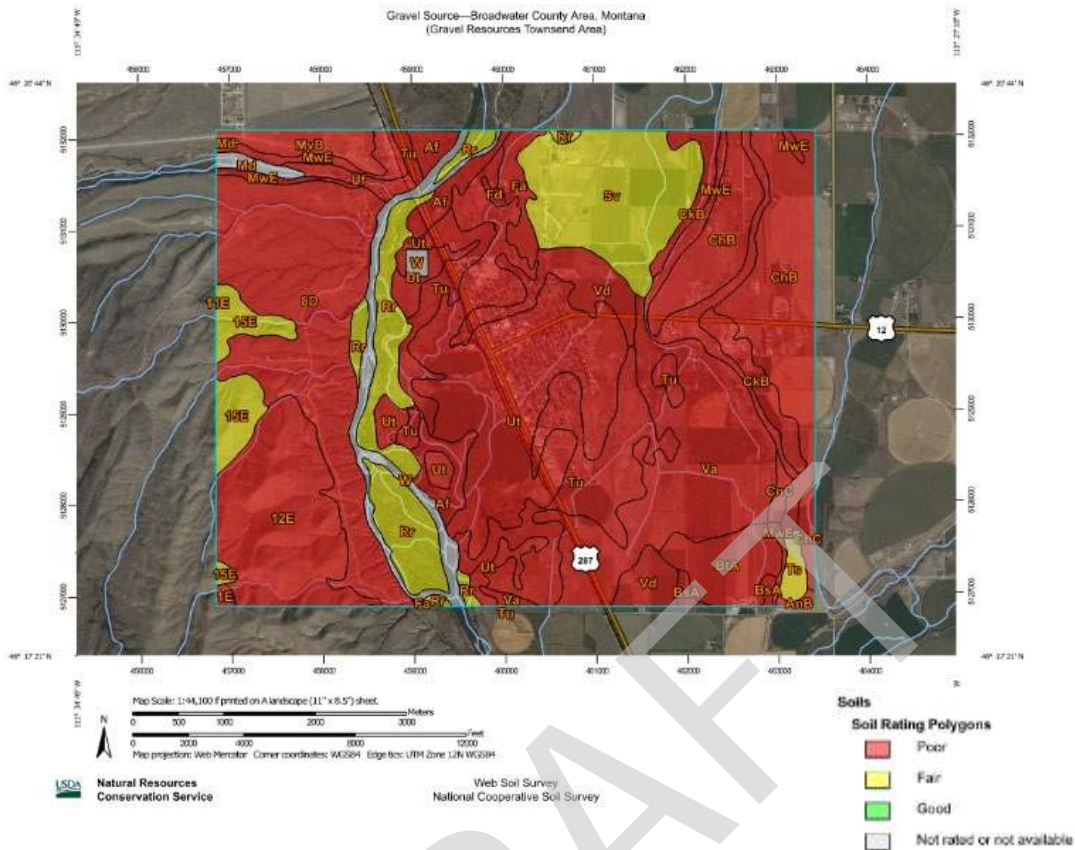
- State Bank of Townsend
- St. Joseph's Catholic Mission Church
- Rankin Ranch
- Crow Creek Water Ditch
- Eagle Guard Station
- McCormick's Livery and Feed Stable Sign
- Toston Bridge

SAND AND GRAVEL RESOURCES

HB 486, signed into law in May 2009, requires growth policies to include maps and text addressing sand and gravel resources as part of the discussion of existing characteristics and features of the planning area. The 2009 Legislature determined that this inventory requirement will help ensure local governments have the information necessary to create regulations for the separation of incompatible uses such as residential housing and gravel pits, while ensuring an economically viable source of gravel to facilitate future development.

Figure 8 shows soil ratings for gravel within the Townsend planning area. Figure 9 shows soil ratings for sand within the Townsend planning area. There is an existing gravel pit located within the Planning Area to the east of the city along Highway 12.

ENVIRONMENTAL CONDITIONS IN THE PLANNING AREA



APPENDIX I
Fire & Wildland Fire Hazard

DRAFT

FIRE AND WILDLAND FIRE HAZARD

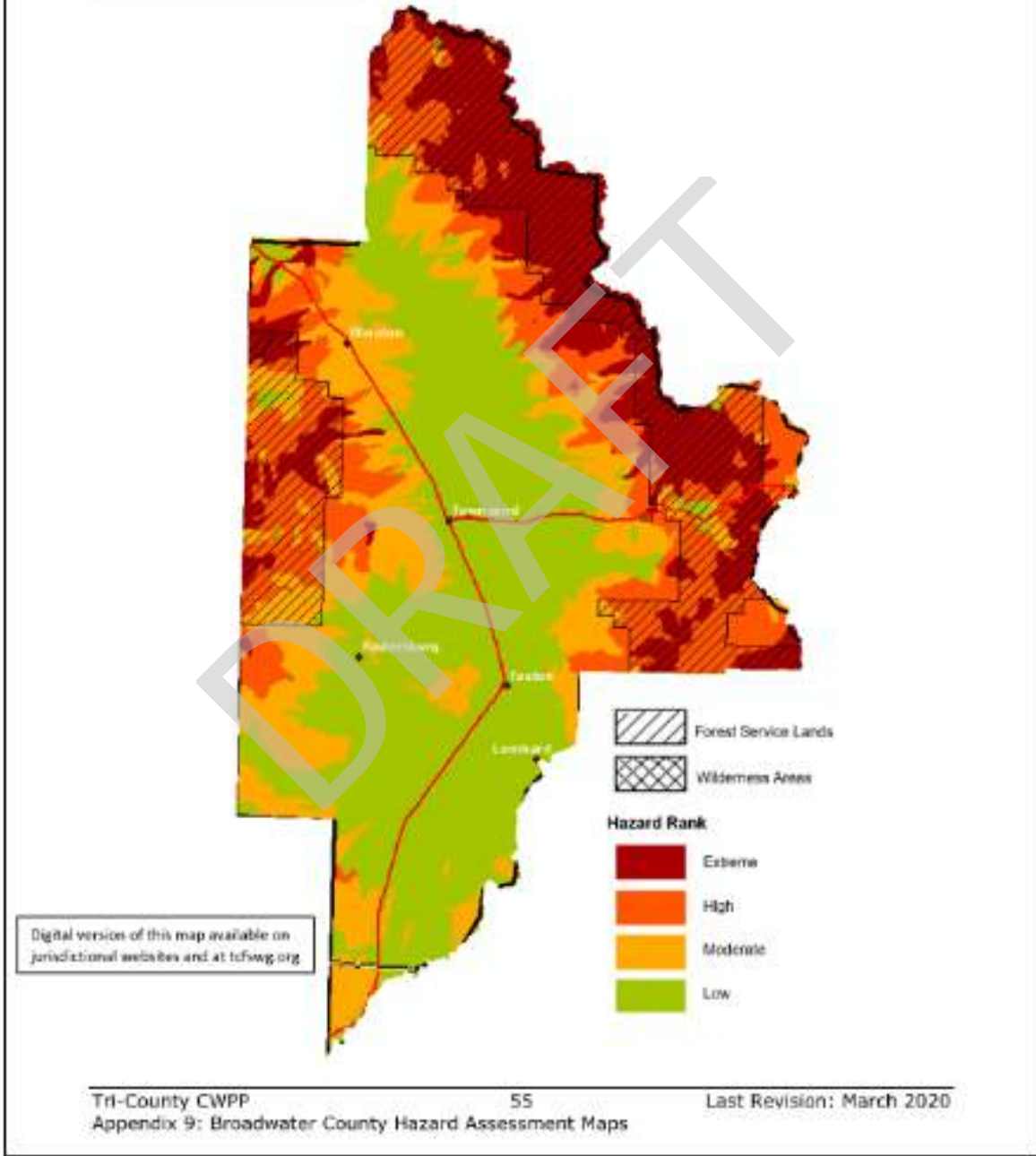
Wildfire risk is the potential for a wildfire to adversely affect things that resident's value-lives, homes, or ecological functions and attributes. Wildfire risk in a particular area is a combination of the chance that a wildfire will start in or reach that area and the potential loss of human values if it does. Human activities, weather patterns, wildfire fuels, values potentially threatened by fire, and the availability (or lack) of resources to suppress a fire all contribute to wildfire risk.

Broadwater County, like much of western Montana, is at substantial risk of wildfire during the summer fire season due to typical low rainfall amounts, high temperatures, low humidity, and summer thunderstorms. The Tri-County Fire Working Group has been important in establishing areas within Broadwater County subject to wildfire risk. Mapping efforts have been completed to assess the wildland fuel hazard risk within the county. This effort showed that while adjacent recreation and scenic areas, wildlife habitat and community watersheds may be at risk, the Townsend Planning Area is generally at a low risk from wildfire. Figure 1 shows fire fuel hazards in the vicinity of Townsend.

DRAFT

Tri-County Regional Community Wildfire Protection Plan
Serving Broadwater, Jefferson, and Lewis and Clark County, Montana

Appendix 9: Broadwater County Local Hazard Assessment Map



APPENDIX J
Subdivision Review

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SUBDIVISION REVIEW CRITERIA PER 76-3-608(3)(A), MCA

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 is not only the first phase of development, this action establishes long-term patterns of land use for the community. Therefore, proper public review of proposed land division is vital. In Montana, local government subdivision regulations must evaluate a proposed subdivision's impact on the natural environment, wildlife, public health and safety, local services, and other factors.

The Montana Subdivision and Platting Act requires all units of local government to adopt and enforce subdivision regulations, and to review and decide on development proposals. Also, in reviewing subdivision proposals, local officials must issue written findings of fact that consider the effect the 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. Local officials must prepare written findings of fact that detail the impacts, which the proposed subdivision has on each of these elements.

According to 76-1-601, MCA, the community's Growth Policy must include a series of statements as to how the criteria will be defined and used to evaluate proposed subdivisions within its jurisdiction. More particularly, per 76-1-601(3)(h), MCA, a growth policy must include a statement explaining how the governing body will:

Define the criteria in 76-3-608(3)(a);

Evaluate and make decisions regarding proposed subdivisions with respect to the criteria in 76-3-608(3)(a); and

A statement explaining how public hearings regarding proposed subdivisions will be conducted.

This section of the Growth Policy addresses the requirements of this statute.

REVIEW CRITERIA DEFINITIONS

The basis upon which the local governing body makes a decision to approve, conditionally approve, or deny a subdivision is whether the preliminary plat, environmental assessment, hearing and planning board recommendations demonstrate that development of the subdivision meets the requirements of the Montana statute as set forth in 76-3-608, MCA. The statute requires that subdivisions must undergo review under a set of criteria as delineated in 76-3-608(3)(a), MCA. Local governments must define the criteria within the growth policy. Per this requirement, the City of Townsend will use the following definitions for each of the criteria listed:

Agriculture: Montana Code Annotated contains definitions for the words "agriculture" and "agricultural" as follows:

- 41-2-103, MCA. Definitions: As used in this part, the following definitions apply: (1) "Agriculture" means: (a) all aspects of farming, including the cultivation and tillage of

the soil; (b)(i) dairying; and (ii) the production, cultivation, growing, and harvesting of any agricultural or horticultural commodities, including commodities defined as agricultural commodities in the federal Agricultural Marketing Act (12 U.S.C. 1141j(g)); (c) the raising of livestock, bees, fur-bearing animals, or poultry; and (d) any practices, including forestry or lumbering operations, performed by a farmer or on a farm as an incident to or in conjunction with farming operations, including preparation for market or delivery to storage, to market, or to carriers for transportation to market.

- 81-8-701, MCA. Definitions: Unless the context requires otherwise, in this part the following definitions apply: (1) “Agricultural and food product” includes a horticultural, viticultural, dairy, livestock, poultry, bee, other farm or garden product, fish or fishery product, and other foods.

Agricultural Water User Facilities: Those facilities which provide water for agricultural land as defined in 15-7-202, MCA, or which provide water for the production of agricultural products as defined in 15-1-101, MCA including, but not limited to, ditches, pipes, and head gates.

Local Services: Any and all services or facilities that local government entities are authorized to provide directly or through a contractor.

Natural Environment: The physical conditions which exist within a given area, including land, air, water, mineral, flora, fauna, noise, and objects of historic, prehistoric, cultural, or aesthetic significance.

Wildlife: Living things, which are neither human nor domesticated.

Wildlife Habitat: Place or type of site where wildlife naturally lives and grows.

Public Health and Safety: A condition of optimal well-being, free from danger, risk, or injury for a community at large, or for all people, not merely for the welfare of a specific individual or a small class of persons.

EVALUATION METHODOLOGY

The City of Townsend will evaluate and make decisions regarding proposed subdivisions with respect to the criteria identified in 76-3-608(3)(a) as follows:

- Subdivision applications will 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.
- The 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 this 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. In turn the local governing body will evaluate the proposed

- subdivision with respect to the findings of fact as prepared by the City of Townsend Planning Board, public hearings, and other information as appropriate.
- Upon completion of its review and evaluation, the City of Townsend will render a decision on the proposed subdivision with respect to the requirements of the Subdivision Regulations of the City of Townsend, the outcome of the public hearing(s) and the City of Townsend Growth Policy.

PUBLIC HEARINGS ON PROPOSED SUBDIVISIONS

The City of Townsend will conduct public hearings on proposed subdivisions in a manner that will assure that members of the public, the local government and the applicant have adequate opportunity to express their interests and concerns. Such opportunity will be afforded in a manner that complies with the time constraints set forth in the Subdivision Regulations of the City of Townsend.

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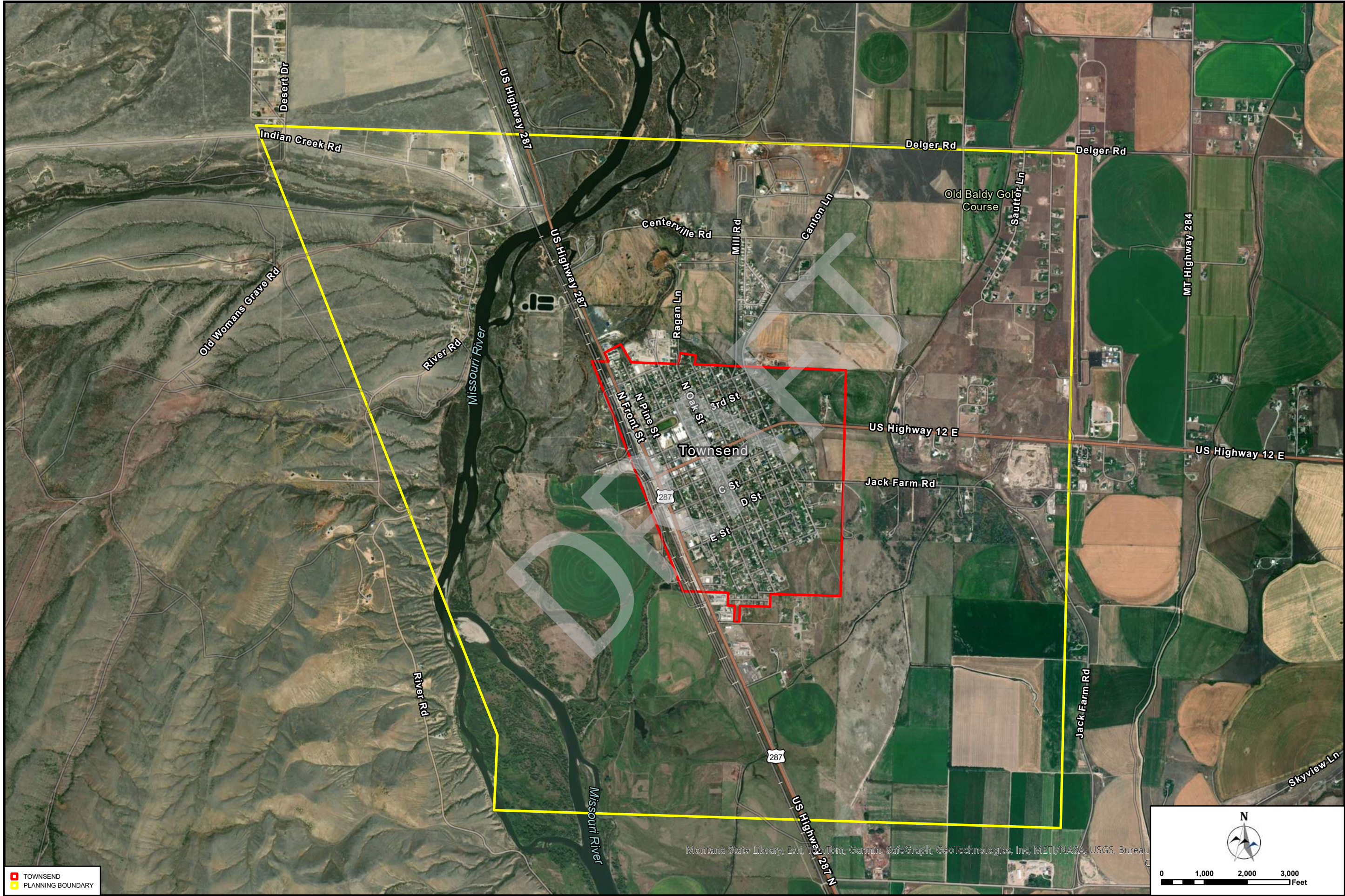
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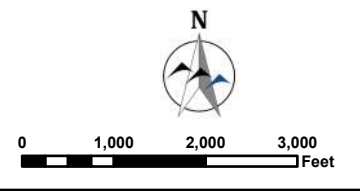
APPENDIX K

Maps

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■ TOWNSEND
■ PLANNING BOUNDARY



Montana State Library, Est. Tom. Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management

BOUNDARY MAP

TOWNSEND GROWTH POLICY

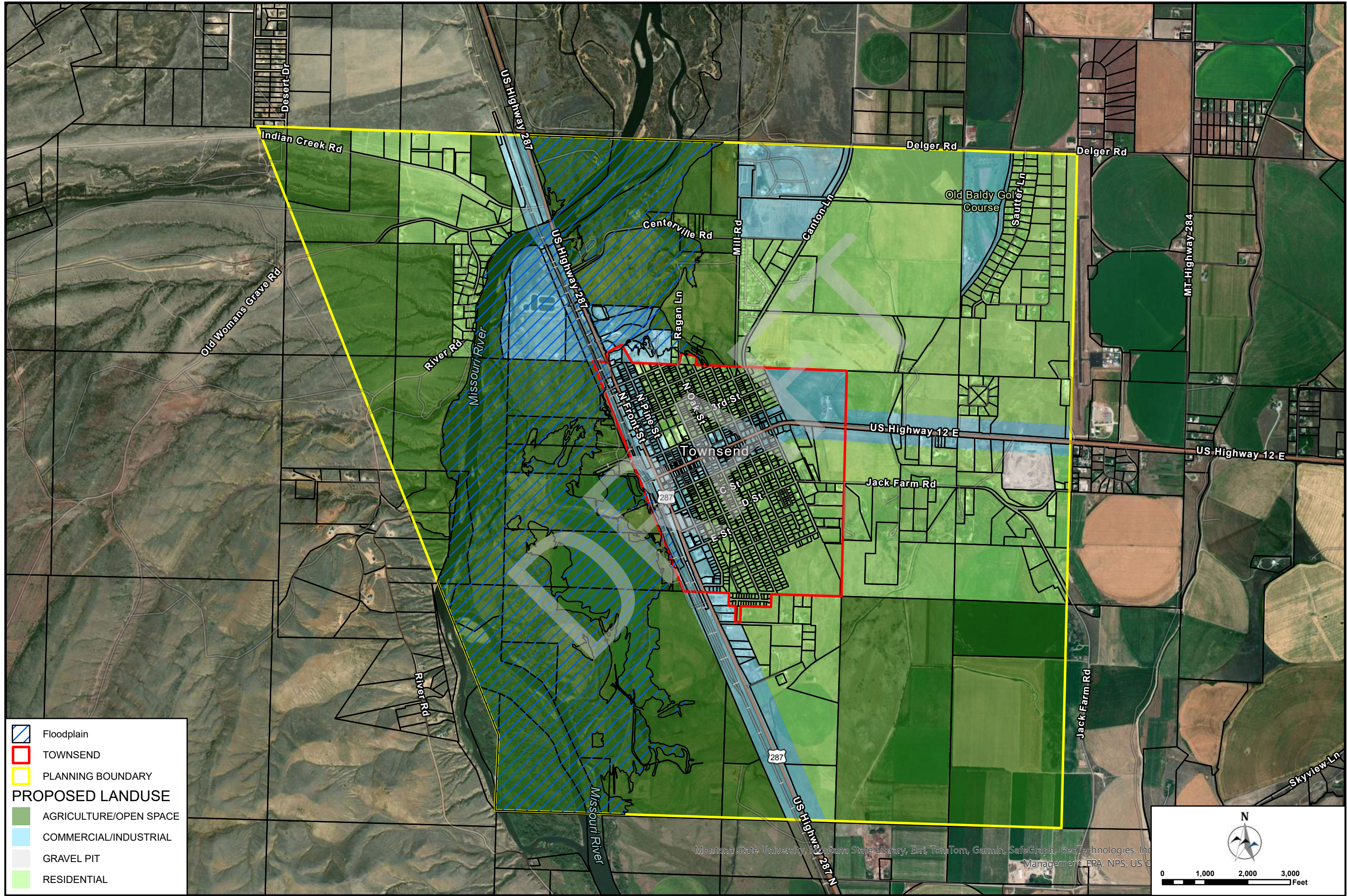
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TOWNSEND AREA: 602 ACRES

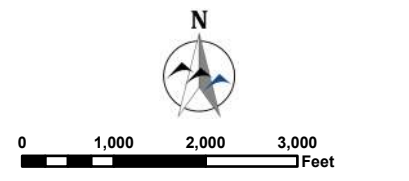
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- Floodplain
- TOWNSEND
- PLANNING BOUNDARY
- PROPOSED LAND USE**
- AGRICULTURE/OPEN SPACE
- COMMERCIAL/INDUSTRIAL
- GRAVEL PIT
- RESIDENTIAL



**PROPOSED LAND USE
TOWNSEND GROWTH POLICY**

**PLANNING AREA: 5,779 ACRES
TOWNSEND AREA: 602 ACRES**

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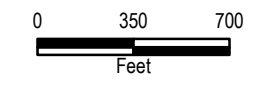
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Townsend Waste Water Collection System



-  Lamphole
-  Manhole
- Sewer
 -  Sewer Main - To Be Lined 2016
 -  Sewer Main - Lined 2010
 -  Sewer Main





Townsend Water System PER - 2022

- Pump House
- Water Tank
- ⊕ Fire Hydrant
- Water Pipes
 - 4" AC
 - 4" CI
 - ⋯ 4" PVC
 - - - 6" AC
 - 6" DI
 - ⋯ 6" PVC
 - ⋯ 8" PVC
 - - - 10" AC
 - - - 10" CI

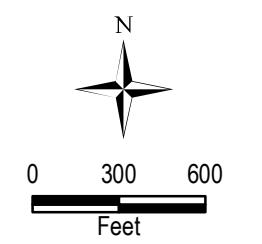
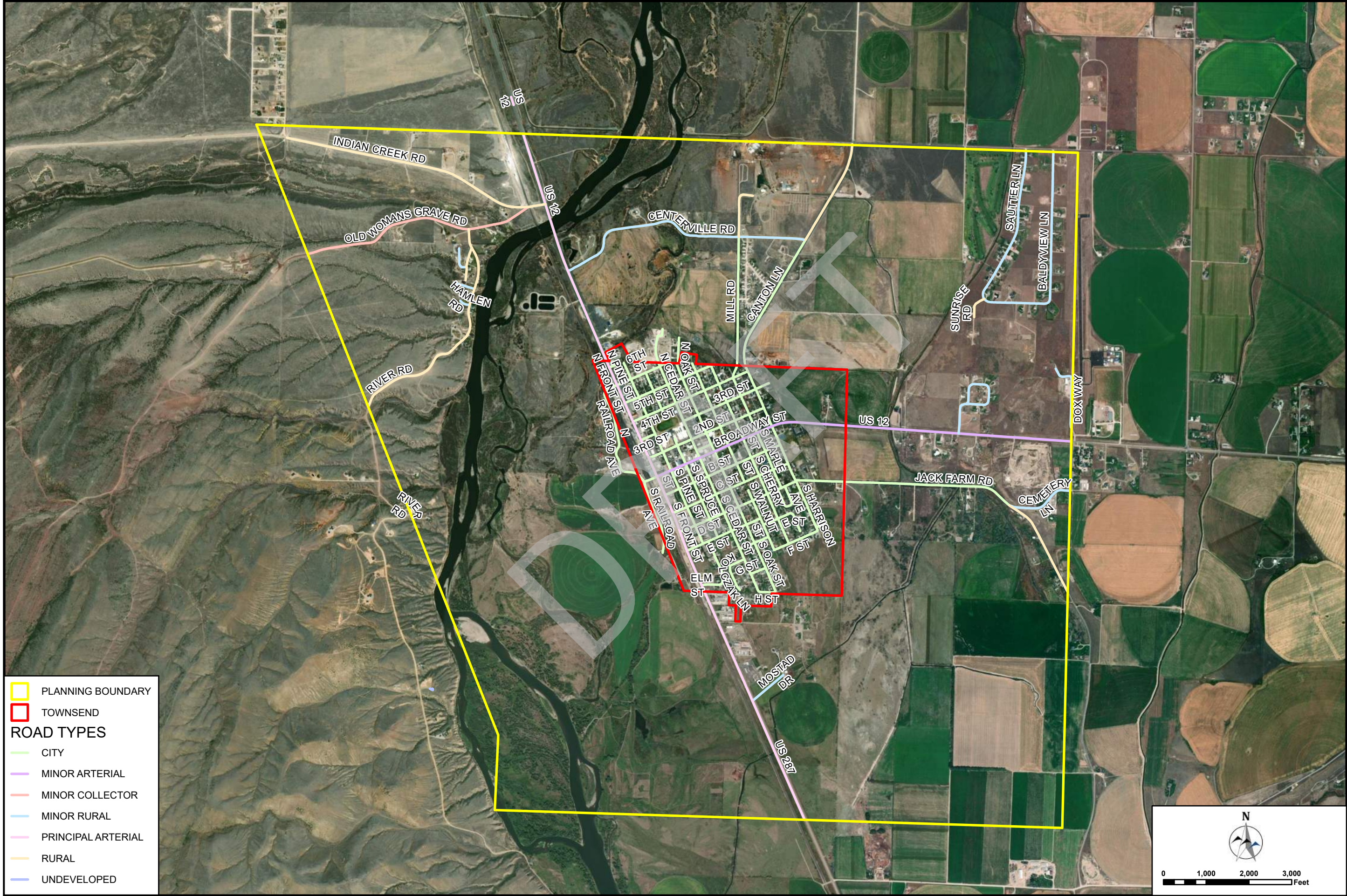
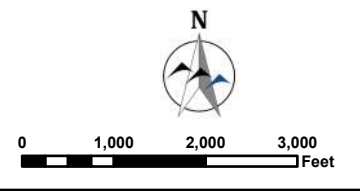


Figure X
Existing Distribution System





▭ PLANNING BOUNDARY
▭ TOWNSEND
ROAD TYPES
— CITY
— MINOR ARTERIAL
— MINOR COLLECTOR
— MINOR RURAL
— PRINCIPAL ARTERIAL
— RURAL
— UNDEVELOPED

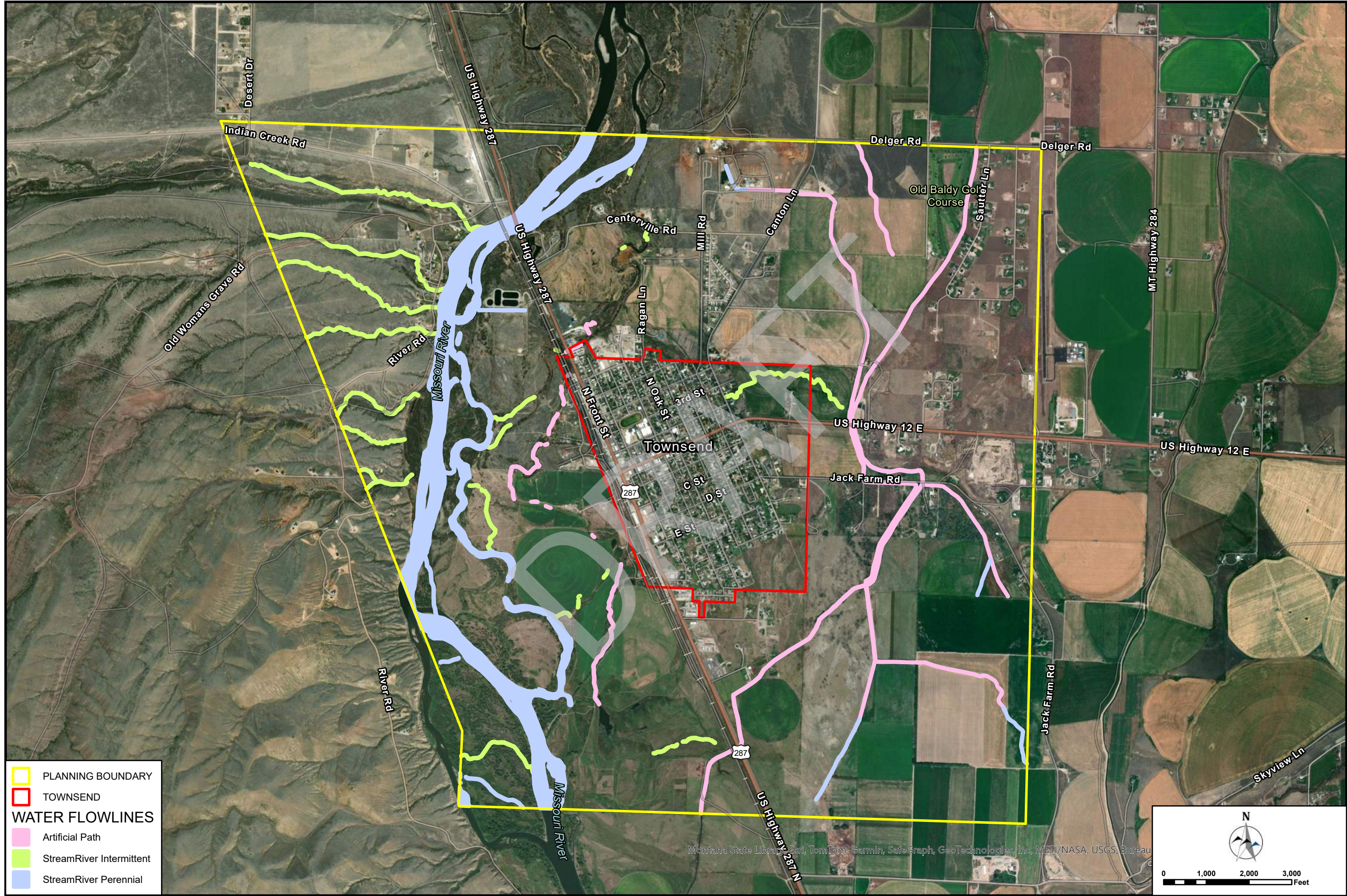


ROAD MAP
TOWNSEND GROWTH POLICY
PLANNING AREA: 5,779 ACRES
TOWNSEND AREA: 602 ACRES

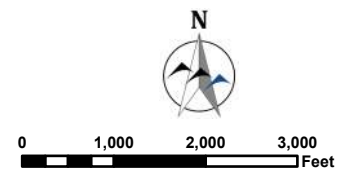
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	PLANNING BOUNDARY
	TOWNSEND
WATER FLOWLINES	
	Artificial Path
	StreamRiver Intermittent
	StreamRiver Perennial



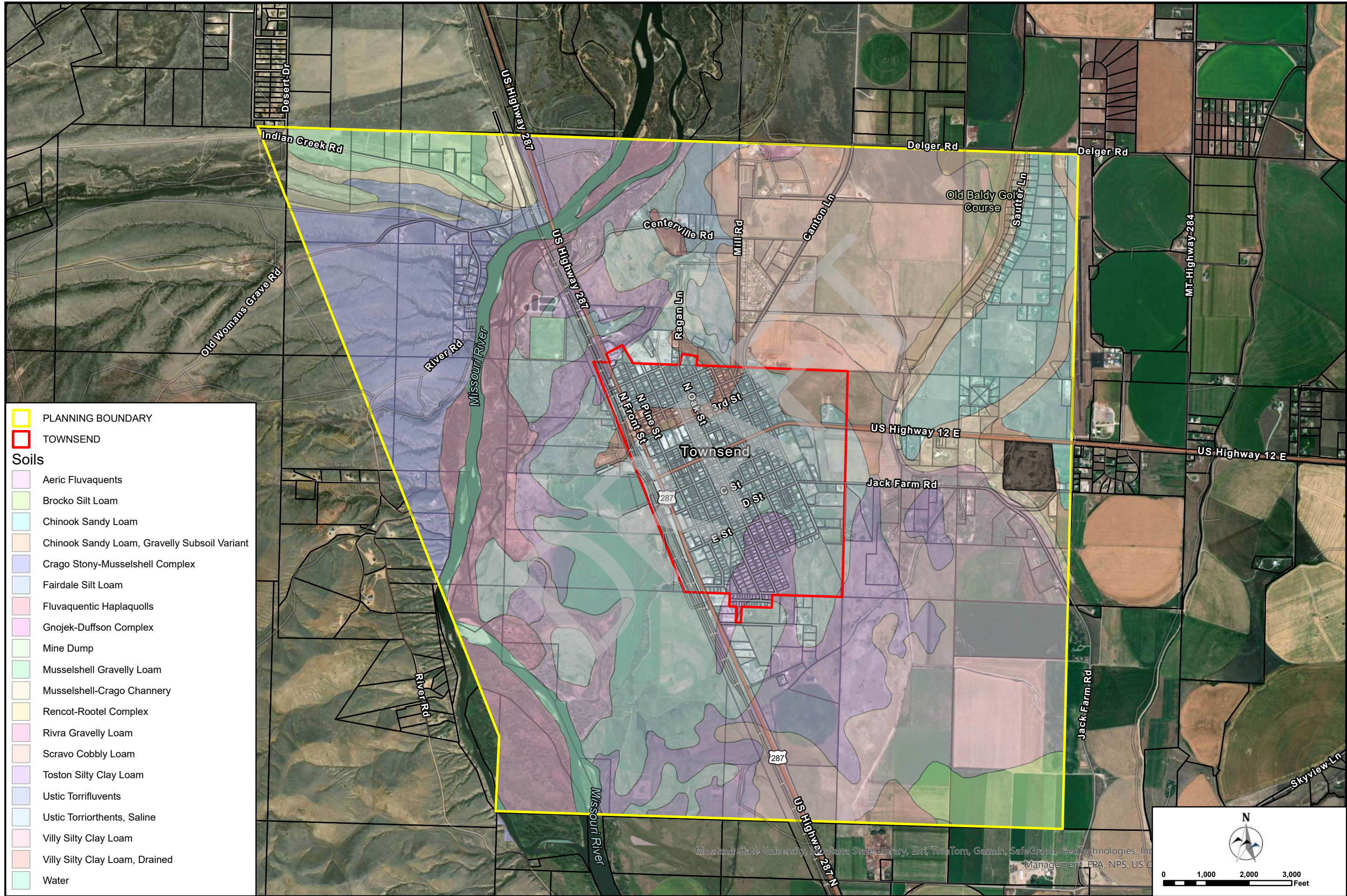
WATER USER MAP
TOWNSEND GROWTH POLICY
PLANNING AREA: 5,779 ACRES
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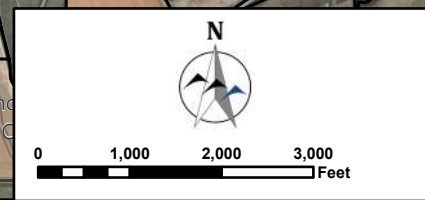


PLANNING BOUNDARY

TOWNSEND

Soils

- Aerio Fluvaquents
- Brocko Silt Loam
- Chinook Sandy Loam
- Chinook Sandy Loam, Gravelly Subsoil Variant
- Crago Stony-Musselshell Complex
- Fairdale Silt Loam
- Fluvaquentic Haplaquolls
- Gnojek-Duffson Complex
- Mine Dump
- Musselshell Gravelly Loam
- Musselshell-Crago Channery
- Rencot-Rootel Complex
- Rivra Gravelly Loam
- Scravo Cobble Loam
- Toston Silty Clay Loam
- Ustic Torrifluvents
- Ustic Torriorthents, Saline
- Villy Silty Clay Loam
- Villy Silty Clay Loam, Drained
- Water



SOILS MAP

TOWNSEND GROWTH POLICY

PLANNING AREA: 5,779 ACRES

TOWNSEND AREA: 602 ACRES

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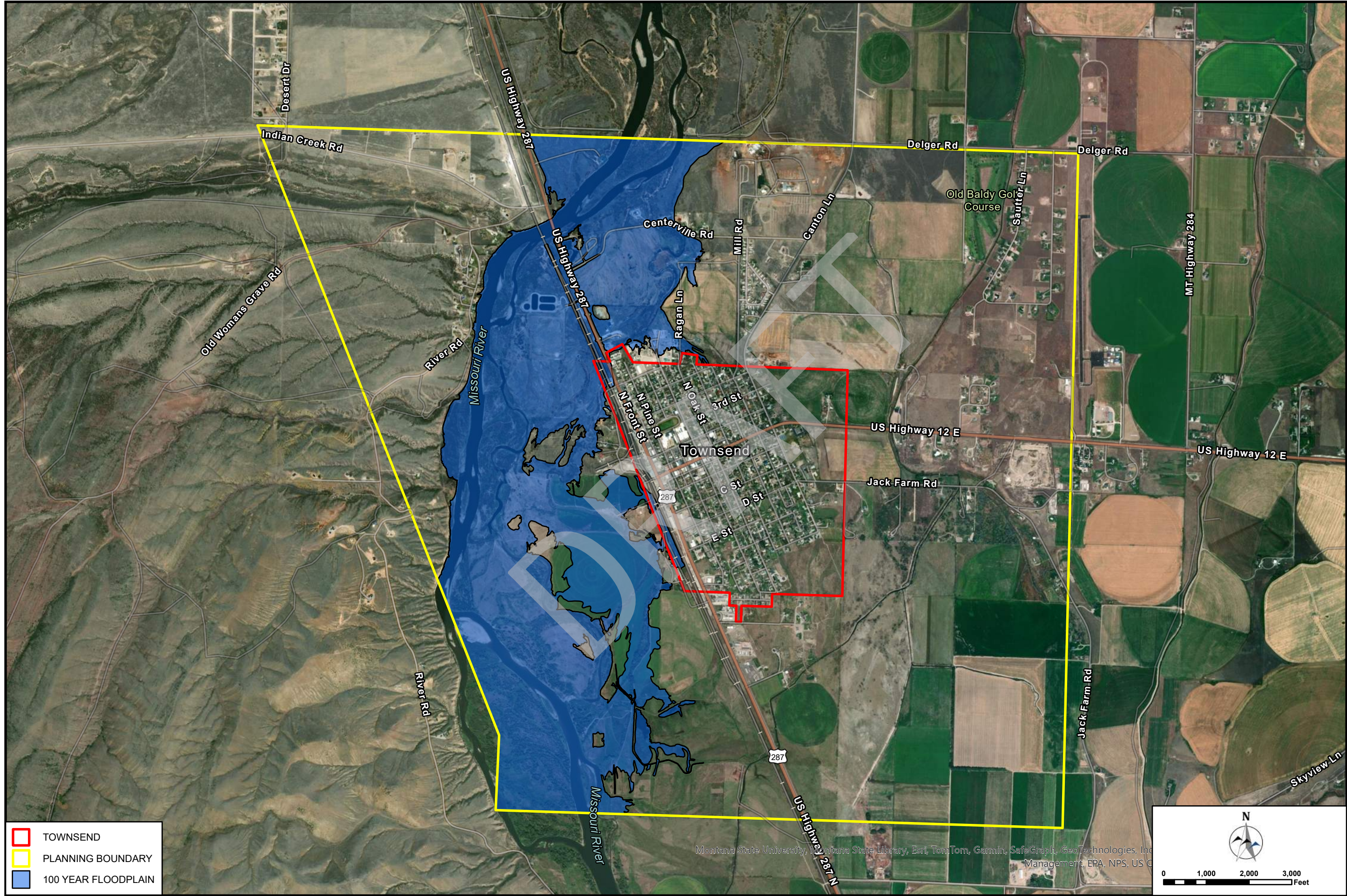
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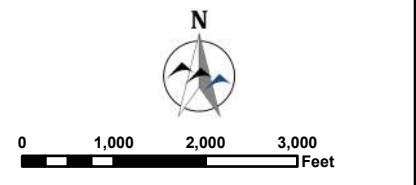
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- TOWNSEND
- PLANNING BOUNDARY
- 100 YEAR FLOODPLAIN



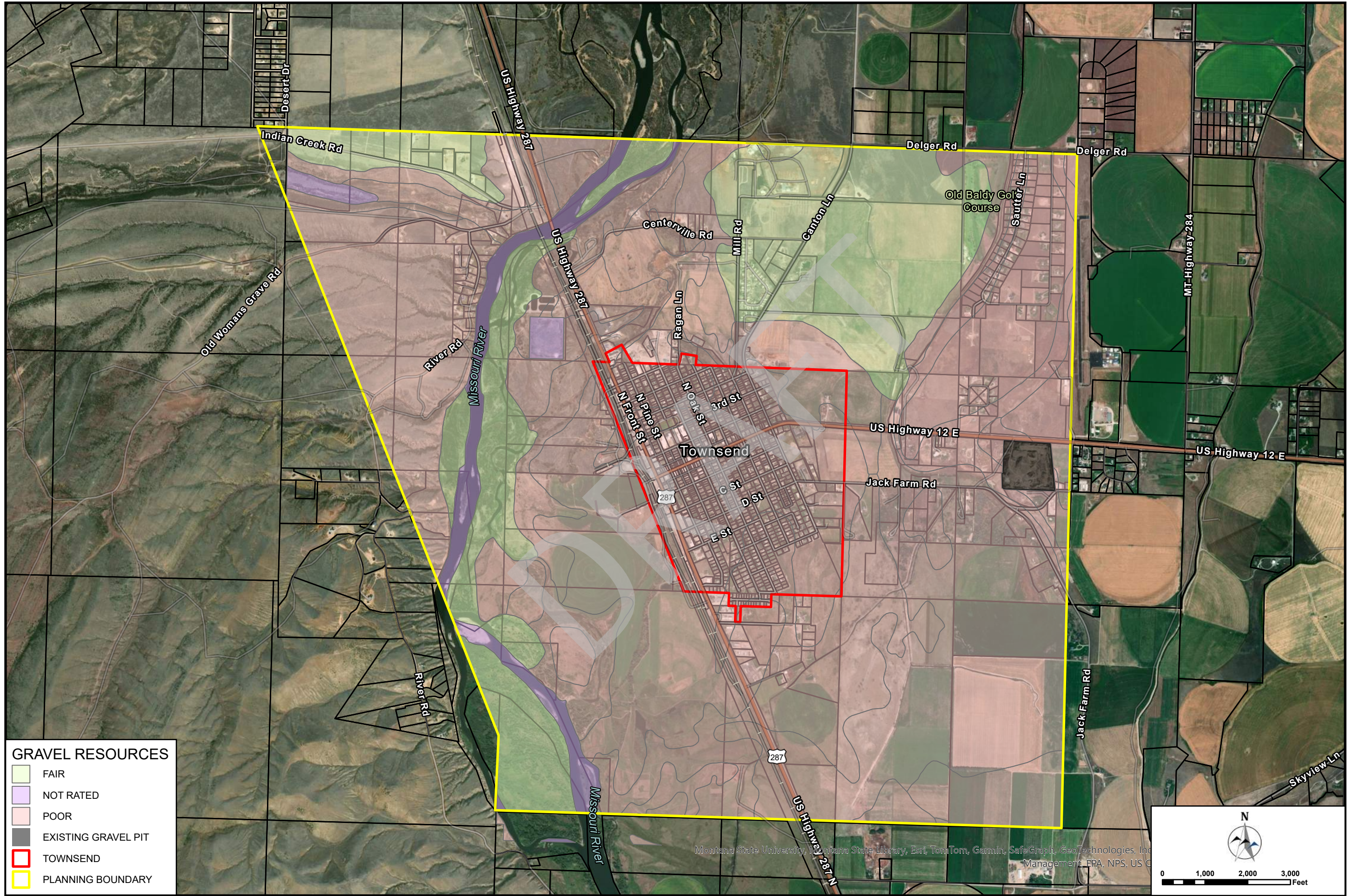
**100 Year Floodplain
TOWNSEND GROWTH POLICY**

**PLANNING AREA: 5,779 ACRES
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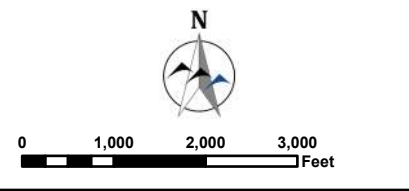
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GRAVEL RESOURCES

- FAIR
- NOT RATED
- POOR
- EXISTING GRAVEL PIT
- TOWNSEND
- PLANNING BOUNDARY



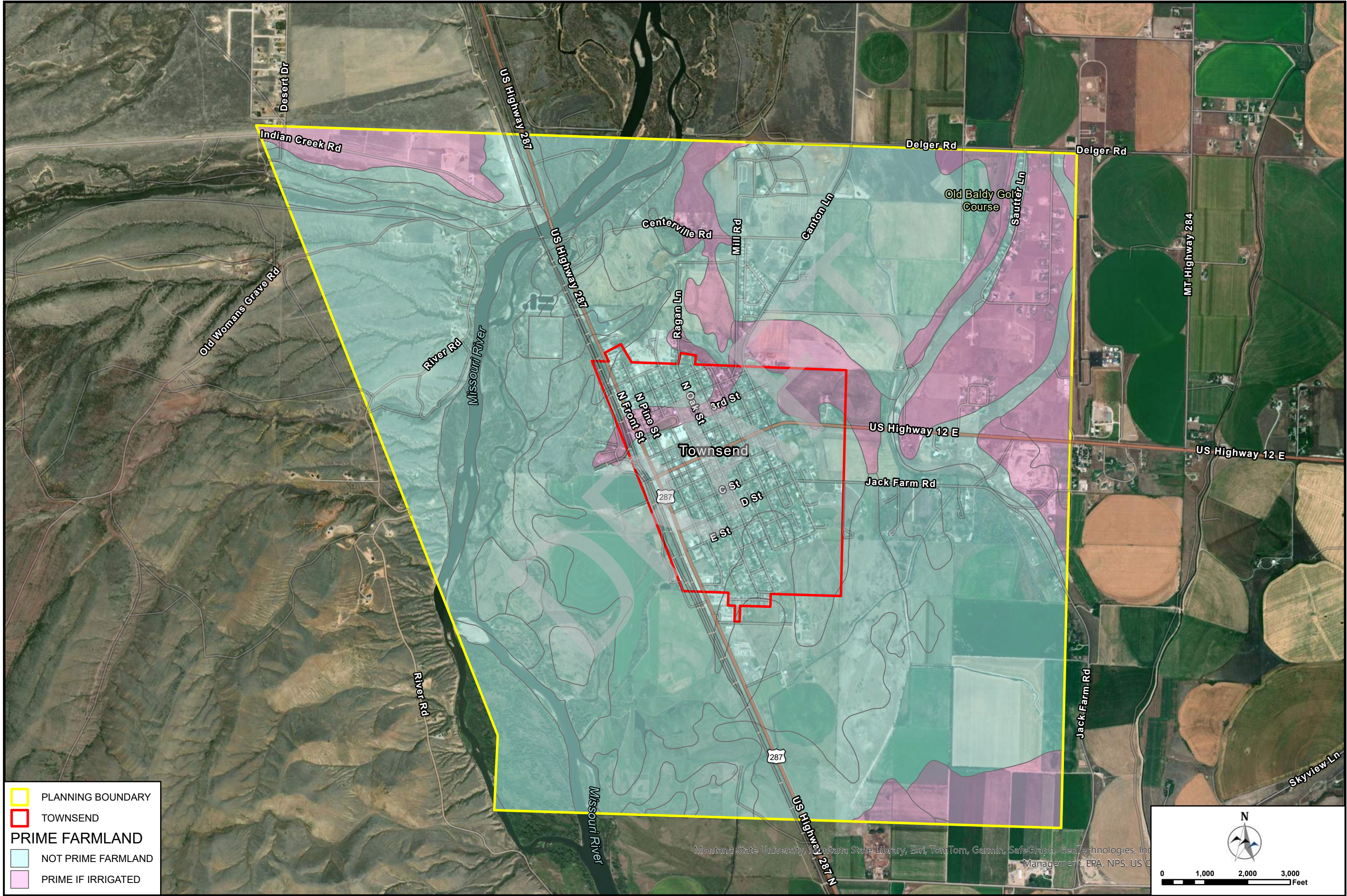
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TOWNSEND GROWTH POLICY**

**PLANNING AREA: 5,779 ACRES
TOWNSEND AREA: 602 ACRES**

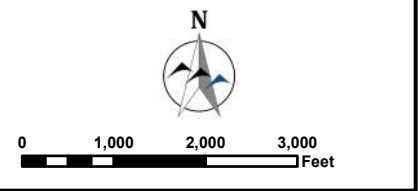
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PLANNING BOUNDARY
 TOWNSEND
PRIME FARMLAND
 NOT PRIME FARMLAND
 PRIME IF IRRIGATED



**PRIME FARMLANDS MAP
TOWNSEND GROWTH POLICY**

**PLANNING AREA: 5,779 ACRES
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APPENDIX L

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