BUTTE-SILVER BOW

COMPREHENSIVE PLAN DRAFT

April 1, 2020

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ACKNOWLEDGEMENTS

This update of the 2008 Butte-Silver Bow Growth Policy is the result of significant and meaningful input and participation of community leaders, key stakeholders and residents over the course of 18 months. The community vision, planning principles and actionable strategies introduced in the following chapters have been developed through a transparent and open public process and strengthened by the thoughtful consideration and contributions of the Butte-Silver Bow Planning Board, who served as the Steering Committee through this process. Special acknowledgement is given to staff in the Butte-Silver Bow City-County Planning Department who supported this effort through technical assistance, review and guidance as well as the preparation of select maps and data incorporated throughout this document. Finally, to all the citizens of Butte-Silver Bow County who attended the numerous public meetings, workshops, roundtables and hearings through the development of this plan, or provided input through the community survey, know this plan is the direct result of your valuable contributions.

INTRODUCTION

ABOUT THE PLAN

WHAT IS A COMPREHENSIVE PLAN AND WHY UPDATE IT?

Montana communities have used comprehensive planning as a tool for managing land use for fifty years. Beginning in 1957, Montana's cities and towns were authorized to adopt 'comprehensive' or 'master plans'. This authorization was extended to counties in 1971. 'Comprehensive Plans' provided a long-range view of public policy for local governments and were concerned primarily with the use of resources located within the government's jurisdiction. They also established basic objectives and policies for generalized patterns of future land uses and were an expression of a community's needs and goals for future development.

Between 1975 and 1995 the state experienced rapid changes in growth and population patterns, especially in the western third of the state. In 1999, in light of these trends, the Montana Legislature passed the Montana Growth Policy Act (Senate Bill 97), which shifted the statewide terminology from "comprehensive plan" to "growth policy". For the past twenty years most cities, towns and counties in Montana have used this term to refer to their long range plans. The result has been a shift in plan focus, away from a comprehensive community vision that considers the inter-relatedness of planning and policy decisions, instead towards managing growth specifically based on the here and now.

Montana State Statute requires growth policies be updated every 5 years and evaluated annually for maximum efficacy. In reality, many cities, towns and counties throughout the state struggle with capacity and are often behind this five year schedule. Butte-Silver Bow County began the growth policy update process in late 2018, nearly ten years after the last plan was adopted, and while much has happened in the ensuing decade, the county is just now starting to see an uptick in population growth, rising home prices and increasing strain on community infrastructure when compared to sister communities in Bozeman, Helena and even Missoula. In preparation for the growth anticipated, it was important to the county that this plan update be viewed as a holistic vision for Butte-Silver Bow's future, driven by members of the community and including representation from both rural and urban residents alike. In changing the name of this document back to "comprehensive plan", the county acknowledges the importance of aspirational planning through community-wide visioning and effective implementation.

"Make no little plans; they have no magic to stir men's blood and probably themselves will not be realized. Make big plans; aim high in hope and work, remembering that a noble, logical diagram once recorded will never die, but long after we are gone be a living thing, asserting itself with ever-growing insistency."

- Daniel Burnham

HOW TO USE THIS PLAN

The comprehensive plan sets a community-wide vision for the future, building on past events and present characteristics while focusing on opportunities for growth and prosperity informed by a robust public process. The plan should serve as an "umbrella" to all other planning efforts and policy development in the county, providing a road map to guide area-wide and neighborhood-scale plans and analysis aimed at providing a more detailed examination of a particular topic or geography. This plan takes into account the importance of the natural setting, population, housing and economic patterns as well as the unique character and quality of life that provides a sense of place and cultural identity. The plan examines the ways in which communities use land and looks to create a place-based method of guiding future development that takes into account Butte-Silver Bow's unique character and qualities, preserving important landscapes while offering appropriate and well-scaled opportunity for growth and prosperity in the coming years.

This document represents a thorough update to Butte-Silver Bow County's 2008 Growth Policy, while taking a slightly different approach to meeting the requirements of Montana State Law (76-1-610, MCA). Statute provides guidance on the content of a growth policy, and while this document addresses the topics required of statute it focuses less on the present and more on the future direction of Butte-Silver Bow. The County's 2008 Growth Policy served as a solid foundation for existing conditions, and relevant demographic data has been updated and analyzed to guide the overall vision in this plan (see Chapter 2). The vision and planning principles inspired through the public process, as well as the process itself is discussed at length in Chapter 3. This information is synthesized in Chapter 4 which established a place-based approach to future land use throughout the county, as detailed through the development of placetypes that reflect both existing conditions and future aspirations for development in both the urban and rural areas of the county. Finally, in Chapter 5, a detailed implementation strategy is outlined, focusing on specific goals, objectives and actions that will need to be undertaken to realize the vision established by this plan.

WHERE WE'VE BEEN

HISTORY OF PLANNING

Butte-Silver Bow has relied upon the comprehensive planning process for nearly sixty years beginning with a master plan outlining locations for future land uses and projected development patterns adopted in 1959. The *Master Plan Report for Butte-Silver Bow County, Montana*, addressed an area that encompassed the corporate boundaries of the City of Butte and the immediate surrounding environs.

When the city of Butte and Silver Bow County consolidated in 1977, planning efforts became focused on the entire county. The Master Plan was substantially updated in 1995. The following provides a chronological list of planning efforts in Butte and Silver Bow County since 1971.

- 1971 - Butte-Silver Bow, Montana Land Use Plan
- 1971 - Butte-Silver Bow, Montana Community Facility Plan
- 1971 - Butte-Silver Bow, Montana Population & Economic Inventory & Analysis
- Butte-Silver Bow Overall Economic Development Plan
- 1979 - Bert Mooney Airport Master Plan
- 1980 - The Butte Uptown Urban Renewal Plan
- 1981 - The Historic American Engineering Record Report
- 1981, 1989 Update - Parks and Recreation Plan of the Community Facilities Element, Butte-Silver-Bow Master Plan
- 1993 - The Regional Historic Preservation Plan (RHPP)
- 1995 - The Butte-Silver Bow Comprehensive Plan Update
- 2003-2007 Update - Transportation Development (Transit) Plan
- 2005 - Butte-Silver Bow Environmental Health Assessment
- 2006 - Butte-Silver Bow Housing Plan
- 2006 - Butte-Silver Bow Business Plan
- 2006 - Butte-Silver Bow Transportation Plan Update
- 2007 - District XII Human Resources Council Biennial Needs Assessments
- Headwaters RC&D Comprehensive Economic Development Strategies (2002, 2007, 2017)
- 2008 - Butte-Silver Bow County Growth Policy Update
- 2010 - Greeley Neighborhood Plan
- 2010 - Central Butte Area Plan
- 2013 (Draft) - Butte-Silver Bow Comprehensive Historic Preservation Plan
- 2014 - Butte Uptown Urban Renewal Plan, Butte Silver Bow
- 2014 - Butte-Silver Bow Uptown Improvements Plan
- 2016 - Basin Creek Technology Park Targeted Economic Development District Plan
- 2017 - Butte-Silver Bow Transportation Plan Update

WHERE WE'RE HEADED

COMMUNITY VISION

The vision statement below is a reflection of community priorities established through the public process undertaken in this plan update. It serves as the keystone of the comprehensive plan, establishing the framework for overarching goals, policy and implementation strategies which set direction for the future:

With roots as deep as the copper mined in our hills and a vision as broad as our big sky, our future is grounded in the stewardship of this place we call home. From its storied past to a prosperous future, we will embrace our potential by:

- Upholding our heritage and the communities we have built by maintaining the unique sense of place that defines Butte-Silver Bow.
- Protecting the landscape and serving as stewards of our environment, preserving the health, wellbeing and livelihood of all who call Butte-Silver Bow home.
- Building and rebuilding to create a thriving, enduring community - one that is safe, one that is beautiful, one we are proud of.
- Seeking opportunity to set ourselves apart by maintaining affordability, promoting diversity and expanding quality of life.
- Tapping into our greatest resource - the people of Butte-Silver Bow - to cultivate and continue an authentic community spirit, from Melrose to Walkerville, Waterloo to Fairmont

Our resolve is deep and our endurance proven. The people of Butte-Silver Bow are our greatest asset; now is the time to unearth their potential. Let's dig deep. Let's celebrate the past while looking firmly toward the horizon. It's time we elevate Butte-Silver Bow.

This plan is organized around the following planning principles that were developed as an extension of the vision statement. These principles will guide the goals, policies and implementation measures outlined in Chapter 5, ensuring future decisions made by the County will:

- **ENHANCE** community character and reinforce the diverse and unique sense of place in each community throughout the County;
- **RESPECT** Butte-Silver Bow's heritage while embracing change;
- **MAINTAIN** access to recreational assets for residents and visitors alike;
- **SUSTAIN** affordability and equity in housing choice and access for all residents;
- **PROVIDE** economic opportunity through innovation, enhancing Butte-Silver Bow's economy by thinking 'outside the box';
- **PROMOTE** growing wisely into the future by using what exists today to support growth; and
- **ENSURE** a clean and healthful environment for all residents, regardless of age, gender, economic status or where you live in Butte-Silver Bow.

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II. BUTTE-SILVER BOW TODAY

OVERVIEW

To best plan for Butte-Silver Bow's future, one first must consider the present day. Understanding how the County has evolved over time is critical when planning for success in the next ten to twenty years. This chapter provides an overview of existing conditions drawn from analysis of current plans and studies, census data collected and distributed by county, state and federal sources, observations made and conversations had over the course of the past year. This summary is intended to set the stage for Butte-Silver Bow's potential, blending what exists today with aspirations expressed by Butte-Silver Bow's citizens in the following pages.

While key data and trends have been evaluated, the greater focus of this plan is placed on how this information is used to inform the County's growth and development goals and corresponding implementation measures. A plan should never be a static summary of the past but instead serve as a malleable path toward future prosperity. Keeping this in mind, Butte Silver-Bow as it exists today and has changed over time is portrayed below, with an eye toward how existing conditions will influence the future of the County.

AT A GLANCE

- Silver Bow County covers a total of 719 square miles
- The city of Butte is located at an elevation of 5,538 ft above sea level.
- Butte is surrounded by mountains on three sides: the East Ridge, the Highlands Range to the south, and the Boulder Mountains to the north.
- The highest peak is Table Mountain at a soaring 10,223 ft. and is located in the Highlands Range to the southeast of the city.
- The white statue on top of the East Ridge is the Lady of the Rockies. It is visible from as far as 40 miles away near Anaconda and is lit up at night.
- Butte sits just on the west side of the Continental Divide of the Rocky Mountains. The County's Silver Bow, Blacktail, and Basin Creeks are headwater tributaries of the Clark Fork River, which flows west through Missoula and on into Idaho's Lake Pend Oreille, and finally to the Columbia River.
- Butte sits over the Boulder Batholith, a large emplacement of igneous intrusive rock that forms from cooled magma deep in the Earth's crust. At the surface, the batholith is exposed as granite (more specifically quartz monzonite), easily visible as the boulders and striking rock formations found throughout the area. The batholith also serves as the host rock for the rich mineralized deposits that led to the mining boom in Butte and the area during the late 19th and early 20th centuries.
- The historic underground mines of Butte created a massive tunnel network. Speculations places total tunnel length somewhere between 3,000 and 10,000 miles.
- The Continental Fault, an active geologic fault, runs near the base of the East Ridge.
- The Berkeley Pit, bordering Butte to the northeast, was an open pit copper mine that operated from 1955 until 1982, when the pumps that had dewatered the underground Butte mines and the Berkeley were shut off. Since that time, the Berkeley Pit, as the lowest point in its watershed drainage, has slowly filled with water. Exposure to air and water caused minerals present in the rock to dissolve into the Pit water, which is highly acidic. Today, the Berkeley Pit is one of the largest contaminated bodies of water in the world, with over 40 billion gallons (over 150 billion liters) of metals-rich, acidic water, and it is managed by the U.S. Environmental Protection Agency (EPA) as a Superfund environmental hazard.

THE LANDSCAPE

GEOGRAPHY

The Continental Divide, shedding water to the east and west to create the headwaters of the Missouri and Columbia Rivers, forms a significant portion of the county's eastern boundary at the north end. To the south and east, it bisects the county into two parts. The area is spectacular and rugged, yet fragile. Elevations range from 4,420 feet above sea level in the extreme eastern portion of the county along the Jefferson River to over 10,000 feet at the top of the tallest peaks. The county is characterized by a few valley areas along major drainage systems, including moderately steep to steep slopes in excess of 6,000 feet in elevation, featuring rock outcrops. These slopes are predominantly forested with Douglas fir, while a mixture of grassland and forest (both aspen/cottonwood and coniferous areas) can be found on the more moderate slopes.

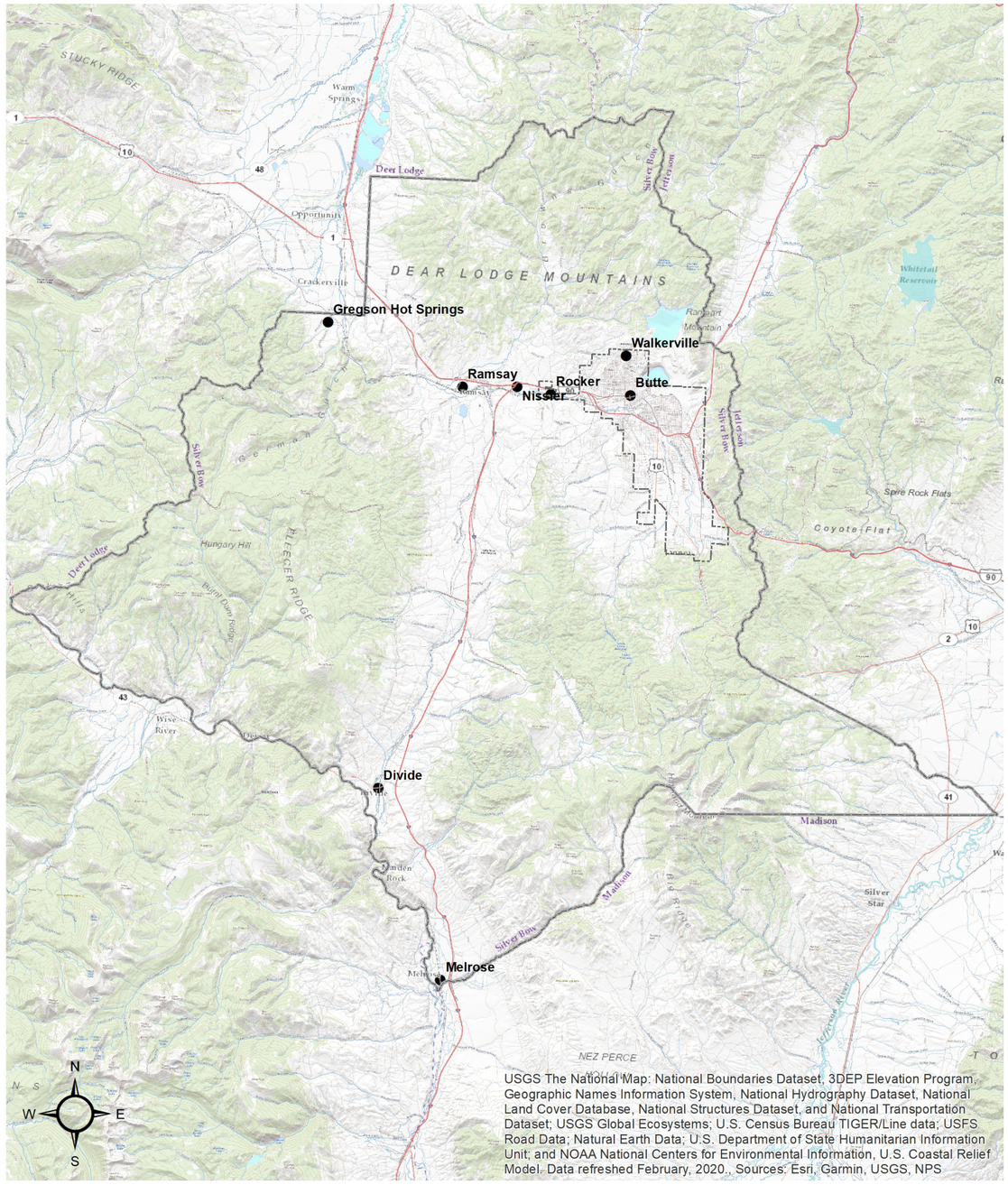
Butte-Silver Bow lies within a rich mineral zone featuring diverse deposits. The area produced precious and base metals as well as industrial minerals, and Butte became a center for mining gold, silver and ultimately copper, which was the community's economic mainstay for more than 100 years. Copper mining in Butte-Silver Bow alone contributed 25 percent of the world's supply in the early part of the twentieth century.

Mining in Butte attracted tremendous capital and human resources. Timber, water and food were increasingly needed as the mining infrastructure was developed. These demands also made a lasting impression on the landscape as reservoirs were developed, transportation corridors constructed and hillsides rearranged. Copper mining in Butte created a regional economic system that was based on the supply of natural resources and agricultural products to the minerals industry. That industry retained a prominent role in the economy from the mid 1880's to the mid 1980's; after that time market conditions and other factors resulted in its eventual decrease in prominence.

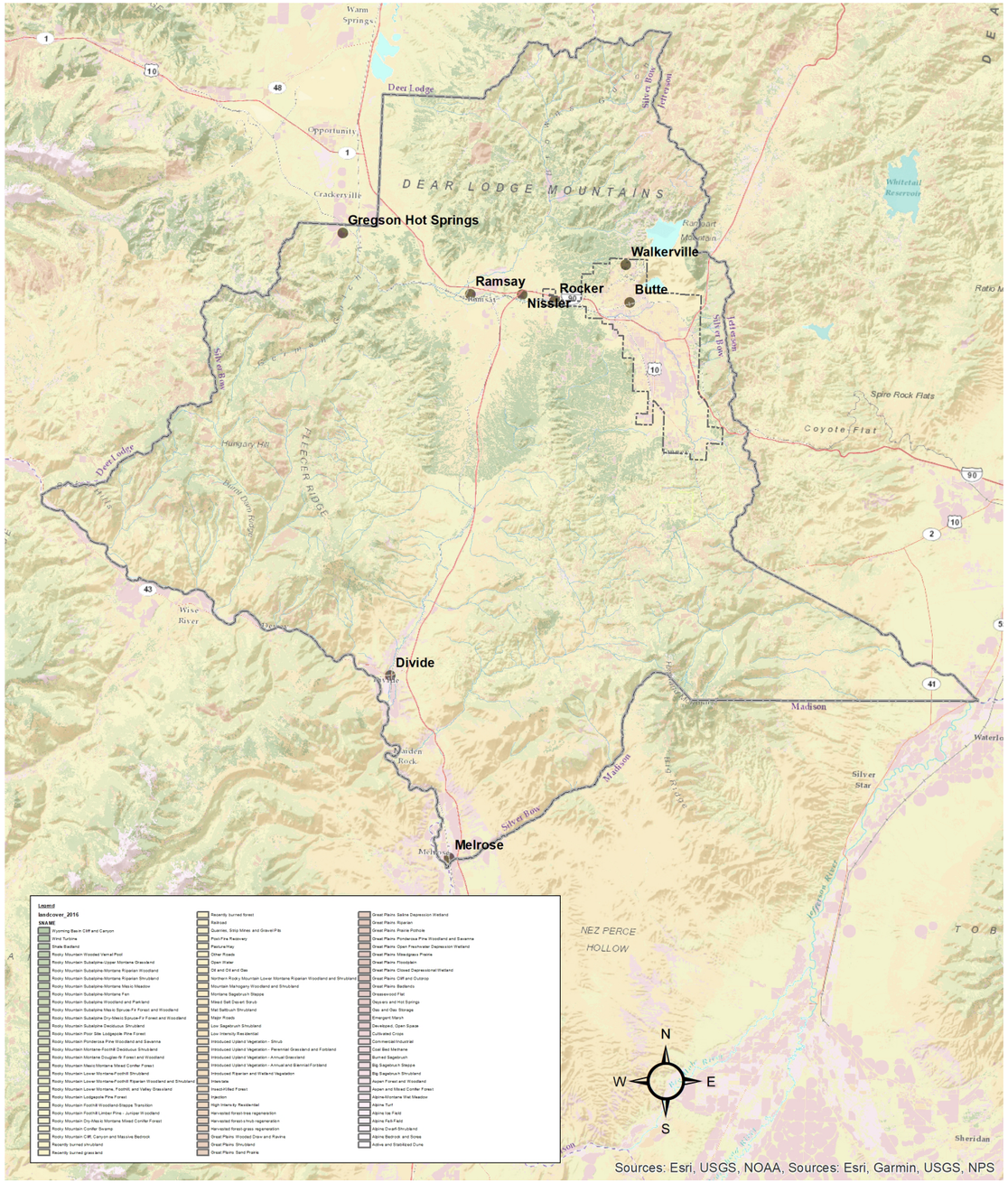
WATER RESOURCES

The county's two primary waterways are the Big Hole River and Silver Bow Creek. Municipal and industrial water is provided by the Water Utility Division, with surface water sources including the Big Hole River/ South Fork Reservoir, Moulton Reservoir, and Basin Creek Reservoir System. Water from Basin Creek requires treatment, while water from the Big Hole River and Moulton River is minimally treated.

MAP 2-1 VICINITY MAP OF BUTTE-SILVER BOW COUNTY



MAP 2-2 LAND COVER



Silver Lake provides water for industrial uses under a water services agreement. Silver Lake water quality is considered quite good and could potentially be treated to create an additional source of potable water in an emergency.

The Big Hole River contributes to the area's local economy through activities such as float trips, guided fishing and hunting, hiking, and overall scenic enjoyment of the river. Outdoor recreation helps to support smaller communities like Melrose and Divide, as these communities have businesses that cater to residents and tourists participating in outdoor recreation activities.

Approximately one-third of the nearly $1 billion spent on the Upper Clark Fork River Mega-Superfund site was expended on the Butte Hill and Silver Bow Creek drainage, consisting of a 26-mile corridor from Butte to the Warm Springs Ponds. Drainage channels and detention basins now keep metals and other contaminants from reaching Silver Bow creek, and all mining sites have been covered with topsoil and revegetated to eliminate exposure to hazardous metals left behind from the mining activity. For example, the Missoula Gulch drainage is now confined within a concrete storm channel that takes the storm water to holding ponds, which allow detention time to drop out metals and permit clean water to proceed to the creek. Many other historical drainages on the upper Butte Hill have been channelized with concrete or rock, and storm water runoff is being managed to protect the quality of Silver Bow Creek.

Cleaning up Silver Bow Creek has been a major challenge over the years, and the creek has essentially been completely re-built, with the overall objective to support a native fishery. At the time of the 2008 Butte-Silver Bow Growth Policy, small populations of trout had been identified in the creek, a positive sign that the reclamation of the creek was succeeding.

Butte-Silver Bow uses two land use designations to establish Greenway Corridors along the county's primary waterways (Silver Bow Creek and the Big Hole River) and smaller creeks and streams. The RD 101 designation promotes the protection of Silver

Bow Creek and the Big Hole River. Protecting Silver Bow Creek and its floodplain from adverse impacts is vital to maintaining the reclaimed floodplain. In turn, the Big Hole River is a primary source of the county's drinking water and protecting its water quality is vital. As an overlay zone, this designation establishes a Greenway Corridor of ¼ mile wide from the centerline of the Big Hole River and Silver Bow Creek. The U 101 designation promotes the protection of the riparian and floodplain areas of other creeks and streams.

Zoning regulations have been adopted within the ¼ mile Greenway Corridor on the Big Hole River. In 2004, Butte-Silver Bow and three neighboring counties - Madison Beaverhead, and Anaconda-Deer Lodge, adopted the Big Hole River Conservation Standards through an Intergovernmental Agreement. Butte-Silver Bow then established water conservation standards through the creation of the Water Channel Management Zone, which regulates development adjacent to the Big Hole River and Silver Bow Creek.

Development within the designated floodplains of smaller streams, i.e. Blacktail Creek, Basin Creek and Sand Creek, can impact the water quality of those streams. The protection of the water quality of these streams will in turn help ensure the protection of the water quality of Silver Bow Creek by maintaining and/or increasing the water quality of the streams that flow into Silver Bow Creek. In addition, these creeks are the headwaters of the Clark Fork River, so the safeguard of their water quality will also provide protection for the water quality of the Clark Fork River.

AGRICULTURE AND WORKING LANDS

The 2008 Growth Policy noted that approximately 90 percent of the land within Butte-Silver Bow was utilized for typical rural land uses, primarily classified as grazing, timber, wildlife management, recreation, cropland or other U. S. Forest Service uses. About 56 percent of that land is in State or Federal ownership. The remaining 10 percent of the land uses within the county are classified as residential, suburban residential, commercial and industrial.

Focusing on agriculture, the 2017 US Census of Agriculture specified there were 142 farms in Silver Bow County, encompassing 60,306 acres or approximately 13 percent of the total land in the county. The average farm size was 425 acres.

In 2017 livestock and poultry operations generated far more market value of agricultural products sold than crops did, approximately $2,163,000 for livestock and poultry market value versus $566,000 in crops (predominantly forage - land used for all hay and haylage, grass silage, and greenchop). Cattle and calf operations were the predominant livestock industry.

There were 36 farms with harvested cropland in 2017; 22 of these were irrigated for cropland. Of the 36 farms that harvested cropland, 34 had raised forage which was likely used for livestock.

US Census of Agriculture statistics present data for 2012 and 2017, useful for documenting the changes that occurred within that five-year timeframe. The number of farms increased by two to 142 in 2017, although the number of acres and average size of farms decreased. At the same time the estimated market value of land and buildings in farms increased as a whole and on average per farm, and the average per acre grew from $1,569 in 2012 to $2,251 in 2017.

DID YOU KNOW?

Approximate land area of Silver Bow County, acres, 2017	459,509
Proportion in farms by percent, 2017	13.1
LAND USE	
Farms in number, 2017	142
Farms in number, 2012	140
Land in farms in acres, 2017	60,306
Land in farm in acres, 2012	69,740
Average size of farm in acres, 2017	425
Average size of farm in acres, 2012	498
CROPLAND	
Harvested cropland, number of farms, 2017	36
Acres of harvested cropland	2,482
Irrigated cropland, number of farms, 2017	22
Acres of irrigated cropland	1,808
Forage - land used for all hay and haylage, grss silage and greenchop, number of farms, 2017	34
Acres of forage	2,480
Irrigated forage, number of farms, 2017	20
Acres of irrigated forage	1,806
LIVESTOCK	
Livestock and poultry, 2017:	56
Cattle and calves inventory, number of farms	3,679
Number of cattle and calves	6
Hogs and pigs inventory, number of farms	12
Number of hogs and pigs	13
Sheep and lambs inventory, number of farms	272
Number of sheep and lambs	23
Layers inventory, number of farms	229
Number of layers	

PUBLIC LANDS AND OPEN SPACE

About 63 percent of the countywide land use was in public open space in 2008, and that percentage has not changed significant in 2019. The Growth Policy stated that about 56 percent of that percentage was under State or Federal management, with the US Forest Service (USFS) or the Bureau of Land Management (BLM) managing 51 percent of that total. Recreation and wildlife management activities comprised the third largest land use in the planning area in 2008.

These publicly owned lands consist primarily of lands within the Deer Lodge-Beaverhead National Forest and State land, including game management areas. Also included are the trails within the urban area that have been reclaimed under the Superfund program and certain properties acquired specifically for open space use. The State Department of Fish, Wildlife, and Parks (FWP) manage designated and undesignated wildlife management areas, such as Fleecer Mountain Wildlife Management Area. Land managed by the FWP is vital for the reestablishment of wildlife species, such as mountain sheep. These state-owned lands are also important for ensuring that established wildlife, i.e. elk, mule deer, bears etc., have the open space necessary to sustain viable herds and/or wildlife numbers. Land managed by the US Forest Service is also very important in providing habitat for elk and deer. On a local level the county is contributing to wildlife habitat preservation by primarily limiting the use of locally owned trails to hiking.

The protection and enhancement of open space was identified as a key element of community design in the 2008 Growth Policy. Butte-Silver Bow continues to work on protecting and maintaining open space through its actions and policies, some of which are highlighted below.

The Butte-Silver Bow Department of Parks and Recreation is responsible for the management and maintenance of all parks, trails, designated open space areas and special recreational facilities. This includes 50 developed parks, 3,800 acres of conservation/ open space lands, trails, an urban forest, and outdoor recreation facilities. Thompson Park, which is located within the Deer Lodge-Beaverhead National Forest, is managed through a cooperative agreement with the U.S. Forest Service.

The 2008 Growth Policy included public open space under its General Land Use Categories and Purposes, defined as follows:

Public Open Space: This designation encompasses land that is publicly owned including developed parks, trails, recreational facilities like Copper Peaks, or natural undeveloped open space. The expanded open space designation provides protection of areas that directly impact residents' quality of life, from providing protection of Butte-Silver Bow's water supply to promoting and protecting green space for recreational opportunities. The expanded open space designation also provides protection of lands that are not suitable for development.

In addition to designating both developed recreational areas and undeveloped open space areas as Open Space land uses, the Growth Policy for Public Open Space also considered whether the land was:

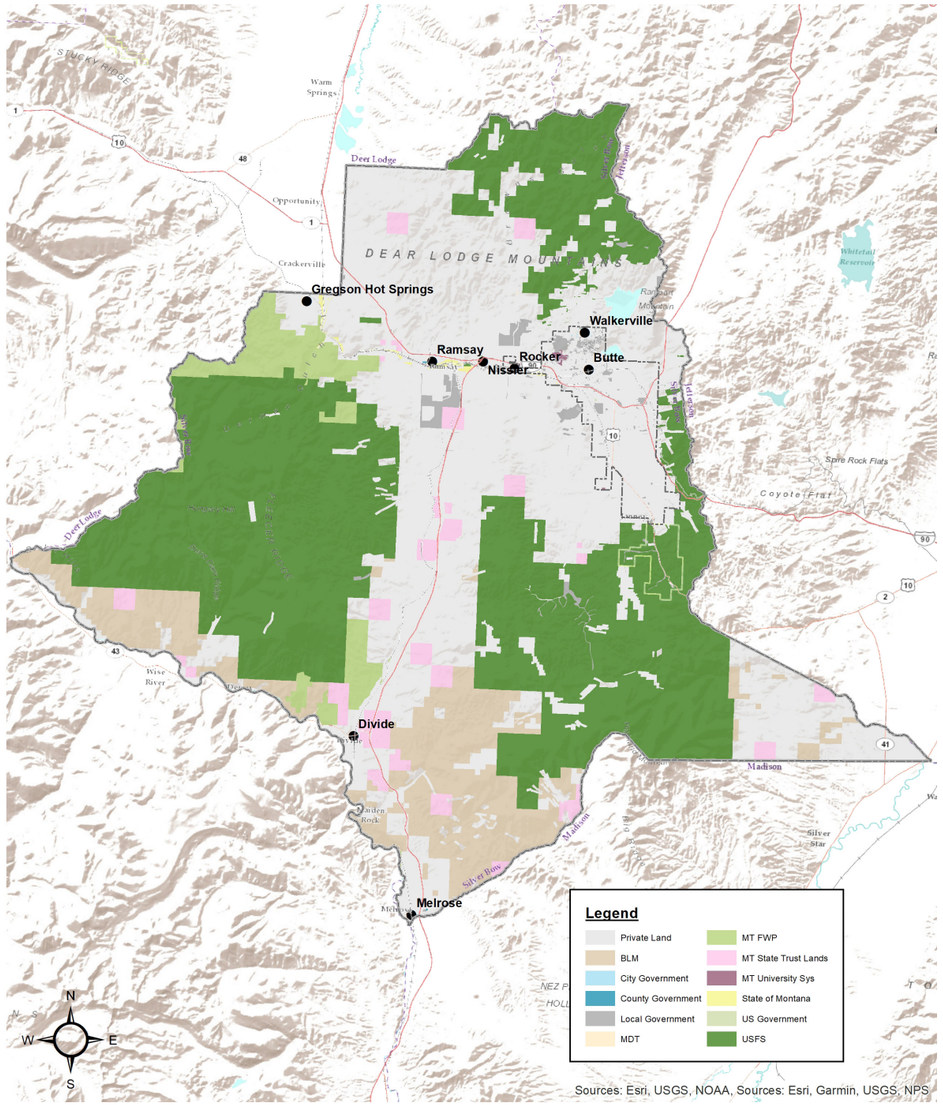
- Under ownership by the local, state or federal government;
- Located within the designated 100-year floodplain;
- Privately owned which have either historically been used for public recreational purposes or have been considered suitable for parks and/or recreational activities; and
- Remediated under Superfund law.

The Open Space Land Use designation was important not only for the development and preservation of recreational areas such as parks, trails, and golf courses and for the enjoyment of undeveloped open space areas for hiking, biking, or wildlife viewing, but also for the protection of natural and cultural resources.

These lands are important to the community in that they enhance the quality of life and help encourage economic development in Butte-Silver Bow. These same opinions continue today. The importance of outdoor recreation and open space was highlighted throughout the public input received for the update of this Policy.

Public lands and open spaced used as outdoor recreation areas provide both the local citizens and tourists opportunities to enjoy activities such as hiking, backpacking, skiing, hunting, fishing and wildlife viewing. There is a significant positive impact on the economy when money is spent on recreational activities, i.e. floating trips, guided fishing and hunting trips. Outdoor recreation helps to support smaller communities like Melrose and Divide, as these communities have businesses that cater to residents and tourists participating in outdoor recreation activities.

MAP 2-3 PUBLIC LANDS



THE ECONOMY

Like most places, Butte-Silver Bow relies on its local economy to be the driver of the area's population growth, viability, and attractiveness to visitors. What follows is an overview of the economic drivers present in the community, including population trends, key industries, future outlook, and tourism.

The lead economic entity for Butte-Silver Bow is the Butte Local Development Corporation (BLDC). Other entities that assist with stimulating and promoting economic development include the Butte-Silver Bow Chamber of Commerce, Butte-Silver Bow City-County, Butte Convention and Visitors Bureau, Port of Montana and Montana Connections Business Development Park

Residents and visitors attend the Hillcrest Bazaar in Butte.

POPULATION AND DEMOGRAPHIC SHIFTS

Population and demographic shifts were highlighted in the 2008 Growth Policy. Understanding Butte-Silver Bow's demographics provides a solid foundation for how the region should adapt in order to meet future population needs, as well as open up more opportunities for economic development. The US Bureau of the Census is the primary reference source for this section.

The mining industry has been a significant player in the ebb and flow of Butte-Silver Bow's population since the city was founded. Population declines started in the 1920s and continued into the 1990s. A slight uptick in numbers occurred by the time of the 2000 Census, which was followed by an equally small downturn in population by 2010. However, since that time the population has continued to increase with the 2018 estimate standing at 34,993.

TABLE 2-1 POPULATION TRENDS

YEAR	POPULATION	% CHANGE
2000	34,606	+1.95%
2010	34,209	-0.12%
2018	34,993	+2.3%

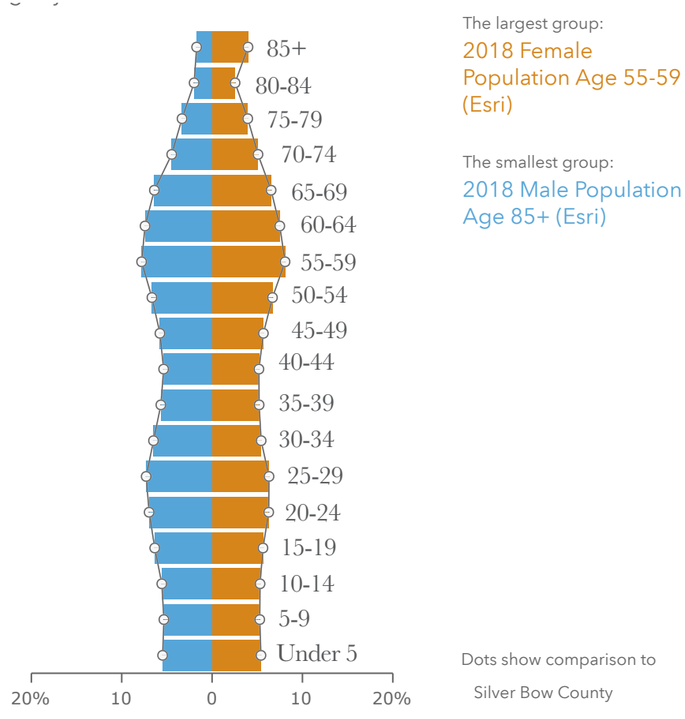
Gender ratios have remained fairly consistent for the past few decades. In 2018, 49.8 percent of the area population was female, and 50.2 percent were male. This is very similar to what the ratio was in 2010. Age ratios have shifted for the population aged 65 and above; in 2010 16.4 percent were in this age bracket, and by 2018 it had risen to 19.1 percent. At the same time, those between the ages of 0-4 remained at 5.8 percent of the total population. The flat percentage for children ages 0-4 appears to indicate that there are fewer people of child-bearing age currently living in the area, and this was certainly the trend at the time of the 2008 Growth Policy.

Racial characteristics have remained essentially unchanged for decades. In 2000, 95.4 percent who claimed they were one race stated they were white. The largest single minority race was American Indian and Alaska Native at 2 percent. In 2018, 93.7 percent who claimed they were one race classified themselves as white, and the largest single minority was still American Indian and Alaska Native, at 2.3 percent. Also in 2018, 5.1 percent of the population identified as Hispanic or Latino.

In 2010, there were 14,932 households in Butte-Silver Bow with an average household size of 2.22. By 2018 it was estimated that there were 15,256 households and that the average household size was 2.19. The decreased household size is a reflection of more single person households of all ages, an increase in the number of senior occupied housing, and the decrease in the birth rate.

Taking a look at educational attainment levels, Butte-Silver Bow has experienced an increase in the level for several decades. In 2000, 85.1 percent of people 25 and older were high school graduates. That number had risen to 91.4 percent by 2018. The percent of persons aged 25 and older who had attained a bachelor's degree or more stood at 21.7 percent in 2000; by 2018 the percentage was 25.9 percent.

FIGURE 2-1 POPULATION AGE PYRAMID



ECONOMIC DRIVERS

Key industries, major employers, and targeted industries have been identified by the Butte Local Development Corporation. According to their website, these are the major employers of Butte-Silver Bow:

- St. James Healthcare - A regional healthcare center, St. James joined with other entities to complete a major study of the area's health needs and recently expanded its cancer center.
- NorthWestern Energy - Its headquarters is in Uptown Butte. The business has been a major employer for the county as well as the provider of electricity and natural gas to residences and businesses.
- Montana Resources - Mine production is estimated to continue for another 30 to 40 years, and Montana Resources remains a major part of the economy.
- Town Pump - Several Tow Pump gas stations, convenience stores, and casinos are located in Butte, as is the corporate headquarters.
- REC - This is the largest manufacturer in the Industrial Park and one of the largest in the area. It is considered an industrial anchor for Butte-Silver Bow.
- Community Counseling and Correctional Services - Originally known as the Butte Pre-Release Center, this private non-profit provides services for local, state, and federal agencies that offer correctional and human service programs for adults and juveniles.
- Butte Center - The Center is a senior care facility offering long- and short-term residency options.
- Southwest Montana Community Health - This center provides medical, dental, and behavioral health care and pharmacies and specializes in affordable care for low-income patients.
- Montana Tech of the University of Montana - Montana Tech has long been a staple of Butte-Silver Bow and continues to provide college education, specializing in the STEM disciplines (science, technology, engineering, and math).

Construction underway on the NorthWestern Energy building

REC Silicon operations at the Port of Montana

The Butte Local Development Corporation (BLDC) also noted a significant industry opportunity: the Montana Connections Business Development Park is designated as a Foreign Trade Zone (FTZ), which eliminates costs on import/export duties. Because there is no inventory tax, importers are able to import and hold goods until the best price can be obtained in the U.S. market. In addition, products manufactured in the FTZ using foreign materials may be exported again without any import duty being assessed. BLDC pointed out that efficiency and effectiveness in terms of storage, security and delivery of goods is therefore increased. The Port of Montana has a designated General Purpose Warehouse where goods can be stored duty-free until they are needed. Once the goods are needed they are entered into the US Customs territory and duties will be assessed. This service assists with cash flow and broker fees.

KEY INDUSTRIES

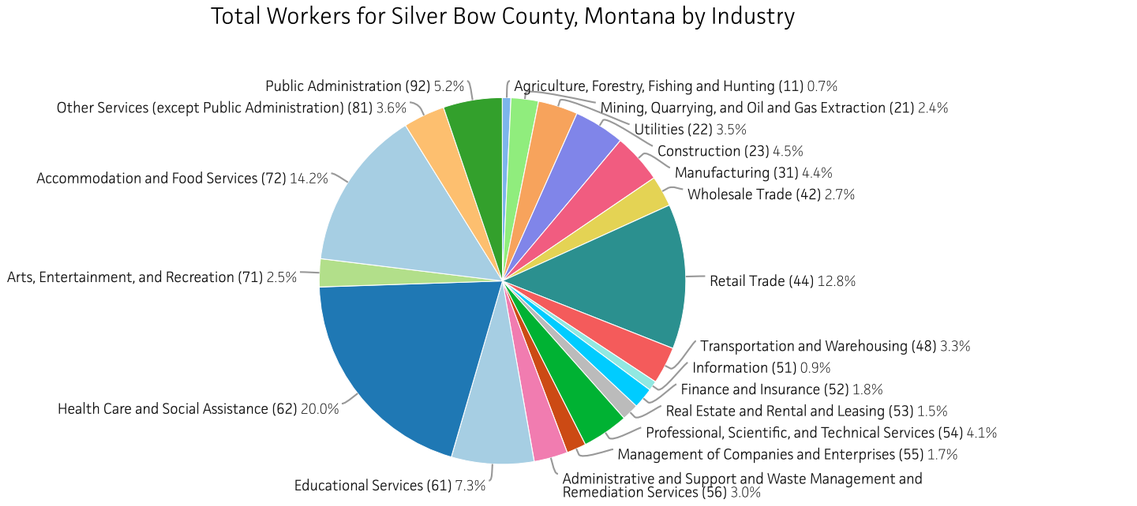
BLDC has profiled several industries or business sectors that are established and growing industry clusters. They include aviation and aerospace, global logistics, headquarters, life sciences, manufacturing, apparel, and technology and can be broadly grouped into the following targeted industries for continued expansion and development:

- Advanced Materials and High-Tech Manufacturing
- Apparel Manufacturing and Design
- Information and Communication Technologies
- Life Sciences
- Corporate Headquarters

The State of Montana Department of Labor and Industry Labor Force Projections 2017-2027 demonstrate potential exists for continued growth within several occupation and employment sectors in Butte-Silver Bow.

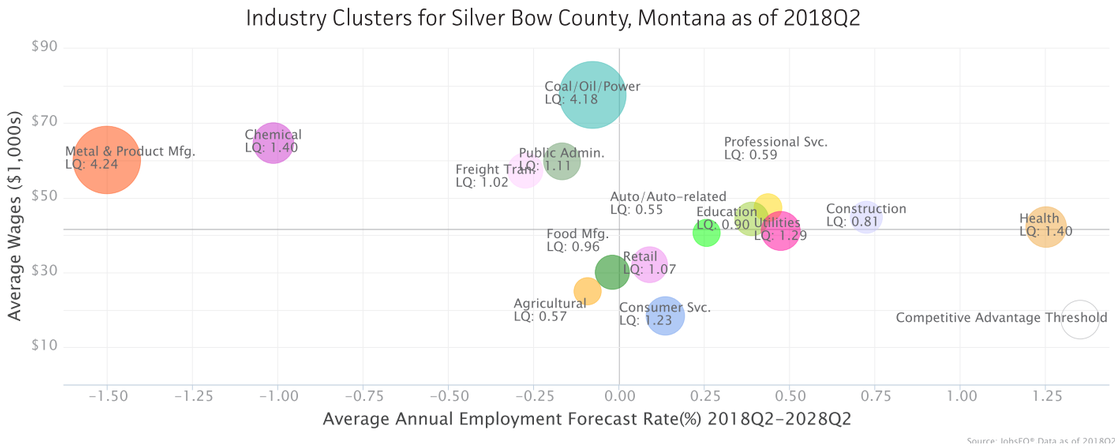
The largest major occupation group in Silver Bow County, Montana is Office and Administrative Support Occupations, employing 2,286 workers. The next-largest occupation groups in the region are Food Preparation and Serving Related Occupations (2,020 workers) and Sales and Related Occupations (1,742). High location quotients (LQs) indicate occupation

FIGURE 2-2 WORKFORCE BY INDUSTRY



Source: JobsEQ®,Data as of 2018Q2

FIGURE 2-3 LOCATION QUOTIENT BY INDUSTRY



groups in which a region has high concentrations of employment compared to the national average. The major groups with the largest LQs in the region are Life, Physical, and Social Science Occupations (LQ = 1.51), Food Preparation and Serving Related Occupations (1.42), and Healthcare Support Occupations (1.41).

Occupation groups in Silver Bow County, Montana with the highest average wages per worker are Management Occupations ($89,400), Healthcare Practitioners and Technical Occupations ($71,500), and Architecture and Engineering Occupations ($67,200). The unemployment rate in the region varied among the major groups from 1.2% among Healthcare Practitioners and Technical Occupations to 6.8% among Farming, Fishing, and Forestry Occupations.

Over the next year, the fastest growing occupation group in Silver Bow County, Montana is expected to be Healthcare Support Occupations with a +1.7% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Personal Care and Service Occupations (+12 jobs) and Healthcare Practitioners and Technical Occupations (+11). Over the same period, the highest separation demand (occupation demand due to retirements and workers moving from one occupation to another) is expected in Food Preparation and Serving Related Occupations (341 jobs) and Office and Administrative Support Occupations (253).

A cluster is a geographic concentration of interrelated industries or occupations. The industry cluster in Silver Bow County, Montana with the highest relative concentration is Metal & Product Mfg. with a location quotient of 4.24. This cluster employs 531 workers in the region with an average wage of $60,145. Employment in the Metal & Product Mfg. cluster is projected to contract in the region about 1.5% per year over the next ten years.

The largest sector in Silver Bow County, Montana is Health Care and Social Assistance, employing 3,317 workers. The next-largest sectors in the region are Accommodation and Food Services (2,357 workers) and Retail Trade (2,122). High location quotients (LQs) indicate sectors in which a region has high concentrations of employment compared to the national average. The sectors with the largest LQs in the region are Utilities (LQ = 6.67), Mining, Quarrying, and Oil and Gas Extraction (5.71), and Accommodation and Food Services (1.58).

Sectors in Silver Bow County, Montana with the highest average wages per worker are Mining, Quarrying, and Oil and Gas Extraction ($85,714), Utilities ($84,050), and Public Administration ($60,825). Regional sectors with the best job growth (or most moderate job losses) over the last 5 years are Accommodation and Food Services (+481 jobs), Management of Companies and Enterprises (+72), and Utilities (+69).

Over the next year, employment in Silver Bow County, Montana is projected to expand by 53 jobs. The fastest growing sector in the region is expected to be Health Care and Social Assistance with a +1.3% year-over-year rate of growth. The strongest forecast by number of jobs over this period is expected for Health Care and Social Assistance (+42 jobs), Construction (+6), and Educational Services (+6).

Of the sectors in Silver Bow County, Montana, Utilities contributed the largest portion of GDP in 2017, $204,710,000 The next-largest contributions came from Health Care and Social Assistance ($183,787,000); Real Estate and Rental and Leasing ($133,137,000); and Educational Services ($114,933,000). Gross Domestic Product (GDP) is the total value of goods and services produced by a region. In 2017, nominal GDP in Silver Bow County, Montana expanded 1.2%. This follows growth of 1.8% in 2016. As of 2017, total GDP in Silver Bow County, Montana was $1,479,887,000.

REAL ESTATE MARKET TRENDS

Communities across Montana vary in both demand growth and supply response. Table 2 shows housing price growth and housing unit growth between 2000 and 2015 for several Montana communities relative to other places. Each of the listed communities has experienced housing price growth in excess of 50 percent. This places each above the 75th percentile, which tells us that these parts of the state have all experienced strong demand.

TABLE 2-2 COMPARISON OF PERCENT CHANGE IN HOUSING PRICES AND UNITS

	% CHANGE HOUSING PRICE INDEX	PERCENTILE RANK	% CHANGE HOUSING UNITS	PERCENTILE RANK
Great Falls	52%	76th	7%	32nd
Butte-Silver Bow	55%	79th	4%	20th
Helena	65%	86th	19%	76th
Kalispell	67%	88th	36%	96th
Missoula	69%	88th	24%	85th
Billings	77%	92nd	20%	78th
Bozeman	78%	93rd	49%	99th

Sources: BBER analysis of OFHEO Housing Price Index (CBSA), 2000 Census and 2015 American Community Survey. Note: Percentile rank is among metropolitan and micropolitan areas.

TOURISM AND PROMOTION

Tourism is increasingly discussed as a viable economic driver for Butte-Silver Bow and is the focus of several organizations that promote music festivals, outdoor recreation, and history. The opening of the $8.7 million Ridge Waters pool at Stodden Park has been a local and regional draw, as is nearby Fairmont Hot Springs Resort, the Butte Historic District, fishing and hiking, and trail access.

Also in 2017, the Headwaters RC&D Comprehensive Economic Development Strategy Action Plan was completed. Activities to be undertaken to address Butte-Silver Bow objectives include:

- **Develop and implement Update Master Plan**
- **Develop new way-finding system**
- **Promote businesses throughout the community**
- **Develop a plan for increasing opportunity at the mall and retail options**
- **Encourage Affordable Housing**
- **Promote new businesses in Connections Park**
- **Encourage denser development**
- **Promote Tourism by Encouraging use of Butte. Elevated.**
- **Promote and Expand Air Service**
- **Promote Outdoor Recreation**

THE LIFESTYLE

HOUSING & AFFORDABILITY

This section reviews the existing housing conditions that are found within Butte-Silver Bow. Most of the information is from the U.S. Census Bureau's 2013-2017 American Community Survey 5-Year Estimates and are focused on the year 2017. Therefore, unless otherwise specified the data being referenced is for the year 2017.

Butte-Silver Bow had a total of 16,176 housing units in 2000, and that number rose to 17,088 in 2017. There was a corresponding increase in the number of occupied housing units, going from 14,432 in 2000 to 15,256 in 2017. Approximately 89 percent of the area's total housing units were occupied, and another 1,832 units or nearly 11 percent of all housing units were vacant. The U.S. Census estimated that there was 2.3 percent vacancy rate for homeowners and a 5.9 percent rental vacancy rate.

TABLE 2-3 HOUSING OCCUPANCY

OCCUPANCY	NUMBER	PERCENT
Total Housing Units	17,088	100%
Occupied	15,256	89.3%
Vacant	1,832	10.7%
Homeowner Vacancy Rate	-	2.3%
Rental Vacancy Rate	-	5.9%

Units in a Structure. Most of Butte-Silver Bow's housing stock (70 percent) is the traditional one unit, detached structure type. Mobile homes comprised another eight percent (1,362) of the total housing units, which is a decrease from the year 2000 when mobile homes encompassed ten percent (1,570 units) of the Butte-Silver Bow housing stock.

Multi-family housing with three to over 20 units in the structure accounted for over 17 percent of all housing units. A little over 900 of the units were in tri- or four-plex structures, while 890 units were in relatively high density structures containing 20 or more units. Structures with 20 or more units are primarily offered as senior housing.

TABLE 2-4 HOUSING UNITS/TYPE

UNITS IN STRUCTURE	NUMBER	PERCENT
Total Housing	17,088	100%
1-unit, detached	11,956	70%
1-unit, attached	211	1.2%
2 units	603	3.5%
3 or 4 units	928	5.4%
5 to 9 units	626	3.7%
10-19 units	512	3%
20 or more units	890	5.2%
Mobile home	1,362	8%

Age of Structure. Taking a look at the year structures were built reveals that more than three-quarters of the housing stock is over 40 years old; 78 percent of Butte-Silver Bow's units were built in 1979 or earlier. The largest percent of housing structures - nearly 38 percent - were built in 1939 or earlier. The age of the housing can become problematic if the older units were not constructed according to Building Codes or well-maintained over the years. Without sustained maintenance and structural updates, they run the risk of becoming substandard housing units.

TABLE 2-5 AGE OF HOUSING

YEAR BUILT	NUMBER	PERCENT
Total Housing	17,088	100%
2014 or later	36	0.2%
2010 to 2013	452	2.6%
2000 to 2009	1,227	7.2%
1990 to 1999	1,399	8.2%
1980 to 1989	627	3.7%
1970 to 1979	2,500	14.6%
1960 to 1969	1,241	7.3%
1950 to 1959	2,222	13%
1940 to 1949	916	5.4%
1939 or earlier	6,468	37.9%

Housing Tenure. Butte-Silver Bow follows state and national trends when comparing the percent of housing that is owner-occupied with the percent that is renter-occupied. Approximately 68 percent of housing units in the State of Montana are owner-occupied, compared to nearly 67 percent of Butte-Silver Bow's units. The average household size was slightly larger in owner-occupied units (2.3) than the average household size of renter-occupied units (1.9). The relatively small number of inhabitants is often an indication that the overall population is aging and that households have fewer children. It can also be a sign that there are increasing numbers of single person households within the community.

TABLE 2-6 HOUSING TENURE

HOUSING TENURE	NUMBER	PERCENT
Occupied housing units	15,256	100
Owner-occupied	10,138	66.5
Renter occupied	5,118	33.5
AVERAGE HOUSEHOLD SIZE	**NUMBER**	**PERCENT**
Owner-occupied units	2.32	-
Renter-occupied units	1.94	-

Value of Owner-Occupied Units. Over one-third of the owner-occupied units were valued at less than $100,000 in 2017, and nearly 56 percent of these units were valued at less than $150,000. This very likely coincides with the aging housing stock and the lack of any significant housing construction in Butte-Silver Bow in recent years. The median value of owner-occupied units was $133,800; by comparison, the median value of owner-occupied units for the State of Montana was $209,100.

TABLE 2-7 HOUSING VALUE

HOUSING VALUE	NUMBER	PERCENT
Owner-occupied units	10,138	100%
Less than $50,000	2,689	10.8%
$50,000 to $99,999	2,689	26.5%
$100,000 to $149,999	1,881	18.6%
$150,000 to $199,999	1,771	17.5%
$200,000 to $299,999	1,777	17.5%
$300,000 to $499,999	763	7.5%
$500,000 to $999,999	137	1.4%
$1,000,000 or more	30	0.3%
Median ($)	$133,800	-

Mortgage Status and Monthly Costs. Over half of the owners of occupied units have a mortgage. Another 45.5 percent have housing units without a mortgage, which is a sign of the longevity of home ownership by a large percent of the population and is an indicator that the people residing in these housing units are likely to remain in place as is feasible.

It is also interesting to note that 49 percent of housing units with a mortgage spend less than 20 percent of their household income for monthly owner costs. Approximately one-quarter spend 30 percent or more of the household income for monthly costs. This seems to indicate that many home owners in Butte-Silver Bow are not burdened with significant home owner costs in order to live in and maintain their housing unit.

TABLE 2-8 COST OF HOUSING

MORTGAGE STATUS	NUMBER	PERCENT
Owner-occupied units	10,138	100%
Units with a mortgage	5,522	54.5%
Units without a mortgage	4,616	45.5%

TABLE 2-9 COST AS A PERCENTAGE OF INCOME

SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME	NUMBER	PERCENTAGE
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	5,471	-
Less than 20.0 percent	2,666	48.7%
20.0 to 24.9 percent	972	17.8%
25.0 to 29.9 percent	480	8.8%
30.0 to 34.9 percent	349	6.4%
35.0 percent or more	1,004	18.4

Rental Costs. In 2017, the median cost for rent was $606. Sixty percent of renters paid $500 to $999 for their rental unit, and 27 percent paid less than $500. Another 11 percent paid $1,000 and over for rent. More telling is the gross rent as a percentage of household income: 45 percent were paying 35 percent or more of their household income for rent. This is the complete reverse from what 49 percent of home owners paid, which was less than 20 percent of their household income. This is an indication that many renters are carrying more of an economic burden for their units than are home owners.

TABLE 2-10 COST OF RENT

GROSS RENT	NUMBER	PERCENT
Occupied units paying rent	4,917	-
Less than $500	1,348	27.4%
$500 to $999	2,952	60%
$1,000 to $1,499	376	7.6%
$1,500 to $1,999	100	2%
$2,000 to $2,499	108	2.2%
$2,500 to $2,999	33	0.7%
Median Rent ($)	$606	-
No rent paid	201	-

TABLE 2-11 RENT AS A PERCENTAGE OF INCOME

GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME	NUMBER	PERCENT
Occupied units paying rent (excluding units where GRAPI cannot be computed)	4,845	-
Less than 15.0 percent	689	14.2%
15.0 to 19.9 percent	541	11.2%
20.0 to 24.9 percent	586	12.1%
25.0 to 29.9 percent	496	10.2%
30.0 to 34.9 percent	372	7.7%
35.0 percent or more	2,161	44.6%

CULTURAL AND HERITAGE ASSETS

Butte-Silver Bow's history is indelibly linked with mining and the mix of populations that were drawn to the area to participate in that industry. Whether they came as industrialists, miners, operators, or any other field of employment that supported mining, the population became a permanent one that would eventually outlast the mines. Still, the mining legacy is very evident, as are the remnants of some of the ethnic neighborhoods that once gave Butte its distinctive flavor.

Cultural shifts continue to occur in the area, and this is particularly noticeable in the efforts to revitalize Uptown Butte. While there is a continued recognition of the role mining played in giving Butte its identity, there is also a realization that a new culture of entrepreneurial spirit has taken root and is actively participating in the redefinition of Butte-Silver Bow.

Landmark Designation and Historic Preservation

While the Berkeley Pit may be the most dramatic and visible feature of the area, it is the preservation of the local history that has had a long lasting impact on the character and culture of Butte-Silver Bow. Two factors in particular have shaped the community: the National Historic Landmark designation, and the Historic Preservation Ordinance.

National Historic Landmark District. As stated in the 2008 Growth Policy, the Butte National Historic Landmark District was created by the National Park Service in 1962 to highlight the industrialization of Butte and the role played in the industry by the miners and their families. In 2006, the National Park Service enlarged the area to include Butte, the nearby community of Anaconda, and the railroad corridor. The Historic Landmark District has been used as an economic tool to promote tourism and to restore many of the area's historically significant buildings.

- **The Establishment of a Butte-Silver Bow Local Register of Historic Places.** Listing of a property on the Local Register of Historic Places may occur in one of two ways: by an owner of a property that is listed or eligible for listing on the National Register of Historic Places, or it must be placed on the Local Register if a property owner receives local funding for the rehabilitation of a property that is listed or eligible for listing on the National Register of Historic Places.
- **Expanded Demolition Review Authority.** Demolition permit review includes all Butte-Silver Bow properties that are listed on the National Register of Historic Places, contribute to a historic district that is listed on the National Register of Historic Places, are eligible for listing on the National Register of Historic Places, and/or are listed on the Butte-Silver Bow Local Register of Historic Places.
- **Demolition by Neglect Provision.** Properties that are listed or eligible for listing on the National Register of Historic Places, and contribute to a historic district that is listed on the National Register of Historic Places, and/or are listed on the Butte-Silver Bow Local Register of Historic Places are protected from demolition by neglect. These property owners face penalties and fines if their negligence results in the deterioration of an historic property.
- **Design Standards.** Local Register properties and those that receive local funds for rehabilitation projects are subject to a design review process. The design standards are prepared and used by the Butte-Silver Bow Historic Preservation Commission. In addition, any owner of a historic property can voluntarily use the design standards.

The National Historic Landmark District is identified as an overlay district in the Butte-Silver Bow Code and includes portions of Butte, Anaconda and the Butte, Anaconda and Pacific Railroad Corridor. The overlay does not specify land use regulations, however projects that are undertaken in the area that use public dollars must be reviewed with respect to their impact on historic and cultural resources. Further, Butte-Silver Bow, in partnership with neighborhood planning groups, may choose to create building and/or community design standards and/or provide published design guidelines within the Landmark District.

Historic Preservation Ordinance. In 2007, following the expansion of Butte's National Historic Landmark District, Butte-Silver Bow adopted a historic preservation ordinance that contained four primary provisions, described in the box to the left.

Cultural Resources

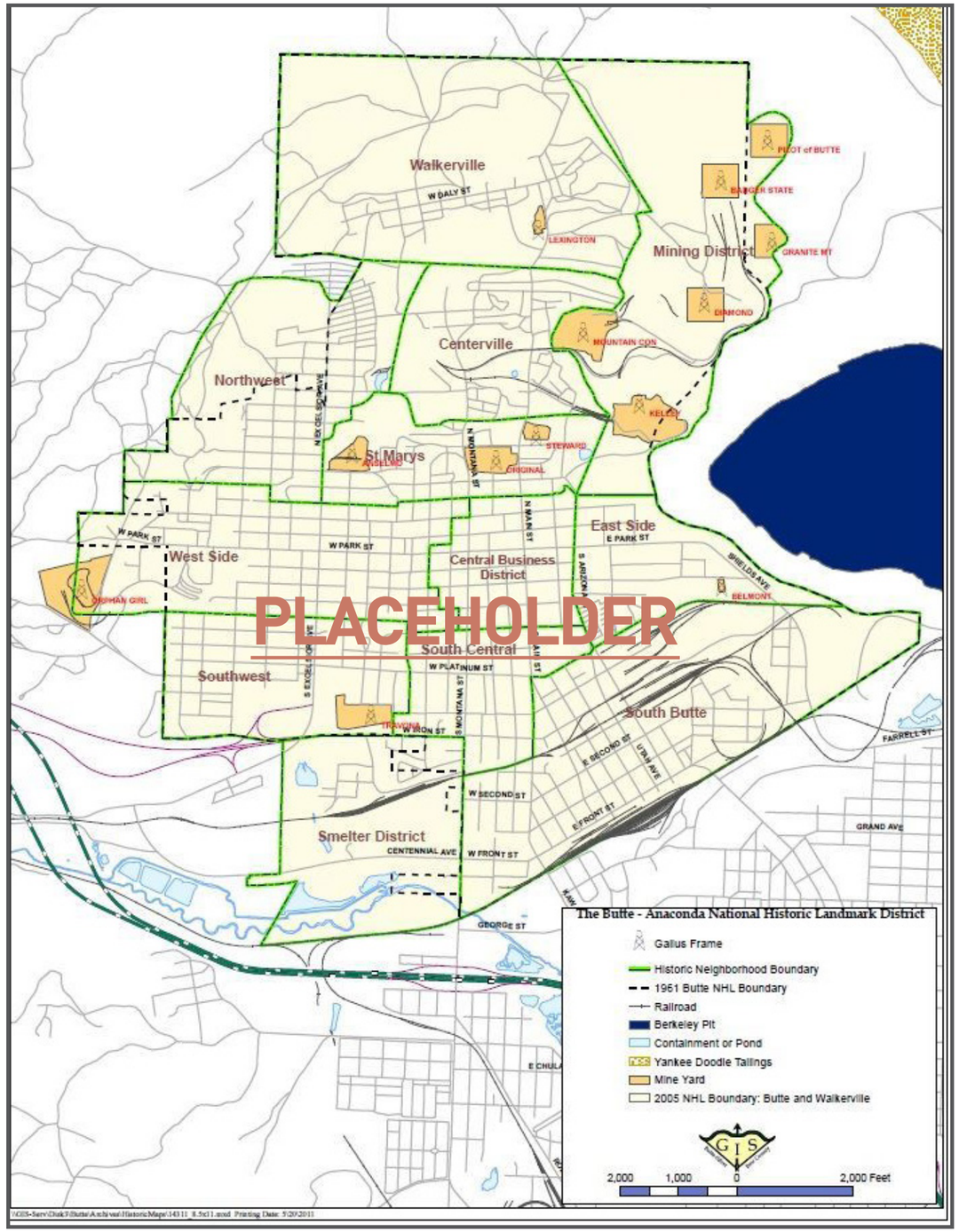
Butte-Silver Bow has extensive resources contributing to the culture and understanding of the history of the region. The following are representative of the many offerings found in the area and are listed on the Butte Elevated website. They also exemplify the past and emerging cultures of Butte-Silver Bow, between one that was heavily aligned with the mining industry to a newer one that both focuses on the contributions of artists, entrepreneurs, and innovators and promotes the reuse of historic Uptown Butte buildings.

Butte-Silver Bow Public Archive. The Archives occupies a historic fire hall built in 1900 and features a reading room, staff assistance, exhibits, collections, photographs, public programming, small firefighter's museum, and rotating displays.

Carle Gallery. The Carle Gallery is located in the Butte-Silver Bow Public Library in historic Uptown. The gallery was established by the library as a tribute to artist John Carle, whose murals and paintings depict Butte, its historic buildings, and inhabitants. The gallery seeks to continue to honor and support local artists and to host exhibits by out of town artists.

The Clark Chateau. The Clark Chateau was constructed in 1898-1899 for Charles and Katherine

MAP 2-4 NATIONAL HISTORIC LANDMARK DISTRICT



Clark, oldest son of W.A. Clark. Today it is home to the Butte Symphony, Montana's oldest symphony orchestra, and The Root & The Bloom Collective, a nonprofit humanities organization. The Clark Chateau features diverse public programming for all ages, exhibits, classes, and is available for events and tours.

Imagine Butte Resource Center. The Imagine Butte Resource Center (IBRC) hosts a growing community of thinkers and makers working together at the historic Phoenix Building in Uptown Butte. The center was first established in 2014 as a gathering place for creatives to begin making and learning with one another, exchange creative inspiration and craft expertise. Today, the IBRC is home to many diverse creative projects including the Foreground Gallery, Butte Arts Symposium, the Butte Arts Monthly publication and the Eye|Land Institute residency program.

Mai Wah Museum. Established for educational, charitable, and scientific purposes, including research and public education about the history, culture, and conditions of Asian people in the Rocky Mountain West. The Society, a 501(c)(3) not-for-profit organization, collects and preserves artifacts, preserves historic buildings and sites, presents public exhibits, and supports research and publication of materials of scholarly and general interest.

Main Stope Gallery. Main Stope Gallery is a gallery featuring the original artwork of local and regional Montana artists, including sculpture, painting, and photography.

Martha U. Cooney Art Gallery. A spacious gallery on the 3rd floor of the historic Metals Bank Building is filled with Butte art & calligraphy by renowned artist Martha U. Cooney.

Montana Tech Mineral Museum. View educational displays and minerals from Montana and around the world. Prize specimens in the Montana collection include the Rheanna's Star, a smoky quartz cluster, and the 27.5 oz. Highland Centennial gold nugget, both found in the Butte area. Additional exhibits include a fluorescent mineral display, and an earthquake hazards display including a live seismograph.

Mother Lode Theatre. Built in 1923 by the Masons for the organization's ceremonial services, the building was later transformed into a movie house. In the 1990's the Masons donated the theatre to the local government where a group of citizens formed the non-profit corporation, The Butte Center for the Performing Arts, who took over the renovation of the facility. Today the Mother Lode Theatre is the venue for The Butte Symphony, Community Concert Series, Mother Lode Series and a variety of community events.

Old Butte Historical Adventures. A series of guided walking tours highlight details of Butte's colorful history from the 1890's through the 1950's.

Piccadilly Museum of Transportation and Advertising Art. View hundreds of unique transportation-related advertising items from the 20th Century from around the United States and countries abroad. Included in the display are signs, posters, gas pumps, old cars, railroading and Henry's Garage.

Serbian Orthodox Church. Adorning the walls and ceilings are hand-painted frescoes depicting Scripture in color as they visually convey the word of God. Separating the altar from the nave is the hand-carved Iconostasis Screen, built in Belgrade, Serbia.

World Museum of Mining. Explore more than 50 structures, ranging from the 100-foot headframe of the Orphan Girl Mine to the re-creation of a mining camp Hell Roarin' Gulch. Half of the museum's displays focus on the culture and ethnic history of an 1880's to 1920's mining town, while the other half provides a detailed look at the history of mining technology. Built on an actual historic mine site, the museum offers a unique underground mining tour.

EDUCATION

Butte-Silver Bow offers a wide variety of educational opportunities, ranging from pre-school to college and university level. Public schools are found in both urban and rural areas, and private schools are located in Butte. The following summarizes the facilities and their 2018-2019 enrollment numbers when available. The public school enrollment figures were found on Public School Review.

Facilities

Public School Facilities and Enrollment. There are four public school districts in Silver Bow County: Butte School District #1, Ramsay School District #3, Divide School District #4, and Melrose School District #5. The current enrollment and what it was at the time of the 2008 Growth Policy Plan are displayed in the table below.

Looking at Butte School District #1, three of the elementary schools slightly decreased their enrollment numbers, and three increased in number, with West Elementary experiencing the greatest increase. Both the middle school and high school have declined in enrollment since 2008. All three of the rural School Districts had a decrease in student enrollments between 2008 and 2019.

TABLE 2-12 DISTRICT #1 ENROLLMENT

BUTTE SCHOOL DISTRICT #1	GRADES	2018-19 ENROLLMENT	2006-2007 ENROLLMENT
Butte High School	9, 10, 11, 12	1,199	1,525
East Middle School	7 and 8	624	719
Emerson Elementary School	PK-6	391	400
Hillcrest Elementary School	PK-6	382	407
Kennedy Elementary School	PK-6	283	288
Margaret Leary Elementary School	PK-6	335	311
West Elementary School	PK-6	531	420
Whittier Elementary School	PK-6	443	401
Ramsay School District #3	PK-6	115	150
Divide School District #4	PK-8	5	10 to 15
Melrose School District #5	PK-8	5	10 to 15

Source: 2008 Growth Policy Plan, 2019 Public School Review

In addition to the above schools, Butte High School has the Career Center. There are also two Head Start programs available for pre-school children. Enrollment figures were not available for the Center or the Head Start programs.

Private School Facilities. Butte Central School is a Catholic school that offers kindergarten, elementary, and high school classes as Butte Central Grade School and Butte Central High School. The Highland View Christian School is also a faith-based institution.

Silver Bow Montessori School is a private facility offering preschool, kindergarten, and elementary (ages 6 through 12) schooling.

Professional and Trade Schools. The Butte Academy of Beauty Culture offers classes and training in hair styling, skin care, manicure, pedicure, and cosmetology.

Colleges and Universities. Highlands College of Montana Tech provides opportunities to obtain associates degrees, complete certificate programs, take continuing education courses, and gain customized training. It is a small school that also gives students a chance to earn credits that may be transferred to a four-year degree program. A sample of the program offerings include general studies, business and accounting technology, health care, network technology, and trades and technology.

Montana Tech of the University of Montana is a long-standing institution that was originally known as the Montana School of Mines. The name Montana Tech of the University of Montana was born in 1994, when Montana Tech became an affiliate of the University. The college offers bachelor and graduate level programs, as well as research. The degree programs are extensive, ranging from mining to occupational safety and health, petroleum engineering to software engineering, statistics to nursing, and more. Montana Tech remains a key feature of Butte-Silver Bow and continues to provide professionally trained recruits for many area jobs.

Capacity for Future Growth

The current educational facilities are sufficient to meet existing and projected need. Some public elementary schools closed prior to the completion of the 2008 Growth Policy, and those that remain are adequate for serving all ages. West Elementary School has by far the largest enrollment; however, the other elementary schools have either slightly increased in numbers since 2008 or decreased. There appears to be adequate space at the public middle school and high school for more growth.

Two of the rural schools, Divide and Melrose, have declining enrollments. Schools are often the focal point of small towns, and it is critical to keep them open whenever possible. There is room in both schools as well as Ramsay for additional students.

High school students participate in visioning exercise for comprehensive plan

PUBLIC HEALTH & WELL-BEING

Butte-Silver Bow is served by a variety of public and private health care providers, including a hospital, medical clinics, urgent care, specialty providers, and practitioners in private practice. Services have remained largely the same since the completion of the 2008 Growth Policy and are briefly highlighted below.

Facilities

Butte is the central location for primary care services. Some of the establishments became local fixtures shortly after Butte became a city; others have changed names over the years but maintain the same function, often targeted to specific populations; and others are relatively new providers. All are working toward the improved health and well-being of the area population. Among some of the more recognized service providers are:

St. James Hospital was founded in 1881 by the Sisters of Charity of Leavenworth and is the largest acute-care hospital in southwest Montana. The hospital offers 24-hour emergency assistance, surgical and pulmonary care, cardiac and oncology services, orthopedic care, and other services. In 2015 there were 67 beds and 470 full-time equivalent employees, 103 of whom were medical staff.

Southwest Montana Community Health Center, formerly The Butte Community Health Center, provides access to comprehensive healthcare service to everyone, regardless of their ability to pay for that care.

Aware is a nonprofit corporation based in Helena that helps people live independent lives. It was founded in 1976 and offers services in several locations, including Butte, for people with autism, developmental disabilities, mental disabilities, and special medical needs. Group homes offering assisted residential living are locally available in Butte.

Western Montana Mental Health Center provides outpatient mental health services and in-patient services at Gilder House, a residential psychiatric crisis home.

Safe Space is a facility for victims of domestic violence and sexual assault. According to Safe Space's 2018 data, 275 Butte area people were victims of domestic violence and 32 were victimized by sexual assault that year.

The Butte-Silver Bow Health Department mission is to protect and improve the health of Butte-Silver Bow residents. The Department's vision is for Butte-Silver Bow to be Montana's healthiest county. According to the 2017 Annual Report for the Health Department, its programs included Air Quality, Environmental Land Management, Food/Consumer Safety, Asthma Home Visiting, Breastfeeding/Lactation Support, Cancer Screening/Control, Chronic Disease Program, Family Planning, HIV Prevention/Early Intervention/Case Management, Immunization Program, Maternal/Child Health, Nurse-Family Partnership, Parents as Teachers, Personal Responsibility Education Program, Tobacco Use Prevention, WIC, Worksite Wellness, Communicable Disease Program, Public Health Emergency Preparedness, and Public Health Nursing. In 2017 there were 27 employees responsible for completing this wide variety of programs and services.

Environmental Health

The Butte-Silver Bow Health Department and the Butte-Silver Bow Superfund Coordinator perform several functions on behalf of the area's environmental health. As noted above, for the past 25 years, community, state, federal and corporate resources have been largely focused on addressing mining related environmental impacts.

The 2008 Growth Policy stated that beginning in 1983 various federal and State agencies have been involved in cleanup efforts in Butte-Silver Bow, particularly under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA), known as the Superfund Law. These efforts to clean up mine wastes have continued. An early 1990s study conducted by the University of Cincinnati found that the blood lead and urinary arsenic levels in children in Butte were higher than either the state or national levels. Other studies associated with the Superfund

site or air quality did not result in a solid link to public health. As noted in the 2008 Policy, efforts to eliminate the contaminants associated with mine waste are part of the overall area clean-up under CERCLA.

The 2017 Annual Report for the Health Department stated that the Department contracts with the Montana Department of Public Health and Human Services (DPHHS) to issue licenses for retail food establishments, wholesale food establishments, public accommodations, public swimming pools and spas, trailer courts and campgrounds, group homes, and daycare centers. In 2017 the Health Department found that the most common violation for food establishments was proper cold hold storage. That same year, the Department worked with seven unlicensed trailer courts to bring them into compliance with a new ordinance requiring the licensing of trailer courts; conducted 9 subdivision reviews, 7 non-degradation reviews, and 27 Certificates of Survey reviews for compliance with the Montana Sanitation in Subdivision Act; issued onsite-waste water treatment system permits for 50 new systems and 4 replacement systems; and monitored and assessed the county-wide ambient air quality conditions and trends.

The Department's Residential Metals Abatement Program is intended to mitigate exposure to lead, arsenic, and mercury. Residential soils, paint, attic and indoor dust are sampled along with blood lead sampling of residents to determine whether a property is suitable for abatement procedures. In 2017, the program completed 100 attic projects and 27 soil projects. In all, 230 properties were sampled and 12 were revisited for additional sampling that year. This particular program is managed by the Superfund Operations and Maintenance Manager, under the direction of the County's Superfund Director. The Superfund Operations and Maintenance Manager also managed the Water Quality District's visual survey of 60 wells for potential expansion of the Domestic Well Sampling Program.

Future Service Needs

Issues related to the aging population of the region, continued challenges with addressing homelessness, and potential shortages of physicians by specialties were raised during the update of the Growth Policy. All are likely to impact future service needs and are summarized as follows.

Aging Population. Butte-Silver Bow's senior citizen population has continued to increase as a percent of the area's total population, and predictions are that this percentage will continue to rise in the foreseeable future. This will have impacts on housing and health care, as well as on community character. More housing units that allow safe aging in place will be needed, and facilities that offer independent living, assisted living, and lastly the ability to transition to full nursing home units will be critical. Physicians and services that specialize in geriatric care will be in increased demand with the rising numbers of older citizens. Neighborhoods that are walkable with complete sidewalks, street lights, and wheelchair accessible/pedestrian friendly crossing sites are also important for the mobility of all residents.

Photo Credit: The Montana Standard, March 24, 2020.

Homeless Population. The 2016 Needs Assessment by Action Inc., a six-county Community Action Agency, estimated that there were approximately 164 homeless people or 0.5% of the county population. However, this number varies considerably based on the time of year; in winter the number is likely to be 40 to 50 individuals. The 2008 Growth Policy estimated that 0.25% of the population was homeless. At that time, the Butte Rescue Mission offered emergency shelter, Homeward Bound was developed as a transitional housing program, and the Montana Continuum of Care Committee continued its work in statewide homeless prevention efforts. Beginning to June 2019 the Rescue Mission reopened following a major construction project, Homeward Bound was a two-year program that ceased operating in 2015 following a structural fire, and the Care Committee continues to tackle homeless issues. Most homeless services are located in Uptown Butte, and this has generated some controversy in recent years on the part of area residents and merchants who prefer that the services be provided in other locations outside of Uptown. The homeless population does exist, however, and remedies to address the issue will need to be continued into the future.

Physician Shortages. Rural areas are currently facing shortages of medical personnel, particularly physicians, and Butte-Silver Bow is no exception. Information shared by stakeholders revealed the desire for more service providers for obstetrics and gynecology, oncology, endocrinology, internal medicine, and other specialties. Whether it is a perception or reality, the general opinion exists that additional health care providers are needed to better serve the area population.

RECREATION

Recreation is discussed in the 2008 Growth Policy Plan largely as a component of Butte-Silver Bow's Department of Parks and Recreation. That department manages and maintains the parks, trails, open space areas, and special recreational facilities found in the area. In addition to handling these responsibilities, the Department manages Thompson Park through a cooperative agreement with the U.S. Forest Service. Thompson Park is located in the Deer Lodge-Beaverhead National Forest. Sources for this section rely almost exclusively on the Butte-Silver Bow Parks & Recreation Activity Guide 2019 and 2008 Growth Policy Plan.

In 2008, the greatest challenge for the Parks and Recreation Department was to meet the needs of operating and maintaining a growing inventory of parks, trails, and open space. At that time existing resources were not adequate to meet this need. The Department was in the process of updating its Comprehensive Master Park Plan with the intent of linking it to the 2008 Growth Policy. In 2015 work continued on a parks and trails needs assessment and discussion of potential features for a new water park which ultimately became Ridge Waters.

Whiskey Gulch Bike/Walk

As featured in the 2019 Butte-Silver Bow Parks & Recreation Activity Guide, there are more than two dozen parks, playgrounds, a 9-hole regulation golf course, a par-3 golf course, two disc golf courses, a splash pad, and a wading pool managed by the Parks and Recreation Department. The Department also oversees the water park (Ridge Waters), a new destination playground at Stodden Park, and an extensive urban and rural trail system that has continued to be developed and used in recent years. As noted in the 2008 Growth Policy Plan, Thompson Park is a dually managed municipal/National Forest Service park, the only one of this type in the nation. Along with adult and youth recreation programming, Butte-Silver Bow has two historic mine yards that are used for events, the Original and Foreman's Park at the Mountain Con.

Clark Park

A brief description of existing facilities and resources follows below:

Parks and Trails

- 60 miles of trails (approximately 27.5 of which are paved), including the Silver Bow Creek Greenway Trail
- More than 450 acres of developed and undeveled park land for all types of outdoor recreation opportunities
- 45 developed parks on 340 acres of developed parkland
- 4,100 acres of open space, including Big Butte Open Space
- Over 4,200 trees in boulevards, parks, and golf courses

Recreation

- 23 baseball and softball fields
- 20 horseshoe pits
- 14 sports courts
- 8 ice rinks
- 7 soccer fields
- 4 volleyball courts
- 3 Little Guy football fields
- 2 disc golf courses
- 1 skating ribbon
- 1 nine-hole golf course
- 1 par three golf course
- 1 fishing pond (Skyline Park Children's Pond)
- 1 splash pad
- 1 wading pool
- 1 water park (Ridge Waters)

Ridge Waters is in its second season (2019) and is located in Stodden Park. This state of the art facility features two water slides, a lazy river, zero depth children's area with interactive play features, a diving board, climbing wall, swimming lanes, and more.

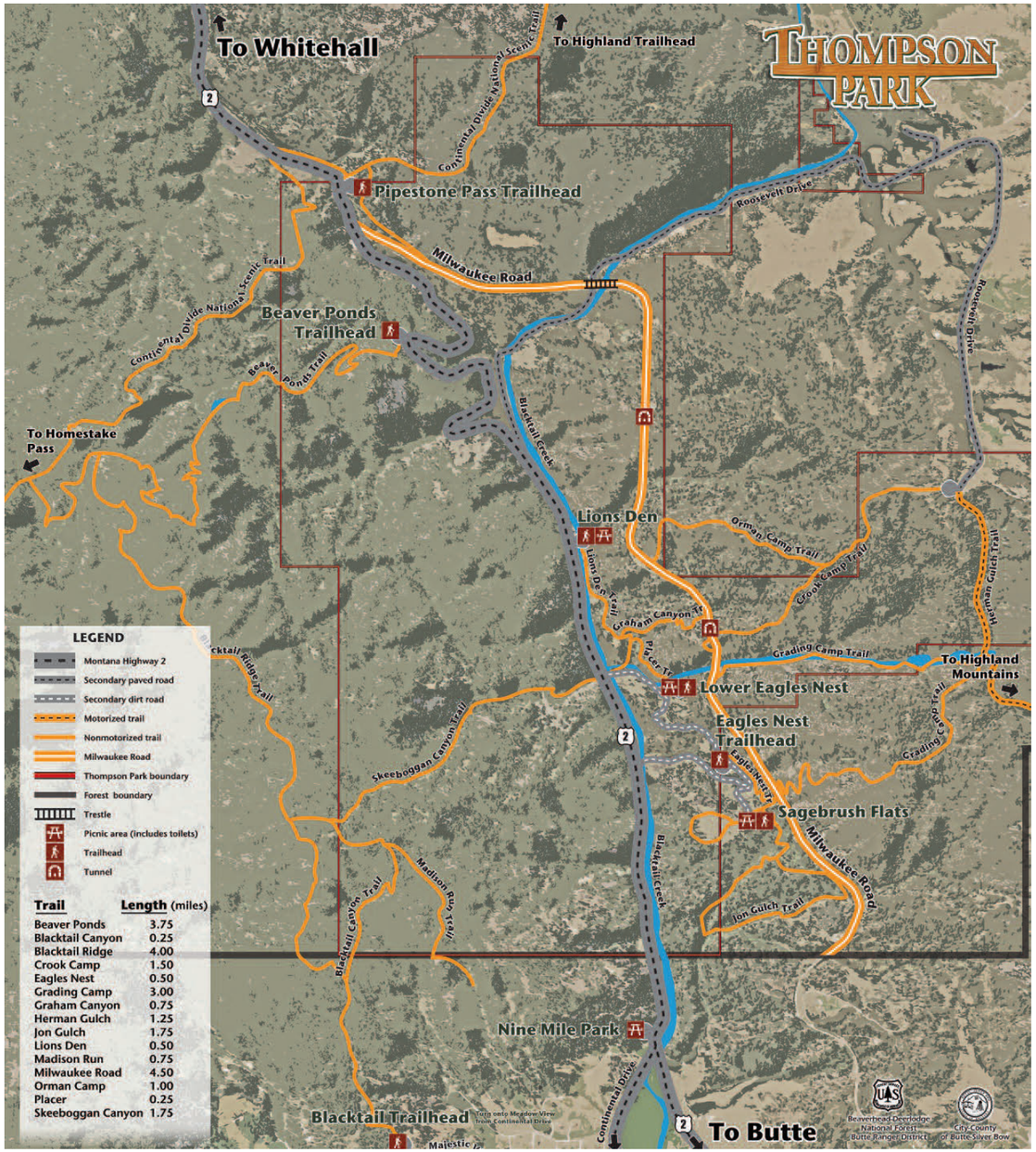
Along with Ridge Waters, Stodden Park has had several other recent additions to the park: a new plaza area, an all ability playground, new pond on the golf course, a multi-purpose tennis court with basketball hoops and pickleball courts, and a new pavilion. These new features at Stodden are in addition to the Highland View Golf Course, the Spirit of Columbia Gardens Carousel (built in memory of the historic Columbia Gardens in east Butte), a walking trail, three rentable pavilions, sports courts, softball fields with concessions, horseshoe pits, picnic pavilions, several playground areas and a common area between Ridge Waters and the carousel, an amphitheater, and Butte's Vietnam and Korea War memorials.

Other urban parks and facilities include:

- **Chester Steele Park** - wading pool, playground, picnic tables
- **Clark Park** - playgrounds, picnic areas, sand volleyball pit, basketball court, splash pad
- **Copper Mountain Sports Park** - 30+ acres, playground equipment, disc golf course, baseball and football fields, volleyball courts, picnic areas and shelters, walking trails, public golf driving range, Three Legends Field (home of Butte Miners)
- **Father Sheehan Park** - Mile High Little League site, picnic areas, tennis/pickleball courts, trailhead for the Blacktail Creek urban walking trail
- **Foreman's Park** - Sits at the site of the Mountain Con Mine, one of the trailheads for the BA&P trail, pavilion
- **Skyline Park** - Butte's newest outdoor space, ADA-approved playground, home to Butte's only sanctioned dog park, fishing pond, trails and picnic areas
- **Mac Center** - all-purpose facility for basketball and volleyball games, community meetings, and events. It is the home of the Butte Central Maroons Basketball and Volleyball teams.

Recreational opportunities are available every season, whether they are in developed parks, rural areas, or in Deer Lodge-Beaverhead National Forest. Besides what is offered in urban parks, there are ample opportunities within Butte-Silver Bow for hiking, biking, rock climbing, fishing, camping, boating, skiing, snowmobiling, ice fishing, motorcycle and ATV riding, and more.

MAP 2-5 THOMPSON PARK RECREATION AMENITIES



SERVICES AND SERVICE DELIVERY

This section describes the infrastructure and delivery of services addressing safety, utilities, and transportation for Butte-Silver Bow residents and visitors. The basic components are in place to accommodate future growth, although finding the funding for infrastructure improvements remains an ongoing issue.

Safety

Law enforcement, fire protection, emergency services, and weed control are critical to maintaining a safe environment in which to live, work, play, and relax. All of these services are available in the county, although some are under staffed and will require additional funding for personnel and equipment in order to improve response times.

Butte-Silver Bow Law Enforcement Department (BSB LED) provides protection of lives and property and works throughout the county. According to Department information, 57 officers and staff are employed by the Law Enforcement Department, plus ten in Dispatch. The detention center operates 365 days a year and employs 27 Detention Officers and five civilian staff. The detention center has an inmate capacity of 72.

The Department is responsible for the following divisions and services:

- 911 Communications Center
- Background Checks
- Carrying Concealed Weapons
- Civil Processing
- Crime Prevention Programs
- Crimestoppers
- Detective Division
- Detention Center
- Evidence Unit
- Facebook Page
- Fingerprinting, DNA Swabbing
- Parking Commission
- Patrol Division
- Sexual/Violent Offender Registry
- Sheriff's Sales
- SWAT Team
- Vagrancy/Panhandling Task Force

The Butte-Silver Bow Detention Center

The 2008 Growth Policy Plan noted that the staff level was inadequate to serve any increase in calls and that the average number of sworn officers per 1,000 people was 46, while the state average was 57. In 2015, the Montana Board of Crime Control reported that there were 47 full time sworn officers, or 1.35 per 1,000 for Butte-Silver Bow. The combined Sheriff's Office and Police Department ten year trends for sworn officers per 1,000 was slightly under 1.5 for 2015.

The BSB LED serves Butte, Walkerville, and the rest of Silver Bow County. It will obviously take much longer for officers to respond to incidents in Divide than it does in Ramsay; however, distance from law enforcement is a factor for many rural parts of Montana.

Fire and Emergency Services are provided through the Butte-Silver Bow Fire Department and 11 volunteer fire departments located throughout the county. The mission of the Fire Department is to provide the highest level of fire protection by means of prevention, suppression, and education. Divisions within the department include: suppression, prevention, training, communications, and maintenance. The functions of the Fire Department include providing manpower and equipment to suppress fires, fire prevention services, building inspections, fire investigation, and delivery of emergency medical services. The Butte-Silver Bow Fire Department is served by 35 full time personnel and over 150 volunteer fire department personnel.

The volunteer fire departments (VFD) include:

- Big Butte VFD
- Boulevard VFD
- Centerville VFD
- Floral Park VFD
- Home Atherton VFD
- Little Basin Creek VFD
- Melrose VFD
- Racetrack VFD
- Rocker VFD
- Terra Verde VFD
- Walkerville VFD

The Butte-Silver Bow Fire Department continues to provide emergency life support services county-wide. All of the Department's vehicles have life support capability, although the Department does not provide any transport services. All ambulance services are delivered by A-1 Ambulance. Rescue and transport services are coordinated through the County's E-911 service.

Issues raised in the 2008 Growth Policy remain relevant today: Response times to fires will continue to lengthen whenever the area growth shifts away from the urban center. The only way to improve that situation is through new facilities. The demand for emergency life support services has also increased. It is still critically important for new subdivision developments in rural areas to address access and egress to facilitate fire suppression activities, ensure there is adequate water supply for fire protection, and reduce of natural hazards in wildland-urban interface areas by creating defensible space around structures.

911 Services are the responsibility of the Butte-Silver Bow 911 Center, a multi-agency dispatch center. It is staffed 24/7 by ten full-time, professional 911 public safety dispatchers, and a 911 manager. The 911 Center dispatches law enforcement, fire, volunteer fire, emergency medical services and according to the Center's website responds to approximately 30,500 calls for service annually. In addition to emergency services, the 911 Center also dispatches support services such as the Butte-Silver Bow Office of Emergency Management, the Butte-Silver Bow Towing Association, the Butte-Silver Bow Department of Public Works and Butte-Silver Bow Animal Services Division (after hours and on weekends).

Public Health Emergency Preparedness is a Division of the Butte-Silver Bow Health Department. In association with other agencies and organizations, the main purpose of the Emergency Preparedness Division is to upgrade and enhance local public health capacity to respond to events impacting the public health, through planning, assessment and development of preparedness and response activities defined by the CDCs Public Health Preparedness Capabilities Planning Guide and to move toward achieving the 15 Public Health Preparedness Capabilities and other activities that promote safer and more resilient communities.

The Butte-Silver Bow Office of Emergency Management is responsible for assessing community preparation to reduce the consequences of and respond to an emergency or disaster event. It does so by developing, implementing, and maintaining emergency preparedness plans; it also supports emergency response activities by coordinating resources and personnel from the Emergency Operations Center.

Environment

Weed Control Services are required under Montana State law, (7-22-2201 MCA), which charges county weed boards with managing weeds on all county-owned and managed land including roadways and right of ways. In Butte-Silver Bow, this includes both the rural and urbanized areas of the community. The objective of the Weed Board is to control, contain, and in some cases, eradicate noxious weeds and to maintain vigilance for new and potential invasions of noxious weeds into the County. This program is supported by a tax levied throughout Butte-Silver Bow. The 2008 Growth Policy stated that the efficient and economical management of weeds is a major factor in the production of all cultivated crops as well as rangeland, and this remains the case in 2019.

Noxious weeds are an economic and environmental problem requiring intensive, long-term management. The problem is likely to increase when large lot subdivisions are created in rural areas without adequately educating property owners about the importance of managing noxious weeds.

Utilities

Water and Sewer Services are provided through divisions of the Department of Public Works. The Water Utility Division manages the delivery of water to Butte-Silver Bow from three surface water sources: The Big Hole River/South Fork Reservoir, Moulton Reservoir, and Basin Creek Reservoir System. The Big Hole River/South Fork Reservoir Water primarily serves the south side of Butte and between Galena St. and Aluminum St. Moulton Reservoir serves the Walkerville community and the upper northwest side of Butte, and the Basin Creek Reservoir primarily serves the southeast side of Butte. Industrial users may also obtain water from Silver Lake.

A 2017 report by the Department of Public Works listed the construction projects undertaken on behalf of the Division, which ranged from water main replacement, dam renovations, and monitoring equipment and software, to data analysis that will result in locating leaks in the distribution system. In 2017, 8,388 feet of water mains were replaced. Indications are there are many more water mains in need of replacement as old pipes have deteriorated and other lines are too small to accommodate current water needs.

The METRO Division collects, treats, and disposes of wastewater in Butte-Silver Bow. Treatment occurs at the Sewer Plant, located in the southwest corner of the urban area. In 2018 the Department received an honor award in the waste and storm water category for engineering excellence from the American Council of Engineering Companies for work performed on its waste water treatment plant. Additional work completed in 2017 included repaired or replaced inlets and manholes and new pipe installation on Gold and Alabama Streets.

In 2008, it was anticipated that an upgrade would occur to a significant part of the storm sewer system with funding provided from Atlantic Richfield. These upgrades are likely to remain an ongoing process given the age of many of the lines.

Electric and Gas is provided by NorthWestern Energy, which serves customers locally as well as about 73 percent of Montana's land area, portions of South Dakota and Nebraska, and Yellowstone National Park. They own and operate wind, water, natural gas and coal-fired resources, plus the transmission system and distribution system that delivers the electricity to customers. The company currently serves more than 718,300 residential and business customers with electricity and natural gas. They also offer information about programs and resources for creating energy efficiency in residences and businesses.

The corporate headquarters for NorthWestern Energy is in Butte. The company as a whole has approximately 1,600 employees, and about 511 reside in Butte-Silver Bow. This makes it one of the largest employers in the area.

Solid Waste Collection in Butte-Silver Bow is done in partnership with McGree Trucking, a private company. Both residential and commercial hauling services are available through McGree Trucking. The Butte-Silver Bow landfill is operated by the Solid Waste Division of the Public Works Department and is located several miles west of Butte off of I-90 and north of Rocker. According to Department information, Butte-Silver Bow works with local businesses and non-profit organizations to provide the community with the recycling service options. In addition, self-service public drop-off options are available at several locations and curbside recycling is available directly from McGree Trucking for an additional fee.

The 2008 Growth Policy noted that the landfill had enough capacity to meet solid waste demands for 50 years. The projected capacity is not likely to have changed since population growth has remained flat or had slight changes in the last ten years.

Transportation

Transportation services are largely the responsibility of the Butte-Silver Bow Department of Public works. The Montana Department of Transportation and US Federal Highway Administration also play a role in maintenance of the area road system.

Streets. The mission of the Department's Roads and Bridges Division is to maintain and repair roads within Butte-Silver Bow. Services provided also include sanding selected roads and bridges and plowing snow within Butte-Silver Bow.

In 2016, the local government of Butte-Silver Bow and Montana Department of Transportation partnered to update the 2005 Transportation Plan for the purpose of providing a unified vision that supports local growth. Plans such as these help identify funding priorities for transportation infrastructure based on both the current and projected needs of the area and guidance with supporting the anticipated growth of the area.

The 2016 Update includes analyses of existing traffic operations, road networks, transit services, non-motorized transportation systems, and other systems. In addition, the Transportation Plan highlights current socioeconomic conditions and projected trends, pinpoints needed improvements, provides an analysis of transportation-related alternatives, and gives recommendations for future improvement projects.

Following analysis and public review, it was determined that the 2005 Plan Update goals and objectives remained relevant for the 2016 Plan Update:

- **Assist Economic and Community Development.**
- **Employ Good Design in Planning Transportation Infrastructure.**
- **Promote Transportation Safety.**
- **Address Non-Motorized Transportation Concerns.**
- **Maintain the Transportation System over Time.**
- **Support the Efforts of the BSB Transit Authority to provide Public Transportation.**

Major roadways found in the county include:

- **Interstates I-90 and I-15**
- **Principal Arterials**
  - Harrison Avenue
  - Front Street
  - Portions of Montana, Park, and Galena Streets
  - Portions of Utah Avenue
- **Minor Arterials**
  - Daly Street
  - Walkerville Drive
  - Portions of Park Street
  - Excelsior Avenue
  - Shields Avenue
  - Portions of Farrell Street
  - Continental Drive
  - Lexington Avenue
  - Portions of Montana Street
  - Rowe Road
  - Holmes Avenue
  - Amherst Avenue
  - Elizabeth Warren Avenue
  - Mount Highland Drive
  - Portions of Highway 2

The remaining streets are classified as collectors, rural collectors, and local roads. Butte-Silver Bow maintains most of the area roads, and the routes that are under the jurisdiction of the Montana Department of Transportation or the Federal Highway Administration are part of the On System Roadway Network.

The roadway system is adequate for handling traffic. That said, lack of funding and decreased staffing has hampered the ability of the Division to maintain streets and bridges on a more consistent basis.

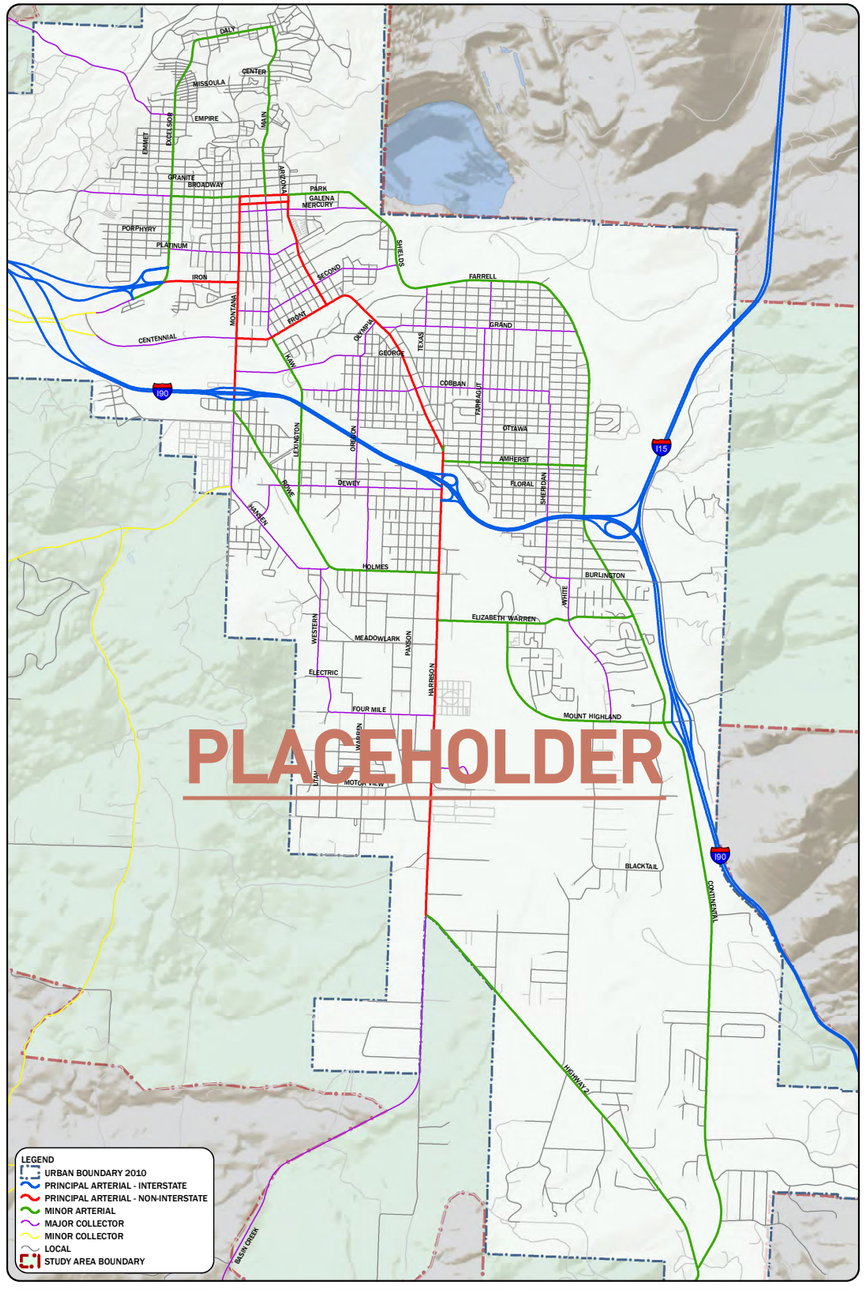
Transit. The Bus provides service throughout the Butte urban area including Walkerville and both Montana Tech campuses. The service is free for everyone, and paratransit service is available for individuals with disabilities who are unable to use the transit system's regular fixed-route bus system. In addition, Dial-A-Ride services are available from the Belmont Senior Center and the Butte Sheltered Workshop. Transit for targeted clientele is also provided by Butte Head Start, A-1 Ambulance Service and Wheelchair Transport, School District Number One, Inter-City Transport Services, the Home Safe Program, and taxi services and companies.

Transit service is reviewed in the 2016 Update of the Transportation Plan. According to this update the Bus has capacity to meet current and future demands for transit riders in the existing service area, but may require added capacity should that service area expand.

Fiber-optic network is described by the Butte Local Development Corporation as being a comprehensive redundant 2 GBps fiber-optic network that supports high-bandwidth data, video and voice traffic. Butte businesses and schools have access to data center services with colocation, virtualization, offline mass data storage, and disaster recovery and business continuity. It is also important to note that one of the Internet's few global network access points is located in Butte.

Inside the Butte Bus.

MAP 2-6 TRANSPORTATION NETWORK



LAND USE & DEVELOPMENT POTENTIAL

EXISTING LAND USE

While Butte-Silver Bow has seen some growth occur over the last decade, much of the land (approximately 90% of the total acreage) within the jurisdictional area of Butte-Silver Bow remains in rural, agricultural use. The majority of this land is classified as grazing, timber, wildlife management, recreation, cropland or other U. S. Forest uses. Of the 90 percent, approximately 56 percent of the land is retained under State or Federal ownership. While State and Federal lands are generally considered to be exempt from local planning, these land areas have been included in the Growth Policy due to their influence on surrounding land uses and population, especially residents in the rural parts of Butte-Silver Bow County. The remaining 10 percent of the land uses within the county are classified as residential, suburban residential, commercial and industrial.

BUILD-OUT ANALYSIS

Build-out analysis is a critically important tool for planners and other decision makers wanting to understand the scale and likely impact of future growth and development. Build-out analysis can be highly detailed to more general and conceptual in nature depending on the variables used and the geography involved. Regardless of the scale at which build-out analysis is conducted, the underlying purpose is to understand the implications for a given area of future growth and change.

A build-out analysis looks ahead to some planning horizon and projects the amount and location of growth and development allowed under existing community development policies and zoning control. Findings of the analysis can be used to assess overall community impacts of change, determine whether current plans, strategies and codes align with a community's vision, and provide direction for adjusting development policies and goals. Market realities can also be assessed in relation to planned growth to determine if the future build-out pattern is desirable. Where development forecasts are incongruent with community vision, corrective adjustments can be formulated and adopted.

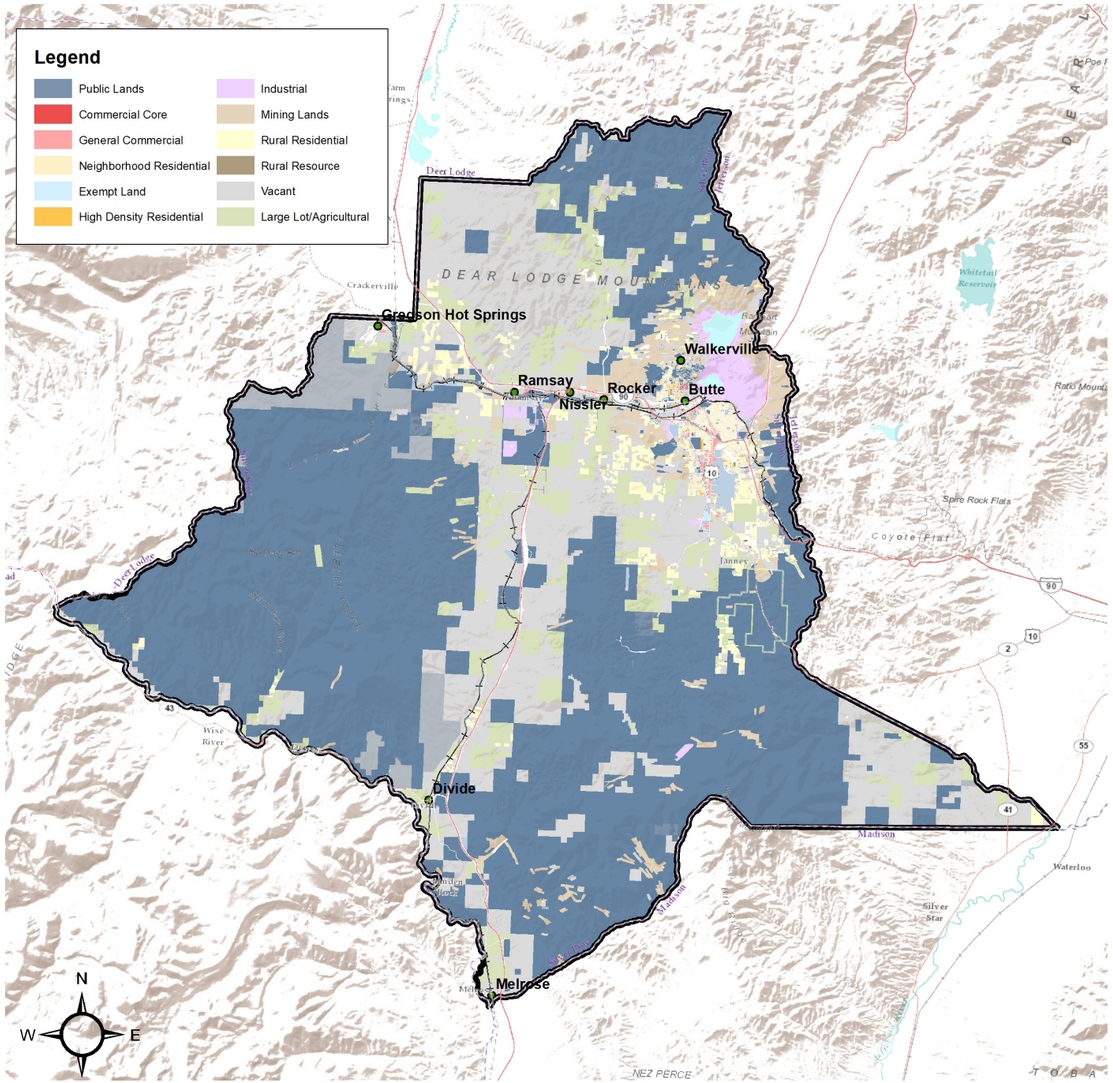
Build-out analysis is based on the fundamental concept of land carrying capacity. Carrying capacity is the maximum number of units, in the case of residential, if the maximum development intensity, in the case of commercial and industrial, that a specific land area can accommodate, or carry, under a given set of assumptions and constraints. In its most basic form, build-out analysis answers the question of what is likely to happen if the community grows to the full extent allowed under present development regulations and plans.

Methodology

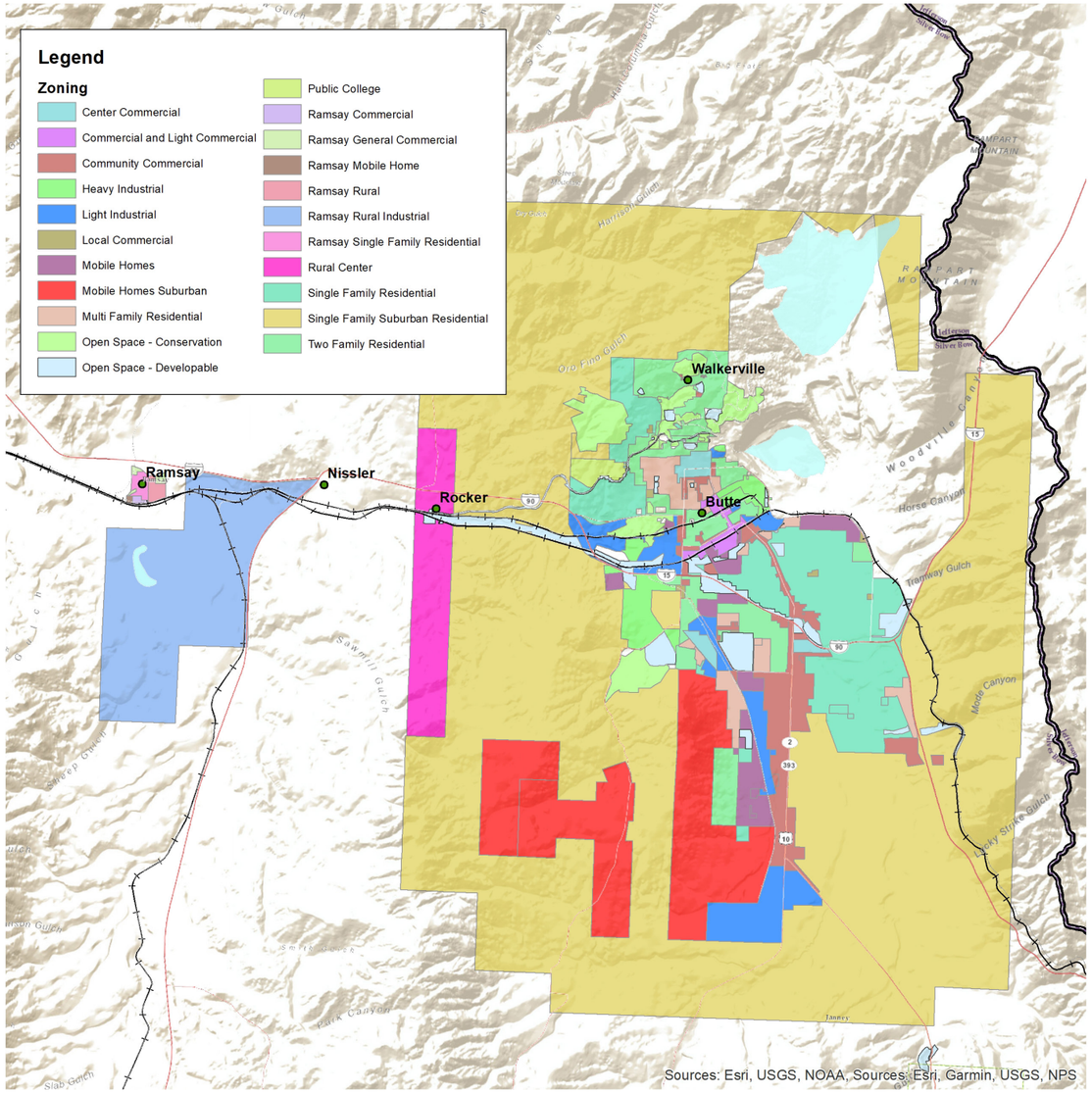
The primary constraint used to determine Butte-Silver Bow's land carrying capacity is is its zoning code and the densities and intensities permitted under the code. The analysis assumes that the maximum density and intensity permitted will be built. The method used to conduct the Butte-Silver Bow build-out analysis was carried out in four steps:

1. Permitted development density and intensity was calculated for each zone;
2. Vacant land and its zoning classification were identified and measured by parcel;
3. Total acreage by zone was multiplied by the permitted development density or intensity to determine build-out capacity; and
4. Results were analyzed and summarized with conclusions drawn from the results.

MAP 2-7 EXISTING LAND USE



MAP 2-8 EXISTING ZONING



Development Densities and Intensities

As shown in the table below, the Butte-Silver Bow zoning code was reviewed to determine the minimum lot size in each zone. Because the Butte-Silver Bow code is pyramidal in nature, (districts are cumulative in nature allowing multiple densities and intensities in a single zone) discretion was used in assigning actual densities to vacant parcels. All development densities shown below are expressed in square feet unless otherwise noted.

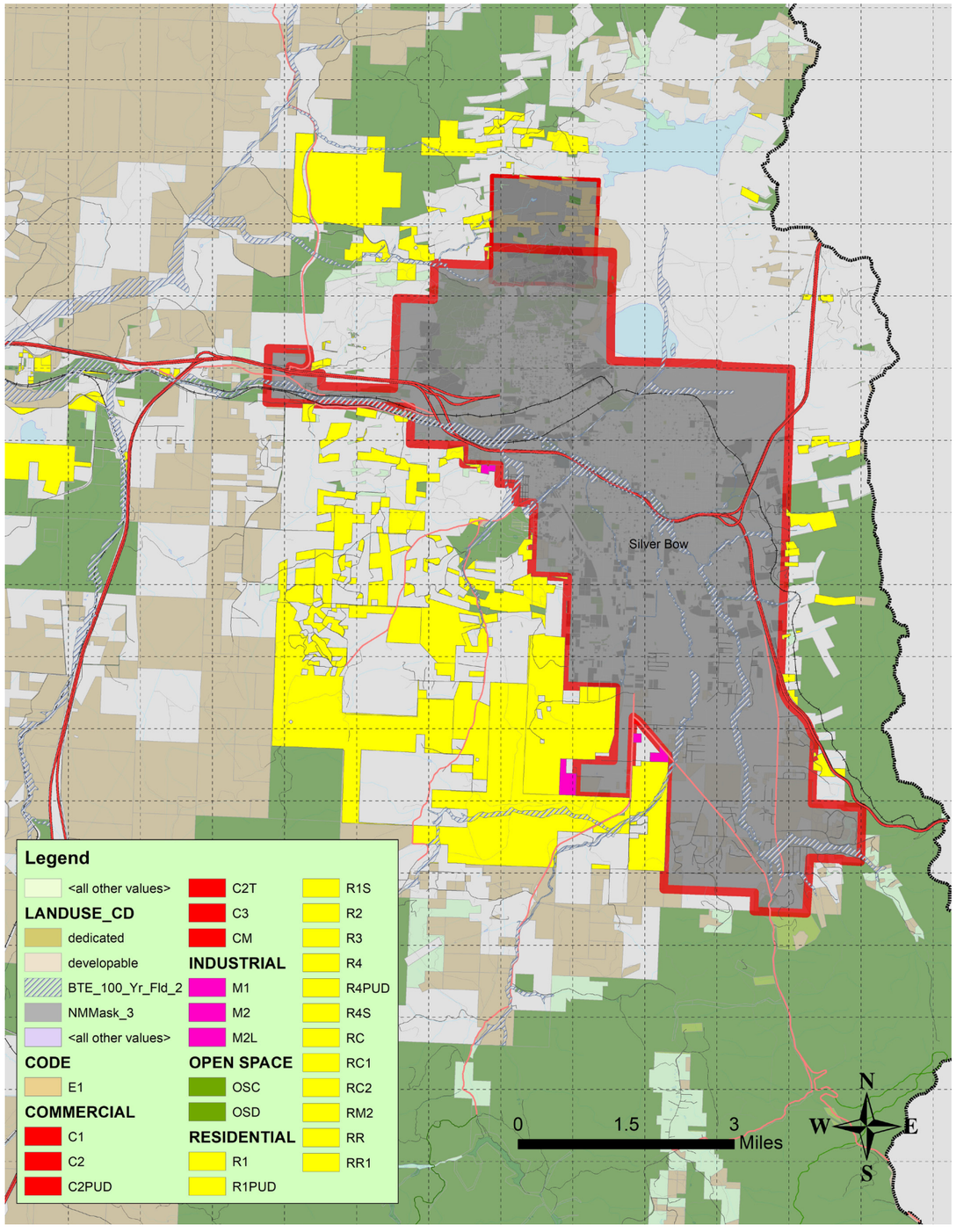
TABLE 2-13 DEVELOPMENT DENSITIES

ZONE	SINGLE FAMILY	TWO FAMIL	MULTI-FAMILY	MANUFACTURED HOME	CONTROLED RETAIL	INTENSIVE COMMERCIAL	INDUSTRY	OFFICE	MOTEL	REST	TAVERN	OTHER
R1-S one-family suburban residence zone												
R-1 one-family residence zone	6,000 sq. ft.											
R-2 two-family residence zone	6,000 sq. ft.	7,500 sq. ft.										
R-3 multi-family residence zone	6,000 sq. ft.	7,500 sq. ft.	*12,000 sq. ft./8 - 400+ units	6,000 sq. ft.								
R-4 mobile home zone	6,000 sq. ft.			6,000 sq. ft.								
R4-S mobile home suburban zone	43,560 sq. ft./ 1 acre			43,560 sq. ft./1 acere								
R-C rural center zone	n/r	n/r	n/r	n/r								
C-1 local commercial zone					8,000 sq. ft.							
C-2 community commercial zone			*12,000 sq. ft./8 - 400+ units			n/r						
C-3 central commercial zone			*12,000 sq. ft./8 - 400+ units			n/r						
C-M commercial and light industrial zone							6,000 sq. ft.					
M-1 light industrial zone							n/r					
M-2 Heavy industrial zone							n/r					
OS-C Conservation open space												n/r
OS-D Developable open space												n/r

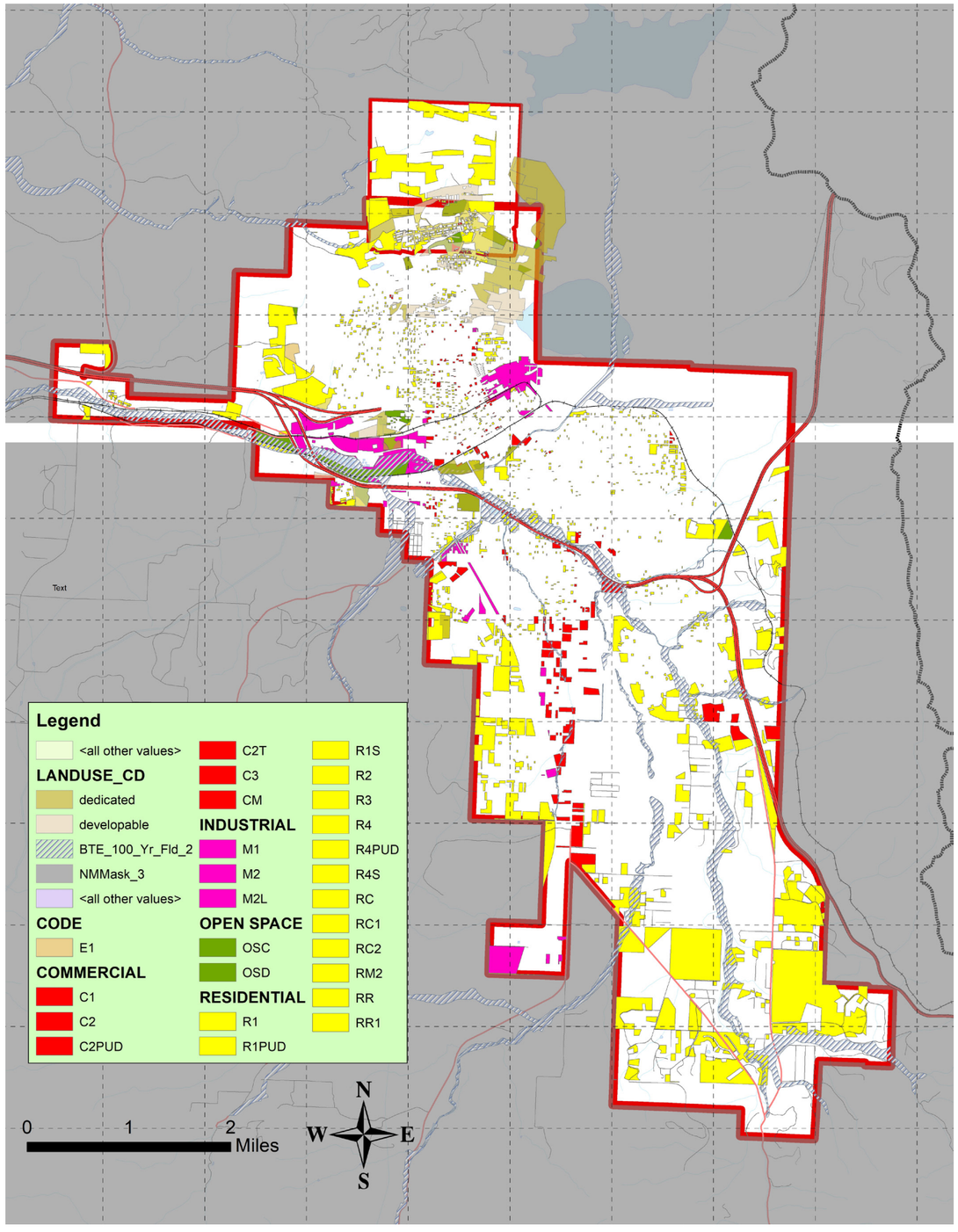
Zoning of Vacant Lands

The zoning of vacant land by parcel was identified and mapped from available Butte-Silver Bow land use data. Zoning of vacant land was measured separately for the areas inside and outside the Butte-Silver Bow Urban Area. Maps 2-9 and 2-10 on the following page identifies vacant land as zoned in these two areas.

MAP 2-9 ZONING OF VACANT PARCELS OUTSIDE URBAN AREAS



MAP 2-10 ZONING OF VACANT PARCELS INSIDE URBAN AREAS



Build-out Analysis Results

After the vacant lands by zone were measured, qualities were entered into a spreadsheet containing development densities and intensities and build-out results calculated. These results are illustrated in Table 2-14 below.

As noted in Table 2-14, there are 13,834 vacant acres in the Butte-Silver Bow urban boundary. The current zoning designations for these vacant acres would accommodate a population of 39,279 persons and 3,336,123 square feet of commercial space. The zoned area outside the urban boundary will accommodate a population of 21,025 persons and 228,581 square feet of commercial space. In both areas, industrial intensity was left uncalculated.

Given the existing population of Butte-Silver Bow, the current zoning on vacant lands in the urban boundary alone would support population growth of over double what it is today. Growth trends indicate the County's population will continue a steady but slow trend upward, making the existing zoning seem out of step with likely population growth over the next 15-20 year timeframe. Similarly, the amount of square feet available for commercial development within the urban boundary significantly outpaces demand as evidenced by current market trends. These findings indicate that the exitsing zoning is not incentivizing the type, location or intensity of development necessary to catalyze future growth in Butte-Silver Bow. Lack of growth - especially the growth the County would like to see in certain economic sectors - is not due to lack of commercially zoned land, but perhaps incorrectly zoned commercial land. Similarly, the current zoning and land use development patterns do not appear to support the missing middle housing types that are in demand but not incentivized within the current regulatory framework.

TABLE 2-14 BUTTE-SILVER BOW BUILD-OUT POTENTIAL

ZONE	DENSITY/ INTENSITY (UNITS PER ACRE)	URBAN AREA				EXURBAN AREA			
		VACANT ACRES	POTENTIAL DWELLING UNITS	POTENTIAL POPULATION	POTENTIAL COMMERCIAL BLDG. AREA (SQ. FT.)	VACANT ACRES	POTENTIAL DWELLING UNITS	POTENTIAL POPULATION	POTENTIAL COMMERCIAL BLDG. AREA (SQ. FT.)
R-1S One -Family Suburban	1 U/AC	9112.3 acres	9,112 units	19,865	n/a	7,497.2 acres	7,497 units	16,344	n/a
R-1 One-Family Residential	4 U/AC	335.5 acres	1,342 units	2,926	n/a	24.7 acres	99 units	215	n/a
R1 Planned Unit Development (PUD)	9 U/AC	16.0 acres	144 units	314	n/a	-	-	-	n/a
R-2 Two-Family Residential	9 U/AC	361.7 acres	3,255 units	7,097	n/a	1.4 acres	1 unit	3	n/a
R-3 Multi-Family Residential	10 U/AC	119.1 acres	1,191 units	2,597	n/a	-	-	-	n/a
R-4 Mobile Homes	7 U/AC	124.0 acres	868 units	1,892	n/a	1.0 acre	1 unit	2	n/a
R-4S Mobile Home Suburban	1 U/AC	1871.3 acres	1,871 units	4,079	n/a	1,780.1 acres	1,780 units	3,881	n/a
R-4 Planned Unit Development (PUD)	-	1.0 acre	-	-	n/a	-	-	-	n/a
C-1 Local Commercial	0.25 U/AC	4.8 acres	-	-	51,745 sq. ft.	-	-	-	-
C-2 Community Commercial	0.25 U/AC	244.2 acres	-	-	2,658,895	4.3	-	-	46,718

TABLE 2-14 BUTTE-SILVER BOW BUILD-OUT POTENTIAL

ZONE	DENSITY/ INTENSITY (UNITS PER ACRE)	URBAN AREA				EXURBAN AREA			
		VACANT ACRES	POTENTIAL DWELLING UNITS	POTENTIAL POPULATION	POTENTIAL COMMERCIAL BLDG. AREA (SQ. FT.)	VACANT ACRES	POTENTIAL DWELLING UNITS	POTENTIAL POPULATION	POTENTIAL COMMERCIAL BLDG. AREA (SQ. FT.)
C-2 Planned Unit Development (PUD)	-	5.2 acres	-	-	-	-	-	-	-
C-2T Transitional Community Commercial	-	5.2 acres	-	-	-	-	-	-	-
C-3 Central Commercial	0.5 U/AC	21.4 acres	-	-	465,201 sq. ft.	-	-	-	-
C-M Commercial & Light Industrial	0.25 U/AC	14.7 acres	-	-	160,283 sq. ft.	-	-	-	-
M-1 Light Industrial	-	342.7 acres	-	-	-	87.4 acres	-	-	-
M-2 Heavy Industrial	-	43.9 acres	-	-	-	14.1 acres	-	-	-
M-2L Ltd. Heavy Industrial	-	74.8 acres	-	-	-	-	-	-	-
OSC Open Space Conservation	n/a	74.3 acres	n/a	n/a	n/a	0.6 acres	n/a	n/a	n/a
OSD Open Space Developable	n/a	145.1 acres	n/a	n/a	n/a	1.2 acres	n/a	n/a	n/a
RC Rural Center	1 U/AC	233.6 acres	234 units	509	-	198.6 acres	199 units	433	-
RC1 Ramsay General Commercial	0.25 U/AC	-	-	-	-	14.6 acres	-	-	158,994 sq. ft.
RC2 Ramsay Commercial	0.25 U/AC	-	-	-	-	2.1 acres	-	-	22,869 sq. ft.
RM2 Ramsay Rural Industrial	-	-	-	-	-	479.5 acres	-	-	-
RR Ramsay Rural	1 U/AC	-	-	-	-	19.9 acres	20 units	43	-
RR1 Ramsay Single-Family	5 U/AC	-	-	-	-	9.5 acres	48 units	104	-
E-1 Public	-	13.3 acres	-	-	-	-	-	-	-
Superfund - Developable	?	508.0 acres	?	?	?	-	-	-	-
Superfund - Dedicated	?	162.0 acres	?	?	?	150.0 acres	?	?	?
TOTALS		**13,834.1 acres**		**39,279**	**3,336,123 sq. ft.**	**10,136.2 acres**		**21,025**	**228,581 sq. ft.**
People per household (ACS 2017)	**2.18 PPH**								
1 Acre =	**43,560 sq. ft.**								

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III. UNEARTHING BUTTE-SILVER BOW'S POTENTIAL

THE PUBLIC PROCESS

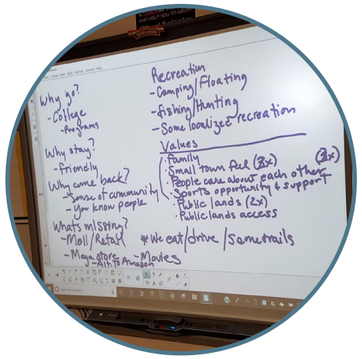
The comprehensive plan is a statement of the community's vision for its future, grounded in what exists today but with an eye toward desired outcomes 15 or 20 years down the road. It is therefore important that the voices of Butte-Silver Bow County residents serve as the foundation of this update and the goals, policies and direction provided herein. Butte-Silver Bow's position is unique in that the County is the singular governing body of both the urban and the rural areas. Previous planning efforts focused heavily on the needs of residents in the urban areas of the county, failing to convey and prioritize the desires of rural residents alongside their urban neighbors. This is especially true when it comes to goals, policy and action items guiding future land use, infrastructure and local representation. Hearing from residents in both urban and rural areas of the County became a primary focus of this comprehensive plan update and was an important factor in determining the overall approach to public outreach.

While collecting public input through an open and engaging process is important, of equal importance is the relationship between input and outcomes, establishing a clear link between the input shared and the priorities and direction voiced in the final plan. When the public provides feedback as part of any long-range planning effort, it is imperative that input is recorded, reflected upon and responded to in the plan's development. Not all feedback is actionable; the process of prioritizing the needs of a large jurisdiction like Butte-Silver Bow County does not reside in consensus, especially when taking into consideration competing priorities, limited resources and local capacity. Establishing community-driven core values early in the process allows potential opportunities, established constraints and overarching community needs to be weighed and measured with these values in mind. Plan goals, future policy and implementation measures are then developed in alignment with planning principals that embody core values and decisions made accordingly.

The most effective plans are ones with significant input from the community's residents and stakeholders with opportunities to participate through a variety of methods. That is the case with this Growth Policy Update. The tools used to collect input were deliberately varied and went above and beyond what is statutorily required to reach a broad audience and attempt to bridge the urban/rural divide. Outreach activities included:

Public workshop in Ramsay

Butte Young Professionals



Preliminary input from students

Outreach activities included:

- In-person meetings with key stakeholders, County staff and members of the public;
- Work sessions and update meetings with the Steering Committee (County Planning Board members) throughout the year-long project;
- Interactive community workshops held throughout the County;
- Drop-in studio for residents and stakeholders to meet with members of the project team while onsite in February; and
- A community survey provided both online and in hard copy, to gather feedback from county residents.

Residents were notified of opportunities to participate through a county-hosted project website and corresponding Facebook notifications. Participants in outreach activities who provided their name and contact information were also added to a comprehensive email list serve and received notifications and updates regarding the comprehensive plan update process. Many key stakeholders including the Butte Young Professionals and Chamber of Commerce shared notifications with their membership to broaden participation. A number of articles on the update process and activities were written in the Montana Standard (and have been included for reference n the appendix).

A summary of outreach activities and feedback received is provided in the following pages. All input collected throughout the course of this update process has been recorded and included in the appendices.

STAKEHOLDER ROUNDTABLES

A series of stakeholder roundtable meetings were held in late November 2018 as part of the project team's first trip to Butte-Silver Bow County. The purpose of these meetings was to hear from industry representatives and local leaders deeply involved in the community about how the 2008 Growth Policy is being used; local, regional and national trends that have impacted the County over the last ten years; and some of the opportunities or struggles experienced during this time - and historically - that will influence the plan update.

The project team met with **ten stakeholder groups between November 28-30, 2018.** Four of the groups were comprised of local government, housing and community revitalization representatives who discussed land use, local services and utilities, health and the environment, and special interest topics like schools and healthcare, historic preservation, accessibility, urban forestry and affordable housing. Five groups representing economic development, agriculture, the development community, other environmental interests, local neighborhood representatives and private sector businesses met to discuss current issues and opportunities in Butte-Silver Bow impacting current and future growth scenarios. Representatives from the school board, refuse and sewer districts in Melrose and Divide were also invited to sit down with members of the project team and provide input on issues and opportunities affecting residents in rural Butte-Silver Bow County.

In total the project team met with 55 individual stakeholders representing 45 departments, organizations, businesses and neighborhood groups over the course of three days in Butte-Silver Bow. Key themes shared by stakeholders are summarized in the bullet point that follow; a complete record of input received from core stakeholder groups is also included in Appendix A, This feedback was then used to develop the community survey questions, the results of which are discussed in greater detail in the following section.

What elements of the 2008 Vision Statement still apply? How could the vision statement be improved upon?

- Expand the vision geographically by focusing on more than just Butte; include the rest of the County
- Expand the vision to include the economy and industry, especially new retail
- Expand the vision to include new and existing business or focus on local people, products and contractors.
- Refocus on "improve" instead of just "preserve"
- Historic integrity and the character of all neighborhoods is maintained
- Expand the vision to include health and education
- Focus on community enrichment and updated infrastructure
- Expand the vision to include multi-modal improvements
- Be more visionary!

In an ideal world, what would the county look like 10-15 years from today?

- Reduction in vacant buildings
- Increased retail opportunities
- Manageable growth (i.e. 50k-60k population)
- Population growth, especially by attracting new residents
- Employment diversity, particularly in mid-level jobs
- A technology-based workforce
- A defined infrastructure plan with an emphasis on roads
- Citizens are healthy
- Open space abounds and parks and recreation opportunities are valued
- Improved aesthetics along the I-90 corridor
- Improved schools
- Family-based agriculture

What would define the county's prosperity?

- "Managed" growth
- Good-paying, private sector jobs
- History and recreation
- Uptown is occupied and buildings are fixed up
- More manufacturing
- Sustain the current way of life
- Decrease in poverty
- Successful businesses
- Blue sky
- Highway access

What aspects of the county are most important to retain in order to encourage prosperity in the coming years?

- Historic district and architecture
- Uptown Butte
- More unity: not Uptown or the Flats, but one Butte
- Tax increment financing tools
- New employers and a diversified economy
- Better paying jobs
- Fairness; an even playing field
- Diverse people and cultures
- Working class qualities
- The ability to embrace change

What should be changed about Butte-Silver Bow for the better?

- Becoming better at telling Butte's story
- The governing structure
- Expanding the business community through incentives
- Addressing the needs of vulnerable populations
- Focusing on development
- Less emphasis on being a local, more emphasis on being welcoming
- Lower taxes

What aspects of the county are most important to retain in order to encourage prosperity in the coming years?

- The simple, laid back lifestyle
- The can-do attitude and work ethic
- Loyalty and taking care of our own
- The friendliness of the people
- The history and architecture
- Recreational opportunities
- Quality schools and teachers
- Authenticity

COMMUNITY SURVEY

The comprehensive community survey was an opportunity to gather input on themes identified by key stakeholders from a wide array of residents throughout Butte-Silver Bow County, in a comfortable and accessible forum. Questions were formulated using the feedback from the November stakeholder meetings and spanned a variety of topic areas, from economic development to housing issues to the natural environment to community character and overarching values. Draft questions were vetted through County staff and the core project team and finalized for distribution in early January. The community survey was officially launched on January 24, 2019 and was open for input through February 22, 2019. The survey was distributed in both online (through SurveyMonkey) and print format for ease of use by all citizens and to enable feedback from those who may be less comfortable with or lack access to a computer. Print copies of the community survey were made available at the following locations, for residents to pick up and drop off by the deadline:

- **Sportsman Motel, Melrose, MT**
- **Butte-Silver Bow Courthouse**
- **Butte-Silver Bow Library (226 West Broadway and Butte Plaza Mall)**
- **Butte-Silver Bow Health Department**

The purpose of the survey was to obtain public input on a variety of topics and to use that feedback to help shape the county's goals, priorities, and vision for the future. A total of 26 questions prompted survey respondents to identify Butte-Silver Bow's strengths and weaknesses, highlight opportunities for improvement, identify core values and comment on issues related to all aspects of land use in the county. Maps were used to allow respondents to pinpoint where more residential, commercial, and industrial development should occur.

A total of 485 surveys were completed, the results of which were recorded and summarized in detail as part of the Initial Findings Report presented to the Planning Board on April 25, 2019 and included in Appendix B.

Survey Results

- Most survey respondents identified were from Butte (87%), with the remaining 13% or survey respondents hailing from more rural areas in the county – Ramsay, Melrose, Divide and Rocker, for example.

- The County's top three greatest assets are the historic character, culture and amenities; the abundance of access to public lands; and overall affordability.

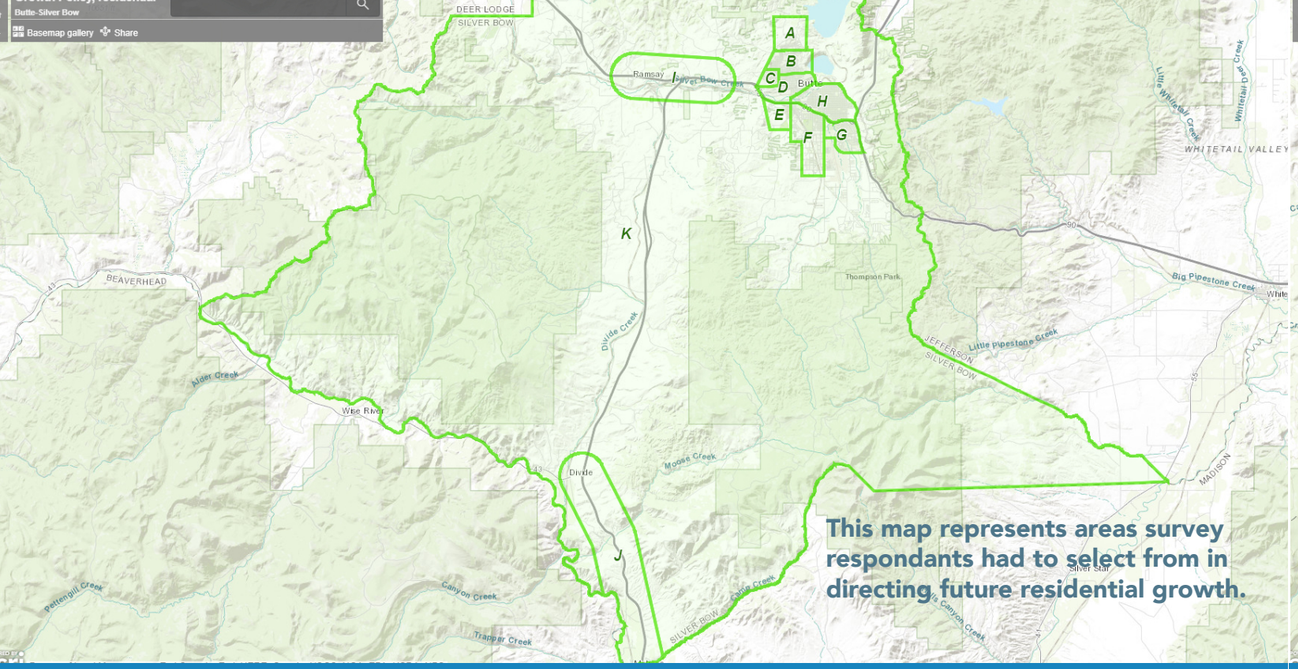
- The County's top three greatest weaknesses are the abundance of urban decay; the lack of retail opportunities within the urban boundary; and the negative perception of the county by others. Concerns about the prevalence of drug use, homelessness, and issues with rehabilitation services were frequently cited, along with perceived lack of leadership, deteriorating public infrastructure, lack of focus on rural county residents and their needs and high taxes.

- County residents desire mixed residential and commercial development, live/work/make opportunities and more small-scale commercial services including restaurants, breweries and boutique hotels in the historic Uptown core. Other responses highlighted the need to focus on all of Butte and not just Uptown, incorporating affordable housing and addressing safety issues that may be impacting visitation.

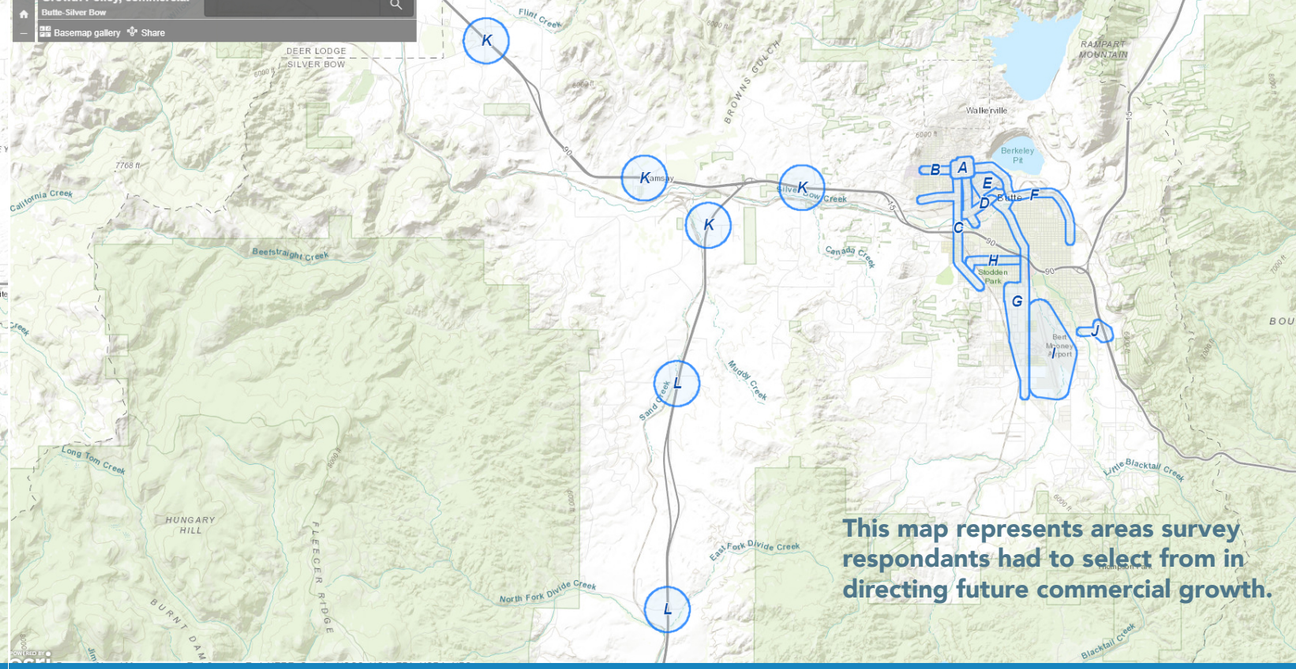
- Residents would like to see economic diversification include the reuse of the mall property, offer additional light manufacturing opportunities (both in the industrial parks and elsewhere), and promote recreational tourism in the County's rural areas.

- Protecting and promoting access to public lands, historic sites and buildings and business recruitment are seen as the top priorities for attracting more visitors to the county.

- Housing quality and affordability are the top housing-related issues affecting Butte-Silver Bow residents.
- The quality of housing, both rented and owned is the top housing priority in County.
- Single family housing, especially homes under $250,000, is most needed according to respondents, although not everyone felt there is a shortage of housing in the County. Responses to "Other" clarified this perception, as many respondents noted that quantity wasn't an issue so much as quality; there are plenty of units technically available, but in poor condition so as to be undesirable (and potentially uninhabitable). Housing units for seniors, supportive housing and units for low-income individuals were identified by many respondents who checked "Other" as needed in the county.



This map represents areas survey respondants had to select from in directing future residential growth.



This map represents areas survey respondants had to select from in directing future commercial growth.

MAP 3-1 AREAS APPROPRIATE FOR FUTURE RESIDENTIAL DEVELOPMENT

- **According to survey results, areas within the urban boundary are the most appropriate for additional housing development, further supporting the case for infill.**

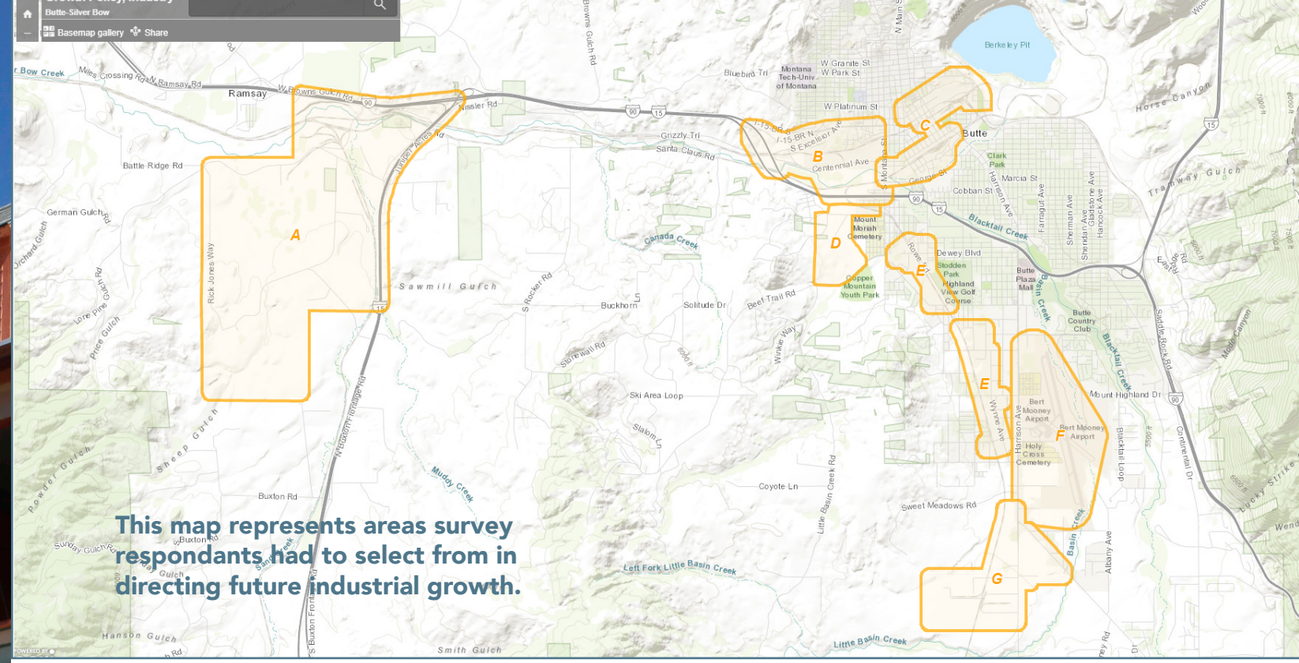
- There is some support for additional neighborhood planning in the county, although the majority of survey responses indicated no opinion or unsure of the benefit. Those who were in favor of additional neighborhood planning efforts identified Uptown, Walkerville, the Margaret Leary area, the Westside and Ramsay as potential planning areas.
- Responses about the creation of neighborhood improvement alliances was also mixed, but trended more firmly in support than lack of opinion or unsure.
- Infill priorities in Uptown Butte include more open space and pocket parks as well as mixed-use, multi-story buildings and condominium opportunities for both commercial and residential uses.

MAP 3-2 AREAS APPROPRIATE FOR FUTURE COMMERCIAL DEVELOPMENT

- **According to survey results, the Harrison and Montana Avenue corridors are the most appropriate locations to prioritize future commercial development, followed closely by the area immediately surrounding (and including) the airport.**

- The role of local government in stimulating development rests in their ability to upgrade public infrastructure and provide assistance finding funds, especially for building rehabilitation throughout the county.
- Development should be limited in areas where there are natural or man-made hazards.
- The most appropriate location for mental health, homeless and rehabilitation services is anything but clear – responses to the survey indicate a nearly even split between keeping these services in Uptown or relocating them to another area.
- Maintaining small town character in balance with tourism promotion centered on improving wayfinding to river access sites and trail heads, maintaining attractive interchanges, and providing restrooms for visitors. There was some discourse on whether additional tourist traffic in rural areas is wanted or needed.

■ The best way to preserve community character while promoting growth is through the adoption of zoning and design guidelines that will encourage a mix of uses and reflect local character; leaving preservation of community character strictly to private enterprise received one of the lowest responses.



MAP 3-3 AREAS APPROPRIATE FOR FUTURE INDUSTRIAL DEVELOPMENT

- Survey respondents overwhelmingly indicate that existing industrial parks were the most appropriate locations for future industrial development.

- Service priorities for rural communities include road maintenance, better water and wastewater infrastructure and improved Internet access.

- **Community values identified by residents resoundingly focused on the people of Butte-Silver Bow and the environment. Clean water and clean air came out on top, followed closely by the people, while economic opportunity was ranked lowest in terms of what is valued by residents in the community. This can be viewed a number of ways but it is safe to say economic opportunity may have been ranked last because the county is lacking in it - not because residents don't want these opportunities, they're just not highly valued because in many cases they don't exist.**

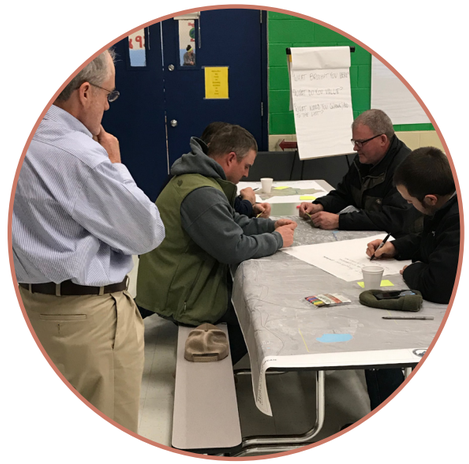
Nearly all of the questions in the community survey allowed respondents to provide additional input through an "Other" response option. The number of participants that took the time to elaborate on their responses was considerable, and the majority of these responses were thoughtful, articulate and constructive, painting a picture of strong community pride, resilience, and an overwhelming desire to grow and improve upon what exists today. Many comments also noted frustrations with local government and the lack of change. It is worth reviewing these responses to gain a true sense of what being a resident of Butte-Silver Bow means; that so many were willing to take the time to write out thoughtful responses to this question is a testament to how vested people are in their community.

COMMUNITY WORKSHOPS

In addition to stakeholder meetings and the comprehensive community survey, another important component of the engagement process are public workshops. The workshops hosted as part of the comprehensive plan update process provided opportunity for face to face interaction with residents and stakeholders to gain input through facilitated discussion and interactive mapping activities. The consultant team and County staff hosted a series of public workshops and listening sessions in January and February, engaging roughly 75 community members of varied backgrounds and interests at the following events.

- **January 15, 2019 at the Melrose School Community Room from 6-7:30 PM**

- **February 11, 2019 at the Ramsay School from 6-7:30 PM**



- **February 12, 2019 at the Butte-Silver Bow Archives from 6-7:30 PM**

- **February 13, 2019 at the Emergency Operations Center from 6-7:30 PM**

In addition, a luncheon with the **Butte Young Professionals** was held on **February 14th, 2019 at the Butte-Silver Bow Archives (17 W. Quartz St)** to hear perspectives on community values from the younger generations living and working in Butte-Silver Bow. The **Butte High School ACT Prep Class** was conducted **February 13, 2019 from 7:30 to 8:15 AM at the high school.** An abbreviated set of mapping exercises was conducted with the students, which focused on uses and activities they'd like to see in their community. Core values were also discussed, in the context of why the students wanted to stay in Butte following high school, or why some of them planned on leaving.

COMMUNITY VALUES

Using stakeholder and survey feedback, as well as observations made by the project team on their many visits to Butte-Silver Bow County, a core set of community values was drafted for consideration by residents and stakeholders during the workshops held in January and February:

- **Community character.** Embrace history without allowing it to keep Butte-Silver Bow in the past
- **Heritage.** Protection and recognition of rail, mining, and agricultural roots
- **Access.** Protection of recreational assets for residents, limited promotion to tourists
- **Affordability and equity.** Build an economy that supports housing choice and affordability, maintains quality of life for all residents of the county
- **Opportunity through innovation.** Enhancing economic opportunity through diversity, innovation
- **Growing wisely.** Use what exists, like infrastructure, to support growth. Whenever possible and practical, seek infill potential as opposed to greenfield development
- **Clean and healthful environment** for all residents, regardless of age, gender, economic status or where you live in BSB

Workshop attendees were asked to reflect on these values and whether they are representative of the County, county-wide priorities and the future residents desire.

Exercise 1 focused on personal motives (what drove attendees to participate in the update process), what participants valued most about living in Butte-Silver Bow, and what values were missing from the list. Access (to Public Lands), a clean and healthful environment, and small-town values were identified as the top values by those who participated in the workshops. It is worth noting that two of the top three values selected as priorities by workshop attendees were also ranked as the top community values by survey respondents.

In **Exercise 2** attendees gathered in small groups to identify priority areas to preserve or improve in the county based on the following community assets (derived from the community values above):

- Historic and cultural
- Public recreation
- Areas for greater economic diversification
- Natural environment
- Areas for housing development
- Areas appropriate for Infill

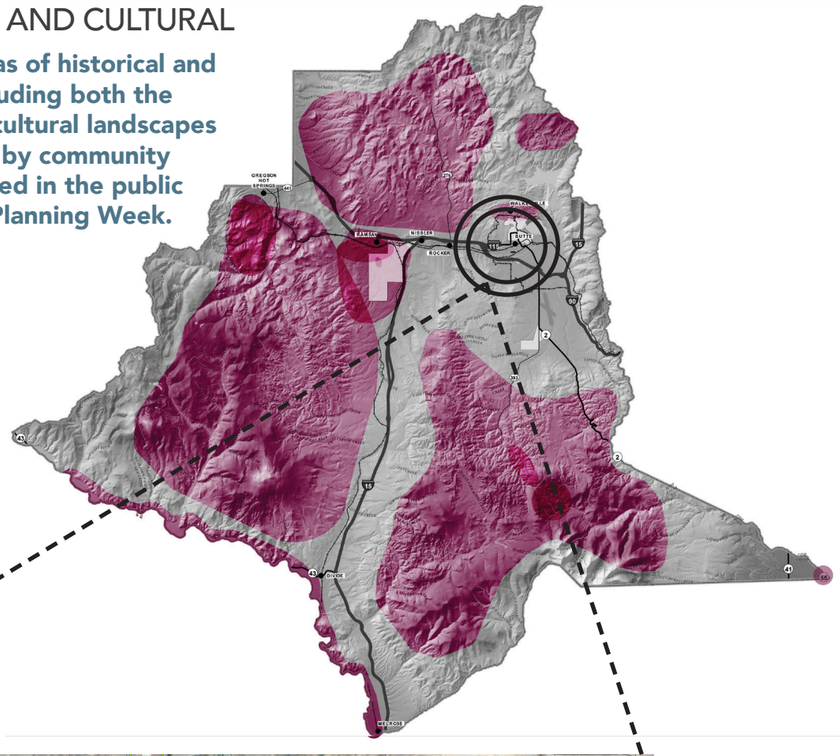
Responses from each of the workshops were collected and combined into the maps on the following pages, which show the areas workshop attendees identified. Areas of overlap indicate general consensus across workshops and represent the importance of an asset or geography. These maps, combined with the input on residential, commercial and industrial development from the community survey, serve as the basis for the future land use map and placetype framework introduced in Chapter IV.

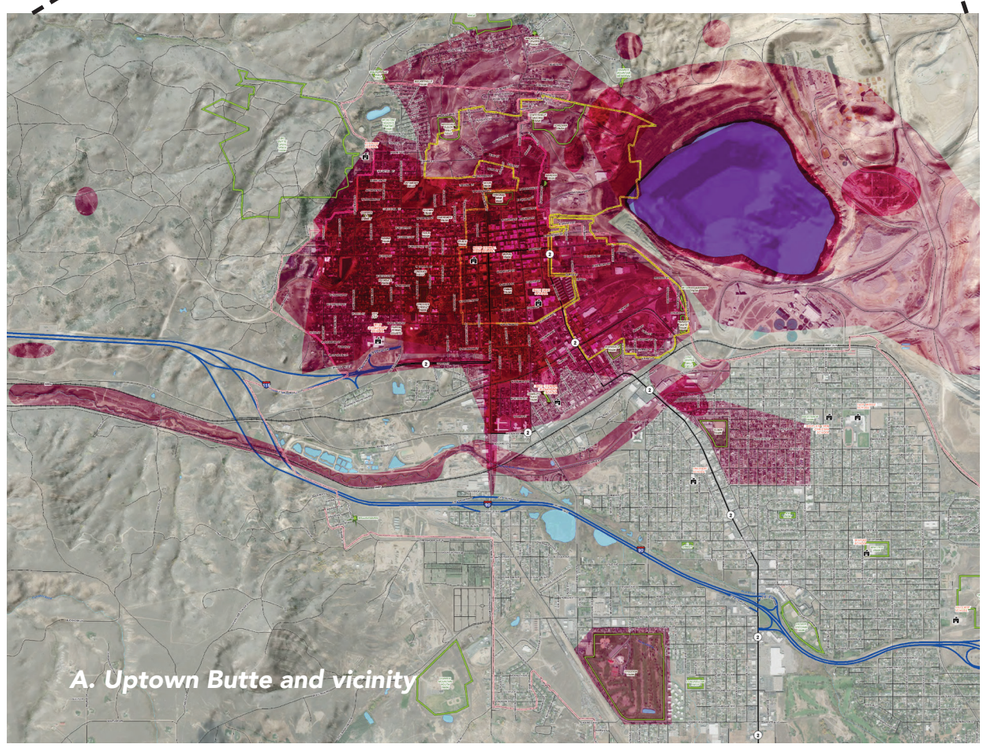
DRAFT PLAN COMMUNITY OPEN HOUSE

This section will be updated once the draft plan has gone through the final public outreach process slated for early fall 2019.

MAP 3-4 HISTORIC AND CULTURAL

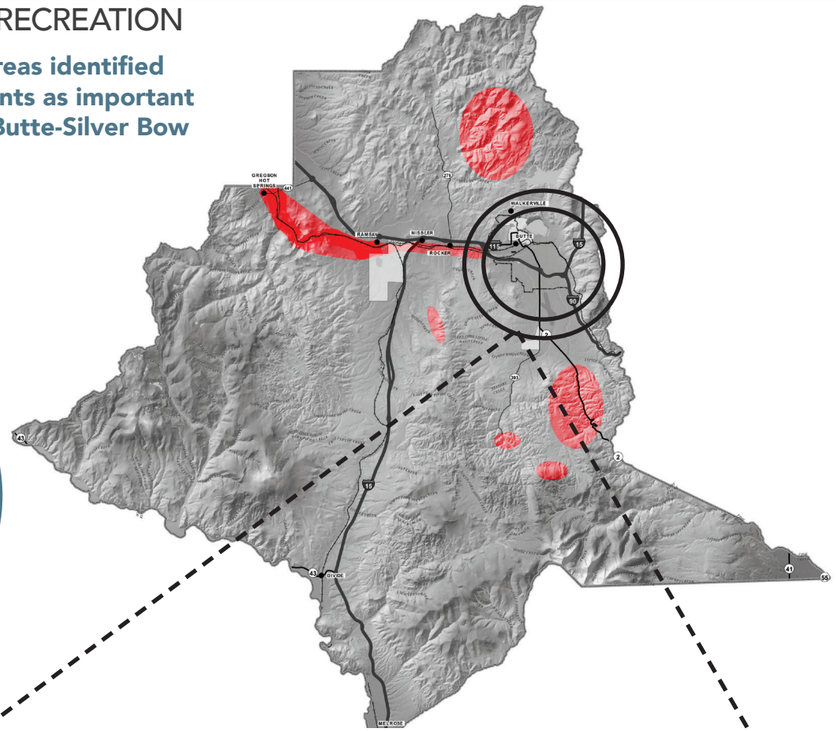
This map represents areas of historical and cultural significance, including both the built environmenta and cultural landscapes and resources identified by community members who participated in the public workshops held during Planning Week.

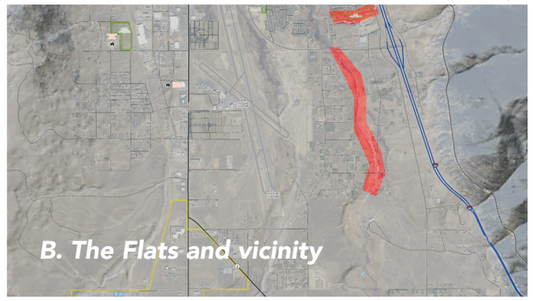


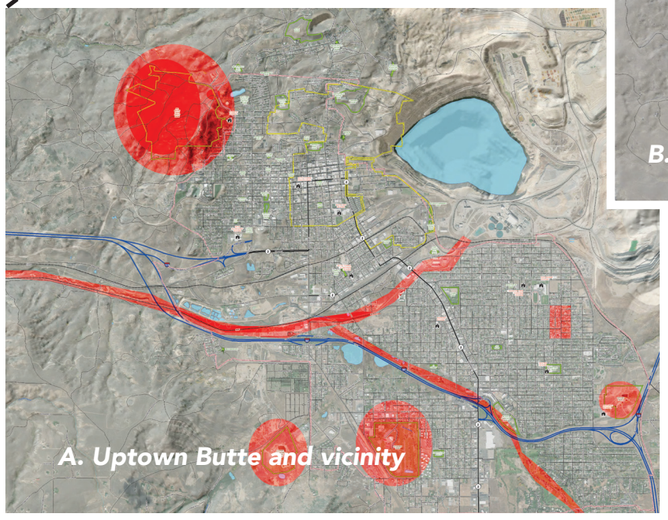


MAP 3-5 PUBLIC RECREATION

This map represents areas identified by workshop participants as important recreational assets in Butte-Silver Bow County

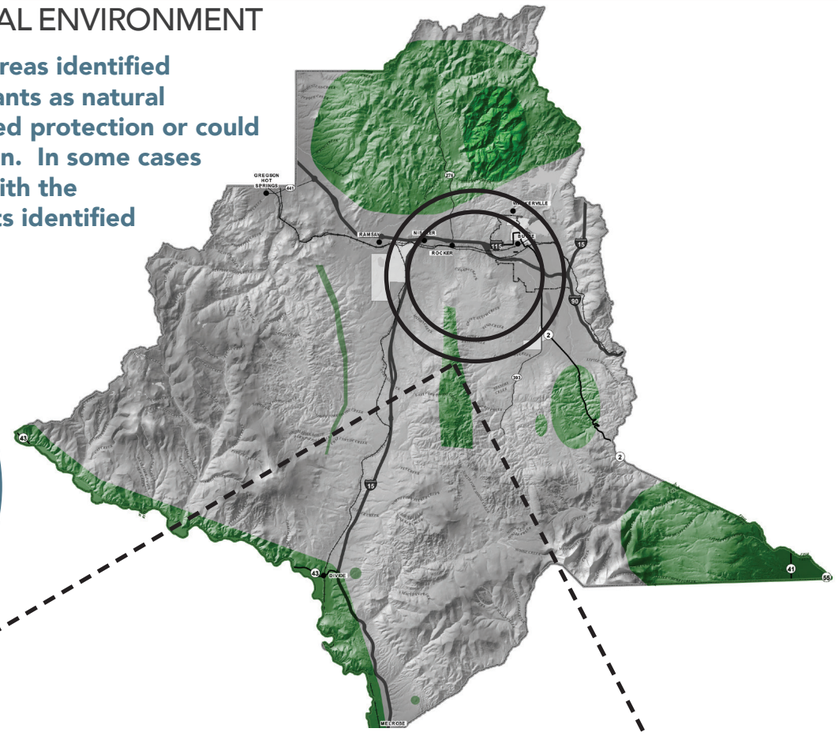


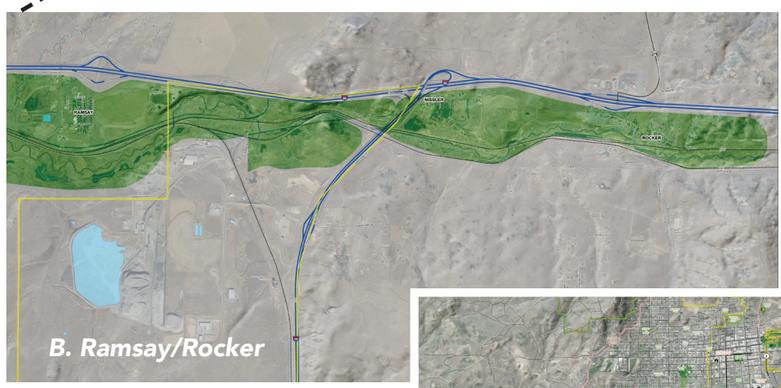


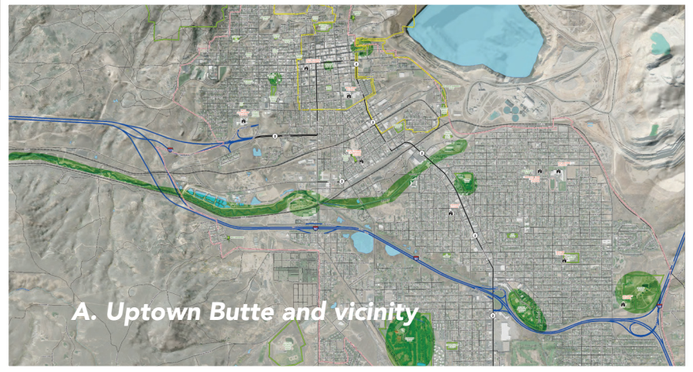


MAP 3-6 NATURAL ENVIRONMENT

This map represents areas identified by workshop participants as natural environments that need protection or could benefit from expansion. In some cases these areas overlap with the public rereatuon assets identified on the previous map.

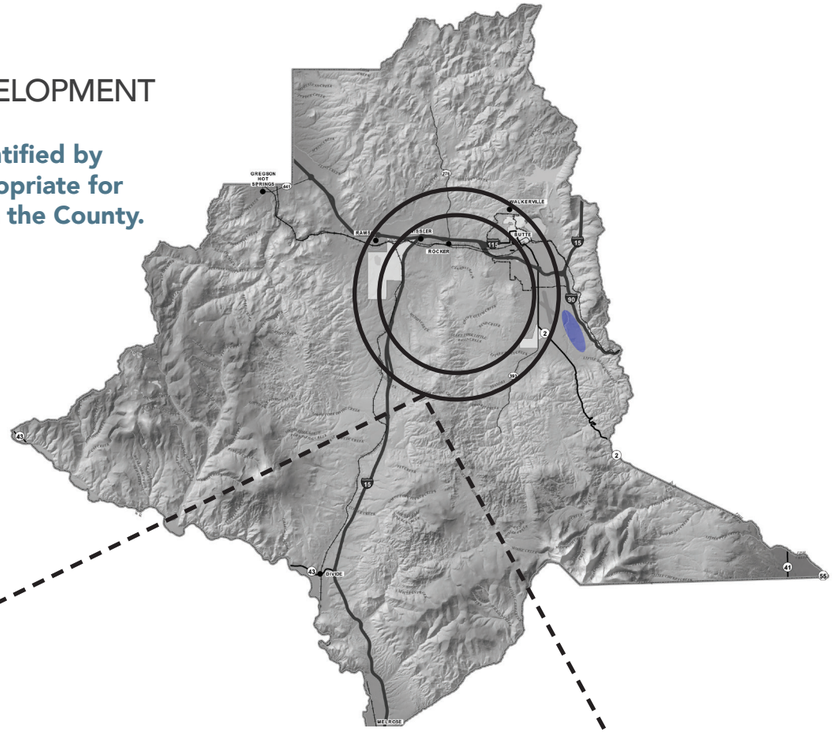


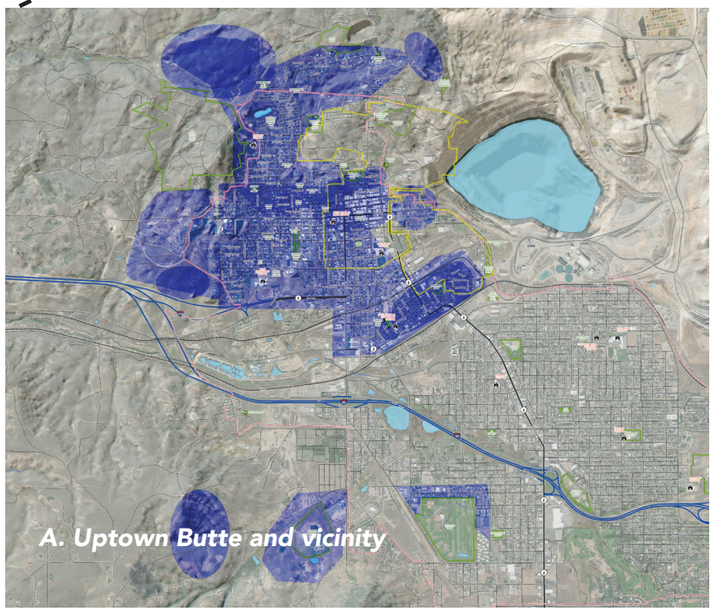


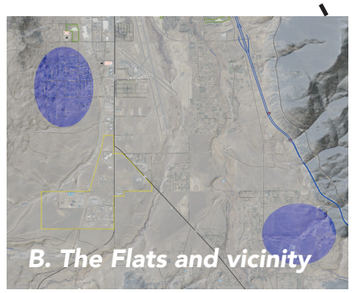


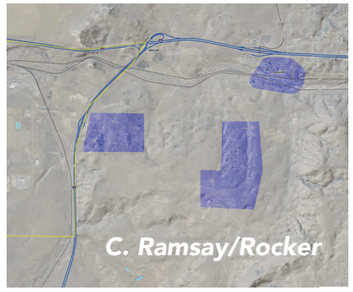
MAP 3-7 HOUSING DEVELOPMENT

This map represents areas identified by workshop participants as appropriate for future housing development in the County.



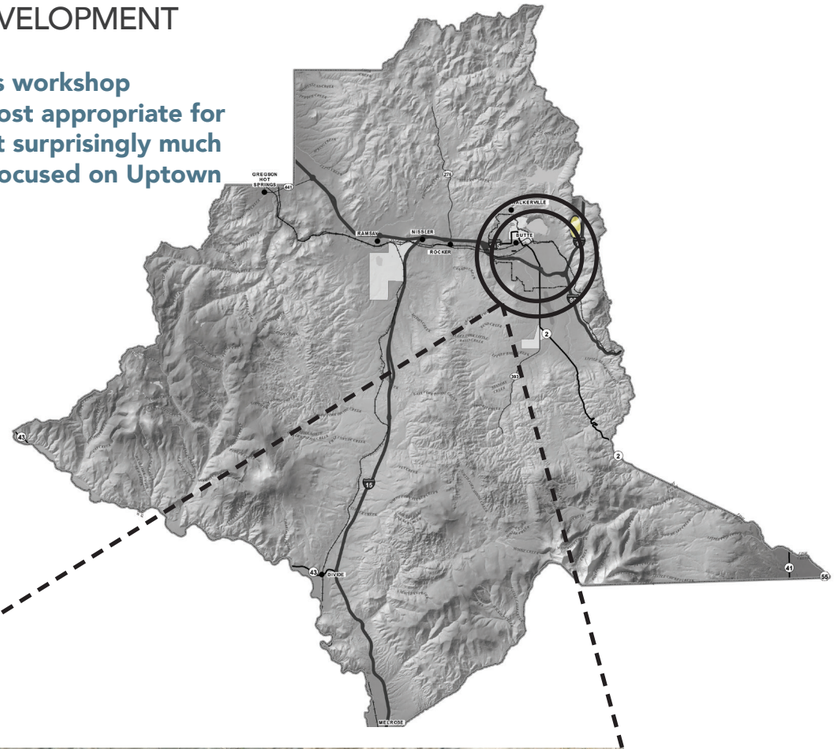


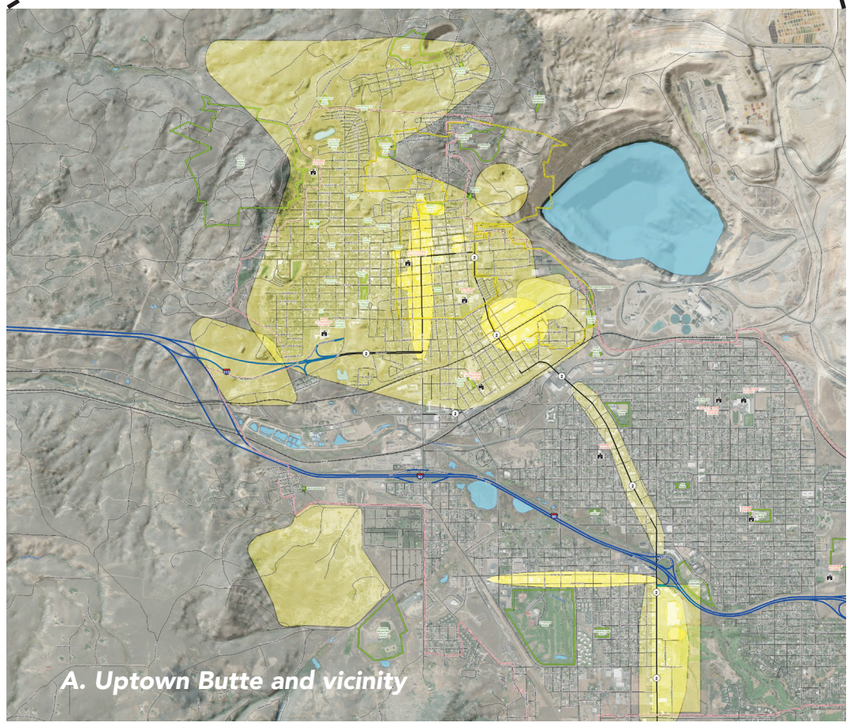




MAP 3-8 INFILL DEVELOPMENT

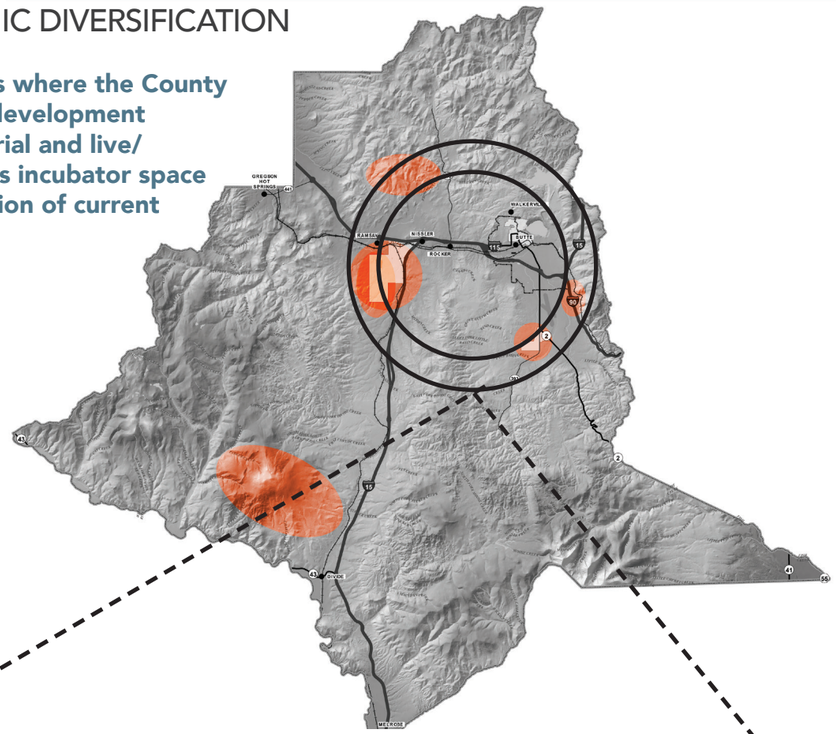
This map identifies areas workshop participants felt were most appropriate for infill redevelopment; not surprisingly much of the infill potential is focused on Uptown Butte.

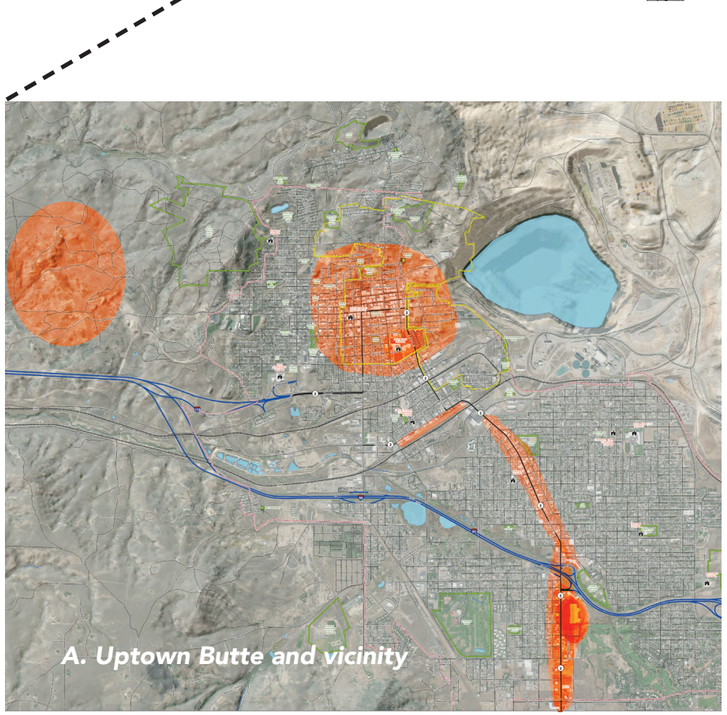


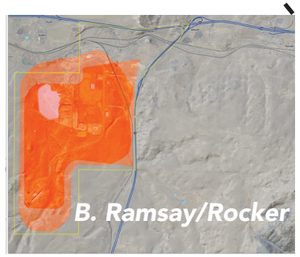


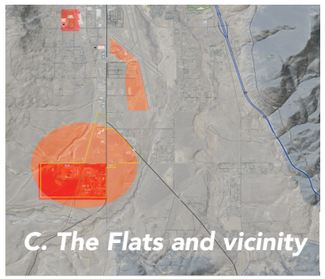
MAP 3-9 ECONOMIC DIVERSIFICATION

This map identifies areas where the County should focus economic development efforts, including industrial and live/ make concepts as well as incubator space encouraging diversification of current economic drivers.




A. Uptown Butte and vicinity


B. Ramsay/Rocker


C. The Flats and vicinity

VISION STATEMENT

With roots as deep as the copper mined in our hills and a vision as broad as our big sky, our future is grounded in the stewardship of this place we call home. From its storied past to a prosperous future, we will embrace our potential by:

- *Upholding our heritage and the communities we have built by maintaining the unique sense of place that defines Butte-Silver Bow.*
- *Protecting the landscape and serving as stewards of our environment, preserving the health, wellbeing and livelihood of all who call Butte-Silver Bow home.*
- *Building and rebuilding to create a thriving, enduring community - one that is safe, one that is beautiful, one we are proud of.*
- *Seeking opportunity to set ourselves apart by maintaining affordability, promoting diversity and expanding quality of life.*
- *Tapping into our greatest resource - the people of Butte-Silver Bow - to cultivate and continue an authentic community spirit, from Melrose to Walkerville, Fish Creek to Ramsay.*

Our resolve is deep and our endurance proven. The people of Butte-Silver Bow are our greatest asset; now is the time to unearth their potential. Let's dig deep. Let's celebrate the past while looking firmly toward the horizon. It's time we elevate Butte-Silver Bow.

VISION STATEMENT

The vision statement serves as the keystone of the comprehensive plan, establishing the framework for overarching goals, policy and implementation strategies which set direction for the future. The statement below represents Butte-Silver Bow County's aspirations for itself - it is not a statement of what exists today, but where the County wants to see itself 15 or 20 years in the future. It should inspire, and it should reflect community values in setting those goals.

In setting the vision for this comprehensive plan update, the following planning principles will guide the goals, policies and implementation measures. The decisions the County makes moving forward will:

- **ENHANCE** community character and reinforce the diverse and unique sense of place in each community throughout the County;
- **RESPECT** Butte-Silver Bow's heritage while embracing change;
- **MAINTAIN** access to recreational assets for residents and visitors alike;
- **SUSTAIN** affordability and equity in housing choice and access for all residents;
- **PROVIDE** economic opportunity through innovation, enhancing Butte-Silver Bow's economy by thinking 'outside the box';
- **PROMOTE** growing wisely into the future by using what exists today to support growth; and
- **ENSURE** a clean and healthful environment for all residents, regardless of age, gender, economic status or where you live in Butte-Silver Bow.

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IV. BUTTE-SILVER BOW - ELEVATED

PLACETYPE FRAMEWORK

The framework for planning the future of the City and County of Butte Silver-Bow is based on the character of its existing landscapes, community centers and neighborhoods and the introduction of desirable forms of new and redevelopment that may not currently exist or be encouraged or supported through current land use regulation. This approach differs from the conventional use-based approach to future land use mapping that has been used for decades and which underlies the current planning assumptions in the growth policy. In contrast, Placetypes inspire a more comprehensive, sensitive, and effective place-based approach to future growth in the county.

Application of the Butte Silver-Bow Placetypes is intended to facilitate the development and redevelopment of a durable, attractive, resource-efficient and well-designed city and county. The Placetypes are arranged along a continuum of development patterns ranging from open lands and natural areas to the urban core. The following pages present the Placetypes developed specifically for Butte Silver-Bow. Placetype details include a description of existing conditions and opportunities as well as guidance on future development and mobility characteristics for Butte-Silver Bow to aspire to.

Urban core

Natural environment

Employment and industry

PLAN AS A GUIDE

This comprehensive plan for Butte Silver-Bow County is meant to serve as a guide for future development decisions over the next 10-20 years. Each Placetype sets out a range of place characteristics that can be achieved through appropriate development policy and implementation, particularly in the City-County's zoning code. Policy outcomes should in all cases align with the Planning Principles developed and expressed in Chapter 3. Some of these characteristics, in particular suburban development, are entrenched in current development patterns. Others, especially mixed-use and design related concepts in the urban typologies, will require substantial policy adjustment to implement. In sum, the plan is not a code, but rather a highly articulated guide to the formulation of appropriate policies, codes and development regulations required to achieve Butte-Silver Bow's planning vision.

But what is a Placetype??

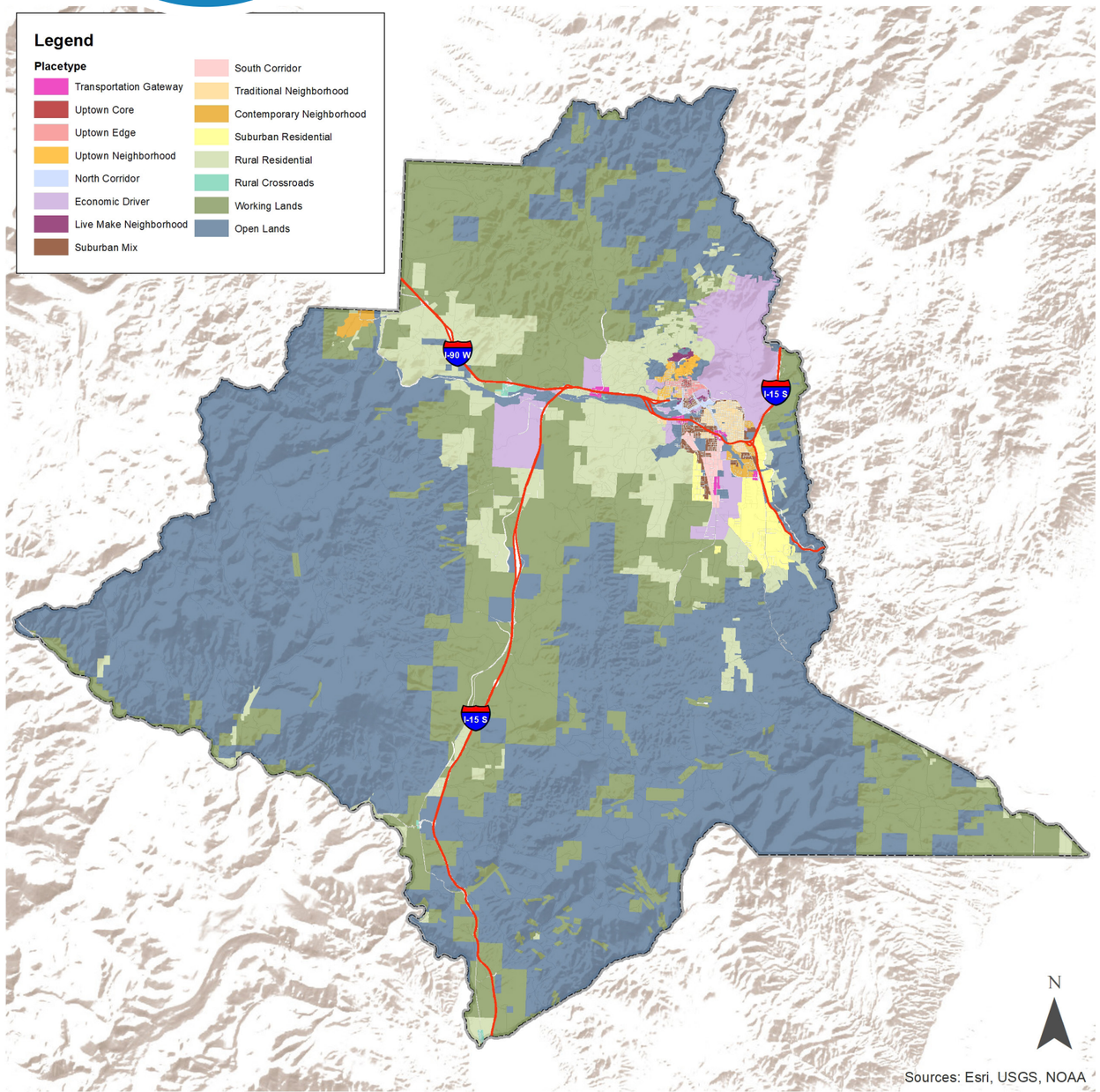
A Placetype is a detailed, visual description of the characteristics of development patterns that contribute to the unique make-up of the community. Placetypes are determined through an extensive public visioning process, in combination with an evaluation of existing conditions. The resulting Placetype framework reflects the vision the community aspires to, describing district, site-specific and building characteristics for future development.

How do Placetypes differ from existing and future land uses?

Future land use maps traditionally focus on use-driven guidance for future development. Since the future land use map acts as the foundation for development regulation such as zoning, the result can be new development that doesn't reflect the true character of an area but only focuses on restricting use by location. Using Placetypes to guide the look and feel of future development allows the unique qualities of places and spaces to be accurately reflected in the built environment.

FUTURE LAND USE MAP

MAP 4-1 BUTTE SILVER-BOW COUNTY PLACETYPES



BUTTE-SILVER BOW PLACETYPES

The map on the previous page illustrates the comprehensive Placetype palette developed specifically for the City and County of Butte Silver-Bow. In total, 16 unique designations have been drafted to reflect the existing conditions and future needs of both urban and rural environments found throughout the county. They are organized along a transect moving from open, rural landscapes toward more densely-developed urban patterns and special districts. This organizational framework helps to explain the relationship between land use and sense of place. It is rare to see an area designated "Uptown Neighborhood" immedietely adjacent to "Open Lands"; instead there are a variety of development scenarios and land use designations that create a natural transition between lower density and higher density development.

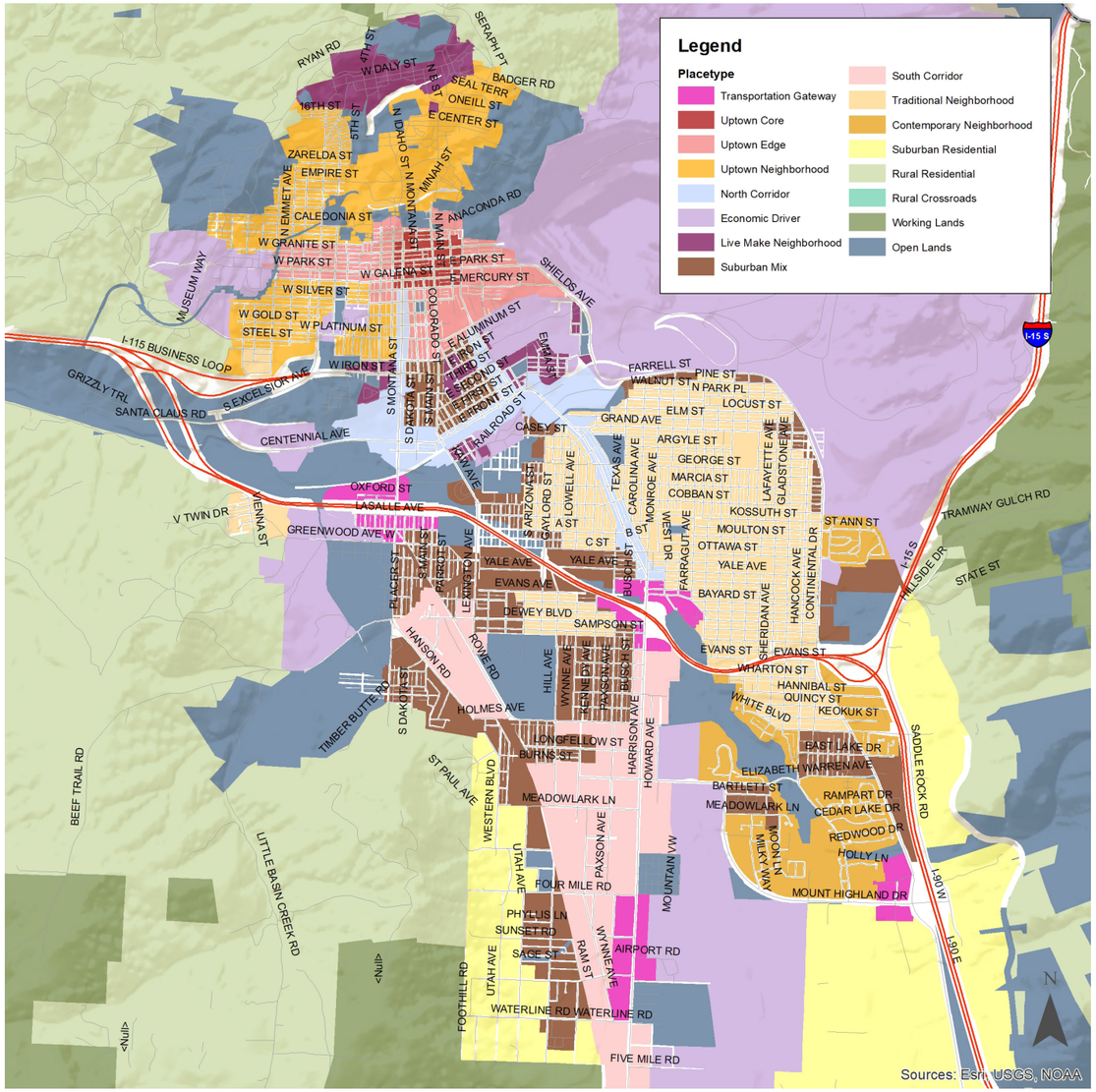
Based on the existing land uses present in Butte-Silver Bow, the aspirations expressed through the public planning process and the unique design characterstics present throughout the county, the following Placetypes were developed:

FIGURE 4-1 PLACETYPE TRANSECT

1 NATURAL	2 RURAL	3 SUBURBAN	4 URBAN	5 URBAN CENTER	6 URBAN CORE	SD SPECIAL DISTRICTS
Open Lands	Rural Residential	Suburban Residential	Contemporary Neighborhood	Uptown Neighborhood	Uptown Core	Economic Driver
Working Lands	Rural Crossroads	Suburban Mix	Traditional Neighborhood	North Corridor	Uptown Edge	
			Transportation Gateway	Live Make Neighborhood		
			South Corridor			

Each Placetype is described in greater detail in the pages that follow, identifying existing conditions typical of these areas and future development characteristics to aspire to. The Placetypes designations set the foundation for significant adjustments to the existing zoning districts, which will be discussed in Chapter 5 of this plan. It should be noted that pictures used throughout this chapter are representative of placetype conceptually, either representing an existing condition or aspirational goal found in Butte-Silver Bow today, or using precendent imagery to illustrate a placetype concept the County might aspire to in the future. Every attempt was made to use local imagery to convey a concept whenever possible.

MAP 4-2 PLACETYPE FRAMEWORK (DETAIL)



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MOBILITY FRAMEWORK

Street types are integral to the character and function of the placetypes. Five primary street types are proposed for the City and County of Butte-Silver Bow, based on characteristics of the existing road network described in the most current transportation plan. Each street type is illustrated by cross section below and referenced in each Placetype described in the following pages.

The traditional functional classification system has become the predominant method used by transportation professionals for categorizing streets and roads. The system was originally developed by transportation planners to communicate level of service. In its most basic form the classification system articulates information about the road's setting (i.e., urban or rural) and the extent to which it provides access to adjacent land. These functions led to the designations of arterial, collector and local which describe the hierarchy of movement including primary, transition, distribution, collection, access and termination. But the system does not consider other modes of transportation or the many roadway functions other than access and mobility. Alternative planning descriptions have been developed which are responsive to both existing and planned development contexts and are illustrated below.

STREET TYPES AND FUNCTIONAL CLASSIFICATIONS

The street types proposed for the City and County of Butte-Silver Bow include the following:

- **Avenue**
- **Main Street**
- **Local Street**
- **Rural Street**
- **Alley**

Each section is accompanied by a table that summarizes both design characteristics (what is and is not included in the street) and design specifications (engineering guidance on items such as widths). Street types and placetypes are then correlated to each placetype so they are contextually consistent with the surrounding land use and vision, allowing the streets to enable the overarching vision to be implemented.

Additionally, the street types are not categorized in a conventional manner. The conventional system was originally developed to communicate level of service with designations of arterial, collector and local which describe the hierarchy of movement including primary, transition, distribution, collection, access and termination. But the system does not consider other modes of transportation or roadway functions other than access and mobility.

MOBILITY FRAMEWORK MAP

MAP 4-3
MOBILITY
FRAMEWORK
MAP

There are more street types than are typically covered by the conventional functional classification of "arterial," "collector," and "local" streets. However, the following matrix shows the relationship between the new street typologies and the three more conventional functional classifications. This matrix allows for cross-classification to the Federal Highway Administration (FHWA) conventional functional classifications.

TABLE 4-1 FEDERAL HIGHWAY ADMINISTRATION FUNCTIONAL CLASSIFICATION COMPARISON

	AVENUE	MAIN	LOCAL	RURAL	ALLEY
PRINCIPAL ARTERIAL				X	
MINOR ARTERIAL	X			X	
MAJOR COLLECTOR	X			X	
MINOR COLLECTOR	X	X		X	
LOCAL ROAD		X	X	X	X

Implementation of the street types is intended to occur mostly during resurfacing or reconstruction projects since the roadway network in the City and County of Butte-Silver Bow is fairly built out in the urban areas where many of the street types apply. It is recommended that anytime a resurfacing or reconstruction project is anticipated that the subject street be reviewed in the context of the applicable street type and evaluated as to what aspects of the adopted street type could be incorporated.

In many instances due to the built conditions and constraints it is recognized that all aspects of the desired street type may not be feasible to implement. It is further recommended that when existing multi-lane streets are the subject of a project that traffic analysis be conducted to determine the number of needed travel lanes and any excess pavement could be reallocated for bike or parking space.

AVENUE

An avenue is a high volume street that carries a mixture of through and destination traffic. Avenues provide access to abutting commercial, residential, and mixed land uses, and accommodate cars, pedestrians and cyclists. Avenues can have between two and four travel lanes, and can have a landscaped pedestrian refuge and side planting strips to improve public safety and the visual aesthetic of these busier thoroughfares. They may also have on-street parking and will have sidewalks and some form of on or off-street bicycle accommodations.

TABLE 4-2 AVENUE DESIGN CHARACTERISTICS

DESIGN ELEMENTS	DESCRIPTIONS
Number of Lanes	2 to 4
Landscaped Pedestrian Refuge	Optional in 2 lane; required in 4 lane; accommodate left turn bays or flush median for left turns; street trees in median are recommended
Parking	Optional; parallel
Bicycle Facilities	Bike lanes or protected bike lanes
Verge / Shoulder	Context dependent; planting strips w/ street trees or tree wells in hardscape walkway
Sidewalks	Both sides of street
Drainage	Closed (curb + gutter)

FIGURE 4-2 AVENUE TYPOLOGY SECTION

The section below is an example of a 2-lane avenue with pedestrian refuge, left turn pockets, and protected bike lanes. Avenues may differ from this illustration based upon the design specifications stated below.

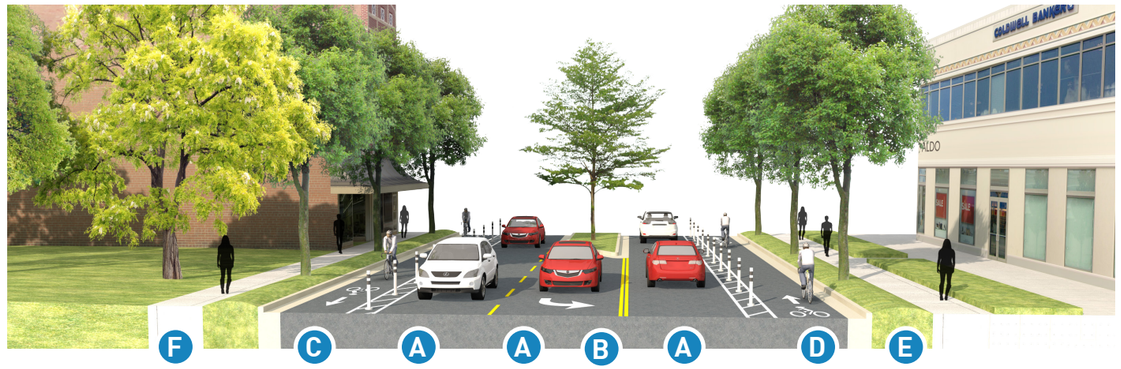


TABLE 4-3 AVENUE DESIGN SPECIFICATIONS

COMPONENT	DESCRIPTION	DIMENSIONS
A	Travel lanes	10′-12′
B	Landscaped Pedestrian Refuge	10′-12′ center turn lane, 10′ min. for refuge
C	Parking	8′ (parallel)
D	Bicycle facilities	Bike lane: 5′ + 3′ separator (preferred) or 4′(constrained segment) Protected bike lane: 7′ + 3′ separator (preferred) 6′+2′ separator (constrained segment)
E	Verge / Shoulder	5′ min. for planting strips; 5′ min. for tree wells
F	Sidewalk	6′ min. in residential areas; 8′-12′ for non-residential areas
	Target speed	35 MPH (4 lane); 25 MPH (2 lane)

MAIN STREET

Main streets are designed to provide connections between neighborhoods and districts, as well as providing access to avenues and boulevards from local streets. Main streets are highly walkable and serve as the primary street for commercial or mixed-use centers. On-street parking is provided in either a parallel or angled configuration. Due to high anticipated pedestrian activity, design speeds are kept low. This condition also allows bicycles to share space with automobiles in general travel lanes. Main streets include street trees, curb bulb-outs, street furniture and public art, as well as pedestrian-scale street lighting with utilities underground in alleys or other streets. Sidewalks are required on both sides of the street, and will ideally be at least 12 feet from the back of curb to the building face, to provide space for activities such as outdoor cafes and strolling.

TABLE 4-4 MAIN STREET DESIGN CHARACTERISTICS

DESIGN ELEMENTS	DESCRIPTIONS
Number of Lanes	2
Median	None
Parking	Yes; Parallel or angled (back-in angled preferred)
Bicycle Facilities	Sharrows; Shared Lane
Verge / Shoulder	Context dependent; planting strips w/ street trees or tree wells in hardscape walkway
Sidewalks	Both sides of street
Drainage	Closed (curb + gutter); Permeable parking (optional)

Park street is an example of a Main Street.

FIGURE 4-3 MAIN STREET TYPOLOGY SECTION

The section below is an example of a main street with parallel parking on both sides of the street. Main streets may differ from this illustration based upon the design specifications stated below.

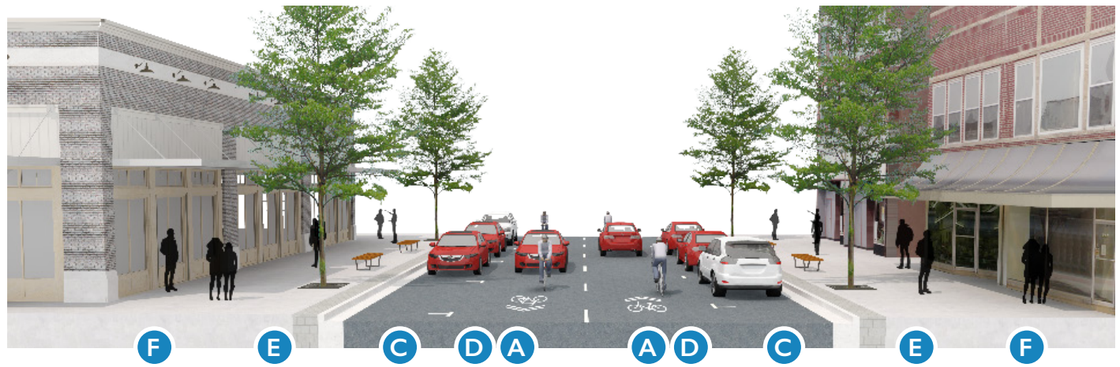
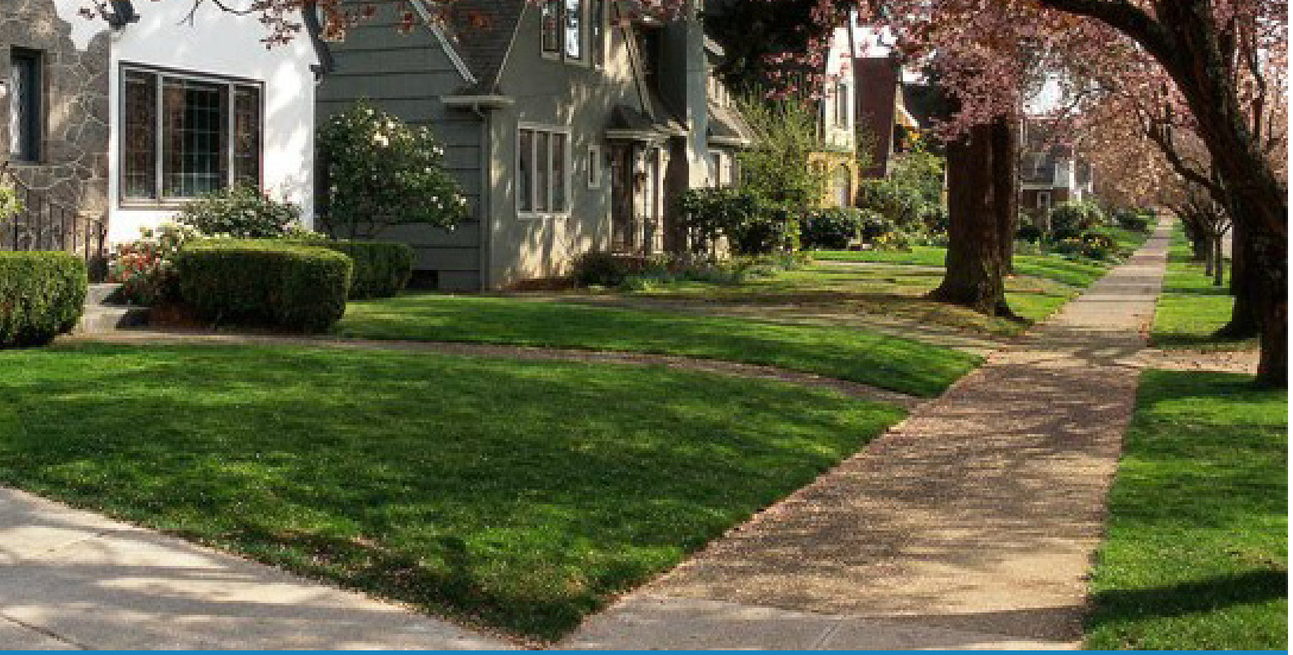


TABLE 4-5 MAIN STREET DESIGN SPECIFICATIONS

COMPONENT	DESCRIPTION	DIMENSIONS
A	Travel lanes	10′-11′ (parallel parking); 13′ (angled parking)
B	Median	None
C	Parking	8′ (parallel); 20′ (angled)
D	Bicycle facilities	Sharrows in travel lane
E	Verge / Shoulder	5′ min. for tree wells
F	Sidewalk	8′-12′ outside of tree well zone
	Target speed	25 MPH



LOCAL STREET

Local streets provide access to individual lots, accommodate pedestrians and serve as low speed bicycle and vehicle routes. Local streets should be relatively short in total length and serve as the street that fronts residential development. For multi-family frontages, the parking is accommodated in parallel bays adjacent to distinct travel lanes; for single family frontages, the street is a shared cartway where two moving directions of traffic share space with parked vehicles in a "yield" condition. The streetscape is more formal, with street trees in a regular planting spacing and sidewalks on both sides of the street. Neighborhood streets serving primarily residential uses would be considered local streets.

TABLE 4-6 LOCAL STREET DESIGN CHARACTERISTICS

DESIGN ELEMENTS	DESCRIPTIONS
Number of Lanes	2
Median	None
Parking	Optional; parallel or yield (informal)
Bicycle Facilities	Routes/shared
Verge / Shoulder	Planting strips w/ street trees
Sidewalks	Both sides of street
Drainage	Closed (curb + gutter); rain gardens/bioswales (optional)

Argyle street would be an example of a Local Street.

FIGURE 4-4 LOCAL STREET TYPOLOGY SECTION

The section below is an example of a local street with parallel parking on one side of the street. Local streets may differ from this illustration based upon the design specifications stated below.

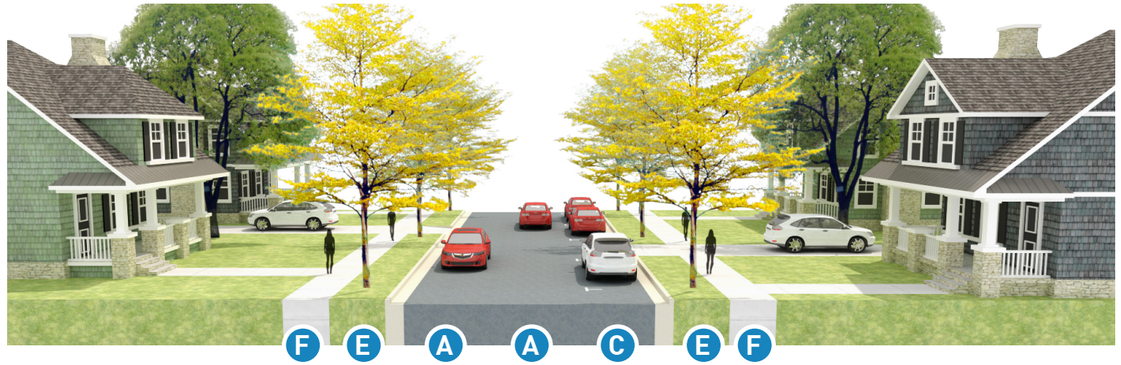


TABLE 4-7 LOCAL STREET DESIGN SPECIFICATIONS

COMPONENT	DESCRIPTION	DIMENSIONS
A	Travel lanes	10′ dedicated lanes (max. for typical multi-family frontage condition); 24′-27′ two-way yield (for typical single-family frontage condition)
B	Median	None
C	Parking	7′ parallel in bays (for typical multi-family frontage condition); informal curbside in yield condition (24′-27′ street width for typical single-family frontage condition)
D	Bicycle facilities	Sharrows in travel lane (optional)
E	Verge / Shoulder	Planting strip - 5′ min.
F	Sidewalk	5′ min. (6′ preferred)
	Target speed	20 MPH (30 MPH max.)

RURAL STREET

In rural and transitional areas of the City and County of Butte-Silver Bow where stormwater and wastewater do not feed into sewers, other forms of drainage must be provided. Along encompassed streets, open channel drainage ditches are typical and must be accommodated within special cross-sections. These sections could accommodate rain gardens or biofiltration as well. In many areas where environmental concerns such as floodplains occur, rural streets can offer the lightest imprint on the natural landscape while providing connectivity for all modes of travel.

TABLE 4-8 RURAL STREET DESIGN CHARACTERISTICS

DESIGN ELEMENTS	DESCRIPTIONS
Number of Lanes	2 (max.)
Median	None
Parking	None
Bicycle Facilities	Routes/shared
Verge / Shoulder	Optional: paved, gravel or reinforced turf
Sidewalks	Not required / optional: shared use path
Drainage	Open swale; rain gardens; bioswales

FIGURE 4-5 RURAL STREET TYPOLOGY SECTION

The section below is an example of a rural street with gravel and reinforced turf shoulders and a shared-use path on one side. Rural Streets may differ from this illustration based upon the design specifications stated below.

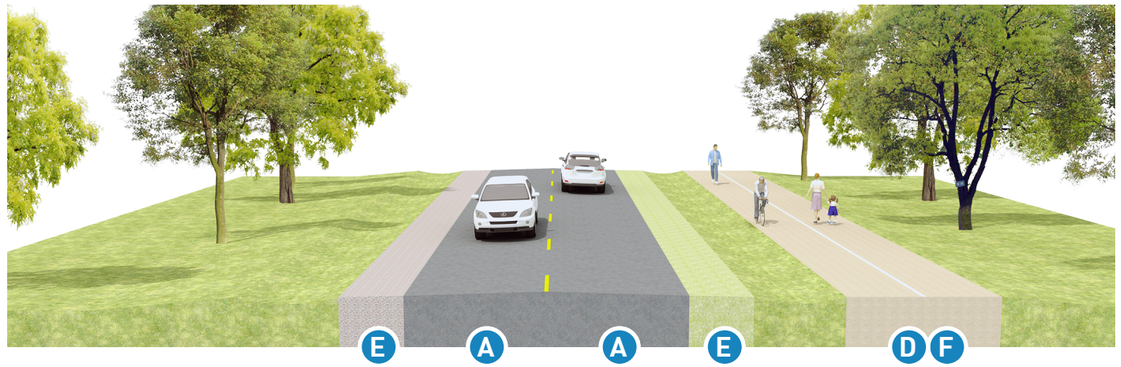


TABLE 4-9 RURAL STREET DESIGN SPECIFICATIONS

COMPONENT	DESCRIPTION	DIMENSIONS
A	Travel lanes	10’-12’
B	Median	None
C	Parking	None
D	Bicycle facilities	Optional shared-use path: 12’ wide, asphalt or concrete, recommended for rural streets with posted speeds of 40 MPH or more
E	Verge / Shoulder	4’ (min.) paved, gravel, or reinforced turf shoulder recommended for rural streets with posted speeds of 35 MPH or less
F	Sidewalk	Optional shared-use path: 12’ wide, asphalt or concrete, recommended for rural streets with posted speeds of 40 MPH or more
	Target speed	20-40 MPH, depending on land use context

ALLEY

Existing alleys in the City and County of Butte-Silver Bow primarily occur in downtown and in residential areas as back-of-building service access. These alleys are generally 12'-14' wide and are either fully paved from building edge to building edge or are gravel surface. These alleys can be cleaned up by having new aprons put in at the block ends and concrete headers to provide a clean straight edge when buildings and utility infrastructure are an uneven alley edge. Alleys also provide an opportunity to incorporate stormwater storage and infiltration if built with permeable pavement surfacing. New alleys should have a 20' minimum right-of-way and can also be incorporated into new developments.

TABLE 4-10 ALLEY DESIGN CHARACTERISTICS

DESIGN ELEMENTS	DESCRIPTIONS
Number of Lanes	1 or 2
Median	None
Parking	Not required (typically off-street); parallel in some contexts
Bicycle Facilities	Shared route
Verge / Shoulder	Optional: paved, gravel or reinforced turf
Sidewalks	Not required
Drainage	Open or Closed (curb + gutter)

This alley running off Wyoming Street is an example of a downtown alley.

FIGURE 4-6 ALLEY TYPOLOGY SECTION

The section below is an example of a residential alley. Alleys may differ from this illustration based upon the design specifications stated below.

TABLE 4-10 ALLEY DESIGN SPECIFICATIONS

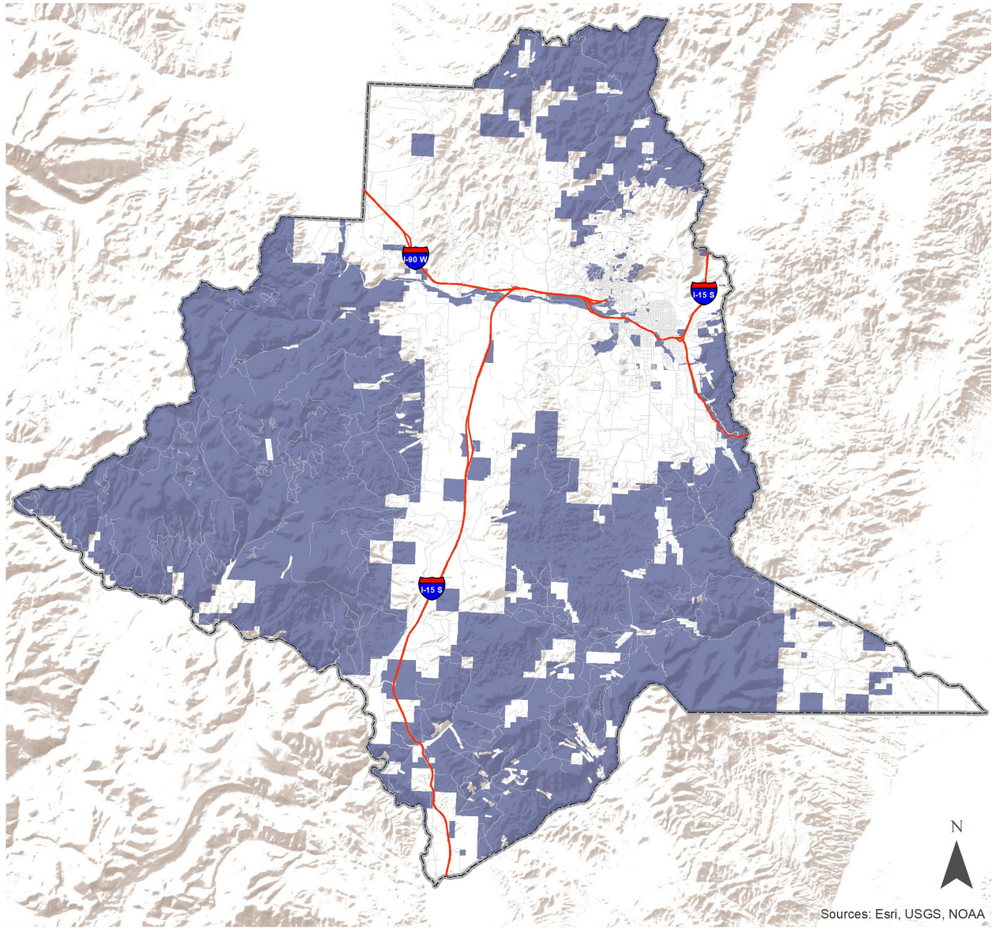
COMPONENT	DESCRIPTION	DIMENSIONS
A	Travel lanes	14' min. (one-way); 20' min. (two-way)
B	Median	None
C	Parking	None
D	Bicycle facilities	Sharrows optional
E	Verge / Shoulder	Optional: paved, gravel, or reinforced turf shoulder
F	Sidewalk	None
	Target speed	10 MPH

OPEN LANDS PLACETYPE

The open lands Placetype includes a mix of federal, state and local land held in perpetuity for public recreation and limited resource extraction. The lands include those owned by the U.S. Forest Service, Bureau of Land Management, National Parks Service, State of Montana and State Trust Lands, and the City and County of Butte-Silver Bow. Generally speaking these lands are unzoned, have limited access and limited future development potential given their ownership status and value as a community asset. They provide important access points for trails and waterways, and serve as one of the highest-valued community assets in the City and County of Butte-Silver Bow. Open lands represent the largest Placetype, by acreage, in the County, and while their future development potential is limited (for good reason), the character of these areas remains critical to the overall character of the County.

Opposite page: view of the Big Hole River in Butte-Silver Bow.

MAP 4-4
OPEN LANDS PLACETYPE MAP



OPEN LANDS PLACETYPE

EXISTING CONDITIONS

IN GENERAL	
Land Use(s)	• US Forest Service and BLM lands • DNRC and state lands • County and other publicly-owned open space • Passive recreation • Limited active recreation
General Conditions	• Natural landscape • Remote • Undeveloped
Environmental	• Watercourse & floodplain • Steep slopes
Connectivity	• Limited access • Primitive road network
Zoning Districts	• None; although some parks and open space are zoned under other districts

OPPORTUNITIES	
Land Use	• Additional resource set-aside • Resource conservation overlays
Infrastructure	• Trail connectivity • Blueways • Greenways

POTENTIAL BARRIERS	
Political	• Management and maintenance constraints
Land Use	• Development pressure
Infrastructure	• Limited
Education	• N/A
Housing	• N/A

FUTURE CHARACTERISTICS

POTENTIAL DEVELOPMENT USES AND POLICIES	
Primary Land Use	• US Forest Service and BLM lands • DNRC and state lands • County and other publicly-owned open space • Passive recreation • Limited active recreation
Secondary Land Use	• Agriculture • Silviculture • Recreational rentals (cabins, camping)
Appropriate Development Policy	• Conservations easements • Cluster development • Transfer of development rights • Riparian setbacks
Private and Public Amenity	• Trailheads and trail networks for motorized and non-motorized recreation • Camping, both primitive and developed (where appropriate) • Boat launches/blueway access

GENERAL DESIGN CHARACTER	
Building Placement	• No requirement
Building Frontage	• No requirement
Building Height	• Unlimited
Parking	• As needed, unimproved
Access	• Limited, primitive
Landscaping & Transitional Buffering	• Riparian area/streamside setbacks, buffers

MOBILITY	
Street Type	• Unimproved/primitive • Rural
Non-Vehicular Mobility	• Trailheads and trail networks for motorized and non-motorized recreation • Greenways • Blueways
Transit	• None

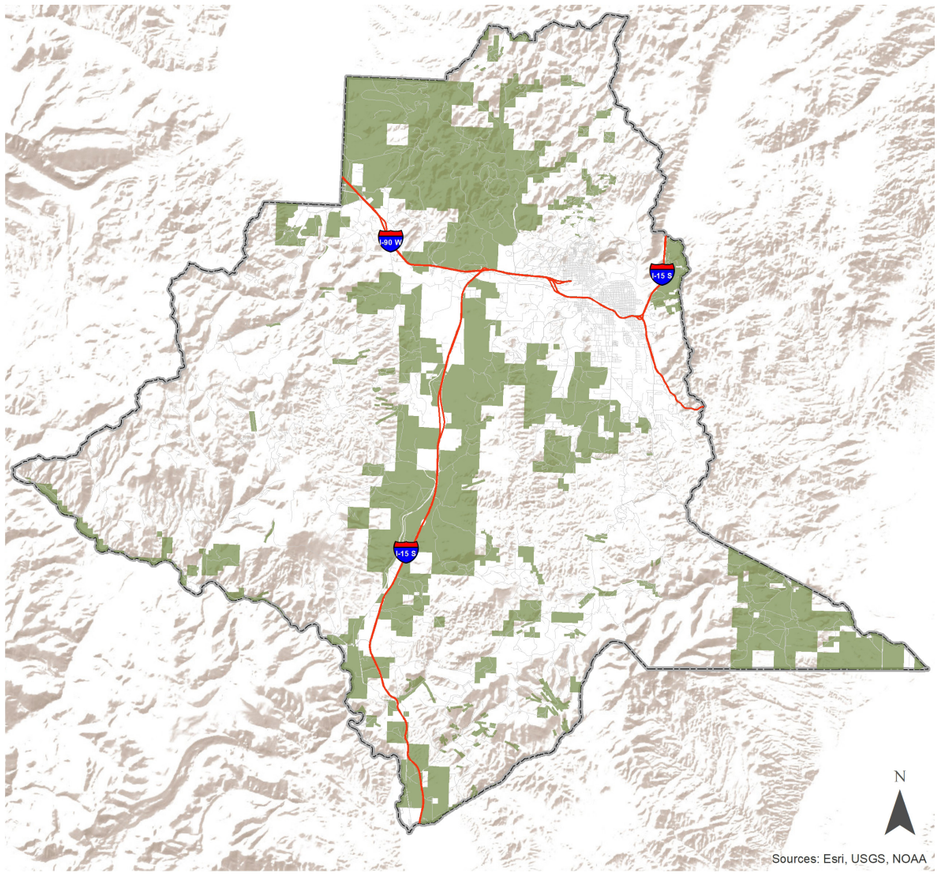
Photo Credits: Connie Sextion and Lynn Donaldson

WORKING LANDS PLACETYPE

Opposite page: A irrigation canal winds its way through the Snake River Valley in Idaho.

The working lands Placetype encompasses a significant portion of privately held property in Butte Silver- Bow County. Land uses typical of this Placetype include large-scale agricultural and silvicultural operations, land cultivation, ranching and limited resource extraction. Large tracts of land are representative of this Placetype, and development is limited and closely associated with working lands activities. While these lands are typically located in rural areas of the county, they are connected by rural and local road networks although traditionally served by well and septic facilities on a site by site basis. Development standards are limited for working lands, with large setbacks and minimalist development restriction characteristic of rural agrarian landscapes. Clustering may be encouraged in the limited instances where large-lot estate residential development may be considered - when served by appropriate infrastructure. Protection of viewsheds and preservation of traditional western characteristics - especially those prominent in the City and County of Butte-Silver Bow - are especially important in this Placetype.

MAP 4-5
WORKING LANDS PLACETYPE MAP



WORKING LANDS PLACETYPE

EXISTING CONDITIONS

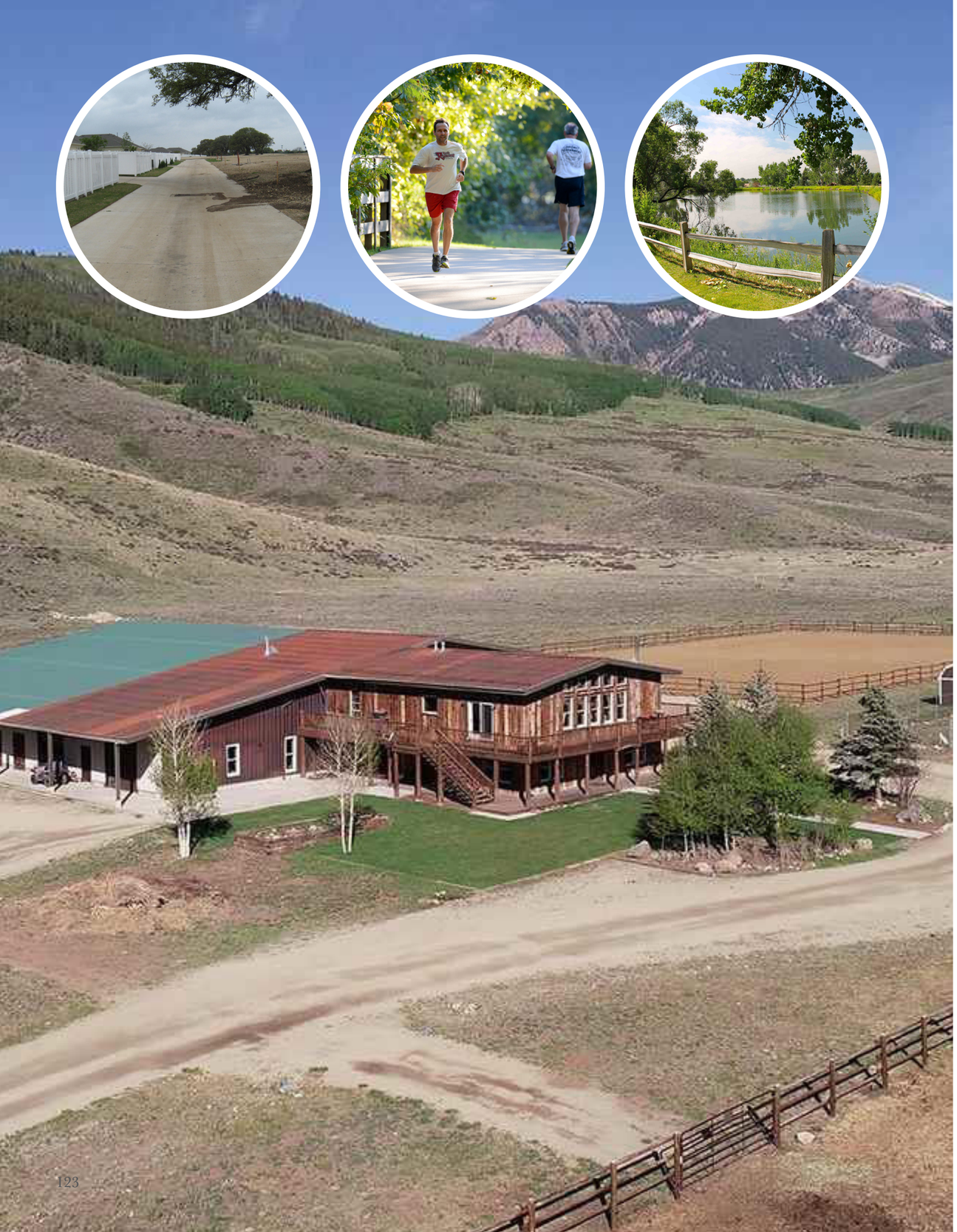
IN GENERAL	
Land Use(s)	• Agriculture • Silviculture • Ranching • Limited resource extraction
General Conditions	• Cultivated landscapes • Mining infrastructure
Environmental	• Floodplain • Steep slopes
Connectivity	• Rural, limited
Zoning Districts	• Limited; in areas surrounding Ramsay and adjacent to Butte

OPPORTUNITIES	
Land Use	• Cluster development • Conservation easement • Agritourism • Passive recreation
Utilities	• Engineered septic to promote clustering
Infrastructure	• Additional greenway connectivity
POTENTIAL BARRIERS	
Political	• Protection of traditional agricultural resources and methods • Attitude toward growth
Land Use	• Environmental hazards that create constraints to development • Prime agricultural soils
Education	• N/A
Housing	• N/A

FUTURE CHARACTERISTICS

POTENTIAL DEVELOPMENT USES AND POLICIES	
Primary Land Use	• Agriculture • Silviculture • Ranching • Limited resource extraction
Secondary Land Use	• Clustered residential development • Agritourism activities • Recreation
Appropriate Development Policy	• Cluster development standards • Conservation easements • Transfer of development rights • Riparian setbacks • Agricultural covenants • Wildland urban interface standards
Private and Public Amenity	• Trailheads and trail networks for motorized and non-motorized recreation • Camping, both primitive and developed (where appropriate) • Boat launches/blueway access • Passive recreation
GENERAL DESIGN CHARACTER	
Building Placement	• Deep setbacks • Building envelopes and no-build zones, as appropriate
Building Frontage	• No requirement
Building Height	• 2 stories maximum - residential • 3 stories maximum - agricultural and extraction activities
Parking	• Gravel, unimproved
Access	• Limited pavement • Typically gravel, dust abated

Landscaping & Transitional Buffering	• Buffering required when resource extraction occurring onsite • Buffering recommended between agricultural activities and residential uses • Riparian area/streamside setbacks, buffers
MOBILITY	
Street Type	• Rural
Non-Vehicular Mobility	• Trailheads and trail networks for motorized and non-motorized recreation • Greenways • Blueways
Transit	• None

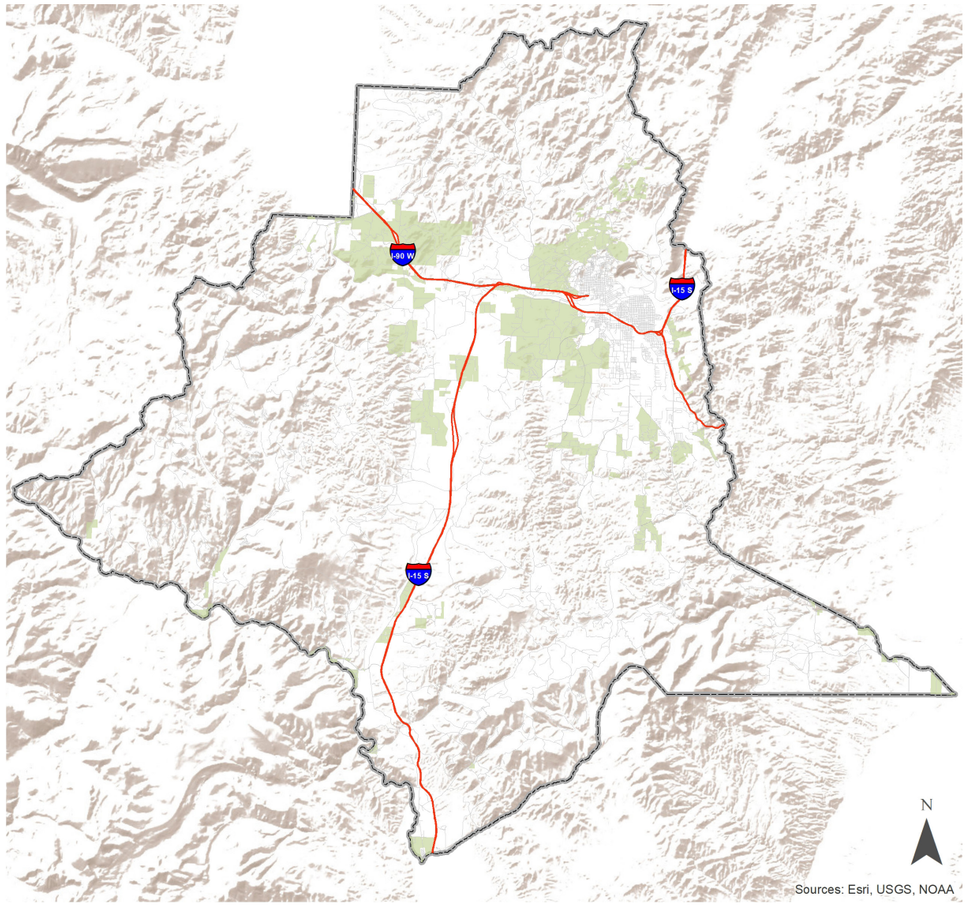


Opposite page: Example of rural residential Placetype.

RURAL RESIDENTIAL PLACETYPE

Rural Residential Placetypes are prevalent along the I-15 corridor, surrounding Divide, Melrose and Ramsay and along the east and west edges of the county. These areas are characterized by large-acreage residential tracts of land exhibiting a varied development pattern typical of estate residential subdivisions. Smaller parcel sizes may be found closer to urban areas, but still exhibit an irregular development pattern and are typically served by limited infrastructure (gravel roads, well and septic, etc.). While single family residential is the predominant land use in these areas, small-scale commercial services, utilities and agritourism activities may be intermixed on a limited basis. Hobby farms and the raising of animals for personal use is also common. Rural residential development is typically served by well and septic, and accessed via a local (often improved) road network. The character of these areas is eclectic, with limited design standards applicable and a "live and let live" mentality applied to personal property.

MAP 4-6
RURAL RESIDENTIAL PLACETYPE MAP



RURAL RESIDENTIAL PLACETYPE

EXISTING CONDITIONS

IN GENERAL	
Land Use(s)	• Single-family residential • Small-scale agriculture • Limited, neighborhood-scale commercial
General Conditions	• Large lots • Limited cultivation
Environmental	• Natural landscapes • Some steep slopes • Watercourses and floodplain
Connectivity	• Rural, varies between improved and unimproved • Within and between developments
Zoning Districts	• Rural residential and single -family in areas surrounding Ramsay and adjacent to Butte

OPPORTUNITIES	
Land Use	• Cluster development • Agritourism • Active recreation activities
Utilities	• Engineered septic and community wells to promote clustering
Infrastructure	• Separated bikeways/bike paths on local roads • Greenway connectivity • Additional trailhead development

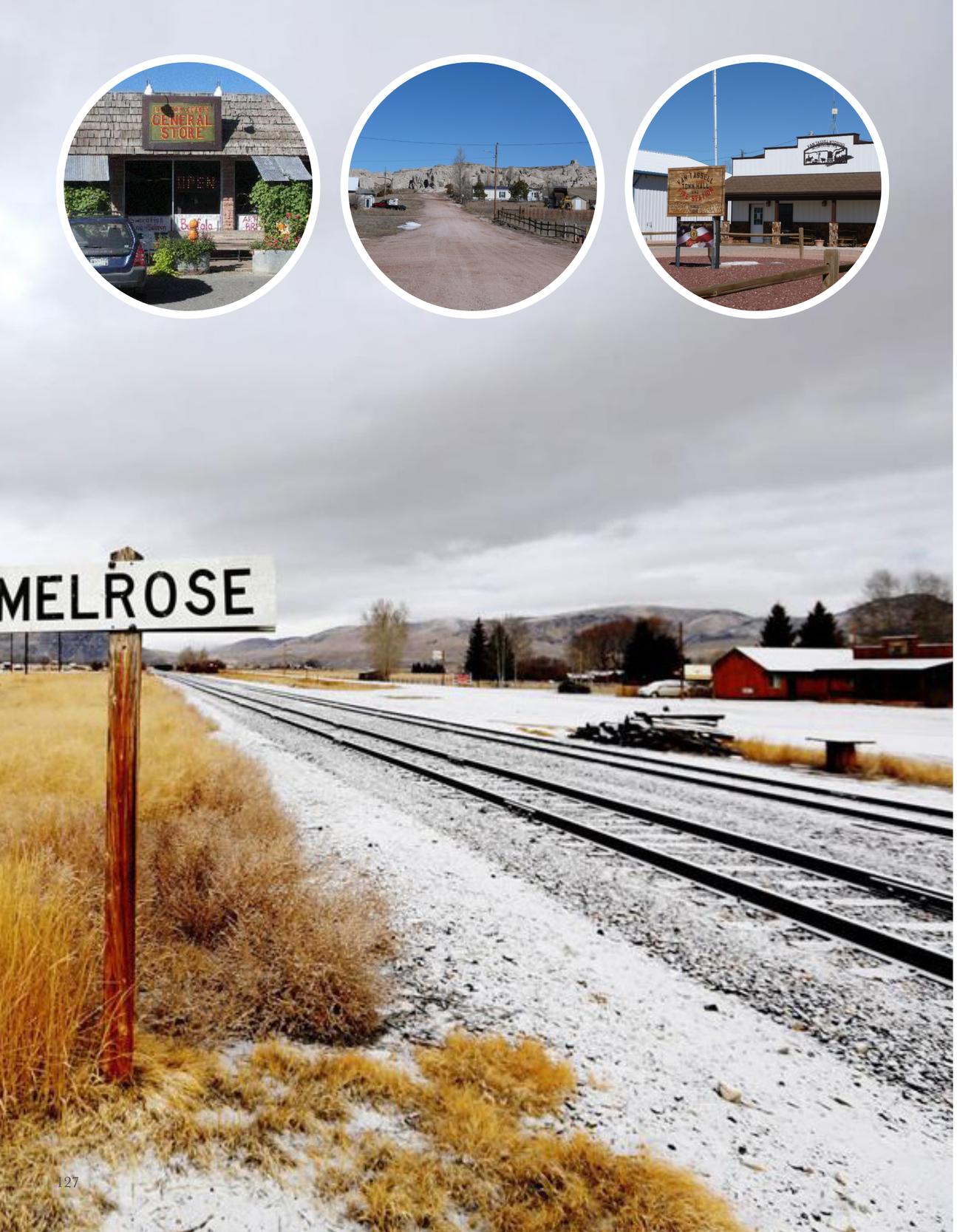
POTENTIAL BARRIERS	
Political	• Attitude towards growth
Land Use	• Existing development patterns • Environmental constraints
Education	• Declining populations • Facility conditions and necessary upgrades to accommodate additional students
Housing	• Over-abundance of single-family residential based on market demand

FUTURE CHARACTERISTICS

POTENTIAL DEVELOPMENT USES AND POLICIES	
Primary Land Use	• Single-family residential • Small-scale agriculture and hobby farms
Secondary Land Use	• Limited, neighborhood-scale commercial • Agritourism • Active and passive recreation activities
Appropriate Development Policy	• Cluster development standards • Transfer of development rights • Riparian setbacks • Wildland urban interface standards • Community well and septic
Private and Public Amenity	• Trailhead access • Active recreation within 3 miles of development • Bikeways/bike paths whenever infrastructure can support

GENERAL DESIGN CHARACTER	
Building Placement	• Setbacks characteristic of estate development • Building envelopes and no-build zones, as appropriate
Building Frontage	• No requirement
Building Height	• 2 stories maximum
Parking	• Off-street for residential • Gravel, unimproved typical
Access	• Individual driveways characteristic of rural development
Landscaping & Transitional Buffering	• Buffering recommended between agricultural and residential uses • Riparian area/streamside setbacks, buffers • WUI clearing standards

MOBILITY	
Street Type	• Rural, Local
Non-Vehicular Mobility	• Separated bike lanes/bike paths wherever possible
Transit	• None required; potential long-term expansion of service in areas immediately surrounding Butte

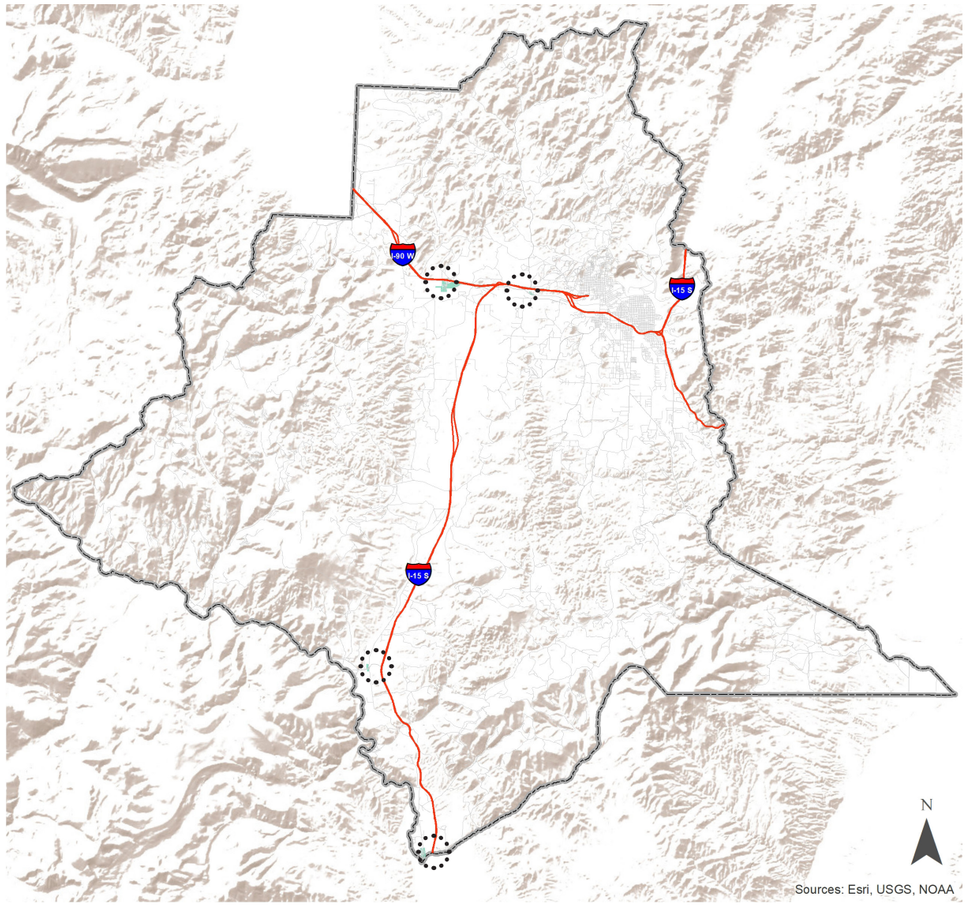


RURAL CROSSROADS PLACETYPE

Opposite page: The community of Melrose is an example of a rural crossroad.

Rural crossroads are those areas in the City and County of Butte-Silver Bow that function as activity centers for rural residents, providing goods, services and fellowship in more remote areas of the County. Communities like Melrose, Divide and Ramsay all exhibit characteristics typical of a Rural Crossroad Placetype, such as local businesses providing limited neighborhood-scale commercial activities, places of worship, post offices and community centers, sewer district, utilities, and educational facilities. This variety of activities all contribute to a unique sense of place these rural crossroads exhibit. Residential development tends to be more dense than in truly rural areas, with smaller lots and homes placed closer together and oriented towards a local street network - but still very characteristic of a traditional "small town" feel. While development is representative of its relative remoteness, these crossroads operate as hubs for residents dispersed throughout the County, many of whom feel very tied to the sense of place these community centers provide.

MAP 4-7
RURAL CROSSROADS PLACETYPE MAP



RURAL CROSSROADS PLACETYPE

EXISTING CONDITIONS

IN GENERAL	
Land Use(s)	• Single-family residential • Neighborhood commercial • Public services and utilities • Schools, churches and other community institutions
General Conditions	• Town center feel • Rural development character
Environmental	• Floodplain may be present • Lot size and development density may limit septic
Connectivity	• Traditional grid network for streets and roads • Limited sidewalks present
Zoning Districts	• Rural residential and commercial districts present in Ramsay; none elsewhere

OPPORTUNITIES	
Land Use	• Mixed-use rural development to accommodate community needs • Historic preservation • Commercial development to support recreation and tourism • Changing economy - ability to support remote workforce
Utilities	• Water and sewer districts - availability and expansion
Infrastructure	• Improvements to existing road network and traditional grid patterns to improve and expand connectivity • Separated bikeways/bike paths on local roads • Greenway connectivity

POTENTIAL BARRIERS	
Political	• Conflicting attitudes toward growth and development • Skepticism toward local government influence
Land Use	• Disinterest in zoning
Education	• Declining populations • Facility conditions and necessary upgrades to accommodate additional students
Housing	• Limited housing stock - both type and availability

FUTURE CHARACTERISTICS

POTENTIAL DEVELOPMENT USES AND POLICIES	
Primary Land Use	• Neighborhood commercial • Single-family residential
Secondary Land Use	• Mixed residential • Hotels, motels and campgrounds • Public services and utilities • Schools, churches and other community institutions • Active recreation
Appropriate Development Policy	• Mixed use development • Receiving zone(s) for transfer of development rights • Riparian setbacks where needed • Connection to community sewer required; community well recommended • Historic preservation
Private and Public Amenity	• Trailheads and trail networks for motorized and non-motorized recreation • Camping, both primitive and developed (where appropriate) • Boat launches/blueway access

GENERAL DESIGN CHARACTER	
Building Placement	• Shallow setbacks • Front facades oriented toward primary street • Outbuildings and garages in rear yard or accessed from alley
Building Frontage	• At least one pedestrian entrance facing primary street frontage
Building Height	• 2 stories maximum

Parking	• Offstreet parking provided for residential development • Garages accessed from alley whenever possible • Unimproved (gravel) parking areas provided offstreet for commercial development
Access	• Individual driveways or parking pads (typically gravel)
Landscaping & Transitional Buffering	• Landscaping or constructed buffer recommended between residential and commercial uses • Riparian area/streamside setbacks, buffers

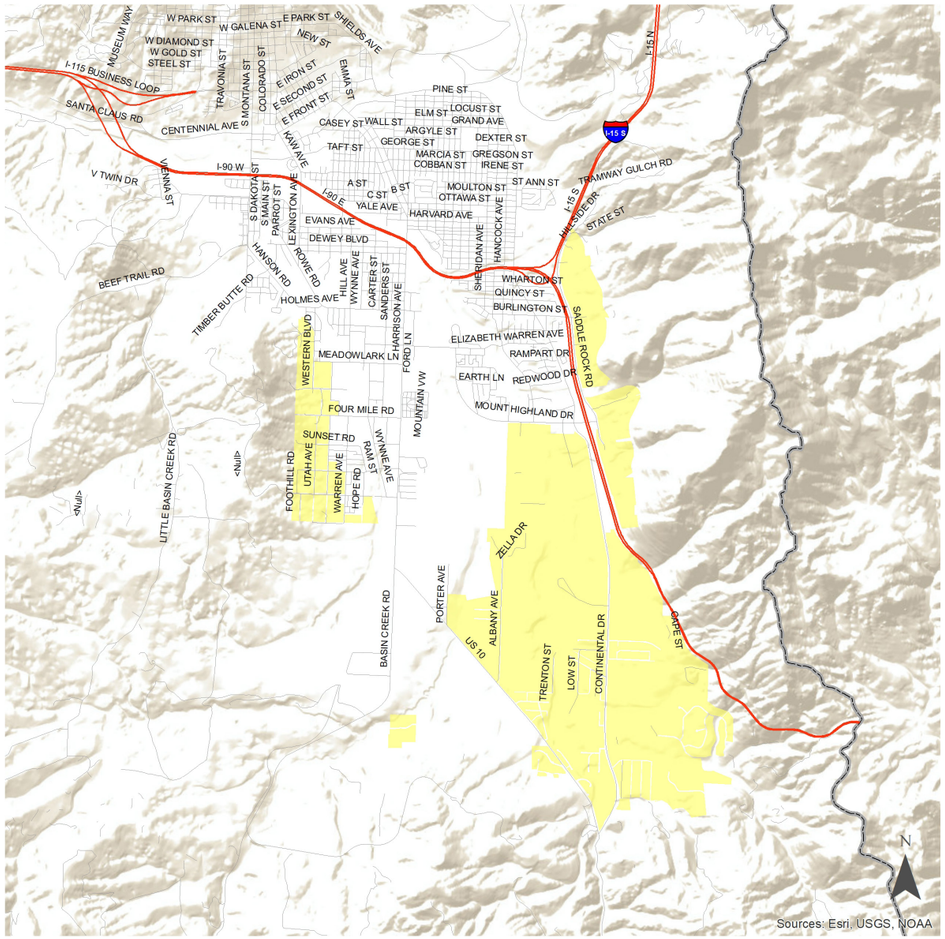
MOBILITY	
Street Type	• Local, Alley
Non-Vehicular Mobility	• Limited sidewalk network
Transit	• None required; potential long-term expansion of service to Ramsay

SUBURBAN RESIDENTIAL PLACETYPE

Opposite page: Typical development pattern of a suburban neighborhood.

The Suburban Residential Placetype prioritizes detached single family dwelling types while also allowing for two and three family units that meet the scale and design character of established neighborhoods. Primarily found in the South Valley and up toward Homestake Pass, suburban neighborhoods have a distinct development pattern that includes lots generally ranging from one to five acres, paved curvilinear road networks and proximity to open space, recreation, schools and suburban amenities. This designation is intended to accommodate the housing expectations and changing trends for existing residents and projected population increases through flexible lot sizing, variable density, provision of recreational areas, and preservation of open space. Suburban neighborhoods are typically located in close proximity to urban areas but have lower density development with access to community services like elementary schools within walking or short driving distance.

MAP 4-8 SUBURBAN NEIGHBORHOOD PLACETYPE MAP



SUBURBAN RESIDENTIAL PLACETYPE

EXISTING CONDITIONS

IN GENERAL

Land Use(s)	• One and two family residential dwellings • Community centers and places of worship • Schools and educational facilities • Parks, trails and recreation opportunities
General Conditions	• Suburban development patterns; larger lots • Non-traditional street grid (curvilinear); cul-de-sacs
Environmental	• Floodplain, high groundwater, steeper slopes and hillsides may be present • Nitrates in groundwater • Wildland urban interface in select areas
Connectivity	• Bike/pedestrian connectivity within individual developments • Limited road, sidewalk and bike path connectivity between developments
Zoning Districts	• Primarily single family and suburban single family residential

OPPORTUNITIES

Land Use	• Potential reduction/ elimination of single-family only development densities • Diversification of housing types • Better integration of neighborhood parks and trail systems
Utilities	• Community sewer to address aging septic systems, nitrates
Infrastructure	• Better connectivity between developments via road and trail systems • Paved roads, curb and gutter

POTENTIAL BARRIERS

Political	• Perception there is greater demand for single family detached residential than may actually exist
Land Use	• Abundance of suburban-scale lots currently available to develop
Education	• Stagnant population growth to serve schools that exist in these (and other) areas of the county • Facility conditions and necessary upgrades to accommodate additional students
Housing	• Evolving preferences in housing choice and location

FUTURE CHARACTERISTICS

POTENTIAL DEVELOPMENT USES AND POLICIES

Primary Land Use	• Single family residential dwellings • Attached townhouses and condominiums
Secondary Land Use	• Multi-family dwellings • Schools and educational facilities • Community centers and places of worship • Parks, trails and recreation opportunities
Appropriate Development Policy	• Cluster development • Mixed residential housing types
Private and Public Amenity	• Common space • Ballfields, waterparks, active recreation • Trailheads and greenway connectivity • Active recreation opportunities within 1/4 mile of a development

GENERAL DESIGN CHARACTER

Building Placement	• Moderate setbacks from primary street frontage • Average densities between one and five acres • Building envelopes and build-to lines, as appropriate
Building Frontage	• At least one entrance faces the primary street • Garages may be attached or detached, set back from front facade

Building Height	• Three stories maximum
Parking	• Off street paved parking typical of residential development
Access	• Limited curb cuts • Individual driveways permitted; shared driveway access encouraged • Paved roads
Landscaping & Transitional Buffering	• Landscaping required in verge • Xeriscaping encouraged to reduce water demand • Transitional buffering required

MOBILITY

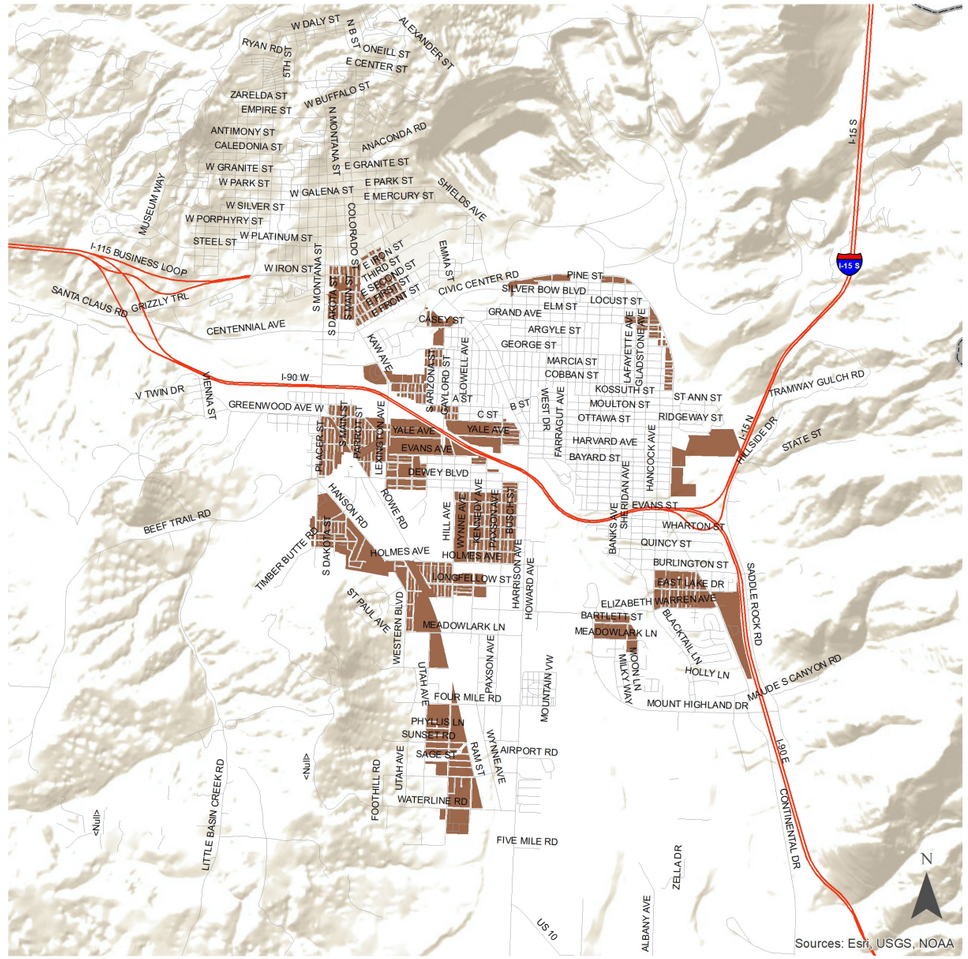
Street Type	• Local
Non-Vehicular Mobility	• Sidewalks • Shared ROW
Transit	• Encouraged when development located within the urban boundary • Transit stops integrated within or located in close proximity to large developments

SUBURBAN MIX PLACETYPE

Opposite page: Examples of mixed neighborhood development types.

The Suburban Mix Placetype describes neighborhoods in Butte-Silver Bow that exhibit a mixed-residential development pattern, typically located within or immediately adjacent to the urban areas. In many cases these neighborhoods have a more traditional street grid with smaller, varied lot sizes compared to the suburban neighborhoods and a more diverse selection of housing types including attached and detached single family as well as townhouses, apartments and condominiums. Limited neighborhood scale commercial development may also be present to serve local residents, adding to the feel of these areas as transitional from suburban to urban in nature. In many instances the mixed neighborhood acts to buffer the more traditional, established neighborhoods from higher intensity commercial uses, allowing for that transition to occur more smoothly.

MAP 4-9 SUBURBAN MIX PLACETYPE MAP



SUBURBAN MIX PLACETYPE

EXISTING CONDITIONS

IN GENERAL

Land Use(s)	• Attached and detached single-family residential • Multi-family • Mobile home parks • Manufactured housing • Limited commercial
General Conditions	• Transitional residential areas; suburban to urban environment • Varied street grid and lot size • Higher densities
Environmental	• Constraints generally limited
Connectivity	• Vehicle connectivity within and between neighborhoods • Sidewalks common
Zoning Districts	• Varied; one and two family residential, multi-family residential, mobile homes suburban

OPPORTUNITIES

Land Use	• Integration of neighborhood scale commercial • Design standards to enhance character
Utilities	• Community septic where applicable • Public water and sewer, solid waste
Infrastructure	• Road improvements including curb and gutter • Incorporate more park, recreation and open space opportunities to serve higher densities

POTENTIAL BARRIERS

Political	• Changing character of neighborhoods; perceptions and concerns
Land Use	• Higher densities in neighborhoods that have felt traditionally single-family • Concerns stemming from residential and commercial uses mixing
Education	• Facility conditions and necessary upgrades to accommodate additional students
Housing	• Evolving preferences in housing choice and location

FUTURE CHARACTERISTICS

POTENTIAL DEVELOPMENT USES AND POLICIES

Primary Land Use	• Attached and detached residential dwellings of all types • Duplexes and triplexes • Apartments, condominiums and townhouses
Secondary Land Use	• Neighborhood-scale commercial • Office • Institutional • Schools and educational facilities
Appropriate Development Policy	• Infill development • Mixed-use development • Traditional Neighborhood Development (TND) • Site design standards/form base • Site plan review
Private and Public Amenity	• Pocket parks • Linear parks and urban trails • Active recreation including ballfields, swimming pools, tennis courts, etc. • Greenway connectors, trailheads

GENERAL DESIGN CHARACTER

Building Placement	• Shallow to moderate setbacks, depending on the context • Typical lot sizes less than an acre
Building Frontage	• At least one entrance faces the primary street • Garages may be attached/ detached • Garage access from the front or rear (alley) of property

Building Height	• Three stories maximum
Parking	• Off-street parking required for residential development • Off-street and on-street combination for commercial development
Access	• Individual driveways • Garage access from alleys, where appropriate infrastructure exists
Landscaping & Transitional Buffering	• Landscaping required in verge • Landscape or hardscape buffer required between residential uses and commercial parking

MOBILITY

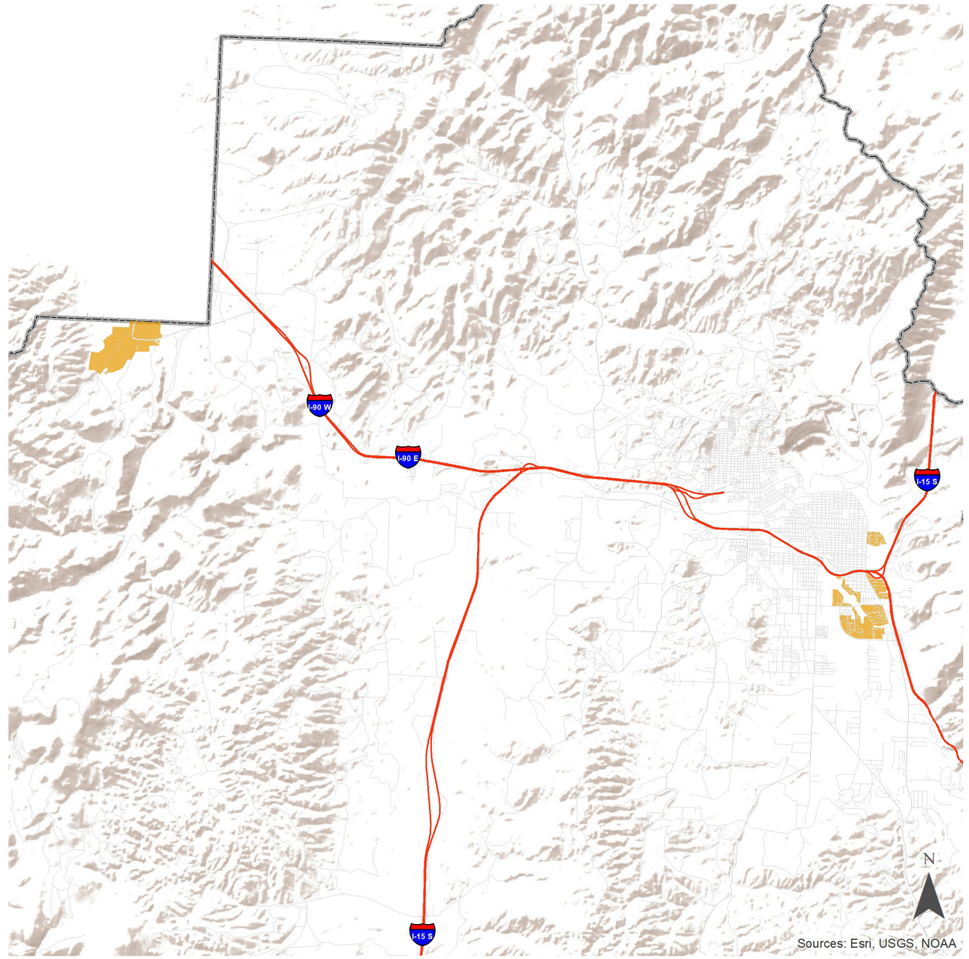
Street Type	• Local • Alley
Non-Vehicular Mobility	• Sidewalks • Bike lanes or shared ROW
Transit	• Required when development located within the urban boundary • Transit stops integrated within or located in close proximity to large developments

CONTEMPORARY NEIGHBORHOOD PLACETYPE

Opposite page: An example of a contemporary neighborhood.

Contemporary neighborhoods primarily serve the residential needs of urban areas. The primary use is generally single family residential housing, but contemporary neighborhoods also provide the opportunity for higher density housing where appropriate and include resort-scale development in rural parts of the county. These neighborhoods may feature parks, schools, and other public uses such as golf courses and recreational amenities. They should be easy to navigate internally but may lack connectivity between developments. Contemporary neighborhoods are generally pedestrian friendly and accessible for all modes of transportation. Buildings have moderate setbacks from the street and allow for sidewalks. Contemporary neighborhoods provide parking that is on the street or in front-loading driveways.

MAP 4-10 CONTEMPORARY NEIGHBORHOOD PLACETYPE MAP



CONTEMPORARY NEIGHBORHOODS PLACETYPE

EXISTING CONDITIONS

IN GENERAL

Land Use(s)	• Attached and detached single-family residential • Schools and educational facilities • Parks and recreation facilities
General Conditions	• Moderate density • Uniform neighborhood development patterns • Curvilinear street grid
Environmental	• Constraints generally limited • Site specific considerations
Connectivity	• Vehicle connectivity within and between neighborhoods • Sidewalks almost always present
Zoning Districts	• Single family, two family and mobile home residential

OPPORTUNITIES

Land Use	• Using design standards to further integrate/encourage missing middle housing types
Utilities	• Public water, sewer, stormwater and solid waste
Infrastructure	• Street improvements to accommodate multi-modal transportation options • Improving connectivity between cul-de-sac neighborhoods

POTENTIAL BARRIERS

Political	• Response to neighborhood organizations
Land Use	• Environmental concerns in Greeley related to air quality
Education	• Facility conditions and necessary upgrades to accommodate additional students
Housing	• Neighborhood concern with modest diversification of housing

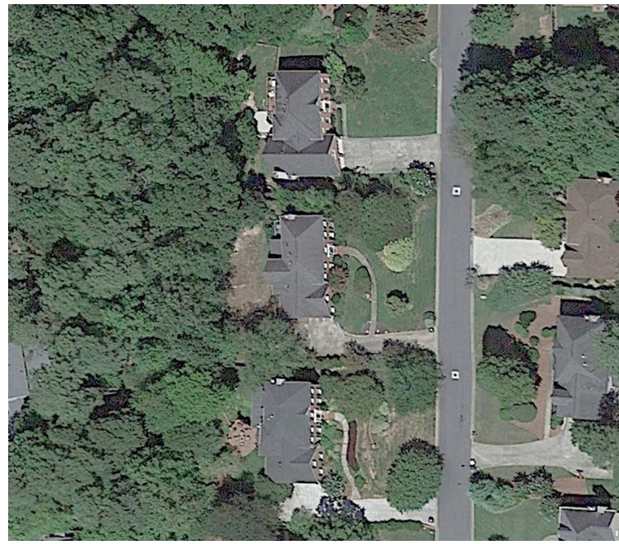
FUTURE CHARACTERISTICS

POTENTIAL DEVELOPMENT USES AND POLICIES

Primary Land Use	• Attached and detached single-family residential • Duplexes and triplexes
Secondary Land Use	• Schools and educational facilities • Institutional
Appropriate Development Policy	• Infill development • Traditional Neighborhood Development (TND) • Site design standards/form base • Site plan review
Private and Public Amenity	• Active recreation including ballfields, swimming pools, tennis courts, etc. • Trailheads and greenway connections

GENERAL DESIGN CHARACTER

Building Placement	• Moderate to shallow setbacks
Building Frontage	• A least one entrance faces primary streets • Front porches encouraged • Garages (if accessed from the street frontage) are recessed from property boundary
Building Height	• Two stories maximum
Parking	• On-street permitted • Off-street for residential • Garages typical
Access	• Direct street frontage
Landscaping & Transitional Buffering	• Landscaping required in verge (when present)



MOBILITY

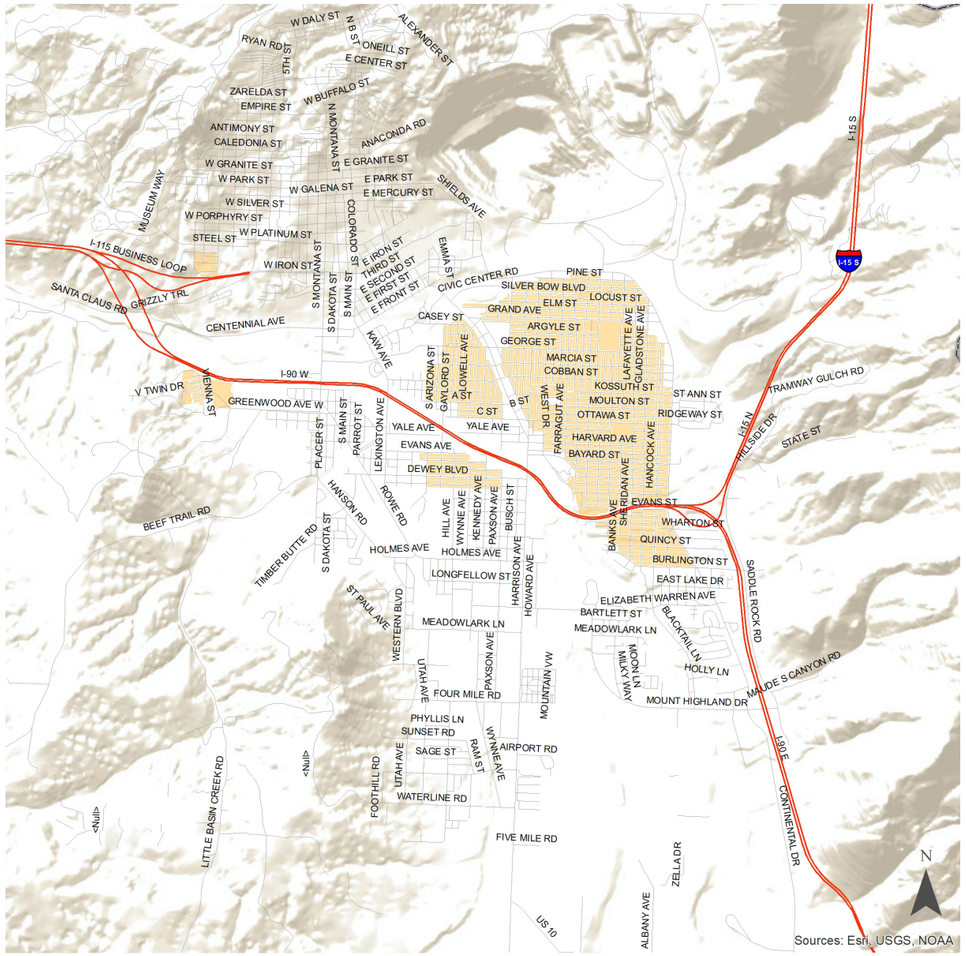
Street Type	• Avenue • Local • Alley
Non-Vehicular Mobility	• Sidewalks • Sharrows
Transit	• Required

TRADITIONAL NEIGHBORHOOD PLACETYPE

Opposite page: An example of a traditional neighborhood in Montana.

Traditional neighborhoods primarily serve the residential needs of urban areas. The primary use is generally single family residential housing, but traditional neighborhoods centers also provide the opportunity for higher density housing. Traditional neighborhoods may feature parks, schools, and other public uses. They should be easy to navigate on foot with important features within a 20 minute walk for the average resident. Traditional neighborhoods are pedestrian friendly and accessible for all modes of transportation. Buildings are located close to the street, designed at a human scale, and have abundant transparency (windows) on the ground floor. Buildings have minimal setbacks from the street, but allow for wide tree-lined sidewalks. Traditional neighborhoods provide parking that is on the street or within parking lots that are behind or underneath new buildings.

MAP 4-11 TRADITIONAL NEIGHBORHOOD PLACETYPE MAP



TRADITIONAL NEIGHBORHOODS PLACETYPE

EXISTING CONDITIONS

IN GENERAL

Land Use(s)	• Attached and detached single-family residential • Schools and educational facilities • Parks and recreation facilities
General Conditions	• Moderate density • Uniform neighborhood development patterns • Traditional street grid
Environmental	• Constraints generally limited • Site specific considerations, including mine dust/air quality concerns in Greeley/ Racetrack
Connectivity	• Vehicle connectivity within and between neighborhoods • Sidewalks almost always present
Zoning Districts	• Single family, two family and mobile home residential

OPPORTUNITIES

Land Use	• Using design standards to further integrate/encourage missing middle housing types
Utilities	• Public water, sewer, stormwater and solid waste
Infrastructure	• Street improvements to accommodate multi-modal transportation options

POTENTIAL BARRIERS

Political	• Response to neighborhood organizations
Land Use	• Environmental concerns in Greeley related to air quality
Education	• School in Greeley neighborhood not viable (privately owned now?) • Facility conditions and necessary upgrades to accommodate additional students
Housing	• Neighborhood concern with modest diversification of housing

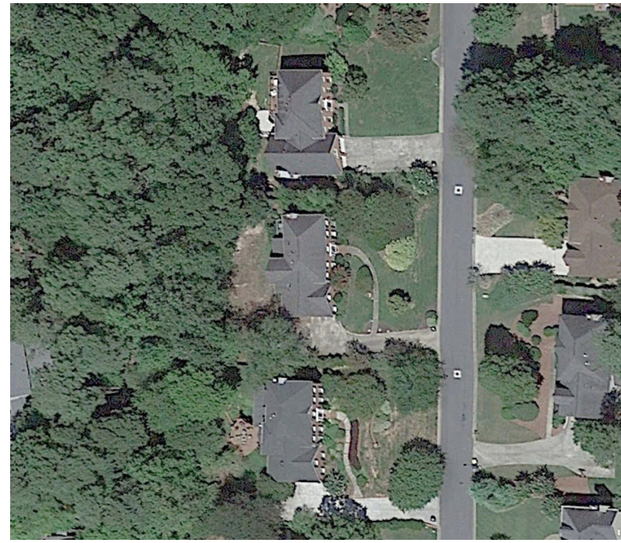
FUTURE CHARACTERISTICS

POTENTIAL DEVELOPMENT USES AND POLICIES

Primary Land Use	• Attached and detached single-family residential • Duplexes and triplexes
Secondary Land Use	• Schools and educational facilities • Institutional
Appropriate Development Policy	• Infill development • Traditional Neighborhood Development (TND) • Site design standards/form base • Site plan review
Private and Public Amenity	• Active recreation including ballfields, swimming pools, tennis courts, etc. • Trailheads and greenway connections

GENERAL DESIGN CHARACTER

Building Placement	• Moderate to shallow setbacks
Building Frontage	• A least one entrance faces primary streets • Front porches encourages • Garages (if accessed from the street frontage) are detached or recessed from property boundary
Building Height	• Two stories maximum
Parking	• On-street permitted • Off-street for residential • Garages typical
Access	• Direct street frontage • Alley access for garages, when available



Landscaping & Transitional Buffering	• Landscaping required in verge (when present)

MOBILITY

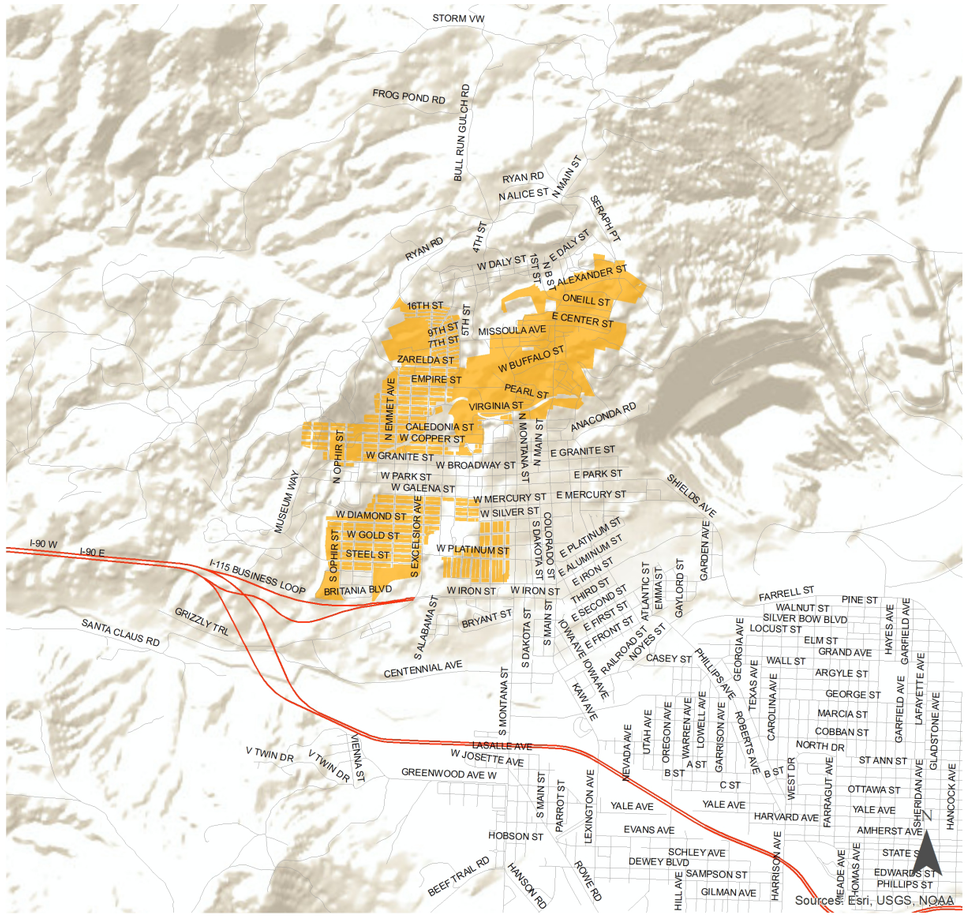
Street Type	• Avenue • Local • Alley
Non-Vehicular Mobility	• Sidewalks • Sharrows
Transit	• Required

UPTOWN NEIGHBORHOOD PLACETYPE

Opposite page: Uptown Butte historic neighborhoods

The Uptown Neighborhood Placetype represents a traditional urban neighborhood with a predominance of single family attached and detached residential units and limited neighborhood commercial in the form of corner markets, coffee shops and perhaps a cafe. The Uptown Neighborhoods are located within the Butte Historic District and are defined by the character and quality of architecture found at the turn of the century. These neighborhoods are served by public utilities and exhibit a traditional street grid pattern that affords good vehicular and pedestrian connectivity throughout. Pocket parks, linear parkways and ball fields are typical in this designation, to serve the predominantly residential uses. Generally speaking, the Uptown Neighborhood Placetype flanks the Uptown Core Placetype to the west and wraps around the north and south of the district, acting as an intact neighborhood complimentary of many of the historic characteristics found in Uptown Butte.

MAP 4-12 UPTOWN NEIGHBORHOOD PLACETYPE MAP



UPTOWN NEIGHBORHOOD PLACETYPE

EXISTING CONDITIONS

IN GENERAL

Land Use(s)	• Attached and detached single family residential • Condominiums and apartments • Limited neighborhood commercial
General Conditions	• Dense residential development • Historic structures • Urban environment
Environmental	• Stormwater management • Hillsides and steep terrain in places
Connectivity	• Good connectivity throughout • Traditional street grid network • Pedestrian connectivity intact
Zoning Districts	• Predominantly single-family residential

OPPORTUNITIES

Land Use	• Infill development compatible with neighborhood character such as mother-in-law apartments • Historic character of area
Utilities	• Public water, sewer, stormwater and solid waste
Infrastructure	• Street improvements to accommodate multi-modal transportation options

POTENTIAL BARRIERS

Political	• Negative perception of additional density, mother-in-law units, mixed uses
Land Use	• Aging infrastructure • Enforcement of community decay, deteriorating structures
Education	• Facility conditions and necessary upgrades to accommodate additional students as a result of infill development
Housing	• Challenges with retrofitting and updating historic structures for accessibility, fire code

FUTURE CHARACTERISTICS

POTENTIAL DEVELOPMENT USES AND POLICIES

Primary Land Use	• Attached and detached single family residential • Duplexes and triplexes • Townhouses, condominiums and apartments • Vertical mixed use (2nd floor and above residential)
Secondary Land Use	• Neighborhood-scale commercial retail, office space • Restaurants, cafes, markets
Appropriate Development Policy	• Historically compatible design • Mixed-uses including vertically integrated • Infill development • Complete streets • Site design standards/form-based • Receiving zone for Transfer of Development Rights • Shared parking • Site plan review
Private and Public Amenity	• Pocket parks • Linear parks • Greenway connectors, trailheads • Recreation opportunities within 1/4 mile walking distance

GENERAL DESIGN CHARACTER

Building Placement	• Limited to no front setbacks; zero-lot line development acceptable
Building Frontage	• Houses typically have front porches • At least one entrance facing the primary street
Building Height	• Three stories maximum for residential; taller may be permitted for schools and institutional uses

Parking	• On-street parking is typical for both residential and commercial uses • Off-street residential parking and garages typically off back-alley
Access	• Direct street frontage • Alley access for garages
Landscaping & Transitional Buffering	• Landscaping required in verge (when present)

MOBILITY

Street Type	• Avenue • Local • Alley
Non-Vehicular Mobility	• Sidewalks required • Bike lanes or sharrows required
Transit	• Required for all development and redevelopment in Uptown Neighborhood

Opposite page: Typical Uptown Edge character showcased in Butte, MT

UPTOWN EDGE PLACETYPE

The Uptown Edge Placetype serves as a transitional area immediately surrounding the Uptown Core, intended for a mix of commercial-centric development interspersed with multi-family residential but at a scale less dense than in the Core itself. This Placetype also connects the Uptown Core with the economic driver Placetypes to the west including the Montana Tech and hospital campuses. Served by similar infrastructure as the Uptown Core, the Edge district blends the more localized, neighborhood-scale commercial uses found in the Core (markets, restaurants, shops and cafes) with more traditional residential multi-family development (townhouses, condominiums, duplexes and triplexes) Multi-modal connectivity is an important facet of the Edge Placetype, as bicycle and pedestrian use within and between neighborhoods as well as to and from campus, parks, trails and open space is encouraged and already frequent.

MAP 4-13
UPTOWN EDGE PLACETYPE MAP

UPTOWN EDGE PLACETYPE

EXISTING CONDITIONS

IN GENERAL

Land Use(s)	• Mixed residential • Light commercial • Institutional
General Conditions	• Historic district • Vacancies and underdeveloped lots
Environmental	• Limited natural environment • Hillside development
Connectivity	• Traditional street grid network • Good pedestrian connectivity through sidewalks • Limited bike facilities
Zoning Districts	• Two family, multi-family and community commercial

OPPORTUNITIES

Land Use	• Infill development • Historic character • Vertical mixed uses • Creation of better streetscapes, corridors
Utilities	• Public water, sewer, stormwater and solid waste
Infrastructure	• Improved bicycle facilities through marked lanes or sharrows • More design control over streetscape; furnishings, fixtures and signage

POTENTIAL BARRIERS

Political	• Balancing the restrictions of the historic district with opportunities for infill development
Land Use	• Determining an appropriate mix of uses by block and by lot • Enforcement of zoning and community decay ordinances
Education	• N/A
Housing	• Challenges with retrofitting and updating historic structures for accessibility, fire code

FUTURE CHARACTERISTICS

POTENTIAL DEVELOPMENT USES AND POLICIES

Primary Land Use	• Attached single-family residential • Duplexes and triplexes • Townhouses, apartments and condominiums • Neighborhood-scale commercial
Secondary Land Use	• Institutional • Schools and educational facilities
Appropriate Development Policy	• Historically compatible design • Infill development • Mixed use - vertical and by block • Complete streets • Site design standards/form-based • Transfer development rights (TDR) • Shared parking • Wayfinding
Private and Public Amenity	• Outdoor seating encouraged • Trailheads and connections to greenways and open space beyond district

GENERAL DESIGN CHARACTER

Building Placement	• Building facades built close to or at sidewalk/property line; modest setbacks for residential uses • Zero lot line development acceptable
Building Frontage	• Front porches encouraged • At least one entrance facing the primary street
Building Height	• Four stories maximum

Parking	• On-street parking is typical • Off-street parking to the rear or side of property • Garages accessed from alley
Access	• Direct street frontage • Alleys
Landscaping & Transitional Buffering	• Landscaping required in the verge • Buffering between sidewalk and surface parking

MOBILITY

Street Type	• Main Street • Avenue • Local • Alley
Non-Vehicular Mobility	• Sidewalks • Bike lanes or sharrows • Separated path/cycle track • Connectivity to greenways, trailheads and parks/open space
Transit	• Required for all development and redevelopment in the Uptown Edge

Opposite page: Scenes from Uptown Butte, the historic core of the County.

UPTOWN CORE PLACETYPE

The Uptown Core Placetype encompasses the historic heart of the City and County of Butte-Silver Bow, in the urban center of Butte. Firmly centered in the National Historic District, this is the traditional commercial center of the County with retail sales and services, markets, restaurants, cafes, bars and nightlife, public services including County government, social service providers, transit operations, professional office space - the diversity of commercial and residential uses are what make this eclectic area the heart of the community and a destination for visitors. Significant redevelopment opportunity exists within the urban core; existing urban infrastructure can support higher densities and a mix of uses, but historic structures can pose a challenge to re-investment and bring up questions of balance between historic preservation and economic resilience. The Uptown Core Placetypes seeks to balance these competing interests in order to enable the County to adopt policy and regulation to sustain this core component of the community

MAP 4-14
UPTOWN CORE
PLACETYPE MAP

UPTOWN CORE PLACETYPE

EXISTING CONDITIONS

IN GENERAL

Land Use(s)	• Retail sales and service • Professional office • Restaurants, bars, cafes and other entertainment • Mixed residential • Public utilities and social services • Hospitality
General Conditions	• Commercial core • Historic district • Vacant buildings and lots are prominent
Environmental	• Limited natural environment • Hillside development
Connectivity	• Traditional street grid network • Good pedestrian connectivity through sidewalks • Limited bike facilities
Zoning Districts	• Center commercial

OPPORTUNITIES

Land Use	• Infill development potential • Historic character • Diversification of economic opportunities • More shops, restaurants and entertainment • Support for local business and entrepreneurship • Vertical mixed use opportunities
Utilities	• Public water, sewer, stormwater and solid waste
Infrastructure	• Improved bicycle facilities through marked lanes or sharrows • More design control over streetscape; furnishings, fixtures and signage

POTENTIAL BARRIERS

Political	• Influence the historic district has on infill and redevelopment potential • Balancing importance of district with necessary improvements
Land Use	• Enforcement of zoning and community decay ordinances • Presence of social services and perception they are hindering economic development • Cost of investing in redevelopment
Education	• N/A
Housing	• Lack of housing types, variety available in the Uptown Core • Challenges with retrofitting and updating historic structures for accessibility, fire code

FUTURE CHARACTERISTICS

POTENTIAL DEVELOPMENT USES AND POLICIES

Primary Land Use	• Retail sales and service • Hotels and motels • Professional office • Restaurants, bars, cafes and other entertainment • Mixed residential • Public utilities and services
Secondary Land Use	• Second floor (and above) residential • Vertical mixed-use • Institutional
Appropriate Development Policy	• Historically compatible design • Infill development • Mixed use - vertical and by block • Complete streets • Site design standards/form-based • Transfer of development rights (TDR) • Shared parking • Wayfinding
Private and Public Amenity	• Pocket parks and linear parks • Squares, amphitheaters and constructed community space • Outdoor seating and street furniture, amenities • Trailheads and connections to greenways and open space beyond district

GENERAL DESIGN CHARACTER

Building Placement	• Building facades built close to or at sidewalk/property line • Zero lot line development acceptable
Building Frontage	• Commercial uses front the street, located on first floor • Residential uses located on second floor and above • Varied lot widths acceptable; narrow lots typical

Building Height	• Six stories maximum
Parking	• On-street parking typical • Limited off-street surface parking located to the side or rear of property • Structured parking (garage)
Access	• Minimum one pedestrian-scale entrance required off primary street frontage • Direct street frontage • Alleys
Landscaping & Transitional Buffering	• Landscaping required in the verge, along street facades • Buffering between sidewalk and surface parking

MOBILITY

Street Type	• Main Street • Avenue • Alley
Non-Vehicular Mobility	• Sidewalks • Bike lanes or sharrows • Separated path/cycle track • Connectivity to greenways, trailheads and parks/open space
Transit	• Required for all development and redevelopment in the Uptown Core

NORTH CORRIDOR PLACETYPE

The North Corridor placetype describes streets that serve as major transportation routes for people and goods. North corridors link urban neighborhoods to each other and provide relatively fast and easy access to the Urban Core of a Butte. Ideally well-served by transit, corridors can include a mix of commercial, light industrial and multi-family housing. These corridors serve as important links between urban neighborhoods and urban centers, and may also provide opportunities for the development of larger scale retail uses, such as grocery stores and big box retailers. North corridors should be designed to provide convenient car access while at the same time allowing for safe and appealing use by pedestrians, cyclists and other modes of transportation. Streets are designed to provide access but to lower vehicle speeds, which allows for safe pedestrian an multi-modal paths along corridors. Harrison and Montana Avenues north of I-90 are key corridors for the City and County of Butte-Silver Bow, with Front Street serving as a potential corridor for future development.

Opposite page: Example Urban Corridor imagery from Harrison Avenue north of the I-90 interchange.

MAP 4-15
NORTH CORRIDOR PLACETYPE MAP

NORTH CORRIDOR PLACETYPE

EXISTING CONDITIONS

IN GENERAL

Land Use(s)	• Retail services • Automobile services • Restaurants, bars and cafes • Entertainment • Professional office
General Conditions	• Commercial development • Relative density • Busy thoroughfare
Environmental	Constraints are limited due to the developed nature of the place
Connectivity	• Serves as connector between interstate gateways and suburban areas and the commercial core • Sidewalks are common but pedestrian environment unwelcoming • Bike lanes vary
Zoning Districts	• Community commercial, commercial and light commercial

OPPORTUNITIES

Land Use	• Creating more of a gateway experience for travelers to Uptown • Better integration of mixed uses to create
Utilities	• Public water, sewer, stormwater and solid waste available
Infrastructure	• Improvements needed to make pedestrian environment more welcoming for walkers and cyclists

POTENTIAL BARRIERS

Political	• Coordination with the Montana Department of Transportation on improvements and access
Land Use	• Current development pattern and access to/from properties onto Harrison
Education	• N/A
Housing	• Potential conflict integrating second floor residential

FUTURE CHARACTERISTICS

POTENTIAL DEVELOPMENT USES AND POLICIES

Primary Land Use	• Retail shopping • Service commercial • Restaurants • Entertainment • Upper floor housing • Apartments, condominiums, townhouses • Live/work environments • Offices
Secondary Land Use	• Institutional
Appropriate Development Policy	• Mixed use • Infill development • Complete streets • Wayfinding
Private and Public Amenity	• Linear parks • Constructed public space • Street furniture, outdoor seating • Trailheads connecting to regional greenways, parks and open space

GENERAL DESIGN CHARACTER

Building Placement	• Buildings front the street with minimal setback (limited exceptions for existing development) • Significant lot coverage
Building Frontage	• At least one pedestrian-scale entrance along primary street frontage • Lot widths tend to be more narrow than in suburban commercial corridors
Building Height	• Three stories maximum

Parking	• Off-street parking located to the side or rear of building • On-street parking common
Access	• Curb cuts minimized to reduce traffic conflict
Landscaping & Transitional Buffering	• Landscaping required in the verge (when present) • Landscaped buffer required between any off-street parking and primary frontage road(s)

MOBILITY

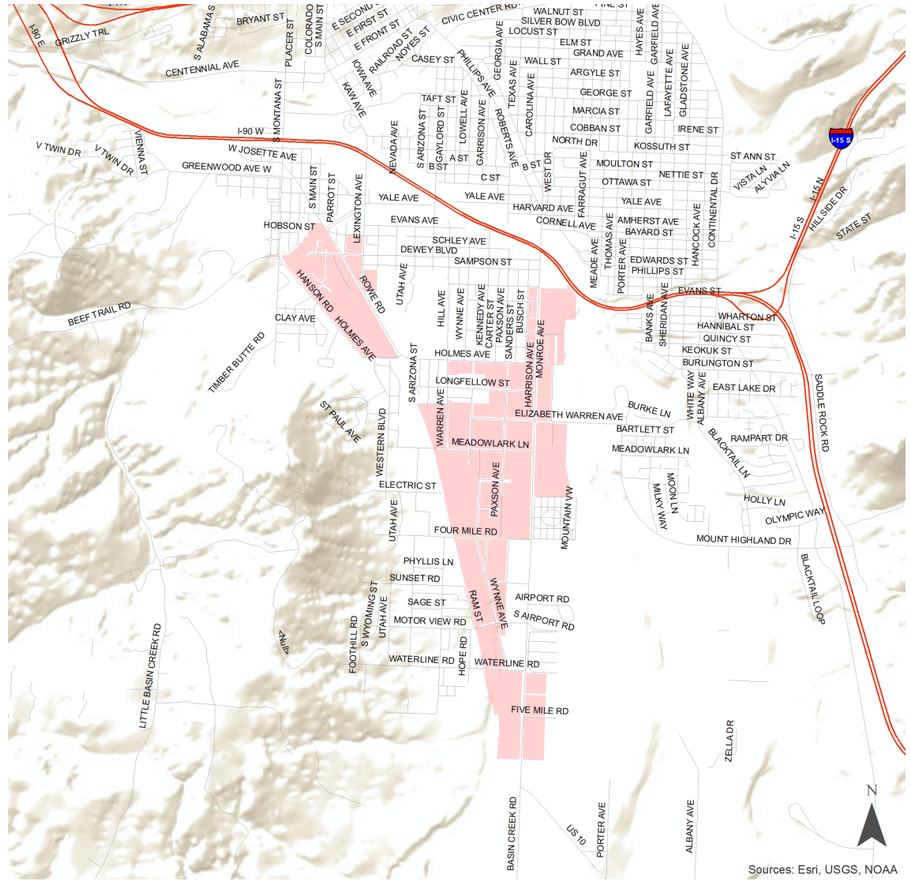
Street Type	• Boulevard • Avenue
Non-Vehicular Mobility	• Sidewalks • Pedestrian refuge when crossing streets
Transit	• None required; potential long-term expansion of service to Rocker and Ramsay

Opposite page: An example of "big box" retail characteristic of traditional commercial corridors.

SOUTH CORRIDOR PLACETYPE

The South Corridor placetype represents major thoroughfares that provide a link from more suburban environments to the interstate system and toward the urban core of Butte. These corridors provide access to suburban-scale commercial environments traditionally characterized by deep setbacks, surface parking and the typical "big box" commercial development such as regional shopping centers, supermarkets, movie theaters and department stores. Commercial Corridors are generally vehicle oriented, like Harrison Avenue, although current development practices have begun to integrate mixed uses, pedestrian-scale design and connectivity, orienting buildings toward the primary street frontage with parking located to the side or rear, character and form-based site design standards, transit-oriented development and other best practices to encourage Commercial Corridors to grow and change with the demands of the time. These practices are encouraged in this Placetype to better prepare the City and County of Butte-Silver Bow for the shift in the suburban commercial economy.

MAP 4-16
SOUTH CORRIDOR PLACETYPE MAP



SOUTH CORRIDOR PLACETYPE

EXISTING CONDITIONS

IN GENERAL	
Land Use(s)	• Regional shopping centers • "Big Box" retail • Fast food, drive-through restaurants • Automobile services • Light industry • Institutional
General Conditions	• Deep setbacks • Significant parking
Environmental	• Highly developed
Connectivity	• Vehicular mobility prioritized, although congestion can be an issue at certain points of the day • Pedestrian and bicycle mobility limited
Zoning Districts	Community commercial, light industrial

OPPORTUNITIES	
Land Use	• Greater mix of uses in redevelopment • Street-forward design with parking in rear
Utilities	• Public water, sewer, wastewater and solid waste available in most areas
Infrastructure	• Improvements to pedestrian infrastructure to improve safety and experience of walkers and bikers

POTENTIAL BARRIERS	
Political	• Coordination with the Montana Department of Transportation on improvements and access • Shifting demand for retail sales and services, balanced with public perception
Land Use	• Desirability of integrating limited residential in the corridor environment • Access issues related to Harrison Avenue, curb cuts and existing median
Education	• N/A
Housing	• Balancing impacts of commercial and light industrial activities with mixed residential development

FUTURE CHARACTERISTICS

POTENTIAL DEVELOPMENT USES AND POLICIES	
Primary Land Use	• Shopping centers • Supermarkets • Restaurants, including drive-through • Theaters and entertainment venues
Secondary Land Use	• Light industrial, tech • Multi-family residential
Appropriate Development Policy	• Mixed-use • Site design standards/form-based • Parking maximums • Receiving zone for TDR • Low-impact design standards for stormwater management
Private and Public Amenity	• Trailheads connecting to regional greenways, parks and open space

GENERAL DESIGN CHARACTER	
Building Placement	• Build-to lines for new, redevelopment • Infill encouraged in existing parking areas that are overbuilt
Building Frontage	• Buildings required to present to the primary street frontage
Building Height	• Three stories maximum
Parking	• Limited parking permitted in front setback • Majority of off-street parking should be located to the side or rear of lot development • Green parking lot islands, trees
Access	• Shared access encouraged • Curb cuts to serve individual businesses permitted where no other alternative exists

Landscaping & Transitional Buffering	• Landscaped or hardscaped buffering required between residential and commercial/light industrial uses

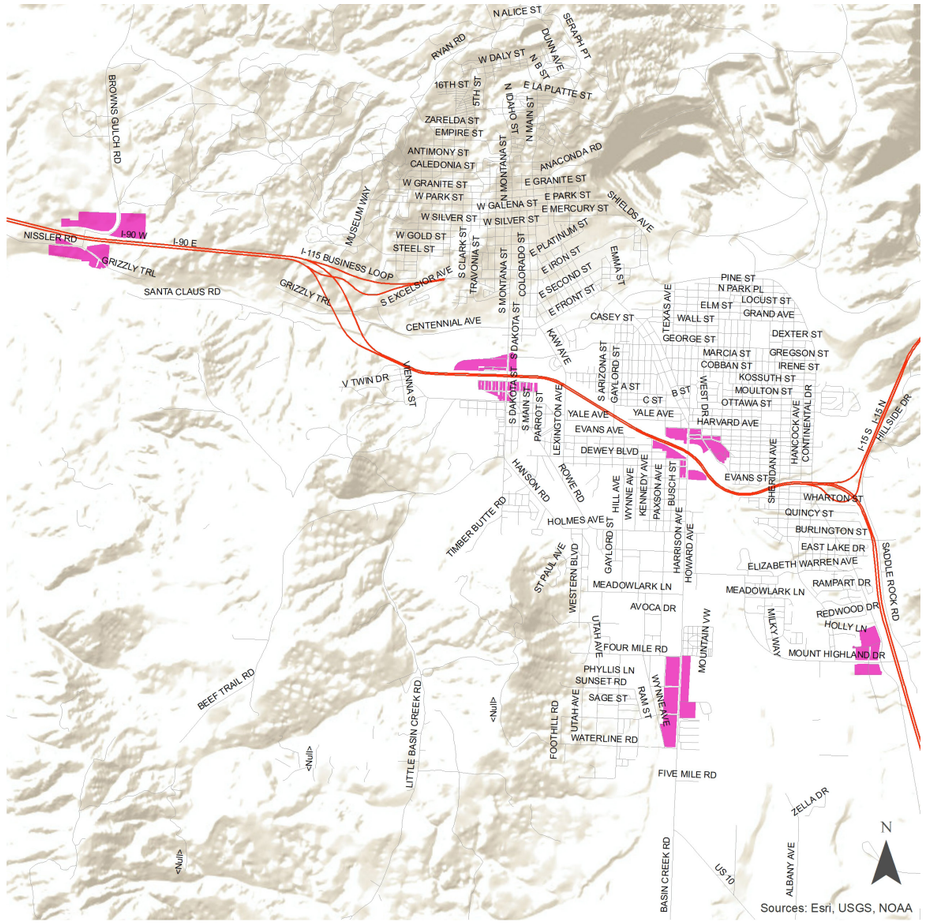
MOBILITY	
Street Type	• Boulevard • Avenue • Local
Non-Vehicular Mobility	• Sidewalks • Separated or painted bike lane
Transit	• Required

TRANSPORTATION GATEWAY PLACETYPE

Opposite page: Development typical of Transportation Gateways.

Transportation gateways are key access and entry points into the urban areas of the City and County of Butte-Silver Bow. These gateways create a sense of arrival to a distinctive and quality city rather than present generic development devoid of quality design and maintenance. Ideally they create a sense of anticipation and arrival as one enters the gateway and serve as a threshold to the historic core and distinct neighborhoods of the city. As such, transportation gateways should be carefully designed to be welcoming, attractive and inviting. This is achieved through careful site and building design which conveys quality along with careful sign control. These methods are accompanied by public amenities such as landmark features or wayfinding systems.

MAP 4-17 TRANSPORTATION GATEWAY PLACE TYPE MAP



TRANSPORTATION GATEWAY PLACETYPE

EXISTING CONDITIONS

IN GENERAL	
Land Use(s)	• Auto repair, sales and service • Hospitality • Restaurants, including drive-through
General Conditions	• Heavily developed • Auto-oriented
Environmental	• Limited constraints present
Connectivity	• Primarily auto-oriented • Limited connectivity for pedestrians and cyclists
Zoning Districts	Community commercial

OPPORTUNITIES	
Land Use	• Expansion of services and industry surrounding these gateways • Design element(s) to better "announce" entryway into the community
Utilities	• Public water, sewer, stormwater and solid waste available
Infrastructure	• Better signage and wayfinding potential • Increase pedestrian and bike facilities to promote safer environment

POTENTIAL BARRIERS	
Political	• Coordination with the Montana Department of Transportation on improvements and access
Land Use	• Better design standards needed to promote a "gateway" feel
Education	• N/A
Housing	• N/A

FUTURE CHARACTERISTICS

POTENTIAL DEVELOPMENT USES AND POLICIES	
Primary Land Use	• Service commercial • Restaurants, including drive-through • Accommodations (hotel, motel) • Auto oriented commercial including repair, sales and services • Large retail centers
Secondary Land Use	• Light industry • Institutional
Appropriate Development Policy	• Wayfinding • Low-impact development standards
Private and Public Amenity	• Trailheads connecting to regional greenways, parks and open space • Constructed public space for institutional campuses and hospitality

GENERAL DESIGN CHARACTER	
Building Placement	• Buildings designed with nearly exclusive vehicle travel orientation, requiring travel lanes and significant parking • Design shall facilitate ease of Interstate access • Build-to lines for new, redevelopment
Building Frontage	• Frontages shall expose high quality design to the most public views
Building Height	• Three to four stories maximum

Parking	• Parking located to achieve ease of interstate access • Green parking lot islands, trees • Travel ways defined by internal curb and verge separators
Access	• Limited curb-cuts • Shared access • Cross access between developments
Landscaping & Transitional Buffering	• Perimeter landscape buffer where parking is adjacent to streets

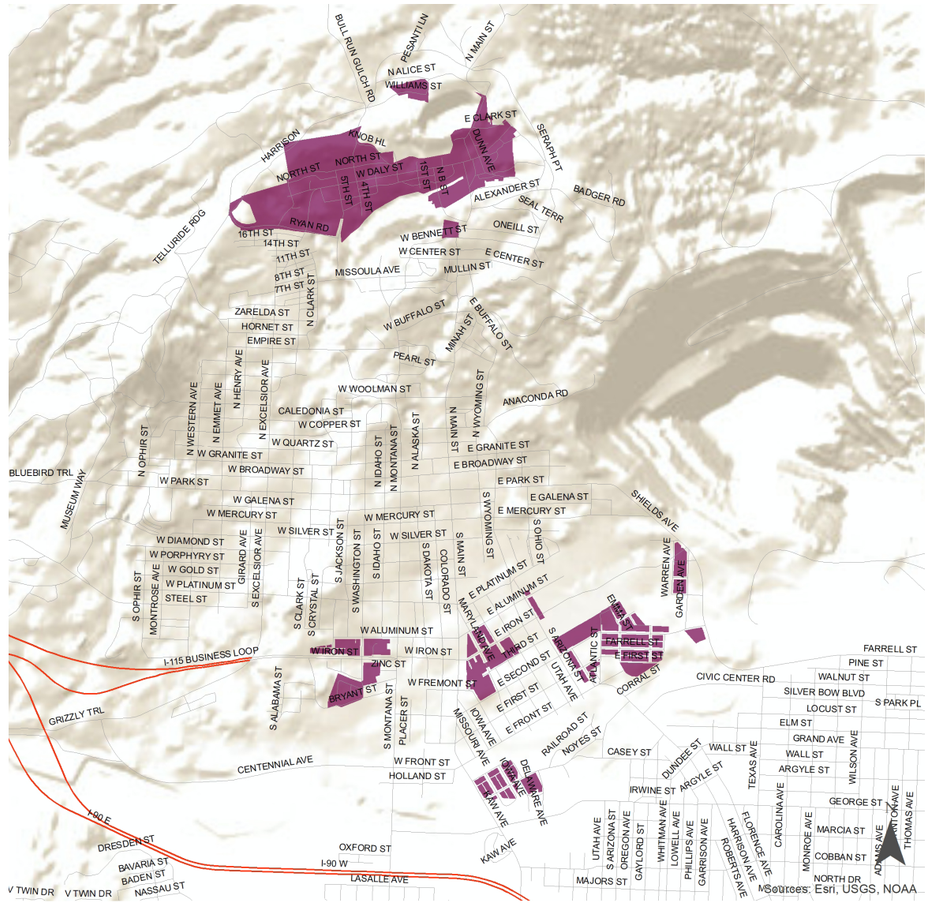
MOBILITY	
Street Type	• Interchange • Boulevard
Non-Vehicular Mobility	• Sidewalks • Separated or painted bike lane
Transit	• Required

LIVE-MAKE NEIGHBORHOOD PLACETYPE

Opposite page: the unique qualities of a live-make neighborhood illustrated in pop-up and craft land uses.

Live-Make Neighborhoods contribute to economic diversity in the county by providing places for entrepreneurs and artisans to live and work, create or make in an environment that is traditionally mixed or trending towards light industry but in close proximity to Traditional, Uptown or Mixed neighborhoods. Residential development may be a mix of attached and detached residential, duplex and triplexes, as well as apartments and condominiums, with buildings located in close proximity to streets and lot lines. Commercial or light industrial "maker" activities including small scale manufacturing, fabrication, commercial kitchens and studios are typically associated with a primary residence, either on the same property or adjacent to and under the same ownership. Additional buffering and design considerations are typically required to mitigate impacts related to this varied mix of uses. All roads should provide non-motorized facilities and may be a well connected-grid system, or an irregular system depending on topography, with short block lengths.

MAP 4-18
LIVE MAKE NEIGHBORHOOD PLACETYPE MAP



LIVE-MAKE PLACETYPE

EXISTING CONDITIONS

IN GENERAL

Land Use(s)	• Mixed residential development • Home occupations • Light industry • Commercial services • Storage yards
General Conditions	• Heavily developed • Industrial character
Environmental	• Remediation may be required for certain uses for properties in these neighborhoods
Connectivity	• Traditional street grid typically present • Limited bicycle, pedestrian connectivity
Zoning Districts	• Varied

OPPORTUNITIES

Land Use	• Mixed use development • Economic diversification
Utilities	• Public water, sewer, stormwater and solid waste available
Infrastructure	• Improve infrastructure to make neighborhood pedestrian friendly and safe • Design roads to accommodate traffic associated with both light commercial and industrial development

POTENTIAL BARRIERS

Political	• NIMBY attitude toward mixing residential, commercial and industry
Land Use	• Crafting zoning district and design standards to reflect district character while protecting property values
Education	• N/A
Housing	• Preventing adverse impacts to existing and new residential development

FUTURE CHARACTERISTICS

POTENTIAL DEVELOPMENT USES AND POLICIES

Primary Land Use	• Attached and detached single family residential • Duplexes and triplexes • Home occupations • Commercial kitchens • Small-scale manufacturing • Fabrication • Artists studios and lofts • Breweries and distilleries
Secondary Land Use	• Townhomes, condominiums and apartments • Trade schools and educational facilities • Neighborhood-scale commercial
Appropriate Development Policy	• Infill development • Mixed-use development • Site design standards • Low impact development design standards • Site plan review
Private and Public Amenity	• Pocket parks • Linear parks • Trailheads connecting to regional greenways, parks and open space

GENERAL DESIGN CHARACTER

Building Placement	• Varied
Building Frontage	• Varied
Building Height	• Varied
Parking	• Varied
Access	• Individual curb cuts

Landscaping & Transitional Buffering	• Landscaped buffering required between residential and commercial/light industrial uses

MOBILITY

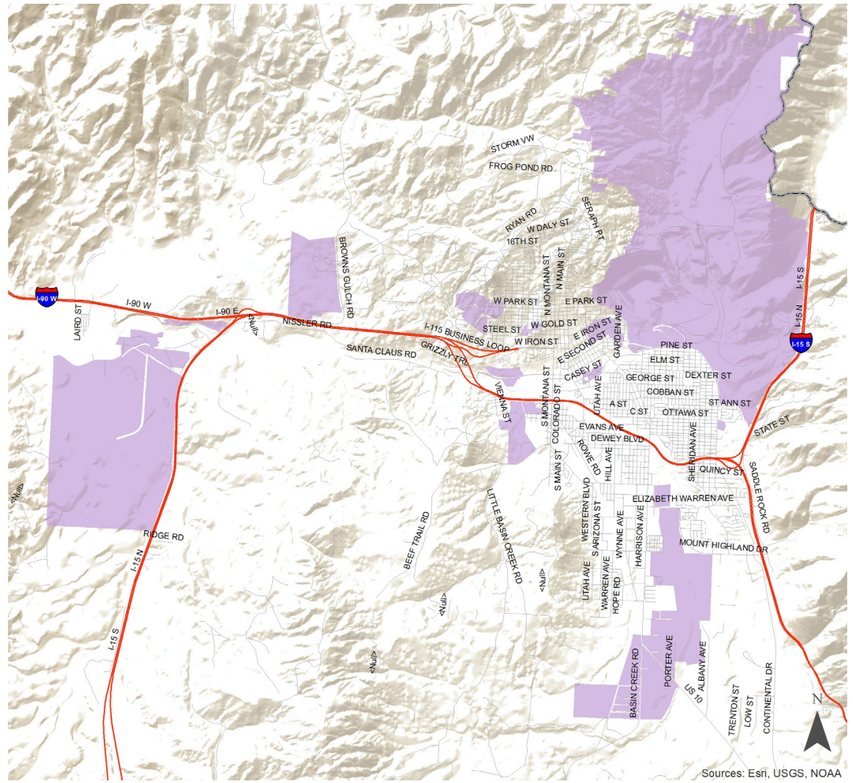
Street Type	• Avenue • Local • Alley
Non-Vehicular Mobility	• Sidewalks • Bike sharrows
Transit	• Required

ECONOMIC DRIVER PLACETYPE

Opposite page: the City and County of Butte-Silver Bow has significant economic development potential in existing industries.

Economic Drivers are areas intended to support large scale employment opportunities as well as institutional uses such as school campuses, healthcare facilities, transportation hubs including airports or bus depots and conference centers. These areas are unique and may take different forms based upon the specific use and intensity planned. Economic centers vary in size but are generally located along primary transportation corridors and hubs, which can include rivers and rail lines. Commercial, light, and heavy industrial activities are typical of these areas, as they are locations where economic development is planned for and incentivized, such as ports, industrial parks, mining operations and similar large-scale development opportunities. In many instances economic drivers are auto-centric but may incorporate pedestrian infrastructure internal to large employment campuses or other large scale amenities such as race tracks and fairgrounds (or similar). Architectural design is typically consistent among buildings in these areas, and there are often public spaces, community amenities and mixed-use elements like coffee shops or drug stores incorporated in large campus developments. Pubic utilities and infrastructure necessary to support economic development are also considered appropriate for this placetype classification.

MAP 4-19
ECONOMIC DRIVER
PLACETYPE MAP



ECONOMIC DRIVERS PLACETYPE

EXISTING CONDITIONS

IN GENERAL

Land Use(s)	• Light and heavy industry • Educational institutions • Healthcare • Rail and transportation
General Conditions	• Intensive development • Noise, odor, light & glare • Significant traffic generation • Large campus environments
Environmental	• Potential for by-product creation detrimental to natural environments
Connectivity	• Rail connectivity • Proximity to interstate • Bike/pedestrian infrastructure limited to internal connectivity, as needed
Zoning Districts	• Light and heavy industrial, generally

OPPORTUNITIES

Land Use	• Mixed-use development on educational and hospital campuses • Diversification of commercial and industrial uses
Utilities	• Expansion of broadband • Expansion of public water, sewer and stormwater facilities to serve higher intensities
Infrastructure	• Maintaining access to rail and interstate corridors

POTENTIAL BARRIERS

Political	• Balancing development incentives with requirements that business pay its fair share
Land Use	• Negative impacts associated with heavy industrial activities and adjacency of incompatible uses • Potential negative impacts on county's natural resources
Education	• Attracting and retaining an educated workforce • Aligning local educational opportunities with jobs available • Serving an aging population (health care specific)
Housing	• Affordability and availability for the workforce trying to attract • Proximity to economic driver

FUTURE CHARACTERISTICS

POTENTIAL DEVELOPMENT USES AND POLICIES

Primary Land Use	• Light and heavy industry • Educational institutions • Healthcare • Rail and transportation
Secondary Land Use	• Mixed residential, lodging • Service commercial
Appropriate Development Policy	• Mixed use development • Master/campus planning
Private and Public Amenity	• Trailhead connectivity to existing greenways, bike paths offsite • Open space for employment campuses • Pedestrian connectivity for employment campuses

GENERAL DESIGN CHARACTER

Building Placement	• Varied
Building Frontage	• Varied
Building Height	• Varied
Parking	• Varies widely depending on location and uses proposed
Access	• Interstate highway interchanges • Rail line access
Landscaping & Transitional Buffering	• Deep landscaped and hardscaped buffers required between industrial activity and any other use • Streamside setbacks and riparian buffers

MOBILITY

Street Type	• Avenue
Non-Vehicular Mobility	• Bike/pedestrian networks encouraged internally on employment campuses
Transit	• Highly desirable

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V. GETTING THERE : PLAN IMPLEMENTATION

IMPLEMENTATION OVERVIEW

The implementation strategy is the most important element of a comprehensive plan. It sets in motion the vision that has been developed by the community, and puts in place a clear strategy for change. The implementation strategy truly becomes the wheels that move a plan forward, guiding the future of Butte Silver-Bow as it comes into focus.

Comprehensive implementation can be organized in a variety of ways. Recommendations can be organized by priority, type of strategy, plan goal, or developmental characteristic. The selected method for Butte Silver-Bow is to organize recommendations according to the planning principles identified through the visioning process by which this plan was developed. Recommendations are expressed in the implementation matrix that follows.

The implementation matrix is intended to elevate the plan and the planning process in the overall budget, policy and management decisions of Butte Silver-Bow. For this approach to succeed, strategies, decisions, and policies must be periodically evaluated and revised to respond to changing conditions.

Implementation is an incremental process. Some recommendations will be carried out in a relatively short period of time. Others are long-term in nature. Policy strategies can range from cost neutral for some implementation actions, to those that may require more detailed study and significant budget commitments. Some recommendations will require the partnership, cooperation and action of other local boards and commissions. The Plan ultimately is to serve as a guide to all persons and entities interested in advancing the quality of life in the County.

HOW TO USE THIS MATRIX

The implementation strategy should be focused on meaningful change and how best to accomplish this through actions that identify priority level, who is responsible, the timeframe in which an action or policy decision should be accomplished, and a clear benchmark by which to measure success. Without these elements to guide stakeholders and the public, it becomes difficult to account for what strategy should be undertaken first, by whom and in what timeframe.

Plan implementation is the ultimate goal of the planning process. While identification of key strategies is important, the plan can only facilitate the achievement of Butte-Silver Bow's development goals if tasks or actions are implemented. This chapter, and the plan as whole, should be viewed as a working document used to implement the vision and strategies expressed in the previous chapters. As a working document, it is expressly intended that this plan will be used routinely. The implementation matrix should be updated regularly and systematically by:

- Measuring and reporting the progress of implementation;
- Adding new tasks or actions which will help accomplish the overall goals of the County;
- Refining tasks or actions already under way in order to enhance their implementation or improve their effectiveness; and
- Removing tasks or actions completed satisfactorily.

ENHANCE
community character

RESPECT
Butte-Silver Bow's heritage

MAINTAIN
access to recreational assets

SUSTAIN
affordability and equity

PROVIDE
economic opportunity

PROMOTE
growing wisely

ENSURE
a clean and healthful environment

The following matrix is organized around the planning principles developed to reflect community-wide priorities. In addition to the elements of organization described above, objectives and actions are identified as either a "rural" or "urban" initiative (or both) to clearly identify the unique circumstances present that may dictate different strategies for the varied geographies of the county. The priority describes the importance of a particular action, with one being the most critical to implement and three being less critical or dependent on a higher priority before starting. Where timeframe is described, "immediate" indicates an action will begin within one year of plan adoption (but may take longer than one year to complete). A "mid-term" timeframe indicates an action is expected to commence between one and three years of plan adoption, while a "long-term" timeframe anticipates a start date of three years or more from the date of plan adoption. It should be noted that just because an action is identified as a high priority, this may not automatically correlate with an "immeidate" timeframe based on necessary steps to prepare. In some cases an action may require ongoing attention and these have been identified accordingly below.

OBJECTIVE	ACTION	PRIORITY	RESPONSIBILITY CENTER	GEOGRAPHY	TIMEFRAME	BENCHMARK FOR SUCCESS	MET?
ENHANCE community character and reinforce the diverse and unique sense of place in each community throughout the County.							
Differentiate and reflect rural development character in the County.	Use guidance from plan placetype classifications to revise existing rural zoning districts	2	Planning Dept.	Rural	Immediate	Updated zoning regulations in place	
	Use guidance from plan placetype classifications to develop new rural zoning districts, as prioritized by the community.	3	Planning Dept.	Rural	Long-term	Expansion of zoned areas in rural areas of Butte-Silver Bow County	
Support the creation of regional, area or neighborhood plans to further define the unique characteristics of the County.	Complete a master plan for Uptown Butte	1	URA, Planning Dept.	Urban	Immediate	Completion of master plan and moving toward	
	Establish a process for the completion of neighborhood plans as an addendum to the comprehensive plan and integrate within Butte-Silver Bow County's Planning Office work flow.	3	Planning Dept.	Both	Mid-term	Formal neighborhood planning process in place	
Prioritize enforcement measures to reduce instances of blight and community decay throughout the County.	Develop education programs for homebuyers on noxious weed removal and resources available in conjunction with real estate professionals and developers.	1	Community Enrichment, Building & Enforcement, local realtors	Both	Immediate	Program launched and materials developed and marketing materials developed.	
	Authorize the creation of special management zones (pursuant to 7-22-2142 MCA) to operate as improvement districts for weed management and other allowable activities.	2	Community Enrichment, Building & Enforcement	Both	Long-term	Management districts identified by County and approved by Commission.	
Proactively support infill redevelopment in Uptown Butte.	Use guidance from plan placetype classification to develop a form-based pallet of mixed-use zoning districts to support a variety of residential, commercial and artisanal industry in Uptown Butte.	2	Planning Dept.	Urban	Immediate	Updated zoning regulations in place.	
	Develop architectural design standards for new development in Uptown Butte that support the historic character of the District necessary to retain designation when redevelopment occurs.	1	Historic Preservation, Planning Dept.	Urban	Immediate	Historic design guidelines developed and standards integrated into updated zoning regulations for Uptown districts.	
Activate entrance corridors to promote Uptown Butte	Use guidance from plan placetype classifications to develop entrance gateway design standards.	1	Planning Dept.	Urban	Immediate	Updated zoning regulations in place.	

OBJECTIVE	ACTION	PRIORITY	RESPONSIBILITY CENTER	GEOGRAPHY	TIMEFRAME	BENCHMARK FOR SUCCESS	MET?
RESPECT Butte-Silver Bow's heritage while embracing change.							
Strengthen the County's historic resources within the National Landmark District and surrounding area.	Develop design standards that would apply to all development and redevelopment within the National Landmark District.	1	Historic Preservation, Planning Dept.	Urban	Immediate	Historic design guidelines developed and standards integrated into updated zoning regulations for Uptown districts.	
	Adopt design standards as part of the zoning regulations, or establish/expand the Historic District overlay.	1	Planning Dept.	Urban	Mid-term	Updated zoning regulations in place.	
	Conduct a site by site inventory of all properties within the National Historic District to assess current status, vacancy rates and level of disrepair.	1	Historic Preservation, Building & Enforcement	Urban	Immediate	Detailed site inventory complete.	
	Use the building inventory to develop set priorities, specify criteria and establish a clear and objective process for demolition or preservation of buildings within the District.	1	Historic Preservation, Building & Enforcement	Urban	Mid-term	Recordation and enforcement process established for vacant and neglected buildings.	
Proactively support infill redevelopment in Uptown Butte.	Develop architectural design standards for new development in Uptown Butte that support the historic character of the District necessary to retain designation when redevelopment occurs.	1	Historic Preservation, Planning Dept.	Urban	Immediate	Historic design guidelines developed and standards integrated into updated zoning regulations for Uptown districts.	

OBJECTIVE	ACTION	PRIORITY	RESPONSIBILITY CENTER	GEOGRAPHY	TIMEFRAME	BENCHMARK FOR SUCCESS	MET?
MAINTAIN access to recreational assets for residents and visitors alike.							
Protect wildlife and habitat resources	Create cluster development standards to protect large areas of land for habitat when development occurs in rural areas	3	Planning Dept.	Rural	Immediate	Zoning and subdivision regulations updated with cluster provisions.	
	Utilize resources developed at the state and federal level to identify wildlife habitat and prime corridors present in Butte Silver-Bow County.	1	Planning Dept.	Rural	Immediate	Update subdivision regulations to reference application of available resources during development review process to support analysis of statutory criteria.	
	Incentivize the protection of important wilife habitatand corridors by implementing desntiy bonuses or development offsets when located in prime areas identified.	3	Planning Dept.	Both	Mid-term	Zoning and subdivision regulations updated with cluster provisions	
Improve connectivity among and between residents of Butte Silver-Bow and the recreational assets available in the County.	Conduct an assessment of existing on and off-street trail networks present to identify points where future connections should be prioritized based on	1	Public Works, Planning Dept., Parks and Recreation	Both	Mid-term	Update Parks and Recreation Plan with trail connectivity priorities.	
	Conduct a sidewalk audit in the urbanized area to determine City-County priorities for pedestrian infrastructure improvements.	1	Public Works	Urban	Immediate		

OBJECTIVE	ACTION	PRIORITY	RESPONSIBILITY CENTER	GEOGRAPHY	TIMEFRAME	BENCHMARK FOR SUCCESS	MET?
Improve connectivity among and between residents of Butte Silver-Bow and the recreational assets available in the County (cont'd).	Adopt mobility standards as part of the holistic update to the zoning regulations, requiring multi-modal infrastructure be in place when development/ redevelopment occurs.	1	Planning Dept.	Both	Immediate	Updated zoning regulations in place..	
Balance the continued maintenance an upkeep of existing facilities with opportunities for growth and expansion.	Impement top priorities identified in the Parks and Recreation Master Plan.	1	Parks and Recreation	Both	Mid-term	High-priority actions identified in the plan are accomplished within 3 years and removed from the priority list.	
	Seek opportunities for collaboration with local volunteer groups to support ongoing maintenance needs.	1	Parks and Recreation	Both	Immediate	Maintenance capacity of Parks and Recreation staff improves >25% within 3 years.	
SUSTAIN affordability and equity in housing choice and access for all residents.							
Understand Butte-Silver Bow's specific housing needs.	Conduct a comprehensive housing needs assessment for Butte Silver-Bow County.	1	AWARE, Public Housing Authority	Both	Immediate	Needs assessment complete.	
	Develop a Strategic Housing Plan based on the outcome of the comprehensive needs assessment.	1	AWARE, Public Housing Authority	Both	Immediate	Strategic Housing Plan adopted by the County as an addendum to this policy.	

OBJECTIVE	ACTION	PRIORITY	RESPONSIBILITY CENTER	GEOGRAPHY	TIMEFRAME	BENCHMARK FOR SUCCESS	MET?
Expand housing choice throughout the county.	Update the zoning code to allow for a mix of dwelling types and densities in all districts, as appropriate and as guided by the placetypes.	1	Planning Dept.	Both	Immediate	Updated zoning regulations in place.	
	Incetivize mixed-income housing units by establishing a policy to require the practice in higher-density residential districts with the infrastructure to support.	1	Planning Dept.	Urban	Mid-term	Policy adopted through Strategic Housing Plan identifying areas where mixed-income is required.	
	Offer development incentives to support mixed-income housing units in all residential districts.	3	Planning Dept.	Both	Mid-term	Development incentives adopted and used successfully to facilitate a mixed-income development project.	
Develop complete commuities to address housing affordability in a comprehensive manner.	Integrate mobility standards in the zoning code to address the transportation needs of residents by requiring sufficient and appropriate vehicular, bike, pedestrian and transit infrastructure wherever development or redevelopment occurs.	1	Planning Dept.	Both	Immediate	Updated zoning regulations in place.	
	Use guidance from plan placetype classification to develop zoning district(s) that support neighborhood-scale commercial and mixed use development.	1	Planning Dept.	Both	Immediate	Updated zoning regulations in place..	

OBJECTIVE	ACTION	PRIORITY	RESPONSIBILITY CENTER	GEOGRAPHY	TIMEFRAME	BENCHMARK FOR SUCCESS	MET?
Provide a range of housing opportunities for underserved and aging populations where infrastructure is available to serve them.	Work in collaboration with local and state agencies and housing groups to identify and comprehensively prioritize the housing needs of senior and underserved residents in the community through completion of a Strategic Housing Plan.	2	AWARE, Public Housing Authority	Both	Immediate	Strategic Housing Plan adopted by County as an addendum to this policy.	
	Use the Strategic Housing Plan to prioritize locations for development opportunities in the urban area of the county, close to healthcare and support services, served by transit and a complete pedestrian network.	2	AWARE, Public Housing Authority	Urban	Mid-term	Priority areas identified and zoning map updated as needed to accomodate mixed-residential development opportunities in these areas.	
	Create and implement a program to off-set the cost of rehabilitation of historic or aging structures in the urban core, to meet ADA requirements.	2	Historic Preservation, URA, Building and Code Enforcement	Urban	Long-term	Revolving loan/incentive program established.	
	Coordinate with transit providers to expand service and access to senior and disadvantaged residents in the urban peripheries and in the communities of Rocker and Ramsay.	2	Transit Services	Both	Mid-term	Transit Plan updated with existing and future priority areas designated as hubs; extended service routes to exurban communities within 3-5 years.	

OBJECTIVE	ACTION	PRIORITY	RESPONSIBILITY CENTER	GEOGRAPHY	TIMEFRAME	BENCHMARK FOR SUCCESS	MET?
Provide a range of housing opportunities for underserved and aging populations where infrastructure is available to serve them.	Work in collaboration with the community to identify appropriate location(s) for homeless support services, including shelters, with access to resources.	2	Health Dept., URA	Urban	Mid-term	Updated zoning regulations in place.	
Promote energy conservation and efficieny in development and redevelopment throughout the county.	Update building code to incorporate the most current energy efficient design requirements as authorized by the IBC.	1	Public Works, Building & Code Enforcement, Planning Dept.	Both	Immediate	Updated building code in place.	
	Offer incentivize for implementing energy efficiency measures when developing through the zoning and subdivision regulations.	2	Planning Dept.	Both	Mid-term	Incentive program established.	
	Create cluster development standards and offer density bonus credits for sustainable development practices through the zoning regulations.	3	Planning Dept.	Both	Mid-term	Updated zoning reguations in place.	
PROVIDE economic opportunity through innovation, enhancing Butte-Silver Bow's economy by thinking 'outside the box'.							
Attract and retain a high quality workforce.	Create and expand workforce training programs and delivery systems to meet the needs of both the local business community and as well as future employers.	1	MT Tech, local school districts	Both	Immediate	Task force established to identify mentor/ mentee training opportunities and program development.	

OBJECTIVE	ACTION	PRIORITY	RESPONSIBILITY CENTER	GEOGRAPHY	TIMEFRAME	BENCHMARK FOR SUCCESS	MET?
Attract and retain a high quality workforce (cont'd).	Implement priorities identified in the Community Economic Development Strategy (2018) for growing and attracting new employers to Butte-Silver Bow.	1	Community & Economic Dev., URA, Chamber, BYP	Both	Immediate	County documents one new large employer (>100 jobs) annually, on average, over next 3 years.	
Prioritize enforcement measures to reduce instances of blight and community decay throughout the County.	Audit the Community Enrichment ordinance for effectiveness to identify opportunities to improve the consistancy and broaden reach.	1	Community Enrichment	Urban	Immediate	Internal process audit complete.	
	Initiate a proactive enforcement program to incentivize compliance with community decay ordinance by local landowners.	1	Community Enrichment, Community & Economic Dev., URA	Urban	Immediate	Develop clear application processes hat reinforce vacant building requiremens on front end, decay enforcement expectations on back end.	
	Develop a city beautification program in collaboration with local business organizations and business owners.	1	Community & Economic Dev., URA, Chamber	Urban	Mid-term	Local task force created.	
	Expand enforcement capacity through additional staffing.	1	County Commissioners	Both	Mid-term	Enforcement officer hired; budget identified for additional staff over 3-5 years.	

OBJECTIVE	ACTION	PRIORITY	RESPONSIBILITY CENTER	GEOGRAPHY	TIMEFRAME	BENCHMARK FOR SUCCESS	MET?
Expand visitation to Butte-Silver Bow to capitalize on a growing tourist economy.	Coordinate marketing efforts between preservation, tourism and economic development groups to capitalize and build upon the Elevate! Butte campaign.	2	Historic Preservation, Community & Economic Dev., Chamber, BYP, Uptown Main Street Butte	Both	Immediate	Expand advertising market to include intermountain West region (Wyoming, Idaho, Dakotas)	
	Use guidance from plan placetype classifications to develop design standards specific to gateways and entrance corridors.	2	Planning Dept.	Urban	Immediate	Updated zoning regulations in place.	
	Develop and implement uniform wayfinding throughout Butte-Silver Bow but especially in and around Uptown and the surrounding neighborhoods.	1	Community & Economic Dev., Chamber, BYP, Uptown Main Street Butte	Both	Mid-term	Wayfindin Plan created and adopted.	
Expand opportunities for industry to allow a broad mix of uses and intensities	Use guidance from plan placetype classifications to revise industrial zoning districts to accommodate mixed use, artisanal and live/make opportunities.	1	Planning Dept., Community & Economic Dev.	Urban	Immediate	Updated zoning regulations in place.	
	Re-evaluate and rezone properties from general commercial to mixed-use districts based on placetype categorization proposed in plan.	2	Planning Dept., Community & Economic Dev.	Urban	Mid-term	Rezonings within urban area complete within 3 years.	

OBJECTIVE	ACTION	PRIORITY	RESPONSIBILITY CENTER	GEOGRAPHY	TIMEFRAME	BENCHMARK FOR SUCCESS	MET?
PROMOTE growing wisely into the future by using what exists today to support growth.							
Reduce the incidence of wildland fire and risk to public health and safety.	Develop and maintain an inventory of areas where wild fire risks are present.	3	Emergency Services, County GIS	Rural	Ongoing	Wildland urban interface mapped.	
	Complete a cooperative wild land fire assessment to identify properties in the Wild Land Urban Interface (WUI) and categorize them by risk level.	3	Emergency Services, Land Records, County GIS offices	Rural	Mid-term	Wildland urban interface risk assessed and priority areas identified.	
	Audit recent updates to the subdivision regulations to determine overall effectiveness and identify additional standards that may be necessary.	3	Planning Dept., Emergency Services	Rural	Mid-term	Internal audit of recent development review complete, using interface map and risk assessment.	
	Revise and adopt additional development standards in both the subdivision and zoning regulations that mitigate risk to public health and safety in areas prone to wild land fire.	3	Planning Dept., Emergency Services	Rural	Mid-term	Hazard overlay and environmental design standards developed as part of zoning code update.	
	Implement a zoning overlay (or similar) that reduces or limits development potential in areas prone identified as high risk for wild land fire.	3	Planning Dept.	Rural	Long-term	Hazard overlay adopted.	
Expand on effective coordination between local, state and federal agencies.	Develop and adopt a formal process to involve land management agencies in the review of subdivision proposals.	1	Planning Dept.	Both	Mid-term	Process adopted and successfully used in development review.	

OBJECTIVE	ACTION	PRIORITY	RESPONSIBILITY CENTER	GEOGRAPHY	TIMEFRAME	BENCHMARK FOR SUCCESS	MET?
Expand on effective coordination between local, state and federal agencies (cont'd).	Investigate opportunities to expand formal representation by rural communities in county processes, through a citizen advisory committee or similar.	3	County Commission, rural residents	Rural	Mid-term	Formalized mechanism for input from rural communities established.	
Proactively prioritize community infrastructure needs.	Complete a Capital Improvements Plan (CIP) for both the urban and rural areas of the County that sets priorities for public infrastructure and service delivery needs and is used as a tool to prioritize improvements on an annual basis.	1	Countywide; County Commission, Administration	Both	Immediate	Comp. Capital Improvements Plan adopted.	
	Include multi-modal infrastructure in the CIP to more effectively implement the sidewalk improvement program.	1	Public Works, Transit Services, Parks and Recreation, Raods and Bridges	Urban	Immediate	Comp. Capital Improvements Plan adopted that contains pedestrian infrastructure improvement priorities.	
	Use the CIP to prioritize road improvements based on current maintenance needs and areas where future infill is encouraged through placetype classifications.	1	Public Works, Planning Dept., County Commission	Both	Immediate	Comp. Capital Improvements Plan adopted that contains criteria to determine priority maintenance and improvements for roads county-wide.	

OBJECTIVE	ACTION	PRIORITY	RESPONSIBILITY CENTER	GEOGRAPHY	TIMEFRAME	BENCHMARK FOR SUCCESS	MET?
Proactively prioritize community infrastructure needs.	Complete a Community Facilities Plan (as an element of the CIP) to identify and prioritize needed improvements to non-essential public buildings like the library, courthouse and archives.	2	Community Services, County Commission, Administration	Both	Mid-term	Comp. Capital Improvements Plan adopted with non-essential publi improvements prioritized and budgeted.	
Ensure the safety and accessibility for all members of the Butte-Silver Bow community.	Evaluate and update (and adopt) the ADA Transition Plan for Butte-Silver Bow County.	1	Public Works, Community Services, Administration	Both	Immediate	Updated ADA Transition Plan adopted.	
	Audit emergency service delivery based on recent growth to determine whether new police and fire substations are needed in the South Flats area of the County.	2	Emergency Services, Planning Dept.	Both	Immediate	Internal service delivery audit complete.	
	Update the County Hazard Mitigation Plan and expand to address proactive resiliency to natural and man-made disasters.	1	Emergency Services, Health/ Emergency Preparedness	Both	Mid-term	Hazard mitigation grant acquisition.	
Direct higher-density growth and development to areas of the county where infrastructure exists and has capacity to serve.	Incentivize increased development densities in urban areas with existing infrastructure through tools such as density bonuses, expedited development review and consideration of transfer of development righs programs (TDR).	2	Planning Dept., Public Works	Urban	Mid-term	Internal evaluation of potential receiving areas for TDR completed.	

OBJECTIVE	ACTION	PRIORITY	RESPONSIBILITY CENTER	GEOGRAPHY	TIMEFRAME	BENCHMARK FOR SUCCESS	MET?
Direct higher-density growth and development to areas of the county where infrastructure exists and has capacity to serve.	Evaluate opportunities to reduce density through citizen-initiated rezoning in rural areas of the county where sewer and/or water is unlikely to be available in the near future.	2	Planning Dept.	Rural	Long-term	Priority areas for downzoning determined and outreach to residents complet.	
	Employ cluster development standards adopted through zoning and subdivision to require or incentivize higher density where infrastructure is available.	2	Planning Dept.	Both	Mid-term	Zoning and subdivision regulations updated with cluster provisions.	
ENSURE a clean and healthful environment for all residents, regardless of age, gender, economic status or where you live in Butte-Silver Bow.							
Protect sensitive wetlands and riparian areas in the County.	Audit the County subdivision regulations and the zoning code for effectiveness in protecting these areas through standards adopted in 2009.	1	Planning Dept.	Both	Immediate	Process audit of subdivision regulations complete.	
	Develop and adopt additional site design standards for both zoning and subdivision regulations to protect wetlands and riparian areas through development review.	1	Planning Dept.	Both	Mid-term	Zoning and subdivision regulations updated with environmental design standards.	

OBJECTIVE	ACTION	PRIORITY	RESPONSIBILITY CENTER	GEOGRAPHY	TIMEFRAME	BENCHMARK FOR SUCCESS	MET?
Protect air quality throughout Butte-Silver Bow County.	Work with local industries to limit dust and other particulate through an abatement program that incentivizes proactive measures.	1	Health Dept.	Both	Immediate	Proactive abatement program established.	
	Develop a local regulatory program that monitors wood burning activities and incentivizes modifications through building code review and other permit programs.	1	Health Dept.	Both	Mid-term	Conversion incentive program established.	
Maintain the quality and qunatity of Butte-Silver Bow's surface and groundwater resources.	Update and/ or adopt hillside development standards to reduce potential for erosion.	2	Planning Dept.	Both	Mid-term	Zoning and subdivision regulations updated with environmental design standards.	
	Develop standard requirements for reforestation to apply through development review.	2	Community Enrichment, Weed Control	Rural	Mid-term	Zoning and subdivision regulations updated with landscape and reforestation standards.	
	Continue County-sponsored removal of beetle-infested trees and reforestation on public lands.	3	Public Works; Parks and Recreation	Rural	Ongoing	Tree removal and reforrestation included as line item priority in comp. capital improvements plan adopted by County.	

OBJECTIVE	ACTION	PRIORITY	RESPONSIBILITY CENTER	GEOGRAPHY	TIMEFRAME	BENCHMARK FOR SUCCESS	MET?
Redefine the outside public's perception towards mining in the County.	Develop a zoning district and redevelopment policy for active mining areas.	3	Planning Dept.	Both	Mid-term	Updated zoning regulations in place that include an overlay or stand-alone district for reclamation.	
	Require reclamation master plans as part of the remediation process.	1	Superfund	Both	Immediate	Master plan process requirement incorporated within update to zoning regulations.	
	Develop a marketing campaign focused on positive outcomes and reimagining the mining landscape in Butte and throughout the County.	1	URA, Chamber, BYP	Both	Immediate	Marketing campaign launch.	

SUMMARY

In total there are seven overarching goals established through this policy document, supported by 28 individual objectives and a total of 75 action strategies detailing how to accomplish these goals in a measurable way. Of the 75 actions identified, 40 apply to both urban and rural areas while 13 apply specifically to rural areas and 22 specifically to the urbanized areas of Butte-Silver Bow. Many of the action items related directly to changes necessary to the County's existing zoning regulations; since much of the rural county remains unzoned many of these regulatory implementation actions do not apply to rural Butte-Silver Bow at this time.

INTERGOVERNMENTAL COOPERATION

Section 76-1-601, (3) (g), MCA requires that a comprehensive plan include a statement concerning how the local government will cooperate with other jurisdictional entities in implementing the Policy. Typically, this section describes how cities and towns will work with the county in which they are located to address issues related to comprehensive land use planning and community development or how a county will work with incorporated cities or towns within its boundaries with respect to these issues. Butte-Silver Bow, as one of two city-county consolidated governments in the state is the only local jurisdictional entity within the county, with one exception. The town of Walkerville at the north end of the Butte Urban Corridor is incorporated as a separate entity, completely surrounded by Butte-Silver Bow. Butte-Silver Bow has traditionally worked cooperatively with the Town of Walkerville in addressing a variety of common planning concerns and in providing services and infrastructure to the people who live in this historic community of 691 residents (2006 Census Estimates). Butte-Silver Bow will work with the Town of Walkerville in advancing the goals of the 2007 Butte-Silver Bow Comprehensive plan as appropriate to improve the quality of life for all of our county residents. Activities related to the Comprehensive plan that will likely continue to require cooperative efforts will include:

- Transportation planning
- Emergency Services and Law Enforcement
- Sewer and Water Infrastructure

In addition, approximately 56% of the County is made up of publicly owned lands managed by state and federal agencies. It is therefore critical that Butte-Silver Bow work closely with these agencies on issues of mutual concern to help assure overall success in meeting our planning objectives. Among those activities that will likely require cooperation between Butte-Silver Bow and public land management agencies are:

- Fire management in the wild land urban interface
- Weed Management
- The development and/or maintenance of County 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

Butte-Silver Bow will work cooperatively with the U.S. Forest Service, the Federal Bureau of Land Management, the Montana Department of Natural Resources and the Montana Department of Fish, Wildlife and Parks in addressing these and other issues related to the goals and objectives set forth in this plan.

SUBDIVISION REGULATIONS

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, the 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 Comprehensive plan 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 comprehensive plan must include a statement explaining how the governing body will:

- Define the criteria in 76-3-608 (3) (a); and
- 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 Comprehensive Plan 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 disapprove 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 comprehensive plan. Per this requirement, Butte-Silver Bow 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, furbearing 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:

- 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

Butte-Silver Bow 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 Comprehensive plan.

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 Comprehensive plan. 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 Butte-Silver Bow Planning Board staff, public hearings and other information as appropriate.

Upon completion of its review and evaluation, Butte-Silver Bow will render a decision on the proposed subdivision with respect to the requirements of the Subdivision Regulations of Butte-Silver Bow, the outcome of the public hearing(s) and the Butte-Silver Bow Comprehensive plan.

Public Hearings on Proposed Subdivisions

Butte-Silver Bow 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 Butte-Silver Bow.

REVISING AND UPDATING THIS PLAN

The Montana Comprehensive plan Statute, 76-1-601 MCA, requires that a community set forth a list of conditions which will lead to the revision of the comprehesnive plan. The statute further directs each local governing body to review its plan once every five years, revising the plan as necessary.

The Butte-Silver Bow local government will review tje comprehensive plan every five years to determine if any revisions are necessary. In addition to a regularly scheduled evaluation of the plan, other conditions which may call for revisions include:

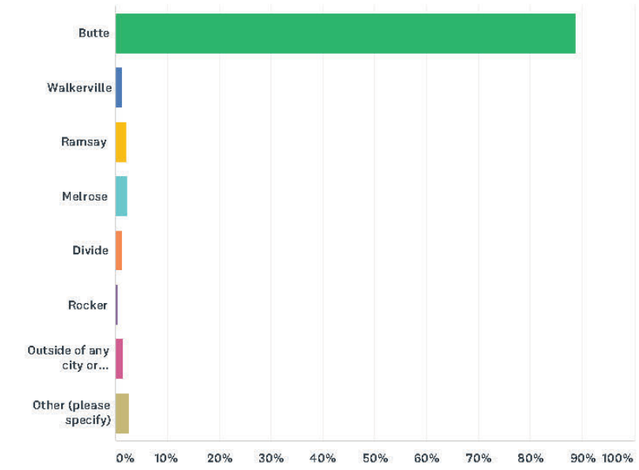
- Sudden changes in the population, that vary from census projections and estimates (such as those changes related to a sweeping economic recession or pandemic, for example);
- The release of new critical data including but not limited to the decennial census count;
- The addition (or loss) of a large employer to the community;
- The loss of one or more major employers;
- New local, state or federal regulatory or programmatic issues which must be addressed to the plan; or
- Change in landowner interest.

This update was prepared in 2018-2019 without the benefit of a recent census. Therefore, much of the socio-economic information was derived from 2010 census data and interdecennial estimates. Following the completion of the 2020 census, it may be necessary to amend this plan to more accurately reflect available data. Much of the new demographic information will be available in 2021. Major updates to the plan should be undertaken every 10 years at minimum.

APPENDIX B - RAW COMMUNITY SURVEY DATA

Q1 Where is your primary residence within Butte-Silver Bow County?

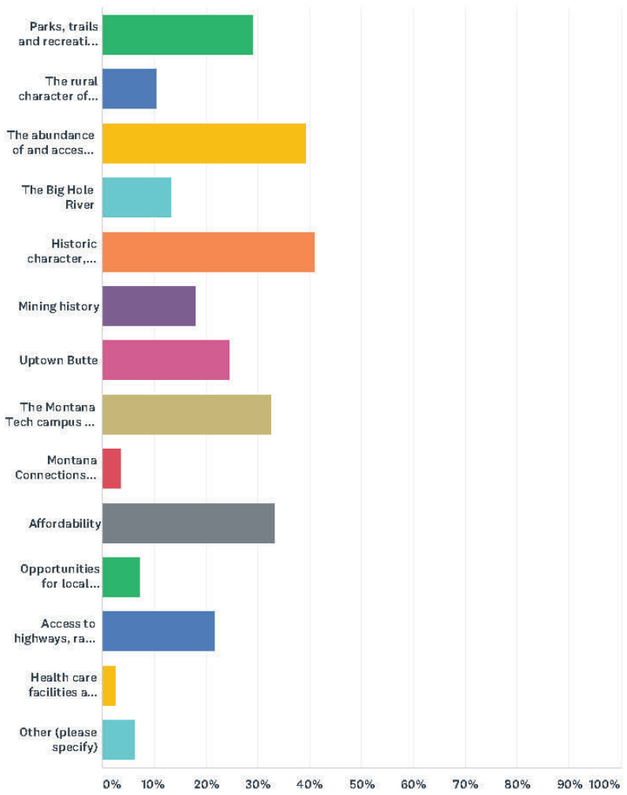
Answered: 421 Skipped: 0



ANSWER CHOICES	RESPONSES	
Butte	88.60%	373
Walkerville	1.19%	5
Ramsay	2.14%	9
Melrose	2.38%	10
Divide	1.19%	5
Rocker	0.48%	2
Outside of any city or unincorporated town	1.43%	6
Other (please specify)	2.61%	11
TOTAL		421

Q2 What would you describe as Butte-Silver Bow County's greatest assets? (select your top three choices)

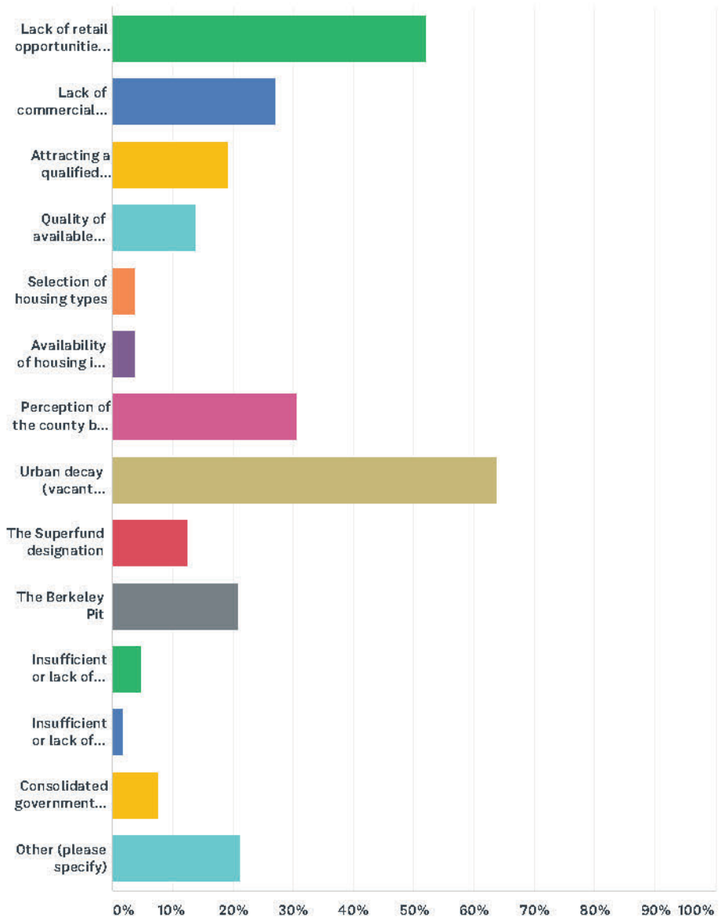
Answered: 421 Skipped: 0



ANSWER CHOICES	RESPONSES	
Parks, trails and recreation amenities	28.98%	122
The rural character of the county	10.45%	44
The abundance of and access to public lands (US Forest Service, state lands, BLM)	39.43%	166
The Big Hole River	13.30%	56
Historic character, culture and amenities	41.09%	173
Mining history	18.05%	76
Uptown Butte	24.47%	103
The Montana Tech campus and other educational opportunities	32.54%	137
Montana Connections Business Development Park and major industrial employment opportunities	3.56%	15
Affordability	33.25%	140
Opportunities for local business and entrepreneurial spirit	7.36%	31
Access to highways, rail and transportation corridors	21.85%	92
Health care facilities and services	2.61%	11
Other (please specify)	6.18%	26
Total Respondents: 421		

Q3 What would you describe as Butte-Silver Bow County's greatest weaknesses? (select your top three choices)

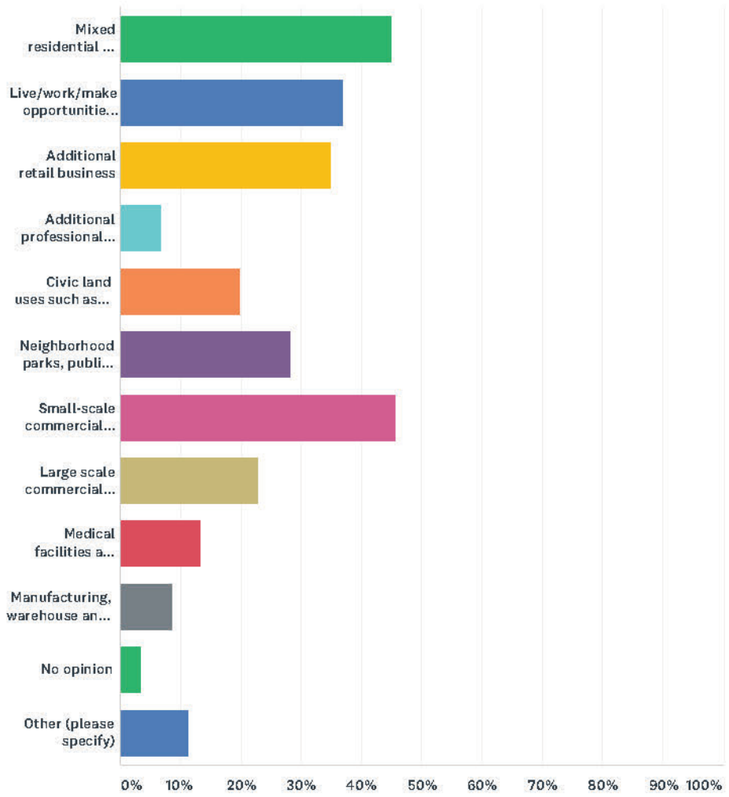
Answered: 421 Skipped: 0



ANSWER CHOICES	RESPONSES	
Lack of retail opportunities within the urban boundary of Butte and Walkerville	52.02%	219
Lack of commercial development and employment opportunity in rural areas	27.08%	114
Attracting a qualified workforce	19.24%	81
Quality of available housing	13.78%	58
Selection of housing types	3.80%	16
Availability of housing in location desired	3.80%	16
Perception of the county by others	30.64%	129
Urban decay (vacant buildings, buildings in disrepair)	63.90%	269
The Superfund designation	12.59%	53
The Berkeley Pit	20.90%	88
Insufficient or lack of wayfinding in Butte	4.75%	20
Insufficient or lack of wayfinding throughout the county (outside urban boundary)	1.66%	7
Consolidated government structure	7.60%	32
Other (please specify)	21.14%	89
Total Respondents: 421		

Q4 As the historic center of Butte-Silver Bow, Uptown Butte has the potential to redevelop in many ways. What kinds of land uses should be encouraged there? (select your top three choices)

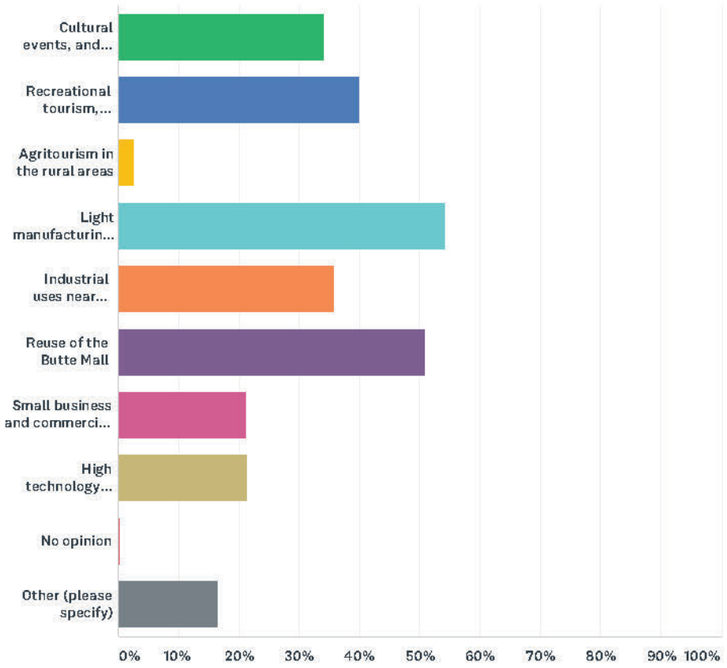
Answered: 421 Skipped: 0



ANSWER CHOICES	RESPONSES	
Mixed residential and commercial development	44.89%	189
Live/work/make opportunities combining light industry with residential and commercial activities	37.05%	156
Additional retail business	34.92%	147
Additional professional office space	6.65%	28
Civic land uses such as museums, visitor centers and libraries	19.95%	84
Neighborhood parks, public spaces and urban trails	28.27%	119
Small-scale commercial services including uses such as restaurants, breweries, boutique hotels, etc.	45.61%	192
Large scale commercial services including uses such as hotel/conference center facilities and event rooms, chain restaurants, etc.	22.80%	96
Medical facilities and services	13.30%	56
Manufacturing, warehouse and heavier industrial uses	8.55%	36
No opinion	3.33%	14
Other (please specify)	11.40%	48
Total Respondents: 421		

Q5 Historically, mining, Montana Tech, and health care have been the major drivers of the local economy. There is also interest in further diversifying and expanding the economic base of Butte-Silver Bow County to encourage new industries and opportunities. What types of economic development should be pursued in the county? (select your top three choices)

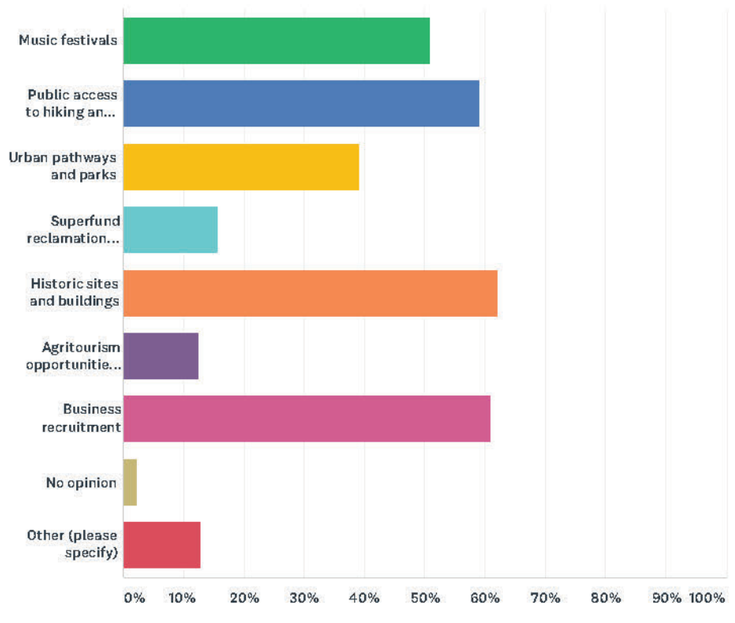
Answered: 421 Skipped: 0



ANSWER CHOICES	RESPONSES	
Cultural events, and festivals	34.20%	144
Recreational tourism, especially in the rural areas	39.90%	168
Agritourism in the rural areas	2.61%	11
Light manufacturing in the Industrial Park and elsewhere (where allowed)	54.16%	228
Industrial uses near highway interchanges and railyard	35.87%	151
Reuse of the Butte Mall	50.83%	214
Small business and commercial opportunities outside the urban boundary	21.14%	89
High technology (bitcoin mining and processing, for example)	21.38%	90
No opinion	0.24%	1
Other (please specify)	16.63%	70
Total Respondents: 421		

Q6 Which of these activities should be more promoted in order to attract visitors to the county? (check all that apply)

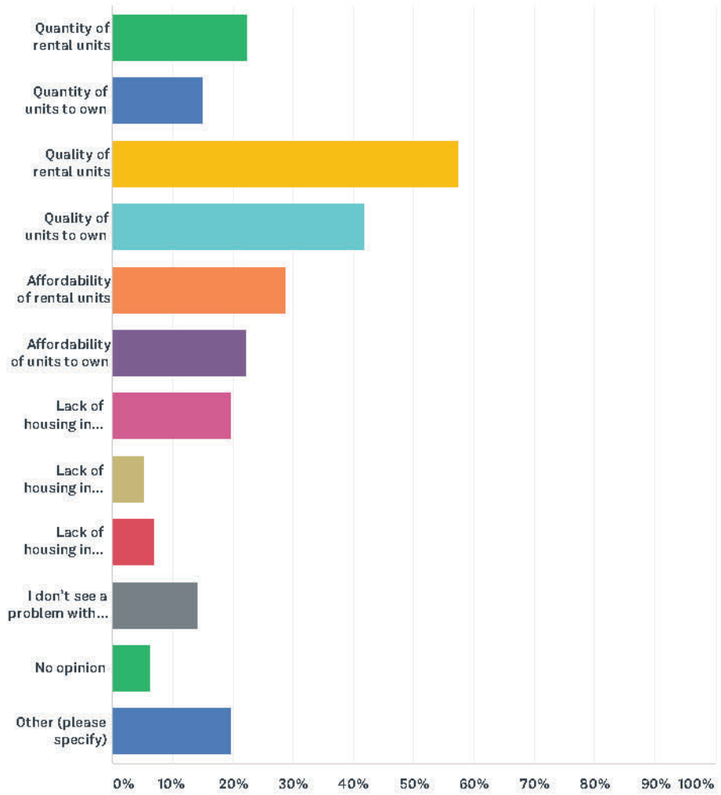
Answered: 421 Skipped: 0



ANSWER CHOICES	RESPONSES	
Music festivals	50.83%	214
Public access to hiking and biking trails and amenities like the Big Hole River	58.91%	248
Urban pathways and parks	39.19%	165
Superfund reclamation tours	15.68%	66
Historic sites and buildings	62.23%	262
Agritourism opportunities in rural Butte-Silver Bow County	12.59%	53
Business recruitment	60.81%	256
No opinion	2.38%	10
Other (please specify)	12.83%	54
Total Respondents: 421		

Q7 What are the housing-related issues affecting Butte-Silver Bow County? (check all that apply)

Answered: 421 Skipped: 0



ANSWER CHOICES	RESPONSES	
Quantity of rental units	22.33%	94
Quantity of units to own	14.96%	63
Quality of rental units	57.24%	241
Quality of units to own	41.81%	176
Affordability of rental units	28.74%	121
Affordability of units to own	22.09%	93
Lack of housing in urban areas (Butte, Walkerville)	19.71%	83
Lack of housing in ex-urban areas (Ramsay, Rocker)	5.23%	22
Lack of housing in rural areas (for example Melrose, Divide)	6.89%	29
I don't see a problem with current housing options or supply	14.25%	60
No opinion	6.18%	26
Other (please specify)	19.71%	83

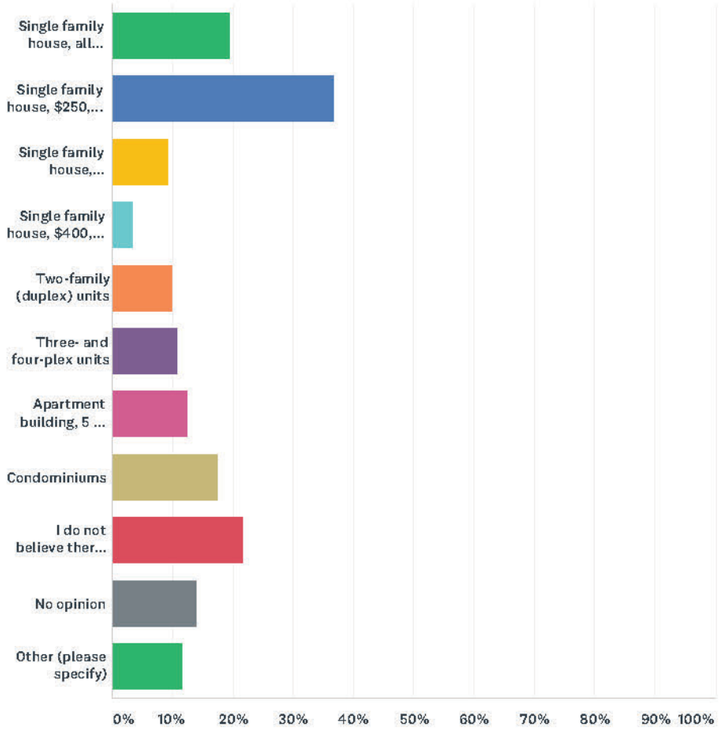
Q8 Of the housing issues selected above, which would be your top priority? (fill in answer here)

Answered: 421 Skipped: 0

See individual responses to question beginning on page 233.

Q9 If you believe there is a shortage of housing in the County, what types of units are in short supply? (check all that apply)

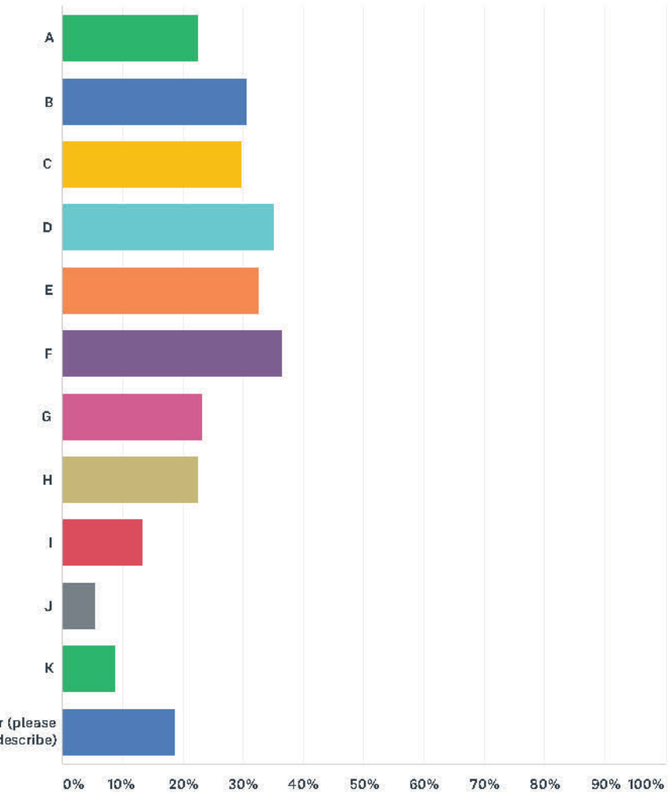
Answered: 421 Skipped: 0



ANSWER CHOICES	RESPONSES	
Single family house, all prices	19.48%	82
Single family house, $250,000 and under in value	36.82%	155
Single family house, $250,001-$400,000 in value	9.26%	39
Single family house, $400,001 and over in value	3.33%	14
Two-family (duplex) units	9.98%	42
Three- and four-plex units	10.93%	46
Apartment building, 5 or more units	12.59%	53
Condominiums	17.58%	74
I do not believe there is a shortage of housing.	21.85%	92
No opinion	14.01%	59
Other (please specify)	11.64%	49
Total Respondents: 421		

Q10 Using the map provided at the following link, identify what areas of Butte-Silver Bow County should be targeted for more housing development. Please select all that apply. Residential Development Map

Answered: 421 Skipped: 0

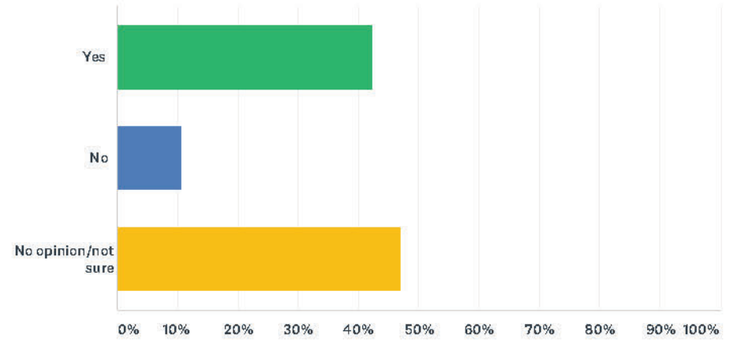


ANSWER CHOICES	RESPONSES	
A	22.57%	95
B	30.64%	129
C	29.69%	125
D	35.15%	148
E	32.54%	137
F	36.34%	153
G	23.28%	98
H	22.57%	95
I	13.30%	56
J	5.46%	23
K	8.79%	37

Other (please describe)	18.53%	78
Total Respondents: 421		

Q11 Two neighborhood plans were completed in 2010 for Central Butte and the Greeley neighborhood. Should additional neighborhood plans be prepared?

Answered: 421 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	42.28%	178
No	10.69%	45
No opinion/not sure	47.03%	198
TOTAL		421

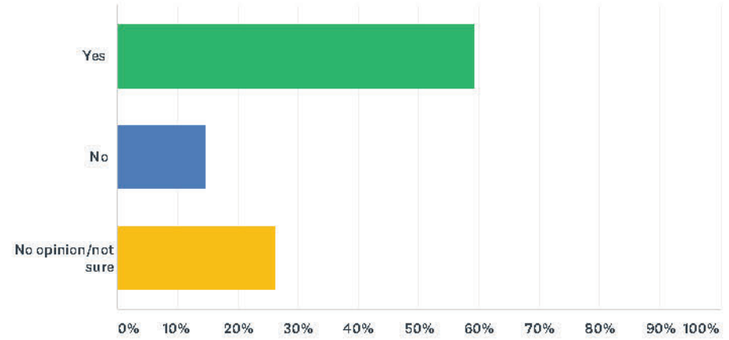
Q12 If you answered "Yes" to Question 11, please describe the areas you'd like to see develop a Neighborhood Plan in the county.

Answered: 198 Skipped: 223

See individual responses to question beginning on page 233.

Q13 Should a Neighborhood Alliance be created to bring together representatives of established neighborhoods to discuss mutual neighborhood issues and possible solutions?

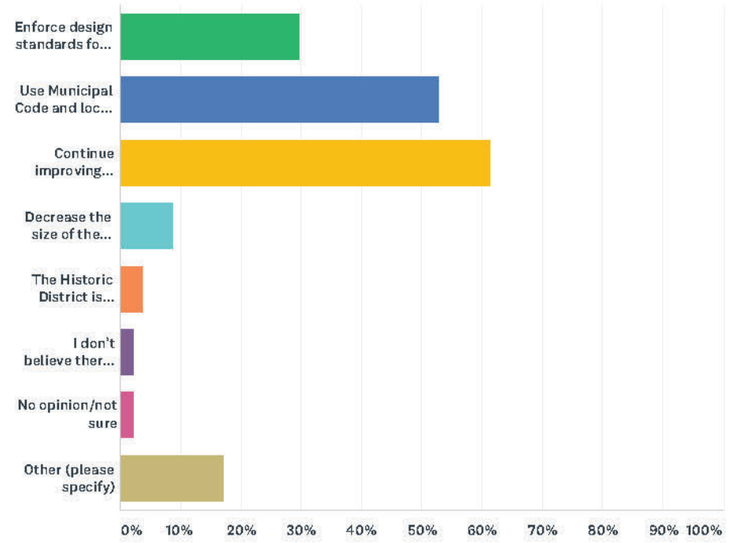
Answered: 421 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	59.14%	249
No	14.73%	62
No opinion/not sure	26.13%	110
TOTAL		421

Q14 Are there actions that can be taken to improve the Butte Historic District? (select top two choices)

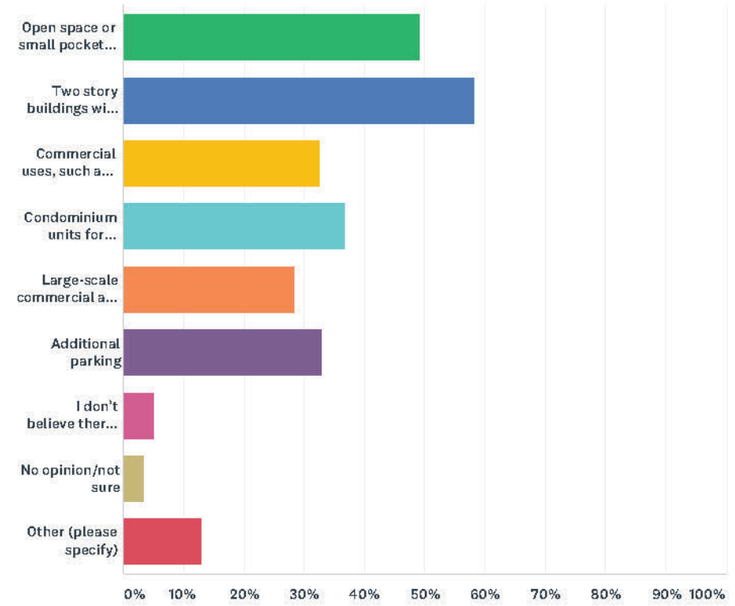
Answered: 421 Skipped: 0



ANSWER CHOICES	RESPONSES	
Enforce design standards for all building projects	29.69%	125
Use Municipal Code and local regulations to remove dilapidated structures	52.97%	223
Continue improving infrastructure to encourage more walkability, including new sidewalks, curb cuts, street lights, and wayfinding signs	61.52%	259
Decrease the size of the district	8.79%	37
The Historic District is fine as is	3.80%	16
I don't believe there should be a historic district	2.38%	10
No opinion/not sure	2.38%	10
Other (please specify)	17.10%	72
Total Respondents: 421		

Q15 There are parts of Uptown Butte that have vacant lots which are available for infill redevelopment. What types of uses would you like to see as infill development in Uptown? (check all that apply)

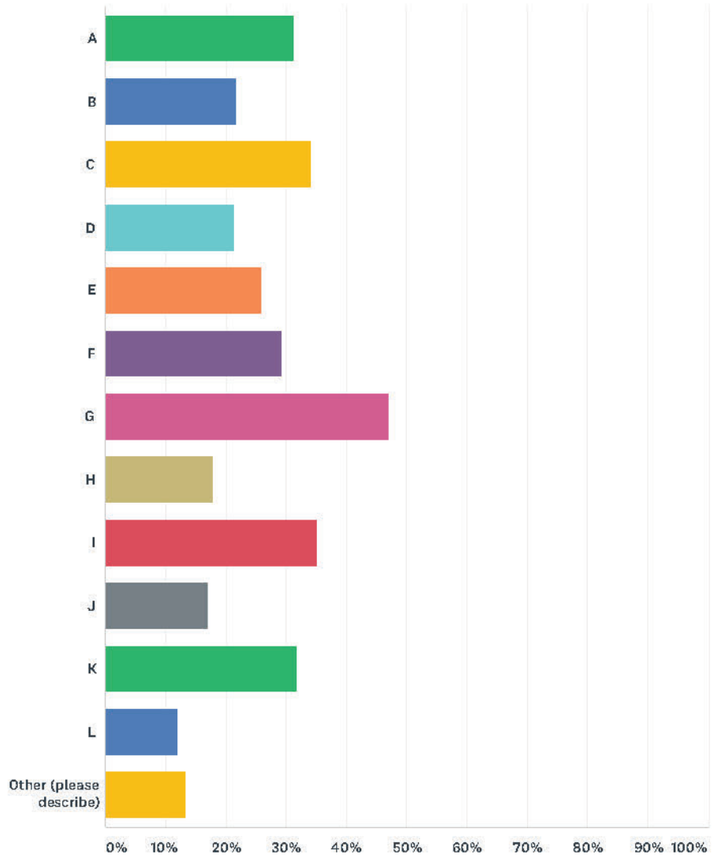
Answered: 421 Skipped: 0



ANSWER CHOICES	RESPONSES	
Open space or small pocket parks	49.17%	207
Two story buildings with mixed uses, for example specialty stores on the first floor and office spaces or residential uses on the second floor	58.19%	245
Commercial uses, such as office-related supplies or printing services, department stores, etc.	32.54%	137
Condominium units for commercial or residential purposes	36.82%	155
Large-scale commercial and retail development (hotel/conference centers, larger retailers such as like Walgreens)	28.50%	120
Additional parking	32.78%	138
I don't believe there should be any more infill development in Uptown	4.99%	21
No opinion/not sure	3.33%	14
Other (please specify)	13.06%	55
Total Respondents: 421		

Q16 Using the map provided at the following link, identify what areas of Butte-Silver Bow County should be targeted for commercial land uses and new commercial development. Please select all that apply (Note: this map is different than the map used in Question 10). Commercial Development Map

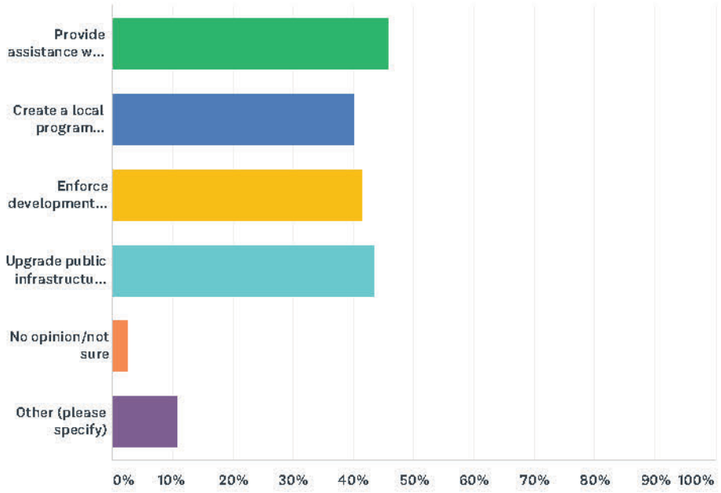
Answered: 421 Skipped: 0



ANSWER CHOICES	RESPONSES	
A	31.12%	131
B	21.85%	92
C	34.20%	144
D	21.38%	90
E	25.89%	109
F	29.22%	123
G	47.03%	198
H	17.81%	75
I	35.15%	148
J	16.86%	71
K	31.83%	134
L	11.88%	50
Other (please describe)	13.30%	56
Total Respondents: 421		

Q17 What should the local government do to stimulate the redevelopment of vacant buildings that are found throughout Butte-Silver Bow County? (select top two choices)

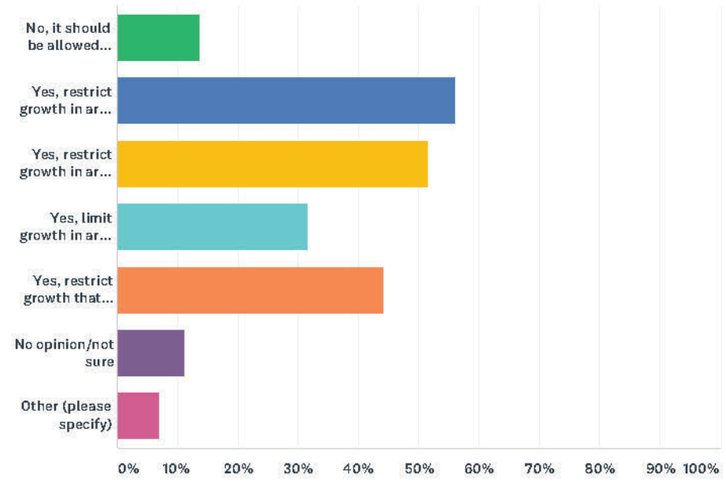
Answered: 421 Skipped: 0



ANSWER CHOICES	RESPONSES	
Provide assistance with finding funds for building rehabilitation	45.84%	193
Create a local program offering loans for rehabilitation	40.14%	169
Enforce development code requirements for building safety and nuisance control	41.33%	174
Upgrade public infrastructure to stimulate area redevelopment (water, sewer and stormwater utilities; improve sidewalks, landscaping, lighting, etc.)	43.47%	183
No opinion/not sure	2.61%	11
Other (please specify)	10.93%	46
Total Respondents: 421		

Q18 Are there areas of the county where land development should be limited or restricted? (check all that apply)

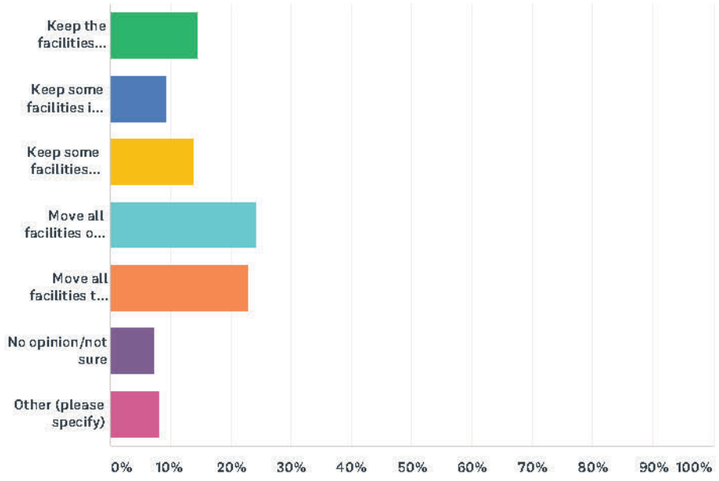
Answered: 421 Skipped: 0



ANSWER CHOICES	RESPONSES	
No, it should be allowed everywhere that is privately owned	13.54%	57
Yes, restrict growth in areas with natural hazards such as high groundwater, steep slopes and floodways	56.06%	236
Yes, restrict growth in areas with underground hazards such as those resulting from mining extraction	51.54%	217
Yes, limit growth in areas that will have a negative impact on agricultural operations	31.59%	133
Yes, restrict growth that impacts viewsheds and scenic resources	44.18%	186
No opinion/not sure	11.16%	47
Other (please specify)	6.89%	29
Total Respondents: 421		

Q19 Mental health services, the prison pre-release center, and services for homeless populations and others in need are concentrated in Uptown Butte. What is your preference for where these services and facilities should be located?

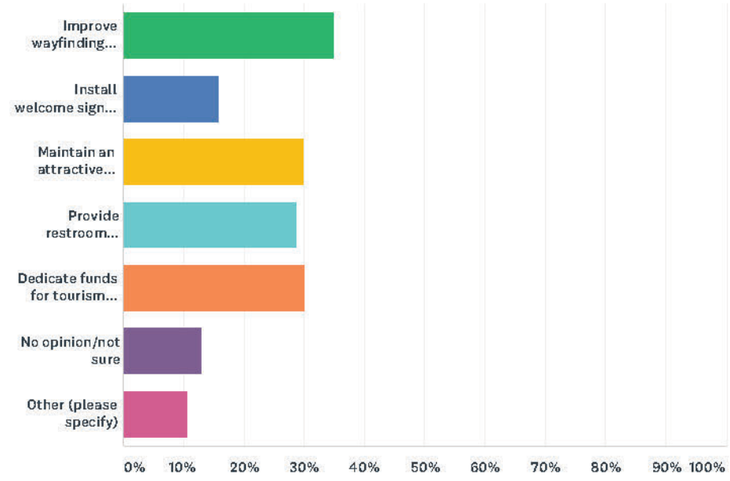
Answered: 421 Skipped: 0



ANSWER CHOICES	RESPONSES	
Keep the facilities where they currently are in Uptown Butte	14.49%	61
Keep some facilities in Uptown and move others to satellite locations in rural areas of the county	9.26%	39
Keep some facilities Uptown and move others to satellite locations within the urban area	13.78%	58
Move all facilities out of Uptown Butte	24.23%	102
Move all facilities to a central location that is easily accessible for pedestrians and by transit, within the urban area	22.80%	96
No opinion/not sure	7.36%	31
Other (please specify)	8.08%	34
TOTAL		421

Q20 More visitors are coming to places like Melrose and Divide to take advantage of the area's outdoor recreation. What can the local government do to maintain the small-town character of these places while also encouraging more people to come and visit? (select top two choices)

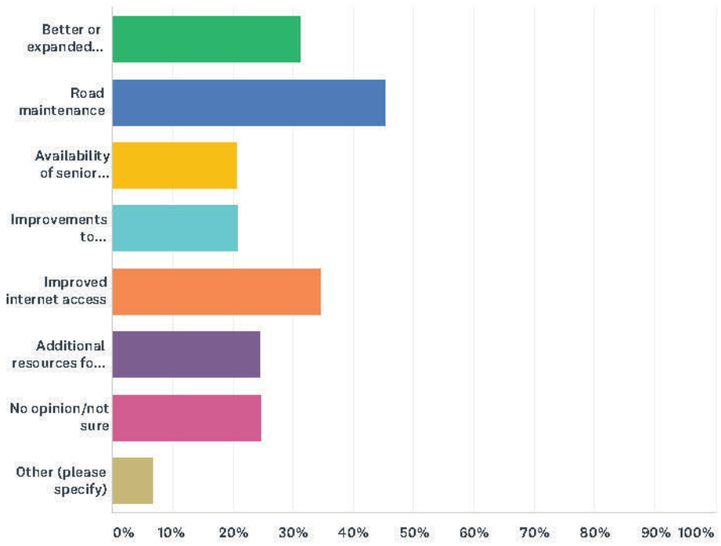
Answered: 421 Skipped: 0



ANSWER CHOICES	RESPONSES	
Improve wayfinding signage to Big Hole River access sites and trail heads	34.92%	147
Install welcome signs at community entrances	15.91%	67
Maintain an attractive appearance of I-15 interchanges serving rural communities	29.93%	126
Provide restroom facilities for visitor use	28.74%	121
Dedicate funds for tourism promotion	30.17%	127
No opinion/not sure	13.06%	55
Other (please specify)	10.69%	45
Total Respondents: 421		

Q21 Rural communities like Melrose, Divide and Ramsay are home for many county residents. Which services would be the most beneficial to these and other rural communities? (select your top three choices)

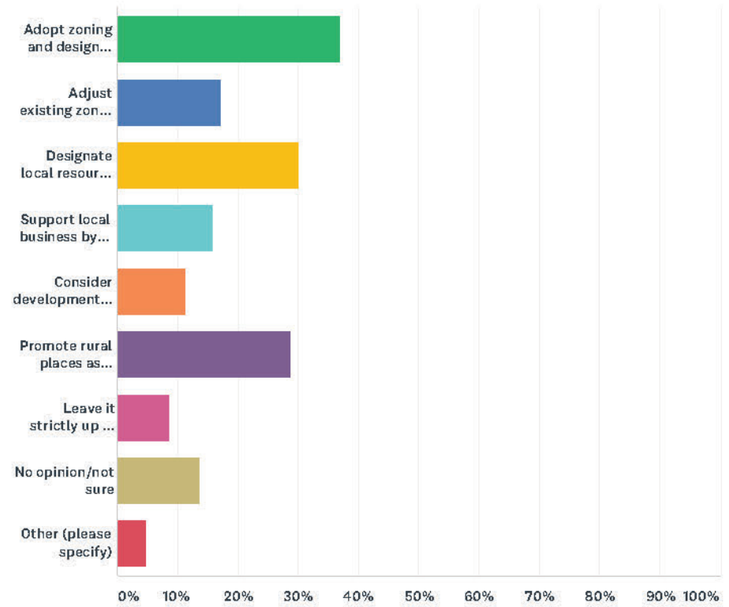
Answered: 421 Skipped: 0



ANSWER CHOICES	RESPONSES	
Better or expanded infrastructure for water and wastewater management	31.12%	131
Road maintenance	45.37%	191
Availability of senior services (medical access, assistance at home, transportation for appointments, etc.)	20.67%	87
Improvements to community-used buildings (structural, remodeling, expansion etc.)	20.90%	88
Improved internet access	34.44%	145
Additional resources for area schools	24.47%	103
No opinion/not sure	24.70%	104
Other (please specify)	6.65%	28
Total Respondents: 421		

Q22 Some rural communities would like to preserve their community character and still grow in size. What is the best way to achieve this balance? (select your top two choices)

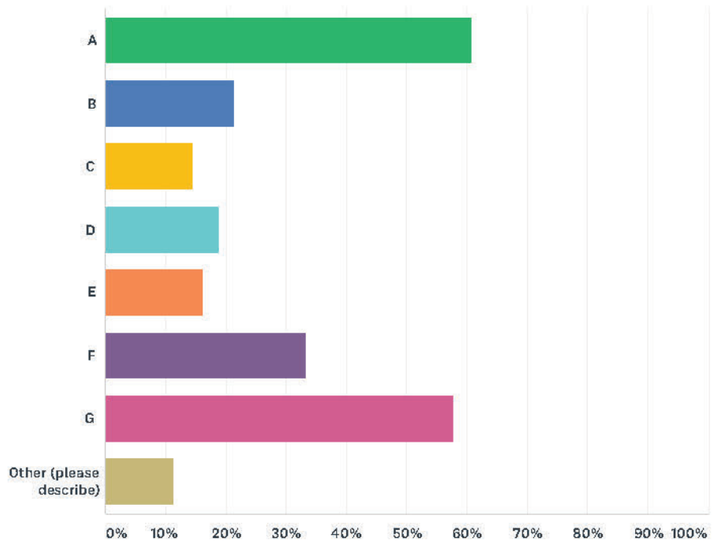
Answered: 421 Skipped: 0



ANSWER CHOICES	RESPONSES	
Adopt zoning and design guidelines that encourage a mix of uses at a size and scale appropriate and reflective of the community	37.05%	156
Adjust existing zoning and development regulations to direct more intensive growth toward areas served by public utilities like water and wastewater	17.10%	72
Designate local resources to rehabilitate vacant or underutilized buildings for reuse by new start-up businesses	30.17%	127
Support local business by offering financial assistance through grant and loan programs	15.91%	67
Consider development incentives, where appropriate	11.40%	48
Promote rural places as destinations for fishing, trails, and general outdoor recreation in the Beaverhead-Deerlodge National Forest	28.74%	121
Leave it strictly up to private enterprise	8.55%	36
No opinion/not sure	13.54%	57
Other (please specify)	4.75%	20
Total Respondents: 421		

Q23 Using the map provided at the following link, identify what areas of Butte-Silver Bow County should be targeted for industrial land uses and new industrial development? Please select all that apply (Note: this map is different than the map used in Questions 10 and 16). Industrial Development Map

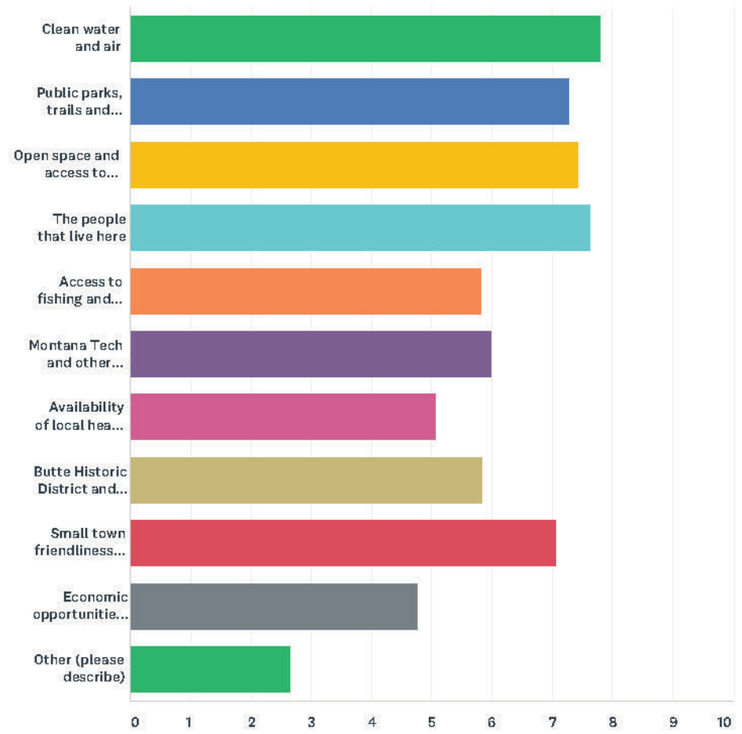
Answered: 421 Skipped: 0



ANSWER CHOICES	RESPONSES	
A	60.57%	255
B	21.38%	90
C	14.49%	61
D	18.76%	79
E	16.15%	68
F	33.25%	140
G	57.72%	243
Other (please describe)	11.40%	48
Total Respondents: 421		

Q24 What do you value most about living in Butte-Silver Bow? (rank in order of priority, 1 being most important and 11 being the least)

Answered: 417 Skipped: 4



	1	2	3	4	5	6	7	8	9	10	11	TOTAL
Clean water and air	21.93% 84	10.70% 41	14.88% 57	13.05% 50	10.70% 41	8.09% 31	6.53% 25	3.92% 15	3.66% 14	3.66% 14	2.87% 11	383
Public parks, trails and recreational opportunities	7.18% 28	16.15% 63	13.33% 52	13.59% 53	10.51% 41	14.62% 57	8.97% 35	7.18% 28	5.90% 23	2.31% 9	0.26% 1	390
Open space and access to public lands	11.05% 43	14.65% 57	14.40% 56	13.11% 51	14.14% 55	5.91% 23	11.05% 43	7.20% 28	5.40% 21	1.80% 7	1.29% 5	389
The people that live here	22.70% 89	11.99% 47	10.46% 41	10.71% 42	11.22% 44	8.93% 35	6.12% 24	6.38% 25	5.10% 20	4.34% 17	2.04% 8	392
Access to fishing and hunting	6.09% 24	6.85% 27	8.12% 32	11.93% 47	11.68% 46	7.87% 31	8.12% 32	11.93% 47	9.64% 38	13.96% 55	3.81% 15	394
Montana Tech and other educational opportunities	4.10% 16	6.92% 27	8.97% 35	8.46% 33	12.31% 48	16.15% 63	11.03% 43	13.59% 53	8.72% 34	8.21% 32	1.54% 6	390
Availability of local health care	0.26% 1	6.74% 26	5.70% 22	7.51% 29	7.51% 29	10.36% 40	15.03% 58	12.95% 50	18.13% 70	13.21% 51	2.59% 10	386

Butte Historic District and area history	8.63% 34	7.61% 30	6.35% 25	8.38% 33	8.38% 33	7.11% 28	13.20% 52	15.74% 62	11.68% 46	10.15% 40	2.79% 11	394
Small town friendliness and atmosphere	13.13% 52	14.14% 56	11.36% 45	9.09% 36	8.59% 34	12.12% 48	8.84% 35	8.08% 32	9.09% 36	4.80% 19	0.76% 3	396
Economic opportunities to find jobs and to pursue entrepreneurial ventures	5.90% 23	6.92% 27	6.67% 26	3.33% 13	6.67% 26	5.64% 22	7.69% 30	7.69% 30	15.13% 59	28.21% 110	6.15% 24	390
Other (please describe)	7.14% 14	1.53% 3	4.08% 8	2.04% 4	0.51% 1	1.02% 2	1.53% 3	2.04% 4	3.06% 6	7.14% 14	69.90% 137	196

Q25 If you selected "Other" in Question 24 above, please describe your value.

Answered: 107 Skipped: 314

See individual responses to question beginning on page 233.

Q26 Is there anything else you would like us to know about living and working in Butte-Silver Bow?

Answered: 200 Skipped: 221

See individual responses to question beginning on page 233.

"OTHER" SURVEY RESPONSES BY QUESTION

Question 1 - Where is your primary residence within Butte-Silver Bow County?

1. Missoula
2. South of Butte towards the Water Treatment Plant
3. Livingston
4. Outside of city boundary but in Silver Bow County
5. South Butte, Nine Mile area
6. Deer Lodge
7. Butte native living in Boz and want to come back
8. Fairmont
9. Missoula
10. Homestake area
11. Buxton
12. Oro Fino Gulch
13. Oro Fino Gulch

Question 2 - What would you describe as Butte-Silver Bow County's greatest assets?

1. I picked Uptown Butte, but with the following caveat: To date local government and private property owners have allowed Uptown Butte to deteriorate and it is a disgrace. It is designated a "National Historic Landmark" and yet it is a disappointment. Local government must develop a vision for Park, Broadway, and Granite from Main St. West to the Montana Tech campus. This could represent a fantastic urban core with a combination of historic buildings, green space, restaurants and small businesses. To achieve such a vision Butte needs consistent leadership that can implement such a vision.
2. The people!
3. All outdoor recreation opportunities. I consider the 3rd and 4th choices to fit together with the 1st.
4. Generosity of its people even in hard times
5. The greatest asset of Butte is the Children who are educated in the city.
6. Festivals
7. Our lady of the Rockies
8. The sense of community and the spirit of our citizens
9. The sense of community
10. The community
11. The people
12. The people!!
13. Northwestern Energy home office building
14. Friendly residents for the most part
15. Untapped workforce
16. Small town
17. The local people!
18. Beauty of the Valley, e.g., East Ridge, Highlands, and buttes
19. The downward trend of the town
20. People
21. Silver Lake Water for industrial purposes
22. People with broad, diverse perspectives
23. The people
24. Historic district designation/financial assistance for restoration
25. Mining
26. Arts and culture opportunities
27. People who live here
28. The young people (age 20s, 30, 40s) who see great potential here
29. Fix the f'ing roads
30. Need retail department stores
31. No opinion
32. Drinking
33. Health care is walking backwards! Needs help.
34. Butte needs to pursue entrepreneurship via Praxis, our colleges and schools and anyone that has a reasonable idea they want to develop.

Question 3 - What would you describe as Butte-Silver Bow County's greatest weaknesses?

1. There is no reasonable justification for having 12 commissioners in a community this size. I would challenge anyone to find a community of comparable size that has 12 commissioners. The turnover in the composition of commissioners undermines any long-term effort to implement any vision or planning because the composition

of the governing structure is constantly changing. There is no excuse for Butte's failure to either have or enforce an urban decay ordinance. Further, while many in Butte wish to preserve any structure that is old under the guise of "historic preservation" this is misguided. Butte should develop a comprehensive plan that identifies truly historic structures within a phase 1 zone that would include Park, Broadway and Granite from Main to Tech, and provide economic incentives to the owners willing to invest and preserve those structures. Structures that are not worthy of preservation should be scrutinized as a nuisance under appropriate ordinances, and cleaned up by the owner, after being fined for maintaining a nuisance.

2. Lack of professional leadership in government and the good old boy syndrome.
3. More flights in and out of Butte
4. Signs, retail, retail
5. Lack of sidewalk clearing and maintenance, Lack of trees.
6. Letting go of the past--mining, industrial mindset/company town
7. Lack of good paying jobs
8. Overall ugliness of Butte.
9. City-County so-called leadership
10. The lack of concern outside of the town
11. Inability to attract Industrial development to the city/county.
12. Lack of convenient air travel
13. Lack of capital for internal development
14. The people, but the people are also its greatest asset. How do you get more people to care and contribute?
15. The greatest weakness of Butte is currently the lack of visible City and county leadership with a vision and mission for the next 100 years of the city. This vision and mission should include a detailed 5-year, 10-year, 25 year and 50-100-year plan for infrastructure, industry and economic development, and educational opportunities for job training and post-secondary institutions with an emphasis on domestic and international markets.
16. More companies needed offering well-paying jobs
17. Affordable Healthcare - many citizens go to Anaconda for care (such as having babies, including myself!) Many doctors have left the Butte hospital to go to Anaconda. Addressing why healthcare costs are higher in Silver Bow County is a must for growth! I will continue to outsource to Anaconda until addressed.
18. Our greatest weakness is that we are trying to compete for marketing the outdoors, when we should be marketing the history, and finding THOSE people to come to Butte and bring in tourism dollars that way. We will never beat Missoula or Bozeman for "outdoor recreation", but we WILL attract people who love history, and crazy stories of history, and they will become our biggest cheerleaders.
19. The Grocery Stores are simply awful! The good old boy network - a neighbor told me I could not get a response because I didn't know a public employee's mother. He called her and she called her son to come out and look at the issue. Seriously????
20. Need to clean and green community
21. High paying jobs to attract a workforce
22. Price of water and pathetic condition of roads
23. A powerhouse of last names that do not allow for anyone new to give ideas, help to make changes or expand Butte. The town is too closed off to the idea of new people coming in and helping to change and improve this town.
24. Commissioners not listening to constituents
25. Hospital's inability to keep physicians on staff
26. Methamphetamine/Opioid crisis
27. The degradation of quality of life, standard of living, health, and safety. Not improving on those items and actively degrading them, negatively affects many other items on the list. Berkley pit by the way, could be viewed as and utilized as an asset.
28. County spends too much time promoting festivals and not the amazing trails and recreation opportunities all around Butte like the walking trails and Thompson Park
29. Retail/Shopping
30. The roads and limited shopping
31. Homelessness
32. Fear based newspaper articles that give an inaccurate perception of superfund related health risks and effectiveness of ongoing remediation
33. Too many genetically deficient people roaming the streets and stores creating an unsavory appearance and an aversion to conducting business
34. Social services located in the heart of the uptown business district
35. Attitude that Butte is owed a handout
36. Out of touch with reality property taxes
37. Pressure from many folks for economic development that would make Butte more like Missoula or Bozeman.
38. Homeless Shelter, animal shelter
39. Butte being ran by the same old group of people. BSB government is to large. High taxes
40. Stupidity with respect to understanding the value of Butte history
41. High Taxes
42. CCS or prerelease
43. Visible presence of homeless individuals
44. Homeless uptown
45. Local government is to large. Taxes to high.
46. Union pressure and vision to 'not be like Bozeman'
47. Negative perception of the uptown - safety and cleanliness
48. 35 years of not getting Butte cleaned up
49. Local political representatives generally lack the necessary business skills and forward-thinking sophistication which is fundamental to attracting new retail business to our region.
50. K-12 education and socialization
51. Prioritizing tourism and outside investment over those that already live here.
52. Pre-release uptown, mental health uptown
53. The unsavory people the uptown attracts, largely due to the pre-release center.
54. Property Taxes are one of highest in state
55. The Pre-release center in the center of uptown
56. URA director
57. Lack of well-paying professional opportunities within Butte
58. The Good Ol' Boy network & nepotism
59. Opportunities for youth i.e. A community center
60. Meth
61. Lack of accountability by Public Works
62. Business' closing and no new business' coming into town
63. Lack of well-paying jobs
64. Pollution
65. Entitlement of county union-employee work forces and lack of capitalistic environment to maintain our city infrastructure.
66. Support of local artists
67. Negative perception of "newcomers" by current residents.
68. Lack of mental health services and help for the homeless
69. Proper tree pruning ignorance; not permitting trees to grow tall and provide shade
70. Pre-release center
71. Inbreeding, hatred of out of towners, xenophobic
72. The streets are horrible
73. Homeless/pre-release ("street monkeys")
74. Above average concentration of people in the low-socio-economic level of society.
75. Nepotism/favoritism in county government/lack of accountability
76. Need big box shopping, Lowe's, Home Depot, Target
77. Dangerous, polluted environment
78. The abundance of drug use.
79. Insufficient community pride
80. Longtime residents appear to hate change, the community seems to have a "if your born here your opinion about the community doesn't matter" attitude.
81. Habitat for Humanity building new homes instead of restoring historic homes
82. Vagrancy (criminal activity) loitering, etc.
83. Drug users
84. Attracting the wrong types of businesses - I need affordable places to buy clothes for my children, not take them out for a $100 per plate spaghetti dinner - and how about the drugs and crime!?!?!
85. Idiotic, belligerent, non-legitimate, government
86. Lack of utilization of Historical Assets
87. Lack of primary industries
88. Leaders
89. Good ole boy network. If you're not in, your nobody. The fact that the government hires from friends and family rather than through merit.
90. Local government
91. Business, health care facilities
92. No recycling program; lack of full-fledged support to main-

tain historical integrity, basic maintenance

93. High taxes on property one of highest mils in the state
94. Need retail, need senior housing
95. Note: Council of Commissioners written in next to 'Perception of the county by others'
96. Limited airlines
97. The Mall
98. Number of homeless vagrants, drunkenness, garbage, lack of restrooms and lack of assistance for mentally ill out on the streets
99. The anti-competition, complacency of retail
100. Consolidated government needs strong strong leadership. Weakness. [Note: crossed off 'in rural areas' in statement about lack of commercial development]
101. BSB Co. Needs a plan
102. Road and street maint.
103. Our own image of ourselves - stuck in the past

Question 4 – As the historic center of Butte-Silver Bow, Uptown Butte has the potential to redevelop in many ways. What kinds of land uses should be encouraged there?

1. In order to achieve anything that provides for saving Uptown Butte, Butte URA, and other sources of funding should adopt a "phased" approach and focus funding on a small defined phase so that the results of the work stand out. Presently URA and other available funds cover areas that greatly exceed the funding capacity. As a resulted there is no concentrated impact by any single project, and Uptown Butte remains a checkerboard of historic maintained structures, structures that should be torn down and everything in between. When one considers that communities a fraction of Butte's size have developed a core area or corridor for investment that attracts people, Butte's failure to do so is striking. Consider Phillipsburg - how can a community a fraction of Butte's size, with presumable a fraction of the resources have a better "strip" or zone that Butte?
2. Enough money has been spent uptown. Time to invest elsewhere!
3. Remove some of the historic buildings that are empty and offer the land for new and modern structures. Maybe this will entice new and modern buildings/business and modernize our community.
4. Moderate income housing with parking and garage space
5. Something for kids to do in the winter.
6. Parks and better urban landscaping
7. Create green space within uptown Butte
8. Renovations to historic buildings to be repurposed.
9. Small and specific landmarks/museums that nobody has and would make people stop and read such a fantastic story, such as a "Gerties Babies" museum, Frank Little, brothel museum, etc. Make people stop and visit Butte because of how intriguing and interesting things are here.
10. Remove blighted buildings
11. Why would you lump hotel & conference space with chain restaurants? Uptown needs better hotel options but not chain restaurants
12. Something has to be done to help with homeless etc. I love uptown Butte and the stores etc. but quite often do not feel safe and do not bring my kids.
13. Additional parking. Even with the new garage, parking is still an issue.
14. Quite frankly, Uptown Butte is seriously hindered by the Pre-release center and the abundance of mental health facilities. I often hear locals say they won't go uptown because of this
15. Newer construction. Or when an old building is upgraded make requirements so there is some uniformity between the looks of the buildings. And make more satellite parking lots
16. We need more shopping opportunities
17. Business that pays more than minimum wage.
18. The buildings are there, make them attractive to re-use
19. We have a few small businesses uptown with great items, but they close on Monday and this has disappointed travelers from other locations in the state. We can use the business uptown, which in turn could help businesses in locations around town that are expected to be open 6-7 days/week.
20. Refuse to go uptown due to safety issues and it is unkempt
21. Initiate the Northwest Push Back in incorporate uptown into the mine
22. Uptown Butte is a decaying blight and offensive to see. Needs to be razed.
23. Quality stores. Gap, Eddie Bauer, REI, A Home Depot,
24. Most of these ideas are silly
25. Make uptown feel safer
26. Promote all of Butte just not the UPTOWN Butte
27. Restrict non-compatible business practices in uptown Butte. Dept. of Corrections Pre-release Center - Really? Party Palace across from the Metals Bank restaurant and apartment complex - Really?
28. All of the above
29. Companies that bring large scale employment
30. Do a major fixer upper on old buildings. Bring them back to life. Rentals, condos, etc. And office space.
31. Move the Pre-release center
32. The biggest hardship for me is finding parking as I'm handicapped and can only efficiently walk about 40 feet and I need to rest. With that said, I'd love to try the new Mongolian restaurant, and also visit the M&M but parking does not allow me to do that. Uptown Butte is like a cluster of chaos.
33. Public Art
34. Demolition of old buildings to free up space for new construction.
35. More parks, but updating the Civic Center wouldn't be a bad idea.
36. Remodel vacant buildings, new roofs, security,
37. Helena has same population and has all of the shopping that we don't.
38. Facilities for families during colder months. Indoor play areas, walking/biking areas, places for kids to play
39. Move party palace out of there.
40. Safety has to come first - some unsafe buildings just need to be removed since the owners won't or can't care for them
41. Walk-ability year-round
42. Renovation & restoration of historic buildings
43. Full restoration of the Steward mine yard to complement the Original & Mountain Con yards
44. Uptown is our gem, I want it to be the model for vibrant revitalization; I want reasons for tech students and professionals to linger in uptown and spend money. I want a place to take visitors and impress them.
45. Reclaim mining areas as a plan
46. I would hate to see the historic buildings destroyed but I really do not care what they house.
47. National Historical Park
48. Invest in downtown
49. Family nights during summer
50. Use what we have in terms of existing buildings - it is not always a better economic decision to build something new
51. Fix the f-ing roads
52. Retail
53. Veterans services
54. Affordable rental
55. The Butte Business District (boundary defined by early 1900s underground utilities ordinance) should become a walking mall with indoor and outdoor venues for arts, crafts and entertainment.
56. Youth activities
57. Need to be cognizant of parking to attract customers

Question 5 - Historically, mining, Montana Tech, and health care have been the major drivers of the local economy. There is also interest in further diversifying and expanding the economic base of Butte-Silver Bow County to encourage new industries and opportunities. What types of economic development should be pursued in the county?

1. Butte should not spend a nickel assisting the Butte Mall, given the availability of significant square footage in Uptown that could be better utilized. Has anyone done an inventory of all the square footage available in Uptown? If you do not fill the space and give it an economic purpose, it will continue to deteriorate and hinder any effort to make Uptown Butte thrive. For example, why is the call center going in the mall? Did any explore a public/private partnership (public dollars - private property owner) that would have resulted in the call center being in Uptown Butte. Consider the Phoenix Building, which received $10,000 from URA in 2016. Could this building have served as the location of the call center? Was it considered? Why not?
2. We need some place to be able to shop beside Walmart
3. There are serious problems at St James, medical professionals are choosing to be associated with Anaconda Community Hospital. Those in need of medical services are flocking to Anaconda.
4. Higher taxes to improve local streets, sidewalks, infrastruc-

ture

5. Open the spaces up for whatever economic opportunity wants to startup/move here! Don't block opportunities by over debating and delaying a new business opportunity.
6. Professional office spaces, improved urban aesthetics
7. Tear down the mall
8. Montana Tech and the Nursing School at Montana Tech are definitely drivers of the local economy; however, health care is not. People leave Butte to get better Health Care rather than go to St. James Hospital. I believe this question is incorrectly stated.
9. Technology NOT including bitcoin
10. Manufacturing and transportation-based will bring the population to support the retail, boutiques, mall reuse, etc. We NEED this county to support with tax incentives, monies to encourage manufacturing/transp businesses here to bring workers and families here.
11. Tech should start an energy efficient architecture school (net zero) and photovoltaic/wind turbine programs to address changes in energy technology.
12. Business development with businesses that employ 10-50 employees. These medium size businesses need to center services on Trucking and Shipping industries as well as Technology, Ecotourism, and Hospitality. Butte could capitalize by providing services in a regional 300-mile setting such as Tractor and Supply manufacturing and maintenance, Lumber production, Clean Energy production with wind, solar, and geothermal. ,
13. White collar tech industry
14. Spin offs from the University
15. Family events, more events to emphasize the community.
16. Cultural events and historical stories - not necessarily festivals.
17. Warehousing/packing/shipping (also, note on high tech: software development, telecommunications, and business analytics/intelligence, not bitcoin mining)
18. Ecological improvement and tourism
19. TARGET AND LOWES AND MORE RESTARANT CHOICES WOULD BE NICE
20. Agriculture and utilities are large parts of the economy and were ignored in this question. Control of growth must be paramount. All commercial and industrial development must be concentrated in Butte and the original industrial park directly south of Butte. In no way should rural areas be sacrificed with development because they are our greatest asset.
21. I see you list cultural events and festivals first... This is the biggest problem with Butte. When I moved to Butte as a Professional Engineer with a family, I had a terrible experience finding decent affordable housing and had a terrible experience getting my kids into the same school. The focus on festivals is a flash in the pan... There are amazing things in Butte and the area that are only known and found by word of mouth.
22. New mall, use old mall for business development
23. Hopefully the call center that signed a lease will come to fruition. We've had several entities who pulled out of this type of lease more than once in the past 10 years or so.
24. But not bitcoin
25. Keep and open up some motorbike and ATV trails at Homestake. One week alone last summer we counted over 50 RVs parked between Homestake Lake in Delmoe Lake
26. Use the common practice of giving incentives to businesses coming here instead of running them off and stop giving community development money to large, national chains. These businesses should not get those funds over local businesses
27. Interpretative Center to draw tourists to stop in Butte
28. Retail Business for shopping - clothing
29. Anything that is not on the taxpayers back
30. Education
31. Understand the exceptional value of the existing historical infrastructure
32. Businesses that bring people off the hi way.
33. Wealthy individuals and companies create jobs if the local government would just get out of the way
34. Help make the uptown area more inviting for tourists/ locals.
35. High paying high-tech businesses uptown
36. The chamber is doing a terrible job of promoting Butte
37. Costco, Home Depot, Lowes - one or all - build it and they will come - Anaconda, Whitehall, Deer Lodge, Melrose, Twin Bridges, all places in between. Our politicians need to learn to think like those in Bozeman, Helena, Missoula, etc.
38. Restoration science center, prepare for post mining
39. Computer based technology companies
40. Adopt a sales tax to relieve property taxes
41. Teleworkers, contacting or consulting companies that spawn from graduates at tech in those extractive industries, computer science grads, etc. Need money to support local business and activities and that means good salaries.
42. Anything that brings money, people and opportunity to Butte
43. I think bitcoin mining is a terrible "industry" but there is tremendous talent coming out of Montana Tech that should be kept.
44. Environmental tech firms like WET and Pioneer Technical that capitalize on lessons learned from our history of environmental damage, remedy, and restoration, and from the highly skilled professionals that graduate from Montana Tech.
45. Once cannabis becomes legal, become welcoming to that new industry
46. Better schools. I hear families with young kids move out of the area to better school districts.
47. Artist residencies
48. Tourism in Uptown Butte. There is nowhere else like it, visually, in all of Montana. Also, developing an image of Butte as an affordable and interesting haven for artists and makers.
49. Small business and commercial opportunities INSIDE the urban boundary
50. Alternative Energy development, manufacturing &installation businesses
51. No more FREE festivals
52. Make a roller-skating rink
53. Partner w/ Tech to spur entrepreneurial startups. WET, Pioneer Tech, etc. Encourage students to start businesses in Butte that have world class training & skills.
54. Promote Butte as a hip, tolerant, affordable place for young, creative entrepreneurs with great urban trails, uncrowned access to Montana's wild public lands, and high-quality drinking water. Attract young talent based on Butte's amenities and progressive, welcoming attitudes, then jobs and businesses will follow.
55. Amazon Distribution Centers
56. Light manufacturing Uptown
57. Again, family and kid opportunities.
58. Entice existing startups in Bozeman to relocate via affordability and financial incentives
59. Healthcare start-up activity (entrepreneurial ops)
60. Butte (the city) will always be more oriented to manufacturing/industrial than recreational
61. We need a large chain store like Target or Kohls. The mall needs to be renovated or torn down. It shouldn't be used for non-retail business.
62. Computer science: app development/coding, creative industries like graphic design, engineering and associated innovations
63. Business will thrive if you can replace government
64. Startup businesses via research at Montana Tech
65. Anything that would provide jobs w/ a livable wage
66. Heritage, scenic & recreational tourism
67. Large scale shipping centers, i.e. Amazon
68. High tech other than bitcoin mining which wastes tremendous amounts of energy
69. Big box retail
70. More competition. Not allowing current stores to dictate whether another store will come into the area.
71. One major festival
72. Fix the f-ing roads
73. Small business opportunities within urban boundary
74. Dept. Stores
75. Business school
76. Small business inside urban boundary
77. Services, food, better groceries, things millennials and gen z'Mers want!!! Aka "the future"
78. More shopping
79. Entrepreneurial spirit in cooperation with Praxis business incubator, MT Tech and other county schools and BSB Co. Government.
80. Filling empty building/re-use
81. Upgrading historical bldg. sites
82. Competition for St. James
83. Chain retail outlets

Question 6 - Which of these activities should be more promoted in order to attract visitors to the county?

1. Music festivals can only do so much. Develop a vision for Uptown Butte that you can sell to investors, get it cleaned, and businesses will locate here. Build it and they will come. Geting Park, Broadway, and Granite cleaned up from Main St. West to the Tech campus will do more for Butte economic development than any music festival.
2. Interpretive centers need to be established to direct people as to what is available in our town. With this, I believe that more people will have interest in what Butte has to offer.
3. Civic Center or outdoor concerts with more well-known acts. We rarely get concerts there and those that do come are not quality performers. I realize there's a lot to the promoter and artist fees, but we really could do so much better.
4. Our Lady of the Rockies-build a tram
5. Dark Sky Initiative darksky.org
6. High level scientific, educated, informed, engaging community
7. Historic preservation is good when properly applied. Having made Butte an historic preservation area limits what can be done, especially when an investor looks at the cost of reclaiming a building vs just going somewhere else to build. There are plenty of examples, around the country, of historic preservation mingled with new construction - and well managed.
8. Superfund reclamation tours? Are you kidding? Stay as far away from the Superfund Activities as you can. Also, the festivals are great but not as an attractor to businesses and industry.
9. Recruit small professional companies such as engineering firms, software companies, medical professionals, etc. Leveraging MT Tech and quality of life from recreational/ outdoors opportunities.
10. Butte needs to provide major incentives to bring in new business. It is recommended to develop a tax incentive and bank system specifically set up for short term business loans and grant programs that supply funding for startups. It could be beneficial to partner with the American Red Cross and have Butte designated as a Northwest Disaster distribution hub. The other system to consider is bringing in and developing a military base which could potentially house up to 20, 000 people and families.
11. More community events, parades, block parties, to promote community.
12. Events at the Mother Lode
13. It seems to me you don't want visitors- you should be after permanent residents. I mean the music festivals are fine, but they do not provide long term solutions for the area. I would like to see education and improving the area's education as a major priority. Nobody answers the phone at Tech or Highlands. Butte High is not preparing students for college. This is bad.
14. Activities like zipline
15. Festivals
16. MORE WINTER SPORTS
17. Strict ordinances to control development and protect our standard of living. For example, our night sky. There was a recent article in the paper that boasted our beautiful starry night sky in south west Montana. That and other assets are continuously under attack by a lack of ordinances.
18. The melting pot of people, and stories of how Butte came to be.
19. Existing museums such as the mining museum and mineral museum - these are unique!
20. It would be nice to have Evel Days back - thanks to Matt Vincent and members of the Knievel family they ruined the once-lucrative festival that really caused minimal issues for the city; it was a great time to see lots of people you don't see very often.
21. Cultural events, restaurants, shopping
22. I have been told by numerous people that used to come to Butte to shop etc. that they have no reason to come here as there is nothing here anymore and the pool is nice but not worth coming due to short hours and nowhere to do shopping etc.
23. Retail shopping
24. Corporate retreats to relax with biking hiking, and floating/ fishing.
25. Stodden Park (Ridge Waters, Carousel, new playground)
26. Butte's location between Glacier and Yellowstone Parks on I-90
27. Build an appropriate quality museum at World Museum of Mining with direct highway connection from west Interstate exit
28. The chamber of commerce should do a better job of promoting Butte
29. We have Stodden Park, the Carousel, how about the Tram to the Lady of the Rockies.
30. Move the Pre-release center
31. I indicated historic sites and buildings (IF) there is more reclamation of the area.
32. An area within Uptown Butte could be further developed and modernized to provide an experience similar to the 16th Street Mall in Denver
33. Food and drink, but we need better restaurants and better breweries to do that first
34. Leverage free parking at airport to recruit Allegiant to draw passengers from Helena. Continued recruitment of Denver flight.
35. These are all the same things we have been bumping our heads against the wall in trying. I feel that there are a lot of opportunities to be had in the next few years that will dictate the future commerce of Butte-Silver Bow. However, we need to defend uptown and bring it back to start the true growth.
36. Clean up toxic waste and cancer, number one in Brain Cancer kills any new businesses
37. Fix the streets, they are shameful!
38. Roller skating rink
39. We do not need more visitors we NEED INDUSTRY--tourism does not provide a livable salary
40. Please stop promoting the Pit & other areas of great environmental despair.
41. This is the best place to recreate in the state of Montana!
42. Retail; there has been some backwards thinking in this area. The "protect our own" mentality has stifled the growth of Butte. We could use some chain stores if our mom and pop shops don't provide what the community needs.
43. Promote Evel Knievel's history here in Butte.
44. Bozeman resident- and visitor-specific promotions and advertising to encourage day trips and more
45. Economic development conferences
46. In my view enough tax money is already being spent on "promotions".
47. Relocate prerelease - that's a scary section of uptown that stops me from walking around in uptown Butte.
48. Clean up the crime and drugs
49. More place-making efforts like public art, attractive building facades, and outdoor eating.
50. Not relying on festivals for business
51. I only wish to attract intelligent self-reliant people
52. Public access to outdoor amenities, not limited to the Big Hole River
53. Develop Thompson Park, add wildlife like bison, camping
54. Crackdown on crime
55. And less pot shops and quit funding the homeless and welfare
56. Retail
57. Clean up the pit
58. Services, new good food, better groceries, shopping
59. BSB Co. Government needs to work with URA, Hard Rock, and other money pockets to purchase historic business district bldg. for preservation for tourism and walking mall.
60. Walking mall Uptown
61. More retail business - Home Depot, Ross etc.
62. Anything not centered around drinking
63. Ensure proper amenities are in place - lodging, restaurants, shopping etc.

Question 7 – What are the housing-related issues affecting Butte-Silver Bow County?

1. Our supply greatly exceeds demand with the Butte area. To my prior point, many of these are substandard and should be torn down. Instead, they are rented out in substandard condition to the poor. If you developed an appropriate enforcement mechanism that would eliminate the substandard housing in Uptown Butte, the lots previously occupied by these structures could be a blank slate for future development done in a manner consistent with the historic character of the remaining "good" structures and provide an opportunity for only affordable housing that satisfies reasonable standards of living.
2. Sidewalk along Park Street-especially going to Tech
3. Quality of rental units
4. There always needs to be incentives for landlords to improve on quality, such as lead / attic dust abatement, weatherization, cost sharing as in EBRRA.
5. Mid-income level available housing

6. Dilapidated buildings where owners 'put lipstick on a pig' to disguise the true issues
7. Quantity of units to own
8. I've seen so many units for rent that are not well maintained by the owners, yet are expensive to rent. Then they get upset if a development is considered that would take their "customers" away with better and cheaper accommodations. Dilapidated rental units do not make an area look enticing.
9. Hard to find an affordable rental with more than 2 bedrooms for families
10. Housing with Ada access
11. Affordability is excellent for people who actually work.
12. Is there a housing problem or a job problem?
13. Many areas of town have terrible curb appeal
14. Rather than contributing to urban sprawl, I would like to see emphasis and incentives in place to refurbish units uptown, both rentals and single-family homes.
15. Quality of housing in relationship to cost
16. Houses on market in disrepair and in need of remodel
17. The rental market has TOO many units on the market, therefore it's harder to rent your own units and even break even on mortgage/taxes/insurance
18. There is a large supply of low end and high in housing, there is a lack of housing in the middle.
19. Zoning. The disastrous appearance of many lots in the city clogged with broken, rusted, and useless recreational equipment. The streets and roads in residential areas are abysmal.
20. One management company has a strangle hold on almost all rentals and they do not allow pets.
21. Not a lot if space for yards up town
22. More accessible housing for our aging demographic
23. Affordable housing for one income families
24. LOW INCOME-SUBSIDIZED HOUSING
25. Supportive Housing
26. Lack of planned growth and development. Lack of architectural and outdoor lighting standards. Without these things, the development we do have is poor and inadequate leaving us with substandard neighborhoods that lack basic utilities, and are often inundated with modular, mobile home, and low-quality housing. This makes it very difficult to attract corporations because they can't attract employees.
27. Cost of contractors and construction related services in Butte is a HUGE deterrent to people staying in Butte.
28. Lack of middle-class housing in ease of access locations
29. Develop a gated community with a fitness center. Many other states offer these all over. Butte could definitely use one or two.
30. Homelessness and availability for low-income housing
31. Price of new housing
32. Address urban decay issue in Uptown Butte
33. Quantity of rental units
34. Quality of Available property
35. Difficulty of access to - e.g. New build in winter months
36. Rental properties are not maintained to code causing safety issues and they make Butte look like a slum
37. Put in zoning and have special parks for trailers
38. Market control by locals not competitive with statewide real estate trends
39. Land to build on. There's hardly any place to build a house on.
40. Lack of new subdivisions
41. There are no problems with lack, nor with cost, nor with quality.
42. Slum lords
43. Quality of rentals
44. Quality of units
45. Private sector will take care of this problem if local government would relax some of its stupid regulations. Costs would come down
46. Blighted areas around high school detract from parents moving to Butte, given that their children will attend high school in what looks like a 'rough neighborhood'
47. Lack of decent, gainfully employed tenants.
48. Poor zoning which allows lowest common denominator to ruin neighborhoods
49. Above front street Butte looks terrible
50. Remove old unoccupied derelict building
51. Underdeveloped apartment buildings
52. Would love to see old houses removed or redone. The old neighborhoods have so much character, incentivize investments there. Rebuild uptown, it's Buttes gold!
53. Under maintained properties
54. Decay of historical homes and culture
55. Housing regulations
56. From our perspective it is difficult to find quality housing for purchase. Lots for sale and very affordable but not much quality that has been updated in the last 30 years.
57. The housing issues that persist now are more along the lines of the quality of housing that is in Butte. Even though my rental went through the abatement program there are still levels of chemicals that persist. The housing median price in Butte is now around $150,000 when the major of people cannot afford that large of a mortgage. The rise in housing prices has me concerned that it will either tank or continue along the lines of Missoula or Bozeman (yet not the same extent)
58. Quality of rental units
59. Job pay of residents low thus limiting housing options
60. Lack of decay ordinance enforcement
61. Rental units - affordability. If I had to rent, I'd have to live on the street - I do not have enough income to rent a home and still live
62. Growing disrepair of historic buildings and the high cost of renovations
63. Tear down or encourage repairs to the dilapidated houses
64. Metals contamination
65. The quality of housing is driven by our low employment and relatively low wages. The income/poverty level does not demand high-quality housing.
66. Lack of reasonable/affordable/quality home improvement contractors.
67. The blight caused by lack of maintenance and keeping one's house and yard free of trash and clutter. Ordinances, or programs for restoration should be in place to help. Quantitative research and identifying areas that surround Uptown should be a top priority. Why are there no efforts to enable general upkeep?
68. No more tech financing competition to us landlords
69. More urban housing, specifically in Uptown Butte. Rentals & ownership. Drive the density in the historic urban core. More people living with bring more services & add to the vitality of the Uptown.
70. Rotting polluted "historic" buildings ruins property values
71. Number of vacant homes in disrepair
72. I love living in Uptown. I hate that there are so many rundown buildings. Historical relevance is important, but being able to tear down buildings that are beyond repair should be an option.
73. No zoning like modular homes within established neighborhoods.
74. Slum land lords
75. Housing though abundant is often uninhabitable. And unfortunately, with the union mentality, the prices to renovate a home or build a new one with a contractor aren't always feasible. Our realtor told us that a new home we had planned would not even appraise for what the contractor wanted to build it which was about 40% higher than we paid in the Billings area a few years before. It's not right that the sub-contractors make so much more than the professors at Tech.
76. Vacant building rehabilitation
77. Lack of strong zoning and landscaping to ensure an attractive streetscape
78. I'm not aware of lack of housing issues.
79. Too few three- and four-bedroom homes that do not require renovation/updating.
80. Not enough jail cells
81. That is all I can speak to
82. Affordability to build new homes ($ per sq. ft very high)
83. Allowing slumlords to buy up property and not care for it. Allowing renters near the college to constantly throw parties while the longtime residents have to put up with it.
84. Lack of oversight over property owners who allow their properties to deteriorate
85. Need senior housing
86. Clean it all up. It's undesirable.
87. Stupid infrastructure aka alley-wide section of George St.
88. Let the developers develop
89. Lowest rents in MT. Look it up.
90. Older buildings too expensive to restore - asbestos/lead

Question 8 - Of the housing issues identified in Question 7, which would be your top priority?

1. Affordable rental housing
2. Lack of new housing in town(butte)
3. Quality of rentals
4. Quality of housing
5. Development a comprehensive plan that eliminates nuisance, and uninhabitable structures. Like many rust belt communities sin the mid-west, uptown's defining feature is its neglect and blight. People who are not from butte see blight and neglect as well as potential. People from butte have become numb to the blight, and think "that's butte". Butte must seize its potential, clean itself up, and others will follow with their own investment.
6. Quality of housing
7. Clean up neighborhoods-eliminate "blight"
8. Low income housing
9. Don't know
10. Na
11. Quality
12. Quality of rentals and how expensive places are.
13. Quality of rental units
14. Quality of affordable housing
15. Quantity of units to own
16. The cost
17. Quality of rental units
18. Quality of rentals
19. Incentives to improve and preserve older properties.
20. Affordable good quality housing
21. Mid income level available housing
22. Quality of units
23. Quality of units to own
24. Quality/appearance of rental units
25. Homelessness
26. Affordability
27. Affordability of units to own
28. Quality of rental units and their affordability
29. Quality of rental units
30. Quality of rental units
31. Affordability of units to own
32. Lack of housing, not affordable. Our houses cost what Bozeman and Missoula cost which is highway robbery
33. None
34. See above
35. Quality of rental units
36. Quality of rentals
37. Quality rental units
38. Quantity of rental units
39. Quality of units to own
40. Availability of "decent" rentals, affordability of "decent" rentals, affordability of "decent" places to purchase - - - very little for low-middle class, middle class
41. Quality of rental units
42. No problem
43. Building and unit quality, energy efficiency
44. Some places are absolute dumps and that creates blight and perception of bad management/ownership
45. Na
46. High price for land there in Melrose
47. Clean up decaying structures
48. I have no opinion. I don't feel that putting housing (apartments) in the area to the east of continental drive and south of Elizabeth warren St. Is the answer, however. The area to the south of the mac from Shields Ave. to Arizona needs to be developed, why not put housing there?
49. Lack of housing
50. N/a
51. Quality of units to own
52. Quality of housing
53. Quality
54. No opinion
55. Quality units to own
56. Rural housing
57. I don't see a problem
58. Quantity of units to own. But that is driven by the market, so I don't know if we can fix that with gov action
59. Quality of rental units is creating a negative image of our neighborhoods, especially uptown!
60. Rental unit quality--needed for new work force
61. Quality unites to own
62. Housing in Melrose
63. Quality and affordability of housing in general. Run-down and allowed crap rentals, uptown area. More remodels of uptowns to add more uptown building usage, offices and/or rentals/owns, the housing is so poor quality here and it's acceptable and allowed by BSB - broken windows, boarded up, not demolished, etc.
64. Affordability of rental units
65. I don't know
66. Quality of units to own
67. Affordability of units to rent and own
68. More rentals and condos in the uptown area
69. Affordability
70. Areas to build homes
71. Affordable high-quality housing.
72. More in-fill of vacant lots by national affordable housing network.
73. Quality of units to rent and own.
74. Affordable rentals
75. Ada access in all new construction
76. Quality of units to own
77. Quality of units
78. Lack of
79. Quality
80. Lack of housing
81. Butte is an aging community. Need good jobs first.
82. Quality of units to own
83. To get anywhere you have to drive by a lot of homes that look terrible.
84. Keep the "footprint" of the uptown intact; clean up yards, houses, etc.
85. More quality single family homes to improve cost value
86. Decay of buildings
87. Quality of units- a lot of houses are dilapidated and are costly to repair.
88. Quality of rental units - need better landlords
89. Butte needs more new housing developments
90. Quality of rental units - many properties in butte are slums for landlords to line their pockets and not reinvest into the community. The quality of housing for low-income residents needs to be improved.
91. Affordability of buying homes for native Montanans. Keeping property taxes low.
92. Affordability of units to own
93. Not much value - low quality for price
94. Oversaturated rental market (residential)
95. Quality of rental units
96. Quality housing in urban area
97. Quality of units to own
98. Zoning. Who wants to buy and restore a home when the neighbors' places look like a tornado went through them and left all the junk behind?
99. Quality of rental units
100. Quality of rentals.
101. Quality of buildings. Less ghetto and poverty appearance. Need strict codes for clean yards, broken and boarded up window, etc.
102. Quantity of units to own
103. Affordability
104. Remove blighted buildings
105. Quality homes to buy
106. Name one thriving community on earth with a dilapidated downtown. Fix uptown and you'll solve the rest of these problems.
107. Quality of rental units. More need ramp.
108. Additional neighborhoods
109. My boyfriend and I would like to see more rural housing options. We moved here for nature, we are not city people, and would like to buy a home that is outside of the more highly populated areas.
110. Quality of housing to own
111. Quality of rental units
112. Quality
113. Affordability of single-family unit homes.
114. Quantity to own
115. Quality of housing
116. The affordability of the housing
117. Affordability of units to own

118. Availability of rentals
119. Affordable, accessible housing
120. Quality of rental units
121. Affordability of rental units particularly for seniors
122. The affordability of a decent rental unit.
123. Quality rental housing geared to the local wage scale.
124. Better quality rentals
125. Affordability of units to own
126. Low income subsidized
127. Affordability
128. Supportive housing
129. Affordable housing
130. Quality of rentals
131. Quality of affordable housing
132. Quality of neighborhoods and housing in them.
133. Cost and quality of rental units while finding a permanent home to live
134. Affordable middle-class housing age demographics of 30-45 and 60 and over
135. Improving quality of rental and housing; renovation of older buildings
136. Quality of available property to rent
137. Quality of rental units
138. A gated community.
139. Affordability if rental units
140. Affordability of new mid-range housing
141. Quality of rentals
142. Affordability of rentals and units to own
143. Lack of housing in ex-urban areas
144. Affordability of rental units
145. Affordability of units to own
146. A greater variety of rental options (yards, accept pets, etc.) need to be made available
147. Quality of rental housing
148. Quality of units to own
149. More rental units, in all price ranges
150. Affordability to own. Property taxes need to be replaced with a sales tax
151. Quality of units to rent
152. Quantity of rental housing units - badly need more choice
153. Na
154. Affordability
155. Quality of rental units
156. Quality of rental units
157. Homelessness and availability for low-income housing
158. Quality of rentals and the affordability of what they are
159. Affordability of rental units
160. Quality of housing
161. Addressing urban decay
162. Affordable housing
163. Affordability
164. Quality
165. Quality of units
166. Affordability of rental units
167. Affordability
168. N/a
169. Affordability of rental units
170. Quality, butte's housing looks like you're in slum.
171. Lack of housing in urban areas
172. Affordability of rentals
173. Quality of housing
174. Quantity of rental units
175. N/a
176. Housing in rural silver bow county (quality and affordable rentals)
177. No opinion
178. As above
179. No issues
180. None.
181. Quality of rental units
182. Affordable rentals
183. Quality of units
184. Rental quality. Butte has been known for a "slumlord" mentality
185. Urban decay. Make owners either sell or fix up their properties
186. Good quality single family housing
187. No problem
188. Quality housing at an affordable price with lower property taxes
189. Quality homes for sale
190. Making property owners clean up their properties and maintain them
191. None
192. If the county is successful in promoting new businesses to the area, the supply of housing may need to be increased, at price-points appropriate to the new labor force. But at present, it seems the supply of rental and ownership housing is good, and remains affordable.
193. Affordability of units to own
194. I don't remember the items in #8 and it does not show them to me now.
195. Lack of housing with a two-car garage option
196. Not impressed with real estate promotion throughout county
197. Quality of rental units
198. Abandoned/dilapidated houses
199. Force property managers to follow Montana rental laws
200. I don't see a problem
201. I only selected one so that is my top.
202. Units to own
203. Quality
204. Quality
205. Renovation
206. Quality
207. Land to build and on, no developments. County needs to be more proactive in housing developments, and lower the cost of doing business/taxes
208. Quality of rental units
209. Lack of new subdivisions
210. Spending inordinate time on something that is not an issue
211. Quality
212. Slum lords
213. 2
214. Affordability
215. Quality of rental units.
216. Rising costs
217. Affordability in butte
218. Affordability of rental units
219. Quality of units to own
220. Quality of property
221. Quality
222. Property taxes are too high
223. The quality of housing in general.
224. None
225. Affordability
226. Quality of units to rent
227. Quality
228. Not a problem
229. Blight and absentee landowners who don't pay taxes, allow rental units to become infested with drug traffickers and overall don't care about their properties
230. Affordability
231. Clean up old broken-down buildings
232. Holding landlords accountable for clean facilities. And stronger enforcement of renter responsibilities
233. More housing in Melrose
234. Quality of rental units
235. No opinion
236. Improvement of tenant based.
237. Affordability in conjunction with average wage
238. Help upgrade historic homes & rentals in historic buildings
239. Quality if rental units
240. I own a home and am not familiar with renting or other issues
241. Proper zoning enforcement so junkyard houses are not on every block
242. Remove old unoccupied derelict buildings.
243. Quality
244. There are no houses between $150 and $250 that anyone would be willing to live in
245. Affordability

246. No opinion
247. Quality of rental units
248. The price of rentals
249. Quality of available housing
250. Quality of rentals
251. Rental quality
252. Quality of rental units
253. Quality of housing
254. Quality of neighborhoods and streets
255. Force slum lords to maintain
256. N/a
257. Quality of units to rent and own
258. I don't see a problem with current housing options
259. Figuring out the uses for all the vacancies
260. Quality, we need some revitalization
261. Require more from the people who own the rentals, too many of them are run-down slum like hovels
262. I don't see an issue with current housing
263. Affordable rental units
264. Affordability
265. Incentivize rebuilding or refurbishing uptown butte neighborhoods. The hill is the place to be.
266. Quality of rentals
267. Quality, in general.
268. Lack of housing
269. Quality of houses vs. the price of them
270. Save existing uptown architecture, move amenities back to uptown, revitalize out history it is the most important thing we have. As towns across America become more architectural homogeneous, we can stand out.
271. Housing affordability
272. Quality of housing
273. Affordable rent
274. Cleaning up vacant/ shuttered houses clear the land for better building
275. Quality of units available
276. Allow more alternative buildings and increased flexibility of regulations.
277. Own
278. Quality of units to own
279. N/a
280. Renovating old buildings into new apts
281. Affordability of units to own
282. None
283. No opinion
284. Quality of units to own.
285. Decent price for decent housing
286. Rental units
287. Affordability of rental units
288. The affordability of units to own; especially for young people who have recently graduated from tech, there needs to be affordable housing options to purchase. That will allow for growth in the community. Affordable housing gives people options and will help more people stay in the area.
289. Quality of rental units
290. Bring higher paying jobs into butte
291. Quality of rentals
292. Quality of housing
293. High quality, good location, modern, new or remodeled houses w/ yard
294. Quality of units to own
295. Quality of rental units.
296. Quality of units
297. Quality of older housing stock
298. Quality of units to own and neighborhood accountability and cleanliness.
299. Quality of rental units
300. Quality of units to own. There are plenty of houses for sale, but a majority of them need lots of work (especially uptown)
301. Enforce community decay ordinances
302. Affordability of rental units
303. See "other" above
304. Affordability of units to own
305. Tear down or encourage repairs to the dilapidated houses
306. Quality of units
307. Remediate all residences
308. Enforcement of community enrichment ordinance. Stop investing in crappy new houses (small low-income homes sprouting up around town) and invest funds in rehabilitation of existing neighborhoods.
309. Quality of units to own
310. Affordability
311. It would be nice to have condominium choices
312. Quality of rental units.
313. Lack of reasonable/affordable/quality home improvement contractors.
314. Old buildings are beautiful, sturdy, and unique, but often have toxic materials (asbestos, lead paint) that make renovation expensive.
315. Fire damaged structures still standing, boarded up buildings undeveloped, dilapidated and derelict structures. We can't be a booming conference or tourist destination with these general burdens standing out.
316. Quality of units to rent
317. Affordability of rental units
318. Lack of housing in urban areas
319. No issue
320. Balance between pricing and quality of homes
321. Housing in the business district of uptown butte. With so many moth-balled buildings can't something be done to develop them into affordable "city living"? But parking would need to be addressed, again. It would also bring a more vibrant lifestyle to uptown which would help business there.
322. Rehab, no more tech financed competition for rentals !
323. There is no housing issue
324. Everything is so run down, they're the same whether you rent or buy.
325. New housing in rural areas.
326. Affordable and emergency housing
327. Quality of rentals and units to own.
328. Quantity of rental units
329. Clean up the run-down houses/buildings--they are an eyesore
330. Repair housing roofs
331. Additional urban housing in the uptown core.
332. Affordability of quality units to own
333. I selected no opinion
334. Quality
335. Quality of units to own
336. N/a
337. More housing west of tech
338. There are plenty of rentals and housing.
339. Rotting polluted buildings
340. Quality of rental units
341. Creating quality, affordable housing
342. Number if vacant homes in disrepair
343. Lower cost houses to own
344. Quality
345. Restoring and improving uptown neighborhoods.
346. No zoning of modular homes within established neighborhoods.
347. Quality of rentals
348. None
349. Quality of buildings
350. Quality of rental units
351. No opinion
352. Significant increase in drug activities in uptown
353. Quality and the ability to improve the run-down homes
354. Affordability of units to own
355. Affordable quality housing, especially multi-family rentals
356. Housing is here for those who work and pay for it. Low income/homeless is in short supply or just not easy to acquire.
357. The appearance and lack of maintenance of available housing.
358. Enforce community enrichment ordinances in order to enhance the overall quality of properties and neighborhoods in the community.
359. Quality of rental units as well as units to own
360. Quality of rental units
361. Quality of rental units
362. Rehabilitation
363. Quality of rental units
364. I don't know

365. Quality of rentals
366. Strengthen zoning to ensure a uniformity of appearance.
367. I don't see a problem
368. Quality of rental units
369. Affordability
370. Some uptown don't look fit to live in, poorly constructed, and racked by mining subsidence. Raise some of the worst, plant some grass and nice trees.
371. Quality of units to own
372. Quality for home ownership
373. Quality
374. Quality of rental
375. Improving quality of housing stock, both rental and ownership opportunities
376. Na
377. Quality of housing
378. Rental quality
379. I have a female student at MT tech. If she didn't live at home, I doubt we'd let her attend tech because of some of the dilapidated houses and apartments in the area.
380. Clean up the garbage and the owners that provide it
381. Property owners need to keep up maintenance and home owners need to get junk out of their yards.
382. More compatible in-fill construction to replace sub-standard housing.
383. Quality of rental and ownership
384. Housing in butte is very expensive for our pay in butte.
385. Quality of rental units
386. Quality of rental units (there are plenty, just not enough quality ones with good landlords)
387. We need to dramatically improve the quality of our housing stock; too many properties haven't been updated; supply is small and quality houses don't stay on the market long.
388. Housing quality
389. More jail cells or deport criminals
390. Quality of units to own/rent
391. Since I only selected 1.... But I will say there are areas of both Melrose and butte that look broke down and unkept
392. Quality of rental housing
393. No opinion
394. Rural
395. Quality of rental units
396. Quality of housing
397. Too many junk trailer parks
398. Encourage building multi-family dwellings
399. Lack of housing in rural area, or homes with large lots.
400. More housing
401. Construction of new home inventory
402. Higher quality rentals, townhomes, condos, etc.
403. Renovating historic housing
404. Decay and blight
405. Affordable rentals in decent shape
406. Affordability to build new homes ($ per sq. ft very high)
407. Quality
408. To have the rental and unit to own cleaned up.
409. No opinion
410. Quality
411. Making sure that slumlords are maintaining their properties
412. Quantity of units to own
413. Preservation of historic houses
414. Make current landlords fixup current rentals
415. Better rentals for new people moving to butte
416. Cost
417. Better rentals to attract quality workers who do not want to buy at first
418. Affordability of rental units
419. Business recruitment
420. Quality of rental units
421. Local economy
422. Quality of units to own
423. Affordability
424. The Berkeley pit
425. Lack of affordable housing
426. One of the highest mil levies in the state. Very bad.
427. $ to help people fix up/repair houses they own
428. Senior housing
429. Residential housing in uptown butte. Utilize the additional floors of buildings already there.
430. None
431. Clean up butte. Preserve your history - then you can promote it.
432. Quality of rentals
433. Quality of rental units
434. Economy
435. Need more diverse landlord around properties
436. Quality of units to own
437. Quantity of rental units
438. Quality and price of housing
439. Urban decay
440. Quality
441. Lack of housing
442. Quality of rentals/market housing vs. The inflated prices. It costs about as much to rent here as in Missoula but here you get a 110-year-old, dilapidated house.
443. Developers hitting roadblocks when subdividing/rezone
444. Housing
445. Retail, medical
446. 5 and 6
447. Bring more living wage jobs to BSB
448. More low-income housing
449. Affordability of units
450. Development of historical sites and marketing - all other issues will then be resolved
451. Affordability
452. Affordability
453. Housing/retail
454. Jobs and economic development
455. Lack of retail options

Question 9 - If you believe there is a shortage of housing in the County, what types of units are in short supply?

1. I have no experience with rental market, so no comments given
2. The issue is not quantity, it is quality. On the low end, there is a surplus of homes with dirt basements that are plagued with the smell of years of cigarette smoke. In the middle there are older homes in Uptown and the Flat that require various levels of investment to "fix up". Often the investment needed to bring back the beauty far exceeds any return on investment a homeowner might hope for, so it's a passion project. Finally, much of the new construction is poorly built with cheap finishes, even in the higher price points.
3. Shortage of affordable quality housing of any type.
4. Affordable "decent" places in good locations.
5. Single family rentals
6. House or apartment with 3-4 BR to rent
7. You are missing the point
8. Need newer single family under $250K
9. Quality Single family house, $175,000 and under. Most of the population cannot afford a $250,000 house.
10. I think there are a lot of housing opportunities but many of them are quite rundown and would require a lot of work if they are in most Butte residents price range.
11. Butte does not have the work force to support high end housing at this point.
12. Quality small and low-budget single-family homes.
13. Single family decent housing under $100,000
14. LOW INCOME SUBSIDIZED
15. Supportive Housing
16. High quality housing with fiber to the house etc.
17. Quality homes under $250,000
18. Middle class $250K to $300K.
19. Low-income housing
20. Affordable single-family housing for rent
21. Allowing pets with reasonable pricing
22. Properties that have affordable property taxes
23. Recognizing that the percentage of Butte's population >65 is increasing, there may also be a need for development of more housing suited specifically to their needs, e.g., assisted living, accessible for persons with disabilities, etc.
24. To many slum neighborhoods
25. Quality of homes to buy
26. Extremely low income and homeless

27. Buildings , a glaring statement as to Butte tough
28. Butte is not short of housing.
29. No shortage, justice shortage of quality houses
30. 150k and less
31. Quality housing that is affordable for lower middle class to upper lower class
32. Townhomes
33. Single family homes under $150,000
34. Updated apartments. There are apartments and duplexes for rent, but there is a low volume of remodeled apartments
35. Updated historic houses and apartments in uptown Butte
36. There is no housing shortage of any kind.
37. This survey is out of touch with local markets
38. I don't think there is a shortage, but just lack of quality units
39. Why build more when the present is left unattended?
40. City Living apartments in the uptown business corridor. Also, the housing that is available is uptown may be affordable but so many of the houses are in such rough shape, when factoring in the rehab costs, it makes them unaffordable. We just bought & rehabbed a house in upper west side so we know what's available right now.
41. Immediate Affordable Housing
42. See above. Uptown living units in the historic urban core.
43. Single story condominiums/retirement homes
44. Move-in ready and safe for a family
45. Zero-energy use housing
46. Quality of single-family houses under 250,000
47. Jail cells
48. There isn't a shortage, prices are high for a community with a lower income class
49. Senior housing, not low income
50. Smaller - modern - cheaper convenient homes for elder students and low income and energy efficient
51. Housing the homeless
52. Housing is the least of BSB's problems. Medical, retail - Help!!! Do something…anything.
53. Single family 150,000-250,000, Below 150,000 in decent repair
54. Townhouse

Question 10 – Using the map provided at the following link, identify what areas of Butte-Silver Bow County should be targeted for more housing development.

1. Consistent with my prior comments, I would focus on developing a strong urban core around Tech, the Hospital and Uptown. This requires tearing down what cannot be salvaged and doing "in fill projects" on the lots that these structures previously occupied. To the extent structures can be resaved, salvaged and made habitable with modern heating, plumbing and roofs, public funds should be made available not only to commercial owners (landlords), but private owners (owner occupied projects) as well. Owners
2. I am not sure
3. This should be left to the residents of the selected areas to decide for the area that they reside in.
4. Homes/apartments in uptown Butte need to fix up blight
5. No opinion
6. No housing development. Butte hasn't grown in 30 years. Restore, reuses, remodel current housing areas
7. Get good jobs first.
8. Many opportunities in several of the areas to reconstruct or remodel homes rather than continuing the sprawl.
9. N/a
10. I don't think we need more houses, I think we need to improve/replace what we already have specifically in the uptown (A,B,C,D) areas.
11. I don't know that you need more housing development so much as cleaning up what you have.
12. None, quality of housing is the problem & resources should be allocated toward renovating existing structures.
13. I don't see a shortage on units but a shortage on quality units.
14. Map did not load
15. Map didn't work
16. I think there are plenty of houses - they just need to be renovated or torn down and re-built.
17. Map link isn't working
18. Housing development should start centrally, and develop outward as you expand services such as water, sewer, communications, power, roads, stormwater systems, etc. To have a hodge-podge scattered around development is inefficient and leads to problems with utilities and traffic, and drives down the standard of living.
19. South of town, Black tail area
20. Five Mile area East perfect area to develop senior gated community
21. Anywhere for low-income housing
22. Don't feel qualified to answer
23. No opinion, but I don't want to ever be as big as Missoula or Bozeman
24. Map is too difficult to read
25. I don't know the areas that well
26. I don't see a problem
27. Let's not target anyplace for more housing development. One of the best things about Butte is that it's not crowded; population stays around 35,000, which is a good size. Don't be like Bozeman.
28. Can't view areas on map
29. No opinion
30. Land outside of the boundaries
31. None
32. Things need to move south, the flats, uptown is no longer worthy
33. Couldn't access the map
34. None
35. All
36. Don't really think we have a shortage
37. No opinion
38. We should protect undeveloped open spaces in rural areas. Cluster development into compact areas.
39. Homeless shelter in our block
40. No new development
41. I hope that housing is renovated, not built from scratch
42. There should be no development, there should be uptown renovations. We are a third of out former population, let's work without capable urban density. No sprawl to more of the flats.
43. No target
44. Not sure I can answer this
45. Couldn't see areas on map
46. Can't link to map
47. None of these. Improve existing housing stock quality.
48. Let the market decide.
49. I would say E but there is a dioxin issue to be addressed prior. No excuses.
50. Can't see regions on map
51. Within "B", the business corridor of uptown in all those empty buildings. Green energy could possibly be used along with the development of roof top gardens & out door space.
52. Midtown housing is barely habitual and fire traps often
53. No shortage
54. None==there are plenty of vacant houses for sale currently--need to be realistically priced--not based on the Bozeman MLS
55. Too many vacancies now; this is not necessary
56. Na
57. South Butte
58. Quality is the issue in these areas
59. No opinion
60. Terre Verde
61. Housing should only be encouraged in existing urban areas, not rural.
62. NA
63. None
64. Na
65. Area K - but specifically the area south of areas F and G.
66. I don't want more development here
67. Target the areas where people want to live- just not Melrose.
68. I don't rat's something or other
69. The areas south of F&G
70. Focus on restoring historic urban area
71. No letters displayed on map
72. No opinion
73. Clean it up
74. Infill update/update existing with new; area around YMCA; Walkerville has more infrastructure work with roads, sewer, water….

Question 11 & 12 - Two neighborhood plans were completed in 2010 for Central Butte and the Greeley neighborhood. Should additional neighborhood plans be prepared and, if so, where?

1. Uptown butte residential areas
2. B, C, and D - but if local government cannot commit to following through on the plan and vision, this is a pointless exercise. My confidence in local government is very low. Of the 12 existing commissioners, 4 voted against providing a raise to the policeman who by any measure were under-paid. If at least 4 cannot be relied on to do what is common sense, it is improbable that they will have the ability to tackle more complex problems like these.
3. D-H -F-G-H
4. Continental Drive from the Greeley Area to the Nine Mile
5. Whittier area
6. PARK STREET HOUSING and SIDEWALKS
7. West Elementary
8. I think that most of the urban and suburban neighborhoods should be given the opportunity to develop their own plan given guidance from above.
9. Between high school and front street
10. Emerson area, Margaret Leary,
11. Silver Bow Boulevard area. "Centerville." Mid-town Butte
12. All the old abandoned schools
13. Walkerville/Centerville Front street to Park street
14. In order to grow and in a controlled manner, all areas need plans.
15. Margaret Leary Neighborhood.
16. Margaret Leary Area
17. South Montana St., South Main St.
18. Areas - K, H, D, E
19. Do not know the current plan but every Neighborhood should have a plan to develop
20. E
21. Area to the west of the Berkley Pit from Second Street to Walkerville and west to Main St. Old mid-town Butte. Lots of opportunity to improve that area.
22. Close to East Junior High
23. West side, uptown, east side, Montana Tech area
24. Longfellow, Margaret Leary, and Emmerson school areas.
25. ANY actual neighborhood PLANS are encouraged. We have neighborhoods with stick-built, 50's trailer, and modular/ mobile, so I am for ANY and ALL actual plans!
26. Area behind the Copper King/Timber Butte and Walkerville
27. Uptown and tech areas
28. Hospital/Tech area, Boulevard neighborhood
29. West Side, Walkerville
30. Sections F, E, I have the most growth potential and ability to develop new sustainable markets for growth of business and development.
31. Near Kennedy School
32. Unsure
33. No opinion
34. Montana, Front Street and Rowe Road could use some sprucing up. These areas look particularly bad.
35. A, B, C, D
36. All Neighborhoods
37. My neighborhood on Howard street, George, and Marcia- absentee landlords, drug houses, bad roads, unkempt property and a city-council person (Cindy??) Who is about as rude as they come.
38. Uptown Butte
39. F,E
40. Centerville, Walkerville, below Park Street
41. Reasonable homes for families
42. Uptown
43. West side and lower west side.
44. I don't have a big opinion on this. But I will say coming to Butte 7 months ago I was confused by the neighborhood areas. As I understand now, I only know of the flats, uptown, and Walkerville area.
45. Focused Strategic plans could really be implemented in all areas in Butte and surrounding based on need and quality of neighborhood.
46. Margret Leary and Hillcrest neighborhoods
47. I said not sure
48. J AND K LOTS OF SPACES TO DEVELOPE HOMES
49. The uptown area B, C, D
50. Near the nine Mile. On the Flats
51. The Civic Center / creek corridor
52. Thompson Park area. Keep it open, no housing
53. All neighborhoods. More control needed over parking for recreational vehicles, mobile homes, and out buildings.
54. Uptown Butte
55. In the neighborhood off of Continental across from MRI
56. B,C, And F
57. Every single neighborhood in the county should at the very least be identified and have a plan that allows for local input. There should not be a single piece of the county other than public lands that is left out. Treat all areas fairly.
58. According to need, each area should be encouraged to develop and prepare a plan because Butte is going to develop next.
59. Walkerville, upper westside
60. Wherever possible
61. My question is, "Did these plans even pan out?" I know Greeley didn't.
62. I believe the area of A,B,C & D could almost be combined to create a Neighborhood Plan.
63. Midtown
64. West side and Rocker/Ramsay
65. Continued growth behind old hospital on Continental Dr.
66. Walkerville and Centerville
67. Big Butte, Walkerville, Centerville, Timber Butte
68. Area across from Legion Oasis, South of Holmes Avenue.
69. Uptown Butte and the Flats
70. The area between Front Street and uptown. It's a slum.
71. Silver Bow - Emerson
72. F & G on map
73. Over by Kopervika Park. Again, the quality not quantity problem is the main reason we need to rid ourselves of the "slumlord" Mentality and get property owners who don't just throw a fresh coat of paint on and call it good.
74. Walkerville, Centerville, and South uptown Butte
75. Beef trail area and Blacktail creek area
76. Colorado Street area -midtown
77. Greeley Neighborhood
78. No opinion
79. Not sure
80. Tech area
81. South of Galena North of Front, east of Montana, west of Shields Ave.
82. West side and hospital area.
83. South, of red wrecker area
84. Central butte needs more development all the way to Walkerville
85. Copper Mountain area
86. All neighborhoods should have a neighborhood plan to better assist in identifying the current and potential future needs of their neighborhoods.
87. Montana Tech areas and uptown
88. West/MT Tech area Butte, Flats/Emerson School and Clark Parks areas
89. No
90. The corridor below Butte High School (Wyoming, Dakota, California... Etc.) From the high school to 2nd street. I am not sure if that means 'central Butte' because I have no reference what that means other than areas around Butte Central High School. And, I have not seen these plans, so sharing them with the public might be nice.
91. Walkerville
92. Upper and lower Westside, Walkerville, Centerville, Eastside....
93. Ramsay
94. Put more monitor wells in civic center , put in an impoundment facility like the golden sunlight has to control their cyanide water ,take a tour to see what this looks like, Sesso has said containing copper water run-off is very complicated thing, NO IT IS NOT
95. Uptown Butte
96. I answered I don't know.
97. All neighborhoods
98. As many neighborhoods as you can get interest and commissioner leadership from
99. Every single one.
100. Hillcrest/Hawthorne/Atherton area
101. Walkerville
102. Any place as long as there is room to build
103. Uptown, rebuild/remodel existing neighborhoods.

104. Ramsay area
105. Areas near entrances to Butte
106. Tear down Greeley school & put up affordable housing that is of some quality
107. Walkerville, the heart of Buttes history.
108. Uptown
109. The area around Walmart and O'Keefe drilling
110. Park St. corridor, Upper and lower westside
111. The Park Street corridor
112. Montana and platinum intersection Aka Town Pump proposal
113. Uptown
114. Park street up to Walkerville
115. All areas would benefit from a neighborhood plan. Perhaps starting with the Hillcrest area and the West area.
116. One of the main reasons I would like to see a Neighborhood plan is the emphasis parks and open space, public infrastructure, and housing trends. Different part of Butte Silverbow have different housing trends and options of open spaces that need to be considered. As part of any city or town there are areas that are focused on more than others due to proximity to resources, yet to fairly address the entire town, more Neighborhood Plans should be created AND people should become more involved in the future of Butte.
117. Flats
118. Median on park street. Knock down buildings in uptown butte and build a park
119. Historic Uptown, areas behind the Highland Golf Course, South of town behind businesses off of Harrison.
120. 2nd street, Colorado street, Utah street, Montana street, Arizona street areas
121. Upper West Side, Area around Butte High School (not sure if that is Central Butte)
122. Upper Westside. There is a lot of potential on the upper westside because of things like great views, neighborhood feel, older style architecture, and historic locations. The area just needs to be updated and remodeled. This would attract a good mix of college students (rental properties) as well as families (houses available for purchase)
123. Butte High from Arizona to Montana and mercury to Aluminum
124. Upper west side, northern flats
125. All of the urban areas of Butte, especially in the Uptown
126. All areas in Butte proper should have some sort of a neighborhood plan.
127. All of them, but the plans must have some type of implementation or enforcement mechanism.
128. Uptown, midtown
129. Everywhere north of Front/Centennial, with possible exception of the west side. It seems development is hyper-focused on new construction on vacant properties rather than consideration of rehabilitation of existing neighborhoods and individual homes.
130. Central Butte and Greeley neighborhoods have shuttered commercial buildings and more vacant homes, granted a few homes have been updated - but is the cost to determine a plan worth the outcome?
131. B,C,D (refer. Question #10)
132. Enough studying
133. Stop building new and fix the old! Urban blight is the problem, not a shortage of units.
134. Energy Efficient or Solar Neighborhood
135. The neighborhoods that are adjacent to the Diggins East and Northside Tailings as they are about to go through a huge change with the remedy and future park.
136. Centerville
137. Every area in Butte needs attention--there should be a new area done every year from Walkerville to the flat
138. Uptown urban core, Centerville/Walkerville
139. Answered unsure
140. Uptown west
141. Longfellow/Margaret Leary
142. North Butte (north part of Census tract 1), Census Tract 3
143. Anywhere
144. Butte needs a city manager.
145. The area between Montana street, north of front street
146. Emerson and Margaret Leary
147. What was "really" developed.
148. Areas B and C
149. Front street north
150. All
151. Neighborhoods around Big Butte, Timber Butte, Stodden Park, Walkerville
152. The housing in Butte's "Flats" should be encouraged to keep curb appeal ~ it looks run down and in need.
153. Upper west side. Uptown.
154. Section H of the map provided
155. West Side
156. From Uptown Butte up through Centerville to include Walkerville.
157. Western Butte
158. South Butte
159. South main street
160. C from map
161. Between Ramsey and Butte
162. Neighborhood Residential areas
163. South of Rowe Road
164. Centerville
165. I would really prefer to see the dilapidated houses that are condemned, and unoccupied uptown be torn down first.
166. Greeley plan needs to be BY and FOR the residents of the Greeley not BSB admin.
167. All areas
168. At least one in each commissioner district
169. East ridge
170. Emma park west side
171. First St. to Farrell
172. Off continental
173. North town
174. Area west is f Montana Tech
175. Unsure
176. Near Stodden park
177. Silverbow County, Walkerville, Midtown, Flats
178. First and Second St. Iowa
179. Uptown - N. Of Park, E. Of MT Tech, S. Of Walkerville, W. Of Montana St.
180. Everywhere
181. 2nd St. Area
182. Dilapidated trailers and homes falling apart - George St. 2700 block Banks - Garfield St. 1800 Block
183. Uptown, use of additional floors on existing buildings.
184. All neighborhoods
185. Diggins East, George St. Area!
186. Uptown Butte needs focused attention and improvements. Too many vacant buildings i.e. Low-income housing - nice and clean
187. Neighborhoods between Front and Park
188. Walkerville area, YMCA area
189. Southwest side Butte, Butte south of Walmart

Question 13 - Should a Neighborhood Alliance be created to bring together representatives of established neighborhoods to discuss mutual neighborhood issues and possible solutions?

No "Other" option provided in answers.

Question 14 - Are there actions that can be taken to improve the Butte Historic District?

1. It's not clear to me how the question is defining the "Historic District". I think this question would be better if a there were a map that showed the parameters of the Historic District, similar to the question above. How can the answers to this question be deemed reliable if everyone who answers the question defines the parameters of the historic district differently.
2. Provide more affordable options to building owners to save dilapidated structures, but if not possible to save or secure the exterior, remove it and add green spaces or gardens.
3. Enforce the tree planting policy for new business, lower the interest rate on the sidewalk program to 1%, current rate is way too high and just discourages participation. Again, enforce the snow shoveling rules and remove snow more frequently for the uptown streets.
4. For especially dilapidated buildings, the standards ought to be loosened to make the building appealing to investors
5. Parking
6. Enforcing design standards is great for any new projects, but also enforcing code for existing structures - replace windows with windows, doors, with doors, no boarded up, etc.
7. Continue/expand financial support for property owners who need to repair or renovate within historic district
8. Give incentives for business owners to buy dilapidated

structures and renovate them.

9. Available parking. This lack is a real problem. Especially for the elderly - a large portion of Butte's population which, as the woman who cut my hair when I first moved here said - should all be forced out of town
10. Put hard rock money to uptown, not another coffee shop (boo that it went to Starbucks)
11. PROMOTE RESTORATION OF EXISTING STRUCTURES-HISTORIC VAULE AND CHARM
12. Modify code to require architectural standards, have the county be responsible for curbs and sidewalks,
13. Renovate buildings that are salvageable
14. Promote and advertise a safe uptown for Butte. Most people don't walk around and enjoy what uptown really has to offer. The two main things people know of uptown Butte are the bars and so many pre-release people walking around.
15. Historic Preservation needs not recognize where improvements can be made when structures are removed.
16. Fix the roads!!!!!!!
17. Remove or improve
18. Historic District could be increased by size
19. Move the pre-release center out of the uptown central business district
20. Eliminate transients and probates
21. It should be kept clean at all times
22. Get rid of the prerelease center. Are you sure you want to invest money in uptown Butte.
23. Address the panhandling and public drunkenness
24. Require property owners to maintain properties
25. Continue to take actions to attract new businesses, to minimize empty storefronts.
26. Address the homeless people so they don't scare us when we walk to businesses
27. Take more pride in the HD. Paint the old building signs on the brick walls, fix broken windows, get rid of the drunks and druggies across from the terminal store that sit there all summer and drink and piss in the alleys.... Butte's getting run down that way.
28. "decrease the size of the district" is a disingenuous answer that reflects the prejudice on the part of the survey design.
29. Too much is held back in this town trying to preserve history
30. Encourage out of state building owners to sell their dilapidated buildings at a reasonable cost to get them renovated instead of holding on to them for higher profits.
31. Lower the price of uptown buildings so local residents can purchase them
32. Get businesses and residents in historic buildings. Reduce empty storefronts.
33. Don't try to save every shack - use better discretion re what to preserve
34. Tear down the ones that cannot be salvaged
35. Get rid of old, too old to restore buildings
36. There needs to be fine for building owners leaving their buildings vacant, because they just become public safety hazards or fire traps and then tax payers end up dealing with it
37. Just clean it up in general
38. Remove pre release
39. Need to restore the dilapidated buildings. Encouraging mixed use in buildings. Encouraging larger businesses to stay in Uptown. Could MT Tech purchase a building? Encouraging local artists to utilize old buildings--what makes Butte special now, not just in the past?
40. Get rid of the pre-release site
41. Fix old structures, don't tear them down.
42. Get a coherent strategy on how to promote Uptown, integrate the disparate parts with each other. Move visitor center to a mine yard
43. Allow more flexibility in the regulations.
44. Outlaw removal of historic structures -require strict contracts and strict timelines with penalties when the county sells buildings to individuals who make 'promises' -introduce laws that require proper upkeep of all historic structures with strict penalties for failure
45. Tear down dilapidated buildings
46. Enforce current laws for public safety and property management
47. There needs to be more opportunities for outdoor spaces - parklets, boulevard trees, anything promoting "green" spaces.
48. Not sure what rules are stated in the municipal codes and local regulations
49. Increase economic development. Start with better promotion of uptown attractions.
50. Provide financial support (grants/loans) for improvements/ restoration of existing structures.
51. Keep it clean and nice. It is often an eye sore, but one of our more highly visited areas. Snow removal as well.
52. Grants to help homeowners and businesses renovate old buildings. They are the most unique and vital asset Butte has! Nowhere else in Montana has the urban feel that Uptown Butte does. Don't throw it away. Invest in it. People will come.
53. Evel Knievel monumental statue uptown even if he was a criminal, he is our criminal local butte boy
54. Maintain roads and railroad track crossings.
55. BSB needs to more aggressively manage absentee property owners in the historic district. We should not lose these amazing buildings to further deterioration. These owners have dreams of rehabilitating these old buildings, but the reality is that they just pay their property tax while the building & Butte's image further declines. Missoula or Bozeman would never stand for this kind of lack of ownership/upkeep. The codes need to have more teeth, forcing owners to just more than board windows. Make it hard for these absentee owners to sit on these historic gems. Give owners reasonable time to implement their vision, but if that time passes you need to go after them & make it very difficult not to improve the property or have to sell it. There are investors/developers who will take realistic shots at redevelopment, but too many properties are held up by out of state dreamers. Get aggressive, put more teeth into the code, and remember that your neighboring cities would never allow the further degradation of these historic places.
56. The issue of the homeless (or seemingly homeless) population should be addressed even if it's not politically correct. Compassion is important yes, but one needs to feel safe and when I lived in Uptown, I did NOT feel safe.
57. More / more comprehensive interpretive materials throughout the district: answer the question--"what makes this history important?"
58. Butte's historic district is overlooked/centered upon our MTech campus. It's in much need of CURB APPEAL. Their grounds dept. Does very little to make it attractive either by adding landscaping such as plants and flower but adding art and sculptures would encourage community pride and attract students. Their parents usually pay for students to attend make them want to be a part of a beautiful community.
59. Refrain from demolishing historic buildings, regardless of their state of dilapidation
60. Mitigate the growing incidents of vagrancy
61. Relocate Pre-Release center as stated before
62. Open Container ordinance with flexible special permits for events
63. Find a way to stop out of state corporations from buying property and making it unaffordable so they get a tax break
64. The density of the district is an asset; rehab whenever possible, provide resources for adaptive reuse; provide guidelines for how people can make the historic district a place where people want to spend time and invest.
65. Enforce code to eliminate unsightly billboards
66. Hold owners responsible for upkeep of bldgs.
67. Keep the derelicts away. That would make it less threatening.
68. Promote heritage tourism to increase customer flow to existent business and attractions
69. Continue improving Historic Buildings while maintaining historic look
70. Require out of town owners to maintain their property
71. Provide grant funds so owners can remove dilapidated structures on their property
72. Allow people to remove dilapidated structures, even in the conservation district
73. Clean up areas
74. Parking and parking lot security added to infrastructure needing improvement. Charge a fee to building owners for leaving unoccupied buildings boarded up. Encourage pop up shops in vacant bldg.
75. Restore historic facilities
76. Corrupt government
77. Get CCCS out of Uptown
78. Too much yellow curb on corners
79. Enforce the sidewalk code. Property owners are escaping.
80. Focus on the Business Dist. And warehouse district first. [Added 'signs and infrastructure' to first action]

Question 15 - There are parts of Uptown Butte that have vacant lots which are available for infill redevelopment. What types of uses would you like to see as infill development in Uptown?

1. I think getting a Walgreens to locate Uptown would be great. All of these uses would improve and facilitate developing a healthy urban core.
2. Community gardens.
3. Plenty of empty bldgs. for commercial, condo use
4. Need industry or the specialty stores will not survive nor will any housing developments such as apartment buildings and condos! Retail will survive because there is nowhere to shop in Butte. You MUST go elsewhere to shop.
5. Remove dilapidated structures and run-down vacant structures that no business has shown interest in redeveloping in 20 years. Then focus on recruiting businesses/proposals for the most desirable unoccupied buildings. No new buildings are needed until this happens! Until then green space to soften uptown is more beneficial.
6. Residences for vacant lots in residential neighborhoods.
7. Affordable, family-friendly housing
8. How can this question be asked when there are already vacant spaces in uptown Butte. Our town as is can only support so much retail.
9. Just make sure they look clean and not a dumb site
10. Children's museum- Something families can do together while uptown
11. We have a lot of buildings to work with, tear them down and rebuild, but leave what space we have available for green space
12. Common sense should be the guide. There are beautiful structures - don't tear down; fix up.
13. Allow the market to drive what is needed
14. Community gardens
15. Community shared garden
16. These are some of the best views around. It may depend on where the vacant lot is, but high-end custom homes are a must.
17. As long as the pocket parks weren't just for employee parking.
18. Retail business
19. Contact HGTV! The parking garage should never have replaced a beautiful green space, regardless of what the paper said. So many people don't read the paper anymore; it was a cop out by Vincent and his government
20. A small grocery/general outlet e.g. 7-11
21. Promote development, but avoid infill of every developable lot...one of Butte's many charms are a certain number of empty lots, sight-lines that promote view of the magnificent landscape that surrounds, and reminds us of the city's fascinating industrial/mining heritage.
22. Just clean them up
23. New buildings to look turn of the century with apartments above.
24. Understand what "historically compatible" means.
25. Small shops to encourage a variety of shopping experiences in a quaint atmosphere
26. This is private property. Let the owners decide. Get government out of this decision.
27. Seasonal popup temporary shops and attractions.
28. All new construction should be designed to fit in with historic architecture.
29. Museums and facilities like the Archives and Art Chateau - preserve what we have that is quality
30. Offer these areas to home owners that are adjacent to their property
31. Department store
32. For god sakes no Walgreens!
33. Any new developments are good
34. Residential housing
35. New, quality, lower to mid cost homes
36. Maybe additional parking will get employees to park in places other than in front of local businesses.
37. Improve and fill in what's already there
38. Single family homes
39. The value of Uptown will always be minimized due to the presence of blighted areas (some preserved due to historic reason limiting possibility of redevelopment) and the presence of the pre-release and mental health facilities. As a resident, I avoid uptown due to the presence of these individuals.
40. Small retail development
41. There are enough empty buildings uptown. Fix the ones we have before you build new ones!
42. The only problem with mixed use is the general lack of respect tenets have for buildings; including smoking inside or discarding cigarette butts out front of the business. I currently rent a space where this is a first-hand issue.
43. We have enough buildings that are empty. If possible, refurbish those& use them for above mentioned ideas.
44. Historically compatible structures - all uses
45. Appropriate residential in-fill of all types
46. Family and kid opportunities like jump parks, climbing walls, indoor soccer, things to do in inclement weather
47. There should not be more development unless there is adequate free parking. Northwestern energy took a nice parking lot/park and then the city replaced it with "for pay" parking which does not attract shoppers or further businesses.
48. DON'T plan these spaces to duplicate functions unfilled by existing structures throughout uptown--that's a path to disuse and demolition of those structures
49. Whatever is built should adhere to design standards to make the buildings compatible with the district
50. Residential in residential areas only; no commercial infill needed at this point
51. Sustainable intelligent business
52. I think Butte should welcome ANY business that wants to come into town- anywhere
53. Site-specific solutions that blend in with surroundings
54. Sell lots to adjacent property owners
55. Community gardens. Rent a plot to people, having the price include water
56. Lower priority issue than getting good jobs and good retail into vacant existing
57. Corrupt government
58. The 'whole' historic district is your greatest asset. Get pre-release out of it. Clean it up and promote it
59. Empty lots stay empty
60. Lots of multi-story empty bldgs.

Question 16 - Using the map provided at the following link, identify what areas of Butte-Silver Bow County should be targeted for commercial land uses and new commercial development.

1. Again, this question is poorly drafted because you do not define "commercial". As a result, "commercial is going to mean many things to many people. I am assuming it means small retail or other businesses that would accompany an urban core and adjoining neighborhoods. If commercial means, "industrial" then K, I, and J.
2. Here again, you are asking for input from residents that do not live in the area to comment on those who live in the area. This should be left up to the residents of the immediate area only.
3. No new land use development. Remove abandoned structures for any viable commercial use
4. Too many k's
5. To me, the area needs to be associated with the type of commercial development being envisioned. Therefore, cannot answer this question.
6. NOT J, this open space is soooo lovely to have when you get off the interstate. This should be greenspace.
7. No opinion
8. NO IDEA
9. Map did not load
10. Map doesn't work
11. The map link isn't working
12. Butte should be the commercial hub for Silver Bow County. Encouraging commercial development outside of that hub is short sighted and only serves to degrade the standard of living. You want to direct all commercial activities to one location to feed off of each other.
13. Don't care
14. Use of Mine yard (Stewart, Mountain Con) for commercial, restaurants
15. Any place to encourage people to shop uptown without creating a lot of traffic.
16. Map is too difficult to read
17. Just target places for commercial development that already exist like the mall, the old NW Energy building, the old Ace Hardware, etc. It's stupid to target new areas for development when we have vacant buildings sitting around.
18. Can't wait view areas on link
19. No opinion
20. None
21. Map is not user friendly
22. None

23. Not sure
24. The intersection going towards Helena is a 'gem' in the future for development.
25. Industrial park but not Ramsey or Rocker. Rocker interchange is a clusterf____
26. West end of Front Street
27. Use the current building for new commercial use
28. No new development until vacant structures are secured and reused
29. New commercial development should be done downtown all the way out to Basin Creek
30. Only the Front Street part of area D and the part uptown from the high school should be commercial
31. Once again, not sure how to use this map
32. Can't link to map
33. The spread of our primary corridors is reflective of a city that once had 90K residents. With our current population and dispersal of commercial development, it makes our city look void, and lacks vibrancy. Focus needs to be paid to areas that would support dense micro developments instead of promoting or allowing commercial development anywhere one would like.
34. I like the K spots for their proximity and their placement sort of offers options for Dillon to spend money here. However, I feel we can build outward naturally rather than infill later.
35. Can't see regions on map
36. None of the above--market uptown and Harrison Ave--there are plenty of vacant structures that could be used instead of leaving them to ROT
37. None
38. I can't get map to load
39. All??
40. No opinion
41. But your corridors along Montana and Park Street are TOOOO wide
42. Above Uptown Butte from the Steward mine yard up through Centerville to include Walkerville
43. No opinion
44. Why can't we renovate buildings for commercial use instead of building new ones? Kmart, old Ace...
45. No more development, open space, reuse existing bldg.
46. We should welcome any commercial anywhere
47. We have enough commercial property already.
48. No letters displayed
49. ALL but start Uptown Please
50. Mall, K-Mart
51. Great job on this survey. Best of luck and success. We love Butte.
52. G north and central, commercial; G south, industrial. K and L industrial

Question 17 - What should the local government do to stimulate the redevelopment of vacant buildings that are found throughout Butte-Silver Bow County?

1. Government should consider using a combination of ordinance enforcement that imposes economic consequences on property owners for failing to maintain property, and a buy-back program, under which government will buy a property, tear it down, and make it available for re-development consistent with a well thought through vision and plan for that area.
2. Giving funds to Starbucks was a huge mistake
3. Tear them down and plant some greenery.
4. Reduce the extent of the historic district to allow removal of vacant buildings that are not viable for repair. This will allow more focus on improving fewer buildings, with limited monies, with potentially better outcomes.
5. Attract small industrial/manufacturing/commercial business to Butte and give them the buildings to revamp, with the unified building code as the standard.
6. Loans for redevelopment should be coordinated with small professional firm recruitment packages, rather than a build it (or renovate) and they will come approach. This way spaces can be invested in, in support of the recruited party's needs.
7. Vacant, dilapidated buildings are the eyesore of Butte, and are a problem. Enforcement, loans, funding, anything to help. Even if it is ONLY exterior help to make it appear decent. So so many, especially uptown that we continue to try to revitalize. UGH!
8. Create an opportunity for taking down the dilapidated buildings. Put up new, energy efficient, buildings that would attract entrepreneurs.
9. Tear down the "historical" buildings that are falling down, or make developers save only the front facade of the building, and build new behind it.
10. Bring in good paying industry
11. I've heard of other communities offering "incubator" space for start-up businesses. The first year they rent space at 20% of fair market value, 40% year two etc. Until they are paying full value at 5 years. By that time the business is either established or it has failed.
12. Some way to minimize risk (zero liability?) For those who are willing to try fixing a building, including giving away buildings for free with take-back provisions.
13. ZONING and PROPERTY UPKEEP
14. Charge a higher tax fee for vacant buildings to encourage owners to put them to use.
15. Allow for the buildings to be demo'd if the property owners cannot redevelop, regardless of what the HPC states
16. Tear them down most are too expensive to fix and have been neglected too long.
17. Again, get rid of CCS
18. Reclaim
19. Lower taxes on them, give incentives to contractors to flip them
20. Understand the value of these resources. Go from there.
21. Get rid of the pre-release or move it away from the center of uptown.
22. Silver bow county will remove old buildings for free if landowner agrees to build a new structure.
23. Create an uptown master plan and involve current business owners
24. Tear them down if abandoned and no one will buy them
25. Offer
26. Fine building owners $500 a month for vacant buildings; encouraging them to either rent them at a rate someone is willing to pay or sell them to someone that will do something with them at a price someone will pay
27. Remove. Property
28. Help restore them to potentially use as business space
29. Improve promotion for uptown attractions
30. Build alternative transport infrastructure, more culture nearby (theaters, museums)
31. Loosen the historic requirements and begin demolishing these buildings. They are a blight. If demand were here, they would be under development. The demand is not here, so they will continue to degrade. The value of these buildings is going to continue to decrease to every potential developer with continued degradation combined with historic preservation requirements.
32. Free windows, new roofs, security and property tax forgiven
33. Develop more aggressive code that will make it very hard for an absentee owner to sit on their property. Just requiring a roof & boarded windows is not enough. Make it very hard to sit on buildings with no redevelopment for the long term. Allow investors/developers a reasonable amount of time to implement their vision & if that time expires make it financially very hard to sit on a building for 10-20 years. Every day that passes without redevelopment, the building falls further into disrepair which makes it more expensive to rehab & in some cases impossible. We cannot lose anymore buildings. Please add significant teeth to the code to drive out these out of state absentee owners/dreamers.
34. Be able to tear down buildings that are beyond repair, regardless of historical relevance. Our history is important, but not as important as our future.
35. Not sure. However, going forward the city should not take "gifts" of old crappy buildings such as Northwestern Energy's building in Uptown. This was not a gift but an avoidance of dealing with the demolition of their own building. Not cool Northwestern Energy!
36. Plow the streets in the winter for better access.
37. Employ a liaison to attract entrepreneurs and existing businesses in Bozeman to relocate
38. Control "out of control" vagrancy
39. Tax them for being vacant
40. Charge lower taxes on rehabbed buildings or being actively rehabbed; charge higher taxes on vacant, nuisance buildings.
41. Nothing, you are total screw ups!!!
42. Seek Nationally Recognized Nationally Significant National Park Service Historical Park to increase customer flow to business and attractions so monies will flow into the community to justify and self-finance improvements.
43. Remove buildings that are not salvageable
44. Provide grants to remove buildings that don't meet code

45. Allow developers to take over the buildings, if county owned if a business plan is given along with available funding they have secured
46. Fire lot of the overpaid employees of BSB
47. Require owners to mothball vacant buildings + enforce
48. Clean up trailers, some falling on homes
49. Tear buildings down
50. Federal Gov't offices
51. The enforcement of any Code is laughable in this County.
52. More enforcement against absentee owners
53. Enforce the laws on the books. Improve the retail in town.
54. Focus on restoration and development of Butte Business Dist. (as defined by old ordinance) and warehouse district.

Question 18 - Are there areas of the county where land development should be limited or restricted?

1. The "Butte" footprint as defined by areas A-J and adjoining areas on the map at question 16 should be increased sparingly. Prior to increasing the footprint, one should consider, do we already have an existing location that is sitting there, unused that could be utilized for this project. Can we develop a public private opportunity that serves the dual goals, of cleaning up Butte, and eliminating an existing vacancy in a building or location prior to breaking new ground?
2. Restrict light industrial use adjacent to Residential (such as the Ramsay deal)
3. In general, allow development on private land, but restricted for safety, hazards, or where future issues cannot be mitigated. Restricting view sheds/scenic resources should be restricted to some degree but that will be an ongoing problem for any existing landowners and continue with new landowners - it goes with growth.
4. The area between Butte and Rocker both North and South of I-90 are prime areas for development. Give room to Montana Tech for expansion (first shot at the land) and develop the city.
5. Some restrictions obviously should be considered for high density residential neighborhoods.
6. Incentivize using infill lots rather than building more sprawl
7. Any areas by creeks (Blacktail, Basin, Silver Bow) should be off limits to protect our water resources as stormwater issues are already a huge concern in our county.
8. Common sense. Make new development "fit". Enforce zoning and building design standards. Future proof development by anticipating zoning changes, and stop giving waivers to everyone who asks.
9. Restrict growth that expands outward (no driving out to it). Keep growth condensed to the center and near residential areas. (Mix residential and commercial uses together so things are always within walking distance.)
10. Restrict growth in critical wildlife areas.
11. Restricts large plan development in rural and historic areas
12. Restrict growth that will impact neighborhoods and schools. And restrict "hodge-podge" growth that is not contiguous with existing growth so we do not have spotty development scattered throughout the county.
13. We should encourage growth in areas that have water and sewer infrastructure in place. Stay away from the rural areas.
14. I would take all of the development that I could get. As long as it's not obvious that it detracts from the overall city of Butte.
15. Consider wildlife that use Butte as a corridor
16. Manage the development for environmental compliance
17. Uptown
18. Donate all vacant areas to MT Resources for reclaim and offsetting mitigation areas
19. Small residential lots under 6000 square feet, common sense development
20. Restrict development to historically appropriate. Understand what that means. You don't.
21. Keep it away from residential areas - not across the street like the MRI operation
22. Incentivize infill to rebuild/rehab the existing city boundaries; limit/restrict/disincentivize further urban sprawl. NO on Big Butte, Timber Butte and Colorado Hill/Mt Baldy. NO on any more Big Hole/Divide/Melrose and Blacktail/Basin/Little Basin/Silver Bow. Protect watersheds and Viewsheds
23. NO TRAM to the Lady of the Rockies
24. Address contaminated areas
25. The hazards should be subject to remediation, not just ignored.
26. Restrict growth in other areas where safety and health would be jeopardized, where remediation is needed etc.
27. You should create an urban growth boundary to prevent sprawl and maintain the dense character of Butte Silver Bow.
28. Let people choose how to spend their money
29. Restrict ALL further development reuse mining areas
30. Fire a lot of the BSB Government overpaid work force
31. Stay out of private property
32. Noted that in some cases is using land not suited for AG use.
33. There are 2 areas to consider city and rural. The opinions differ from city to rural.
34. Added note to LIMIT and not restrict growth impacting viewsheds and scenic resources

Question 19 - Mental health services, the prison pre-release center, and services for homeless populations and others in need are concentrated in Uptown Butte. What is your preference for where these services and facilities should be located?

1. So long as these services remain in Uptown Butte, economic development in Uptown Butte will flounder and it will continue to be characterized by blight and dilapidation. No reasonable investor will invest in real estate adjacent to or near a Pre-Release or Mental Health center. If you fail to move these facilities, all other efforts at economic development in Uptown are pointless.
2. Relocate the prerelease away from uptown Butte
3. Keep the Pre-release where it is.
4. This is a challenge for every city. Businesses will want a centralized location so that they can develop opportunities appropriate to their customers. Moving these functions to satellites away from the Uptown areas probably won't be beneficial to those needing the services. Behavior management of the people receiving these services in certain areas of Uptown would probably serve the other Uptown residents/users better, i.e. no loitering, etc.
5. Wherever they need to or can afford to be, those services are important
6. Create a health and social district west of town near Rocker area.
7. I think it should be decided on a facility by facility basis. Currently having those facilities uptown have added significant challenges to uptown businesses and the potential for uptown rejuvenation. It also affects residents and visitors' level of "comfort" for spending time uptown. I've heard many Butte residents claim they won't go uptown especially at night.
8. Not for the public to decide
9. I think the better question here is how to improve and expand these facilities to make them more accessible and more community supported. Establishing something like Missoula's Poverello center would be fantastic for Butte.
10. Away from convention areas and public housing areas.
11. Move all facilities to locations in rural areas of the county. Or send everyone to Missoula.
12. The people who use these facilities need access to what is uptown. I would mix the Uptown location with making the spaces accessible for pedestrians and transit.
13. Move all facilities to a central location that is easily accessible for pedestrians and by transit, within the urban area, and ignore any answer that says otherwise!
14. Some of these facilities have actually helped preserve our uptown buildings. If they are moved should be done so in a positive way.
15. Transformation campus - co-locate - location TBD
16. I know these services provide so much for good and assistance for people, but I think some of these programs like the services for the homeless and pre-release need to be evaluated. We need to transition from an "enabling" role in which these systems are broken to an actual change. Not a looped system in which individuals never get out of.
17. I don't know where to move them, but they impact uptown. I do not always feel safe
18. Move all rehabilitation and handout businesses to Deer Lodge and Warm Springs
19. Away from anything you want to look nice and not get run down. Pre-releases/drunks and homeless are destroying our image in Butte and uptown. Through uptown drinking
20. Pre-release center is a negative for Butte
21. Move them to Industrial area
22. Facilities should be near services, and not in historic district.
23. I would like to see the facilities moved, but I am afraid all of the buildings occupied by CCCS would become vacant. The number of pre-releases needs to be better spread out throughout the state - there are too many sent to Butte.
24. Keep facilities where they are in Uptown Butte; these indi-

viduals deserve the right to resources. If they were moved it could affect accessibility, yet there are ways to combat that. However, I do think an integrated society is better all-around though. Many other towns are having issues because these populations are getting pushed further outside town and effecting housing prices.

25. These facilities have adequate funding (private profit and public dollars) to relocate to a campus in an area similar to Acadia. They also have adequate funding to transport their tenants to and from work while allowing opportunities to rehabilitate in the community. Their visual presence within the communities of Butte should not be accepted by our residents or businesses. It will continue to inhibit positive economic growth that Butte desperately needs.
26. Remove all pre-release centers-they greatly increase crime and cause permanent anchor residence by family members further increasing crime
27. These facilities employ a lot of people but I'm afraid the pre-release people stay in Butte after discharge because we take care of homeless and everyone in Butte. We have a very high crime rate and criminals just get a slap on the wrist and are let back in the community to steal, do drugs etc.
28. These facilities need to be strategically placed. They should not be influencing local businesses. If they are, they need to be moved.
29. Not sure what to do, but they sure don't help the uptown. I know of people that have left employment of uptown Butte because of the negative impact.
30. Get them all the hell out of here
31. Consolidate at 40 E. Broadway
32. I am a proponent of decentralizing services and spreading them throughout the urban area. The concentration in one area is a nuisance, but it is important they remain accessible to the populations they serve.
33. Send them to remotely located institutions
34. Move all facilities to a central location out of town. Create a self-sustaining village.
35. Prison pre-release center: problem terrible supervision!
36. Criminals + homeless + welfare = Butte plan in future
37. A serious problem with CBD
38. If we want to attract tourists to our historic uptown and businesses to Uptown Butte these facilities cannot be located there. People don't like being harassed and are afraid.
39. Depends on "plan" for Butte and Uptown

Question 20 - More visitors are coming to places like Melrose and Divide to take advantage of the area's outdoor recreation. What can the local government do to maintain the small-town character of these places while also encouraging more people to come and visit?

1. This question assumes Melrose and Divide want to encourage people to come. This may be a false assumption. This seems like a low priority issue given the enormity of the challenges facing "Butte" where the majority of the population is centered.
2. Would prefer the small-town character be maintained by keeping quiet about them. Our outdoor resources are being plundered and depleted by too much activity by people who don't know to take care of them.
3. Keep up roads and/or camp areas we already have
4. Tourist should be encouraged to stay overnight in Butte and visit the Big Hole during the day, then return to Butte to dine and explore the historical places. We don't want to see more obtrusive commercial ventures along the Big Hole River
5. Give Melrose back some tax money so we can hire someone to plow the streets this last storm dropped a foot come down and try driving in it
6. Internet campaign is suggested for all aspects of Butte starting with winter recreation, outdoor activities, and western American history. Number one goal should be train service between Seattle, Salt Lake, Butte, and Boise.
7. Focus funds on other needs.
8. Keep your hands off. If it isn't broke, don't fix it. Like you said, more visitors are coming. This is one of our greatest assets. Don't ruin it with large travel stops, commercial development, and bright lights and signs all over.
9. Play the area down we don't want them here
10. Keep Fish, Wildlife and Parks away from the area
11. Clean the town up. People live like pigs here. Weeds everywhere, alleys are a disaster
12. Why don't you ask the residents of Melrose and Divide? Explicitly.
13. Bring in more retail shopping in Butte
14. We need all of the above to attract full-time residents to Melrose
15. Protect open space; encourage cluster development within and close to communities.
16. They are doing ok unless they ask for some help
17. Butte must become the primary visitor supply/purchase center
18. Not one of the choices above do anything to "maintain the small-town character of these places." Find one!
19. I think we need to focus on Uptown first
20. It's a very delicate issue that can easily become out of hand. Good luck.
21. Keep those areas as they are now!!
22. I don't want more people to visit the Big hole
23. Do nothing, it's happening anyways
24. Parks, building facades
25. Can't do both. If you 'build it, they will come."
26. Not only promote the area, but bring in businesses to the area that can provide specific services for recreation (such as fishing and floating guides, hiking guides, fishing and camping supply rental/sale, cabin rental)
27. The people who live in those areas should be allowed to make those decisions. They are the ones that would know the correct answers.
28. Provide shuttle services connecting trail heads with urban services
29. Provide better shuttling services from Butte to those areas.
30. Encourage bicycle tourism
31. Leave as is.
32. Make sure there is plenty of space for vehicles to park and not flood the local roads
33. Let these people be for now - if they are naturally attending there is no reasonable explanation to exploit it.
34. People are where because of low population, why try to attract more people?
35. Leave them alone--they do not want our interference
36. Small development. Example: Gas stations
37. Visitation requires services for visitors--more than just restrooms: Melrose has more services than Divide, and serves as more of a destination / gateway because of that
38. Seek commercial development at the I-15 exchanges for visitor use, i.e. Hotels and restaurants.
39. Stay the hell out and leave Melrose & Divide alone.
40. Additional parking around popular business 24hour gas pumps with restrooms.
41. Ask the locals what they want first.
42. Designate areas where visitor services make sense, but limit the number that can exist. Help new businesses fit into the aesthetic of the area.
43. Don't attract more people
44. Don't raise taxes for it
45. Leave these rural areas alone. Allow the people who live there decide on how they should improve, if they want to
46. Leave them alone. Don't want to see Divide Melrose end up like Ennis!!!
47. LISTEN to the thoughts of those who live in rural communities
48. Criminals + homeless + welfare = Butte's future
49. Motels
50. Don't promote, it'll ruin our little paradise
51. BSB should stay away from private business. BSB does not own them.
52. Services, good food, better groceries
53. I am a regular in the Big Hole area. Primary on the Big Hole River. The restrooms are always gross and dirty. It also needs to see more FWP and law enforcement. The area has turned into a big party area. Maybe look into what the [rest of the text was cut off when scanned].
54. Restrict private land sales otherwise it'll become another Bozeman! Can't invite people without increasing people's desire to move there!
55. Marketing campaign

Question 21 - Rural communities like Melrose, Divide and Ramsay are home for many county residents. Which services would be the most beneficial to these and other rural communities?

1. Protect these neighbors from large businesses overtaking the lifestyle that they are accustom too. Listen to the people.
2. I hope the library services are still being done in the rural areas
3. Help out these communities
4. I don't know that they want the change.
5. Gas station

6. Public transportation from rural places to Butte
7. More options for cable/tv
8. Annex all developments into the municipality
9. Shopping, a Rosaures store, a better manager to Forest service that gets along with the people here
10. Ask them.
11. Allow free market forces to determine their futures
12. No new taxes added
13. Butte must become a purchase center for these sister communities. How about Costco, Home Depot. These big box businesses are a must. We also need to address commercial air travel - not just east to places like Salt Lake or Denver. How about introducing air travel west - Seattle, Portland or even Missoula
14. NOT A TRUCK STOP FOR SURE
15. Very Strict Zoning to protect and maintain the rural nature of these small communities. NO MORE LOVES/ETC.
16. Fix Butte first
17. I don't live there so I shouldn't say what they need.
18. The people who live in those areas are the ones to make that decision
19. Leave them alone!
20. NOT ALLOWING LOVES TRUCK STOP
21. Small business start-ups that complement the scenic values tourists seek, like tours and fishing gear as in towns like Sheridan and Ennis
22. Fire is our #1 hazard. Promote & help fire station and response time. Also, ambulance services 2nd most important.
23. We don't get road maintenance in Butte.
24. Make sure the truck stop doesn't go in at the Ramsey exit. People moved there for a reason, don't ruin it.
25. Melrose already has fiber optics!
26. Leave well enough alone!
27. Improved cell service
28. No truck stop in Ramsay
29. You won't listen to what the people want what a waste of paper.
30. Keep out
31. Emergency health care
32. Fiber optic in place
33. This answer should only come from each small town's residents per each town!
34. Mall development - outlet center
35. Not familiar enough to provide an informed opinion

Question 22 - Some rural communities would like to preserve their community character and still grow in size. What is the best way to achieve this balance?

1. Enforce the zoning ordinances that are on the books, in the same manner as other cities do.
2. The two ideas are mutually exclusive, and I personally doubt that any of them want to "grow in size".
3. Enforcement of all BSB Codes
4. Do not allow large corporations to build in rural, historic areas
5. They want to preserve character, and NOT grow in size. The statement in 22 is not correct. They need strict zoning throughout the county to preserve community character. Silver Bow county is one of the only in the nation that does not have zoning to protect residents and landowners.
6. Butte officials should mind their own business
7. Stop fighting new enterprises from developing in these areas
8. Stop depending on outside funding sources such as superfund and grants. Taxpayers outside BSB owe you nothing
9. People in communities need to realize that the desire to grow in size is based on greed. They can't grow for a while and then stop it, and they can't grow without limits and preserve character.
10. Building new buildings that look old and fit in with the surrounding builds. Keep a theme to the town. Example, Butte should allow only buildings the look old or mining themed
11. Ask them.
12. We need any type of growth. Obviously, the impact to society needs to be weighed in. The further we go down the rabbit hole the tougher it's going to be to get out of it.
13. Require more green space and larger yards less housing dense developments
14. Leave the rural areas alone unless they ask for help
15. The people who live in those areas are the ones to make that decision
16. Leave them alone
17. Anaconda is doing a nice job
18. Stay the hell out and leave Melrose & Divide alone.
19. Zoning is necessary so we don't have that excuse next time a truck stop or RV park or whatever comes in to ruin our rural communities
20. No growth policy concentrate on quality not quantity.
21. BSB should not interfere with rural areas.
22. Not familiar enough to provide an informed opinion

Question 23 - Using the map provided at the following link, identify what areas of Butte-Silver Bow County should be targeted for industrial land uses and new industrial development?

1. Again - I think your results would be more reliable if you defined industrial.
2. Keep the industrial located in given areas rather than expanding into residential areas. This is how other cities manage.
3. All the above.
4. No opinion
5. No idea
6. I would say A, but I think Ramsay residents should have a say first.
7. Map did not load
8. Map doesn't work
9. The map links are not responsive
10. Don't care
11. Create Industrial Park within the Opportunity Zone
12. No opinion
13. Map is too difficult to read
14. Why are you asking the same question with a slightly different map?
15. No opinion
16. None.
17. The intersection of i-90 and i-15 should be promoted
18. Port area near silver bow
19. None
20. Not sure
21. Then move the road south and build the rest of the shops. Saves money and central location
22. Really? No matter in which direction I look all I see is land and more land.
23. Against the idea of Industrial Parks, they are ugly and pollute
24. No educated opinion
25. The map is not good.
26. I don't understand the question.
27. Is the overall objective of growth tourism, retail commerce, and high tech or is it anything that will pay? Why dampen our town with more eye sores, toxic pollution? An industrial park is the last thing we need at this time.
28. Can't see regions on map
29. Anywhere but uptown Butte
30. Current sites are more than adequate
31. I can't get these maps to load
32. We have 2 industrial parks?/
33. Melrose
34. No letters on map
35. H TIFD heavy industrial
36. A - extended toward Butte NOT extended south Ramsay proper. F - south only - nor near country club area

Question 24 and 25 - What do you value most about living in Butte-Silver Bow? If you selected "Other" in Question 24 above, please describe your value.

1. If you want to attract "outsiders" and investment, develop a vision that combines the Butte Historic District, Tech, moves Pre-Release and Mental Health out of Uptown, and the other things will follow. Its Butte's history, buildings and Tech that outsiders find interesting and alluring. Communities throughout the rust belt have transformed themselves from economically challenged to economically vibrant as a result of the loss of manufacturing and other well-paying union jobs. Butte does not have to reinvent the wheel. It just needs vision, and good leadership, and it should have no problem capitalizing on Uptown and Tech as a basis for its new vision of itself.
2. I think affordability and being able to live in such a beautiful place are most valuable, however, your list, in my opinion, isn't accurate as to what can currently be valued. We don't truly have clean air or water here. There are not

adequate economic opportunities. The Historic area is mostly comprised of dilapidated and dirty structures and/or rundown infrastructure. We do not have availability to great local healthcare. Finding an adequate medical professional in this area is a crap shoot, etc. If these were better, they'd make my list.

3. Can't think of anything else
4. Dark Skies with less light pollution. Reduce wasted lighting and focus light to ground area which needs security and safety lighting.
5. Affordability - access to recreational areas is great, but if you don't have a good paying job to afford to live, or travel to these areas, its essentially a wash. As a Butte transplant, the number one thing I looked at was good paying jobs.
6. Currently employed in Butte
7. I live in Missoula
8. In town "recreational" - Not everybody wants to fish or can travel to recreation but besides the pool there needs to be something for "everybody" that is eligible.
9. Improving infrastructure
10. Catholic Culture. I put it at 10 because we have a lot of work to do, but it is the most important for me
11. I think many things are attractive to Butte, and we need to build on those strengths - friendly, small-town atmosphere, and we need to ADD - the reclamation project and development/parks/trails, beautification (uptown gross buildings, vacant buildings), and economic development, new flights, manufacturing, and other businesses to bring in jobs and families to then support even more, retails, shops, boutiques. Build the town and population to support more.
12. Authenticity: Butte is truly an authentic place ... Unique to almost any other place I have been. People today are intrigued with "authentic" places ... We need to capture and embrace that authenticity!
13. The opportunity to help improve the Butte community
14. Affordability of Butte
15. Access to skiing (Discovery) and quality golf like BCC, Muni, Old Works (especially) and Anaconda Country Club
16. Affordability.
17. Observable wildlife in the city.
18. Cleaning up the pit and stopping the mining that daily continues to eat up the mountains and destroy the land and habitat for 1,000s of years to come.
19. Proximity to Big Hole and other rivers.
20. Safety of the community / Size (low crime rate) important when raising a family.
21. How people here support another and most will help you in your time of need
22. The heath care in Butte is terrible. Anaconda is much better.
23. The country respecting historical, rural areas
24. Dark skies and ability to see stars at night. If protected, this could also spawn an industry in astronomy.
25. Consolidated city/county blend.
26. Family roots
27. Butte Bus makes it possible to live here without a car, and uptown Butte is relatively walkable
28. I selected other because of family and affordability
29. We need a greater diversity of retail choices, for example, affordable, quality clothing shops such as Ross and T.J. Maxx
30. We need to be less worried about saving old buildings and the history of Butte and focus on newer accommodations for younger families
31. Families
32. No traffic!
33. Cleanup of Silverbow and Blacktail creek and the added benefits of having a great fishery for the youth and adult alike.
34. Historic district was the reason I moved here 10 years ago and still love it
35. Transport to other places - e.g. other Montana towns and cities
36. Hunting and fishing close
37. 2 of them: the low cost of living (if my house were in Bozeman there is no way I could afford it). Also, the lack of crowding and horrible traffic like Bozeman has.
38. High Taxes for fixed income
39. The Berkley Pit, is an eyesore to the outsider
40. City of Butte does a great job on the maintenance of the city.
41. Cost of living
42. A variety of shopping opportunities on the flat. I am not comfortable uptown and feel unsafe
43. None commercial and no industry. Leave butte as is
44. Art and culture
45. The public-school system
46. This town compared to Missoula, Bozeman, Helena, will never have the growth, of these towns . WHY The PIT, the EPA designating, 35 years of not getting it cleaned up, the plan of 20 plus years of mining still to go on , WHAT WILL BUTTE LOOK LIKE at the end of 20 years from now ask MR they have it on the drawing boards . Butte need a consultant that knows what has to be done, the commissioners have had 30 plus years to prove that they are not qualified to do this . There is an example of getting an area cleaned up the Missoula area of taking out the dam an hauling out the contaminated dirt back to Deerlodge this was accomplished by a plan that worked an MAX BACUS, it can be done takes a mayor, commissioners, state and federal politicians , consultant with a proven plan using proven technology, given to a lawyer to take to a judge.
47. Central location within the Last, Best State from both a recreational and business/work standpoint.
48. Clean environment, safety of children
49. Clean air and water are basic needs and should not need to be ranked. Healthcare is directly related to population size and is available in every developed community of Butte's size. The categories "small town friendliness" and "The people that live here" seem like the same category.
50. Festivals and Events
51. Safety, Get the small crimes under control
52. Being surrounded by long, long time Montana residents. Living in a community with generations of Montana Residents. Not being a community full of new residents from other states and places.
53. I put economic opportunities last because I don't think there are many in Butte
54. Folk Fest
55. It's last because there are no other reasons
56. General lack of traffic.
57. The summer festivals
58. The public school district, Butte High School is the reason we stay.
59. You people are delusional get out of town more often
60. Affordable Living
61. OVERALL QUALITY OF LIFE
62. I have lived here my whole life and the crime seems to be growing. We have a lower income, lower paying jobs and people that live off the system. Something needs to change to improve this.
63. Visual beauty of areas, mountain views and beauty of skies here
64. Moved here for spouse's job. Had a lot of trouble finding job in tech industry. Finally settled in a job but the pay is not what it should be.
65. Affordable property tax and programs for low income home owners with respect to property tax
66. Access to national-stature music festival and cultural amenities like the symphony and plays.
67. It was numbered automatically as the last one
68. The very worst part about living in the rural part of BSB is the "uni-gov" taxation. We pay outrageous tax bills and do not get equivalent benefits to City residents. If I lived on the other side of the Big Hole, my taxes would be almost cut in half.
69. My family
70. Strong union values
71. It's not as overpopulated/overdeveloped as everywhere else yet
72. Limited air service
73. A combination of all of the above
74. Love my hometown
75. The potential to be a futuristic city
76. Every few years these studies or surveys surface, but little change is made.
77. Cost of living
78. All are excellent - great job.
79. The whole town of Butte is fraught with the history of building America - market it.
80. Safe and quality area to raise children

Question 26 - Is there anything else you would like us to know about living and working in Butte-Silver Bow?

1. High property taxes
2. I moved here with significant enthusiasm about Butte.

Unfortunately, that enthusiasm has waned and has been replaced with serious doubt about this community's willingness to seize the opportunities that are right in front of it and realize its potential. Local government's 12 commissioner structure is a problem that needs to be addressed. Economic development should be pursued with one voice under one umbrella pursuing a singular vision, rather than in a piecemeal fashion with no less 6 or more organizations whose goal is "economic development." Ultimately, I am not sure that Butte's institutions are strong enough and have the leadership necessary to tackle the challenges Butte faces, despite there being incredible potential for this community.

3. We need to have a plan and follow it, including Botte Silver Bow Government!
4. We need more things for the youth to do and more inexpensive places to shop for families who cannot afford high end products
5. I've lived here my entire life. Though I've traveled a bit, I don't think residents know what a valuable "place" we are privileged to live and work in. We need to work to provide the needs of our residents and visitors yet preserve what is "Best About Butte (c)".
6. Butte has a rich historic presence, but if our goal is to capture and retain a younger generation, a larger focus needs to be on the affordability of housing, and ability to find a good paying job.
7. A strong history of family. Great ethnic diversity. A great sense of "community."
8. It's the greatest place on earth
9. Do more to improve infrastructure and existing businesses...growth will come.
10. More primary businesses - manufacturing, industrial categories are needed - retail should improve when primary core business comes to town
11. More buildings for non-profits (re-use of existing)
12. I live in Melrose as you can tell. I like to see Melrose move to Beaverhead or Madison county. Maybe they would be more supportive with our town. Just give us back some of our tax dollars to make the town better place to live
13. Must improve the ability to attract industry to Butte.
14. We are in need of more stores.
15. Butte is great but could be better.
16. We need to make Butte alluring to outside companies so there are adequate jobs.
17. I love it!
18. There's no place to shop--get other stores in mall.
19. City-County government needs to be more open to tax incentives for new/expanding businesses. Increasing the tax base over the long term should be the goal of attract business even if it means short-term breaks. It's better to offer tax incentives for the long term instead of the short term.
20. I love Butte! We just need some more affordable retail, especially clothing. I don't want to shop online.
21. Had to close my uptown store because of the homeless walking around my business area. My customers felt uneasy when they had to walk down the street thru them. Plus, my shop had no heat in the building for yrs. The gal a few doors down still has no heat, tuff way to run a shop when you freeze.
22. It's great for retired people, tough for younger people. Need more affordable housing, need to attract more good jobs. All of us need more retailers here.
23. There is a serious lack of leadership from the city council and mayor or CEO. These players must be visible, invested, and constantly communicating with leaders in the state and surrounding regions to make key relationships with future partners in Butte's growth and development. Why isn't there an Amazon Hub with hundreds of jobs, Lumber industry, Clean fuels industry, travel and leisure year-round? Educational opportunities must be highlighted for families considering settling here. Let's all do better for the future of our city and children.
24. I think we're on a great track with growth in arts and culture that could draw more businesses to Butte.
25. Raising kids here requires a lot of driving due to split bus schedules in elementary schools and distance between middle and high schools.
26. It used to be a better community, too many people relocate here because of family members or boyfriends in the prerelease, stay because housing is relatively cheap, don't want to work and want everything for free. People who complain that $4.00 is too expensive for their children to go to the pool need to get off of Facebook and get a job.
27. Need to get rid of the perception that Butte is a "superfund city" and as a result not a good place to live. The stigma is out there and needs to be changed by actions.
28. We really need to fix our roads.
29. We have lived here for 17 years and we really appreciate the availability and variety of outdoor recreation opportunities. We also appreciate the variety and quality of restaurants and we are glad there aren't all the chain restaurants in Butte. We are unique in that regard.
30. Need to work on getting more retail stores here
31. The people here are ready to see positive change and have the opportunity to do more things in the community rather than going out of town. While considering the growth of Butte I feel it is important to remember the families that live here and what will benefit them and not just what will attract people to Butte.
32. Better recycling for residents since Aware left Pacific Steel not open weekends.
33. One of the things not discussed is a plan to grow those who are at the poverty line and those struggling with addiction. While it's great to plan for newcomers (I'm excited for this!). I would like to see more of a plan for being more proactive instead of reactive with the deep poverty issues in our county. Drug addiction and mental health issues are rampant. Ask any teacher in the schools or the prenatal nurses at the hospital what our top issues are and I guarantee you they will say drug addiction and poverty. Can the growth plan include a way to empower and help impoverished citizens become more productive? Addictions treatment scholarships coupled with academic scholarships at our community college? The next big innovator of Butte might already be living here but just needs some support to get started.
34. The Superfund cleanup needs to happen, and the money directed for it needs to go to the clean-up. Affordable housing opportunities should also be a priority as once the superfund has been cleaned up more people will be moving to Butte.
35. Being centered in the cross hairs of two major interstate highways and rail systems we should be utilizing the available transportation to promote commercial industry (such as welding and fabricating, among many others) and available jobs. An increase in available jobs should trickle down to better retail options as well. Work local - Buy local
36. Promote free parking at the airport and get more flights.
37. Housing affordability vs Bozeman, Missoula and Helena in that order.
38. We need to focus on two things: climate change and globalization. For climate change, work toward environmental protection and energy conservation by condensing and mixing city activities to enable walking and public transportation as well as sharing utilities—electric, water, etc.—by putting multiple people in one building. And don't expand land usage outward but fill in our current area more densely. For globalization, work toward developing internet and computer technologies and skills by encouraging software and hardware development, analytics and business intelligence training, and infrastructure for online shopping. Actually, the NUMBER ONE THING we need to do is STOP trying live in history. Preserve a few select and beautiful historic buildings that can still be used today (like the Clark Chateau and Jacobs House), maintain the historic-looking street aesthetics that already exist on current old buildings (like Metals Bank), and let go of the rest. How they did things in the past does not suit the future: 1.) There aren't enough people in Butte to support the infrastructure left over from the Copper King-era mining boom. 2.) What's done is done; you can't go back to before there was mining and pollution and population here. You have to treat the city like the city it is NOW, not the city we wish we had or still had. Huge swaths of unused land (even supposedly beneficial "green spaces") and unoccupied buildings just creates waste via excess driving and isolates neighbors from each other, contributing to poor mental health and poor morale and the inability to keep up maintenance on everything. It's like trying to keep a line of ten plates spinning when each plate is twenty feet away from the other. You spend all your time sprinting and out of breath and letting plates get wobbly and fall (and meanwhile, people keep wanting to put new plates on the end of the line because they don't like the wobbly plates at the beginning of the line). But if you put all the plates in a circle a foot away from each other, you can stand relatively still in the center or walk calmly around them and keep them all spinning smoothly all the time—and people want to stay there, because they're nice now.
39. The Berkeley Pit should be landscaped lined wind generators and solar electricity to create a functional use.
40. We must fix uptown!
41. I think the town could use more night life in Uptown - plays and films and other things to do beyond drinking. Long winters....
42. I attended the luncheon today, and am realizing I did not explain myself very well regarding Julia's question about what to do with vacant buildings. What I meant by having

more office spaces for small businesses, is a little more than that. The town I moved from, Binghamton, has a building that they call the 'Innovation Center'. Where it's not just small business office space, the idea is to promote networking opportunities to help new businesses thrive. Their website is a bit ugly and messy, but the building itself is modern and clean inside (not saying Butte needs this modern of a building! You could renovate to reflect heritage!) But the underlying idea behind having the building and space would be an asset and drive innovation in my opinion. - https://southerntierincubator.com/

43. We are the people and the community we are today because of our past and past generations who also called this community home - we should not try to bury that and should celebrate the past history that has made Butte known as the richest hill on earth.
44. Don't change the parks and the country's natural beauty. Teens and kids need more to do, and we need more access to chain shops and restaurants, for example strings and wind instruments shops, and shops like Hot topic and Target.
45. WE NEED MORE RETAIL -SHOPPING-SOME NEW RESTARANTS-POSSIBLY A TRAMPOLINE PARK FOR THE KIDS TO ENJOY, OUR MALL NEEDS TO ESTABLISH NEW BUSINESS, UPTOWN COULD USE MORE PARKING SPACES, IT WOULD BE NICE IF WE COULD PARK IN THE PARKING LOT THAT IS RIGHT NEXT TO WHERE WE WORK WITHOUT HAVING TO PAY $30 A MONTH, CROSSING THE STREET IS DANGEROUS WHEN NO ONE WANTS TO STOP AT THE CROSSWALKS, WOULD LIKE TO SEE MORE PLACES TO EAT AROUND BUTTE ESPECIALLY HEALTHY CHOICES. NEED MORE FACITLITIES FOR THE KIDS TO GO AND DO MORE THINGS AT. WOULD ALSO LIKE TO SEE THE DRUG PROBLEM DIMINISH, TAKE THE PRE-RELEASE AND BUS DEPOT OUT OF BUTTE-MOVE IT TO ROCKER AT LEAST.
46. We NEED to enforce the codes that have already been established through BSB. A community looks like a place you want to live when you care for it. Our lack of attention to things that should be enforced has created an atmosphere that looks uninviting to potential investors. Let's work harder on enforcement
47. We need to address our aging population and issues associated with that
48. Satisfaction of living here is best maintained by letting the local people decide what they want developed near their homes.
49. If stores that are left trained employees on customer service, I would not shop out of town
50. I feel that in recent years steps are being made to improve our economy. Such as the new structures at Stodden Park. Something needs to be done to utilize the mall.
51. There are a lot of seasonal residents here that spend 10 to 15 weeks a year here. They spend a lot of money and contribute to the local economy. They are very frustrated at the lack of planning and zoning and how un-planned, un-controlled development is destroying what they came and built a recreational home here for.
52. Butte is an amazing place to live. People come excited to be here and then leave after bad experiences getting housing and school figured out for their children. There are amazing things to do in and around Butte and the only way to find them is word of mouth because the City County focusses too much $ and energy promoting summer festivals. If more money was spent improving roads and promoting the amazing things Butte has to offer, people and companies would stay and more would come!
53. Animal control should be more strictly enforced. It is not fair to let some have animals at large and others not be allowed. All should keep their animals on their own property -- remember it's consolidated city/county. Enforce it!
54. Many people leave BSB for shopping, concerts, good restaurants. It would be great to bring those things to BSB. The town is dirty--sand, dirt, trash, along the main streets, run-down buildings on Main and Montana Streets. BUT the breweries are great, there seems to be an influx of younger families.
55. We need to grow and develop in other ways, think outside the box, and let go of old ideas. We hang onto our history to a fault. We have to find other means of support and growth; the mine won't be open forever.
56. Reduce the price of buying or leasing space in downtown Butte. What they charge is astronomical for a startup business. And don't allow certain members to control what comes into this town. Promote and advertise new business. Butte is very much of a who you know town and if you get a bad rap by certain people, your business will most likely fail here.
57. Our citizens seem to have very negative impressions of the community and the local government and they aren't afraid to share it even if they are grossly uninformed most of the time.
58. There needs to be some serious coordinated effort between all the economic development entities in Butte. Everyone is trying hard, but efforts get duplicated, often too little effect. I think access to the outdoors is one of Butte's best assets
59. Please make uptown Butte more attractive to younger people who are attracted to the new urbanism, so it's more walkable, bike able, busable; renovate uptown buildings into apartments/condos for them...
60. This is my hometown and I like living here. I do believe there is economic opportunity in redeveloping uptown Butte. However, this cannot be done with the current situation as it is. The prerelease and homeless facilities must be relocated outside uptown Butte. My view is not based on bias against these people, but an economic reality. To attract millions of dollars in private investment with some public funding there needs to be a certain type of culture. Uptown Butte is far from that currently. Thank you for this opportunity to provide my opinion.
61. Keep investing in things that young families will take advantage of like the water park and getting new businesses to come to town. Business with normal wages but with benefits like retirement and insurance
62. We seriously need better roads and upkeep on them
63. Higher wage jobs needed
64. Clean it up both physically and mentally (public perception)
65. Find ways to attract large companies and retailers to promote Butte as a destination working and shopping location
66. It is the best low-cost secret in the state with great people, at the intersection of two interstate highways, easy rail access and tremendous history.
67. Butte is run like an Indian reservation and it shows. The only difference is that we elect a dictator every 4 years instead 2. For Butte to really grow and manage the government structure needs to change to be more effective, i.e. Look at other communities that are experiencing growth and how their governmental structure operates.
68. Herberger's was so valued to Butte and our sister cities - Anaconda, Dillon, Twin Bridges, Whitehall, etc. I consider all those places to be "local" and go there before anywhere else to shop if possible. Herberger's is opening new stores, but have not heard mention of this in our news. Brendan McDonough brought to light the lack of businesses in the Mall several years ago, and look where we are now. Always the same excuse - malls are on the way out - but what about attracting businesses like Ross or Kohl's who generally don't go into a mall? Matt Vincent's stupid idea of not tearing down buildings in uptown was stupid, like most of his ideas. Turning the streets into diagonal parking on one side of the street was also stupid. The streets are old and not made for the big trucks people in Butte drive. Back-up camera or not it is hard to get out of a parking street when you're parked next to a big truck, particularly one with a long box.
69. We need more retail stores for shopping. Bringing in something like a kohl's department store would be great!!
70. Keep the historic district in fact as much as possible and promote lo call small business. Keep the chain stores in the flat and encourage reuse of existing buildings.
71. Thank you for the opportunity
72. I am 68, and a fifth-generation Californian who had until December 2018 lived almost all of his life in the San Francisco Bay Area. My first visit to MT was in 2016, and I was awed by the rugged, raw natural beauty of this state. I bought my little (1,029sf) house in San Francisco's Potrero Hill neighborhood during my last year in law school at Stanford (1975). Potrero Hill was a lower-middle-class working neighborhood within the SE part of the city. Even then, homes in SF were relatively expensive; I paid $48,000 for the house. For most of the four decades that followed, with exception of a few years while stationed in Washington, DC, I continuously lived in that house. Its best feature was always the views out: from rooms in the front of the housing I could see all of downtown SF, the Bay Bridge, and many cities on the east side of the Bay. From the back of the house, I could see out to the Golden Gate Bridge and Marin County headlands. SF's Constitution requires a balanced budget (i.e., no deficit spending) and for many years the City's leaders struggled to prioritize funding of services and infrastructure against an increasingly inadequate supply of property tax revenues. In the late 1990s, things began to change as the tech and bio-medical industries flourished there. Tax revenues expanded as a relatively high-paid workforce came to live in the City, and because the supply of housing was limited (SF is land-locked on three sides, and is only 49 square miles, most all of which had been built out), housing prices began rapidly to escalate, and therefore so did property tax revenues. But along with the escalation of housing costs, came the displacement of the City's historic Black and Hispanic populations, groups that for myriad reasons had not benefitted from the higher-paying tech/bio-med jobs that the City had been courting and successfully attracting. The City's homeless population also

expanded greatly, with the social strains that have been widely reported. I am relating all of this to you because while many people feel economic development should be pursued as any community's highest priority, it also increases the demands on a community's services (schools, police, health...you name it) which even with a significant increase in tax revenues, may not be met. As I look out from the windows of my little house on Potrero Hill, the "Manhattanization" of its downtown now almost totally blocks any sense of the City's once-beautiful geography...I can see none of its hills, massive skyscrapers block views of most of the bay, houses up and down the block on which my house sits have sold within the past couple of years for prices consistently in the range of $2 - 4.5M. Potrero Hill is no longer a neighborhood of middle-class people. The city that I loved and that my parents and grandparents loved is no longer in existence. I fell in love with Butte the first time I saw it, descending down the grade from Homestake Pass. Butte's civic leaders have done a remarkable job of preserving and celebrating its fascinating industrial history, have tackled tough environmental challenges, and so-far have acted in such a way that the built environment does not overwhelm/blot out the magnificent natural scenery that surrounds us. Most of the people whom I have met and befriended here are concerned about the lack of viable employment opportunities here for their children. By far, the people I've met since moving here are multiple-generation Montanans from Butte. But these families worry that as their children reach college or working age, their children will not be able to find viable employment opportunities here, despite the city's beauty, friendliness, fascinating industrial history, its many recreational opportunities. So: what I would like to encourage you planners to do is to not be swept away by the rapid growth that nearby Bozeman, Helena and Missoula are now experiencing--with that growth also comes social problems that no amount of tax revenue will solve (witness: San Francisco), and a decrease in the quality of life that can never be replaced. My recommendation to planners is to continue your current efforts to attract new businesses and employment opportunities--avoiding single-sector (tech, mining, whatever) dependence, with jobs ranging from entry-level to high-skill. But please don't feel pressured to promote rapid expansion--treasure what is here, and strive to retain that special character, which it appears to me that you've been doing a great job of these past decades. I love living here, and despite my original plan which was to roughly split 50/50 my time here and in my home in San Francisco, I have found fewer and fewer reasons to want to return to SF, even for short visits. Keep up your good work, and I think these community surveys are a great idea! Sincerely, Jeff Jackson (6 Tullamore St., Butte; 406/299-2301; e-mail: carolina796@iclod.com)

73. It's the best place to be and I love it.
74. Not enough big companies here so the jobs are low paying. There just isn't good options to get good pay outside of three main businesses. The pay scale is too low in Butte. How do you attract outsiders to move here to fill jobs if we can't pay decent.
75. No
76. We need growth here -- I know many folks don't want to be the next Bozeman with uncontrolled expansion -- however it feels like we're turning into an old folks' town, without shops, economic development or opportunity to keep young families in the area.
77. Until the good ol' boy system is completely dismantled and the lack of vision is changed, Butte is going to continue to spiral down the toilet. Our aging population is going away and not being replaced. Nobody wants to be here due to lack of leadership, continuing being ripped off by ever-increasing property taxes and the general anti-business attitude of leadership. It needs to change.
78. I have been here 11 years, far longer than I have lived anywhere else. I went to school at UM in the 80s and for years my goal was to move back to Missoula. Now that I am in Butte I have no desire to move to Missoula. Keep Butte funky and uncrowded and affordable!
79. Love the place and the loyalty of our natives. Thanks for continuing to seek ways to make a great place even greater!
80. We need to treat our homeless, elderly, and animals better. Need to move past what Butte was but what Butte is!
81. Keep Missoula out of Butte!
82. Keep taxes low, this is a town of average people so don't over taxes us and keep the cost of doing business low so people can survive
83. Get rid of the obscene fireworks. Attract SMALL, mom-and-pop businesses from restaurants to retail. Increase taxes to improve side-street maintenance. Reduce the size of government, i.e. Fewer commissioners, fewer high-salary departments. Make fireworks illegal.
84. When Butte Silver Bow makes new laws, they don't enforce them cell phone law is a joke . Al[county employs use their phone in county trucks
85. Wages don't meet cost of living requirements most people make poverty wages compared to the national standards
86. The good guy system needs to go away and do whatever we can to bring in some new businesses
87. I cannot understand why Butte silver bowl would allow powerlines to be ran south of Butte. There's enough light in the city. I cannot understand why Butte silver bowl would allow powerlines to be ran south of Butte. There's enough light in this city. Montana resource should be made to plant vegetation on their hillside's that have waste. Let the truck stop come to Ramsey. Get rid of the pre-release uptown
88. There needs to be a leadership presence guiding and encouraging growth in uptown businesses. Uptown businesses should work together to encourage success. The festivals should provide more opportunities for community growth and involvement at an affordable price. Local craftsman and food vendors should be showcased instead of excluded due to high costs. Promote our local vendors. There has to be an inviting and welcoming atmosphere uptown, not one of fear and apprehension with the numbers of homeless people hanging around. I love the art walks but do not like to walk between businesses by myself in the dark. The Christmas stroll is a great opportunity for the community to come together. This year Park Street seemed dark and unlit. There was no music or excitement. We need to make both those events into a reason to go uptown. Everyone loves the Farmers market. Try to build it up! Other Markets in other communities have a great showing. The evening market in Bozeman is amazing. Our evening market needs to encourage more vendors with activities that encourage people of all ages to get out and support area artists. We have a great community with talented people, we should showcase what we have. We should encourage all people to become involved with our community's growth with the understanding that all ideas will be heard.
89. The history of Butte should be preserved. I do not agree with the expansion of Excelsior St and removing historic sidewalks in front of residential houses. I also don't agree with the poor renovations people do to old uptown buildings when they don't own them or follow through. Uptown Butte could be a great place, but we need new leadership in the Uptown Association to promote Butte. The businesses should work together instead of competing, and the county really needs to bring back recycling bins. It is embarrassing that our community isn't making a better attempt to protect our planet.
90. We definitely need to be competitive with other cities in our area.
91. Make more of an effort to draw business to downtown by offering incentives not everyone wants to shop uptown or feels safe doing so
92. Local government is too intrusive. Tries to do too much
93. Leave butte as is
94. Use tax money that is designated to repair roads to actually repair the roads, Band-Aids don't work
95. I hope Butte seriously considers the look and feel of its city, and best accommodates growth and cost before the city is "found"
96. As to re-development funds, I believe we should be using those funds to make areas available for re-development with businesses, etc. rather than just making them all open fields with grass to be maintained in perpetuity. If we look at Anaconda's model, we find solutions that allow the superfund sites to be repurposed for business. We have some models for that in the East Park corridor, but what about some of these other sites that literally just fire hazards? Can we redevelop those areas as well? Ensure that the environment and health concerns are addressed, but put the properties to good use rather than letting them languish and become fields that are forever not used.
97. So much business is based on connections, not on skills/knowledge. This shortcoming hurts the county.
98. It's time for BSB to spend more resources in the rural areas.
99. We need good basic businesses
100. Great people and location just needs some TLC
101. Need better and more diverse job opportunities.
102. I agree with the idea that if we make a community a great place for people to live, then the community will be attractive to those we want to draw in. Let's concentrate on making Butte a great place for people who are living here, and commercial opportunities will follow.
103. We do not want to be so small we lose opportunities nor too big that we lose the community mentality
104. Butte should develop a Smithsonian quality museum in conjunction with the World Museum of Mining with easy access from the Interstate
105. Do you think Montana and Butte are retiree friendly - no

way. Did you know MT is now one of only eleven remaining states to tax social security. Did you know Butte offers no real-estate tax caps for retirees. Did you know Butte offers no auto license tax relief. Did you know MT. Offers no hunting/fishing license discounts? And how about retired veterans - any substantive tax relief for them. Please!!!

106. If you want to make a clear statement to investors looking to set up in Butte that Butte is on a death spiral; then keep shrinking 4 lane streets to 2 lane and pulling out street lights
107. We need more jobs. And more stores. I hate leaving town to go shopping.
108. I think it is unique and I feel grateful for the opportunity to live here. I'm also grateful for having leaders and thinkers such as yourselves who include the public via surveys such as this!
109. It is important to preserve the character of or community while promoting compatible growth. Thanks for all your hard work!
110. Taxes are getting too high for too little return on the investment. Too much of our revenues are going to union wages, pensions and benefits with no accountability on quality of workers, work or services. This includes the school district too!
111. Let's see some changes and improvement. We can't continue to do things the way they have always been done.
112. As someone who recently moved here, drawn by the history and beautiful natural landscape, I must say it has been very difficult to want to stay. The lack of employment opportunities and the deserted feeling in one of Butte's greatest assets-Uptown- has left me a little wary to continue to live here. I see so much potential in the beauty of Uptown-a centralized community with opportunities for art, business, and even parks to coexist. In developing Uptown, I would hope to see the preservation of history, and the maintenance of affordable housing. There is a huge opportunity to utilize the old buildings for new purposes--urban farming, local stores like Hennessey market, bars, restaurants, coffee shops, galleries...things that are created, owned, and operated locally.
113. Can we resolve a plan to return to recycling?
114. Butte Silver Bow County Government continues to increase in employment and annual property taxes continue to increase. Retirees and fixed income senior citizens continue to shoulder services. When is enough! The county continues to create additional penalties for i.e.: Optional Tax on vehicles (gross over 1.7 million) IT'S A LUXURY TAX..... Our community base continues to decline (7th) around 30000 residents. Mill levy continues to increase yearly...
115. I would like to see a decrease in crime in the county, especially drug related crimes
116. Butte is great. There are many of us that want to come back, but Butte needs an engine. Bringing back natives with good salaries, their own businesses, is a great way to inject money into buttes economy. I hate Bozeman but they keep their downtown thriving and people invest in those old neighborhoods and rebuild because they believe Bozeman is solid. Butte can be that for us too. B
117. I love living here. I would like to see some pride in our town by tearing down old buildings & make the town aesthetically pleasing. It is a beautiful town with a rich history and culture that we need to tap into.
118. Please consider how special butte is and always consider this in growth. Always consider the genuine character we have. Butte is special, I want it to always stay that way. Not just some other I interstate town.
119. More attractive city amenities will attract a better work force and not turn attract more businesses to come to Butte. We really need to get the Pre-release and mental health buildings out of the heart of uptown. And please, NO TRAM to the Lady
120. Such a beautiful place... I'm always surprised at the number of vacant/ run-down buildings.
121. The pit is a mess, push MR to backfill the pit instead of increasing the tailings dam!
122. Recreation and our natural spaces need to be made high priority.
123. Better commercial air travel
124. Open an Urgent Care clinic! The express care does not meet the needs/demands; the hours are terrible. And then the ER gets over-used for non-emergent purposes. Also implementing more places/activities for kids
125. "The Park Street Corridor" needs to be completed and done well. As in: reduce traffic to two lanes with a center turning lane, widen the sidewalks with a bike lane(like Higgins St. In Missoula), update the lighting, and something that could be done now - enforce the speed limit
126. Infrastructure needs to be more ADA compliant. Some sidewalks and areas are dangerous. The people and the community are our greatest asset.
127. There are not enough professional advancement due to lack of employers in the area b) there is a misunderstanding of Butte across the state and the Superfund designation, which negatively impacts the perception of the community c) there is SO much room for growth in Butte D) The character of Butte must remain in the growth policy decisions -- overall: Butte is a wonderful place to be; yes are there quirks and oddities, or course, but that is what makes Butte special. Growth for the sake of growth is a bad thing, but if this plan is put together in a way to embodies the soul of the town while being forward thinking, I think it will ultimately make a positive impact for years to come.
128. The crime must be dealt with strictly first, so many drug problems bleeding into the neighborhoods
129. We aren't doing too bad right now. Don't grow too fast and change our character. A little more in the way of small industry would likely be a good start. Do not turn us into a hotel/resort or casino town, do not bring in cheap box jobs.
130. How are we going to attract more people to move here? How do we increase diversity?
131. This town looks awful, where is its pride
132. I think that the Upper Westside has a lot of potential, but it needs a lot of remodeling/updating of homes and probably even some tear down and rebuilds. There are two schools that service that area (Kennedy and West) and the area can at times feel like its own community. As the years have gone by, the community feel has slowly faded due to things such as houses becoming vacant, drug use (there are multiple houses that seem to be full of meth users), and fewer families with younger children. People my age with younger kids seem to migrate to downtown areas where better neighborhoods have been established. The upper westside has areas that could eventually be considered a destination living area, it just needs some work.
133. Does every swing dick in Public works take a vehicle home. We pay the fuel for his or her commute, has to stop.
134. Too many places of business are going out of business, or leaving our town. Nothing new is coming in to replace. Walmart has the corner on the market for big box stores - and that's a shame. I don't shop Walmart and gawd how I miss Kmart and Herberger's.
135. The county should be paying more attention to natural hazard assessment and mitigation BEFORE development
136. Butte America is a Big Damn Deal.
137. Keep on keeping on
138. Cultural centers like the Imagine Butte Resource Center are a big part of why I love it here. We should be capitalizing on a walkable/bikable urban core that allows modern urban living with access to amazing public lands
139. Need to change our image and what we convey to our Montana neighbors and potential residents, developers, and businesses. I hope this begins to shift soon, but it needs to be a multi-faceted effort focusing on Superfund, redevelopment, economic opportunities, etc.
140. The quality of life is top-notch, and the festivals have added so much to Butte's image. Improving sidewalks would really help for walkability
141. Enforce in-place ordinances like building maintenance and sidewalk care.
142. Butte needs a "Field House" for use by local youth sports organizations during the winter months.
143. I think Uptown Butte is the best thing Butte has going for it, and all money should be directed at rehabbing and polishing it up. There is nowhere in Montana like Uptown Butte.
144. Tired of the drugs. The random crime and seemingly lack of bringing consistent offenders to longer terms. I see it in my own neighborhood, I see it in the papers. Same people creating problems and disrupting our rights to happiness. The pre-release locations also present a problem. My commercial space on Broadway and people feel like it is too unsafe to visit or stop by. I fear my business will be broken into - I deal with vandalism on a regular basis and have to take time to clean that up. The pre-release is a profit machine that brings in folks that do not care about our town; certainly not to say ALL of them, but some folks just aren't ready to be walking out in front of traffic and flicking cigarette butts into the streets, while yelling and cat calling at random people. I bought a home here in Butte, and hate that when I drive down my street some homes have 5+ cars outside 4 of which missing bumpers and windows or hoods, or flats or haven't been moved in years and the sun rot of the tires are evidence of that. Broken windows card boarded instead of replaced glass, full sides of homes fallen off, but brick rubble left for years - is that for historical value? There was an ordinance passed some time back preventing RVs and trailers to be parked out front - I see this everywhere - some of which are occupied with basic extension cords running to them spliced from abandoned buildings or neighbors' homes. How can this town take so

much pride in its history and effectively not care for itself today? Why are we forced to drive an hour to shop at a Target or Home Depot? Our location on the wagon wheel of interstates should be the driving point of why we should have more here. Why do we bend over backwards for these companies and they offer little to no intensive as to why they are here? Their jobs are paid to folks that live out of the county and or spend money out of the county because the pit the won't live here, and or the lack of shopping they won't be here spending money. Why doesn't FedEx or NWE or MMR [Town Pump at least has been gracious in shelter and assortment of other things] have a public park complex or design a proper amphitheater around The Original for more uses that 4 weekends, yet we PAY for them to build new buildings and leave one sitting. We are tired of the excuses and setbacks for the reclamation of the pit. On the plus side the efforts towards the parrot trailing are good, as well as the BTM airport updates - I hope to see more flights, all my business & leisure flights have been out of there since the updates. We appreciate the idea of implementing growth and hope we will realize it here; or this town will never draw new innovations and steadily lose those experienced enough to make a change. Words@nerrds.com

145. Do not force small communities like Melrose to adapt to growth. We NEED agriculture and we NEED land to have agriculture. LEAVE THE RESIDENTS ALONE UNLESS THEY ASK FOR HELP!!!!
146. Butte has so much potential, if the right people can make the right decisions for a place as unique as Butte, our town will be able to thrive on a combination of supporting its history and welcoming new business/retail
147. I love this community. I live & work in uptown. It's such a unique place and I really believe it can be developed by "saving" these historic buildings and making them energy efficient to create an historic district that looks to our future with clean energy.
148. It's a cheap place to live and near the mountains and great air service and great shopping in Bozeman and Missoula and nearby Helena
149. The one-mile road to our house has not been resurfaced in more than 30 years, it a disaster, yet I those years BSB paved many dirt roads ,including Roosevelt Drive and the road to the rodeo grounds. BSB does not maintain what they have and build more that they can't maintain. BSB sure can add new employees to the payroll with no problem... good old boy system!
150. Work on keeping high traffic public buildings (i.e. Tech) and sidewalks (uptown and other businesses) CLEAN - even in the winter. Up-keep, professionalism, and a "sense of urgency/responsibility" are my main complaints about living in Butte. I'm not from Butte but overall, I like it here a lot.
151. We need more services (shopping, modern food, better groceries, etc.) to retain young people, their talent, and their investment in this community. Pass the torch!!
152. The homelessness issue must be addressed in a more humane manner by the entire community, not just the mission and action, inc.
153. Butte need to upgrade its image--its dingy and dirty which greatly detracts from all of its endearing qualities
154. Stop trying to build new stuff! Maintain & repair what we have.
155. Focus on am Uptown Master Plan. All of Butte cannot be developed & improved at one time. Butte's true gem, other than the people, is the historic Uptown. Aggressively rehabilitate, improve, market, design the future of Uptown. More living units in Uptown, more bike lanes, angled parking, recycling. Butte is ready for all of this. As the urban core thrives, it will spur economic growth that will be felt throughout the community. After that, fostering a better connection & relationship with Montana Tech would pay tenfold. Establish entrepreneurial pathways for tech grads to stay home & start businesses in Butte. Much easier to help someone who wants to live in Butte to start a business than recruiting a business from another city. Finally, Missoula & Bozeman both are actively designing & promoting their downtowns as the featured economic & lifestyle hub of their communities. Not Reserve St or 19th, but their main downtown urban cores. They know that a thriving downtown will attract more residents, more business, & more tourists. Focus on Uptown Butte!
156. Thanks for setting up this survey!
157. Born and raised in Butte. Spent time away during under grad & Grad School. Worked elsewhere. Butte has to look outside the box and be open to suggestions that would assist with promoting quality of living& recruiting businesses etc...
158. Economic development efforts should not focus on bricks and mortar and government subsidies. Rather, focus on quality of life and local amenities. There should be a campaign to tell the world that Butte water is excellent and safe to drink. Start this by ending sale of plastic disposable water at the Folk Fest. Instead, provide water stations and access to inexpensive reusable water bottles. Butte has a terrible stigma around water, and it's an obstacle that should be actively countered
159. Background checks for existing law enforcement officers
160. Address the crime, get rid of the good ole boy system and bring in shopping like target, Lowe's, Home Depot.
161. The dangers of the environment are holding us back and costing us our health and futures
162. People are great, the lack of pride in appearances of homes and businesses is depressing. The lack of retail and reputable health care is atrocious.
163. Butte needs a city manager/planner. We have the gateway to all of Montana. The best recreational opportunities are here. We need a healthier economy.
164. Housing needs to improve dramatically, retail needs to improve, restaurants need to improve, infrastructure needs to improve, and let's zone (everything is ugly to the eye whether it's housing or commercial)
165. I would like to see more big box retail such as Target and Costco(for whom I work for). I would like to see the town cleaned up revitalized to entice the right businesses. There needs to be better zoning established.
166. Drug, theft, and homelessness are out of control along with road infrastructure and community enrichment issues
167. Need more emphasis on preservation, reducing drug activity
168. Coming from out of state, people are nice, pay is ridiculously low, housing is tough to find. It would be great if BSB would get rid of open container policy which is the root of many problems in the city and particularly in Uptown. Also, the Party Palace is a major source of problems. Having lived in the Metals Building we watched first hand. It's a sad state of affairs unfortunately and is limiting the growth the Uptown.
169. I appreciate the mountain feeling which surrounds Butte.
170. Butte needs new blood to put it on a better path for growth and development. Vacant positions in local government should be advertised nationally. Butte should create national competitions to solve some of its growth and design challenges. Get urban planning and architecture schools involved in local projects. Create better and more strict design guidelines. It is sad but true that other cities have more vegetation in their parking lots than Butte has in their parks. People are attracted to beautiful places and this place needs to be made more attractive. This could be done so easily while maintaining its character.
171. To many homeless or distressed people and services concentrated uptown, reducing its attractiveness to good businesses and residences.
172. As noted above, commercial growth along Montana, Park, and Porphyry streets should be limited to the first half block on either side of centerline
173. Butte has a lot going on but it's hard to learn about events and opportunities. The newspaper is weak and too expensive for small businesses to advertise in, they don't report on upcoming event very well. Video and music streaming takes a large chunk of the population away from local TV and radio. Some county owned digital billboards around town would be nice for community groups to announce upcoming events. I also really wish the town were more walkable and dog friendly. Giant no dog signs in every park is a real turn off for families, including beloved pets, looking to move into a community. Commuting in Butte can be a scary experience, whether on foot, bike or a car. People have little regard for traffic laws in town. Traffic calming measures need to be taken to "help" make commuting safer. I like raised crosswalks, rumble strips, bump outs, your speed signs and center divider/greenways. Sidewalks, how do entire new neighborhoods get built without sidewalks? This should be an ordinance. The whole town needs sidewalks, a neighborhood without sidewalks is incredibly unwelcoming.
174. As may be guessed by my "other" answers, I believe BSB would do well to emulate the success of Bozeman in attracting the right kind of economic growth. Butte has the advantage of being close to Bozeman while offering many of the same amenities at a fraction of the cost. Instead of trying to invent new business opportunities for Butte, perhaps the city should try to persuade existing businesses to relocate.
175. I've lived in several other towns in Montana. Butte is very handicapped by its mining history. It really really needs some major retailers to open here such as Home Depot, Costco, etc. So many residents (including me) go to adjoining cities to shop. This is what local government should really focus on!
176. While development should be encouraged, fostering small-scale entrepreneurial growth should be focused on more so than attracting larger companies.

177. Economic development teamwork

178. There are so many vacant buildings, let's improve/renovate them before allowing new buildings when possible. We need an anchor store downtown.

179. While there are plenty of downtowns around, Keep Butte the only Uptown in Montana; everywhere else is downhill from here.

180. I feel we have low educational attainment and it compromises our workforce and ability to recruit employers (or have them outright choose Butte); it leads to drug and substance abuse issues that are pervasive; lack of wealth leaves little resources to make aesthetic improvements.

181. We need legitimate gov, not surveys!!!!!

182. Feels like anything outside of Butte is the red-headed stepchild. We have learned to get along w/o and to solve our own problems.

183. We in Melrose welcome all new people and businesses! We are not all isolationists! Please let people know that we would welcome them here!

184. Clause 3.3. (e) of the city-county charter needs to be implemented

185. I think that business development should be encouraged in our rural communities. School enrollment is down and families had relocated for decent paying jobs. Tourism is great for these communities, but that only occurs seasonally. Bring is business so that people like me don't have to be away from our homes for weeks at a time seeking a comfortable income.

186. We need to establish the mine park system that was suggested some years ago. Also believe we should adopt a "city of lights" initiative and make funds available to illuminate the headframes and government and commercial buildings.

187. The structure of the local government really needs to be changed. The Chief Executive position and the council really damage Butte's ability to attract new growth and business to the area.

188. Thanks for asking these questions

189. Tie trails from uptown and flats to Thompson park

190. Make the government more efficient and cut the workforce. Quit taxing us to death with property taxes. Start enforcing underage drinking parties.

191. Bring in more retail

192. When interviewing new cities for potential homes, young professionals like myself want good-paying stable jobs and shops to spend our money. I think it's important to use industry like healthcare and manufacturing to bring in jobs. Yet, it's equally important not to lose the local business charm. Please keep supporting small local business and keep chain/department stores to a minimum. A minimum, not zero. Literally the only place to buy home goods (like rugs) and women's underwear is Walmart.

193. I love my city. But, I wouldn't move a business here, because of the recent health studies that were done. I don't blame businesses for not wanting to move here because of that. As someone who doesn't like to buy too much off the internet, I am saddened by the loss of Herberger's and JC Penney's - Kmart. But I also understand internet buying also...

194. I want to see a position created for an enforcement person to warn drivers that don't stop for crosswalks, people who don't follow water restrictions, people who don't shovel snow from in front of their businesses.

195. I feel like we need to promote our town to introduce new businesses and get more people to want to move here. There are not a lot of jobs (or good paying ones) in Butte. We need to bring more business to Butte. It is scary to not be able to find jobs around Butte that provide benefits/ retirement. Even with a bachelor's degree from Montana Tech, it was hard finding a job in my field, which I am not currently using my degree to its full potential.

196. City and rural roads need fixing and better care all year long. Winter (plowing) as well as summer.

197. Maintain the integrity and quality of life we who live here value so much. People do not come here to see another Love's Truck Stop or strip mall. Encourage young people. These are the ones with creative energy who want to make the world better. Build relationship with Montana Tech - "Green technology". Encourage and support tech industry job growth.

198. Bring more jobs and affordable housing

199. I am happy to live here and grateful for a job with a living wage. Butte has been good to me but we are discouraged and not addressing our challenges. Uptown decay

200. The high taxes - the dirty town - the corrupt government

201. I would like to see a development plan for Butte that gives opportunities to Butte residents to start and grow their own businesses, allowing Butte to grow from within + revitalize + reuse our existing buildings + create jobs for each other through our own small businesses

202. More dept stores. Fill Mall. Fill Kmart. Destroy dilapidated trailers homes that lower value of property. 1800 Block Ponten [?], 1800 Block Garfield, 1800 Block Banks, 2700 Block George Ave., 2700 Block Stewart and others

203. We definitely need more job opportunities with good pay. Attract businesses. I don't want to attract people for recreational and turn the Big Hole into Madison River mess.

204. We need to widen Rowe Road and add sidewalks for Walkers.

205. Protect and promote your most valuable asset - the history and beautiful buildings. Also, the Tech is outstanding. Clean up this county. Take pride in what you have. Encourage people to improve what's theirs. Much can be done.

206. The main issue with Uptown Butte is that some things and places are very nice and within the same block there are fewer appealing places. For example, between a very nice Northwestern Energy building and a historic gamer's café is the Party Palace. So, within a span of walking two or three blocks you will see historic buildings, nice newer buildings and pleasant people. In the same blocks you will also see run down falling apart buildings, people doing drugs in alleys and on most days at least one intoxicated person.

207. It is a great place to live, work and raise a family.

208. Butte has so much potential. There needs to be a compromise between new and long-term residents for a unified community vision. Family friendly, alcohol free activities should be a priority for youth!

209. The roads in this town especially in residential areas are horrendous! You can lose a tire in some of the potholes. The development of Section 8 housing and other apartments off of Continental Ave. Is killing the plumbing of the Country Club homes. My mother's water pressure is 1/2 of what it was before the apartments went in and they are building more! She was told by the County they won't fix the issue and are now compounding it! County won't enforce residential code violations for weeds and disrepair of homes. Code is 8 " for weed and a neighbor has weeds 6 feet high and County shrugged. County won't install or enforce a noise ordinance. I have a jerk in my neighborhood who chainsaws at 9 pm every night? Have a friend who has some one chainsaw for 12+ hours a day - noise is horrendous.

210. Lack of shopping hinders living in Butte

211. Bring in more restaurants and retail stores. Bozeman, Helena, Missoula, places which aren't that far away from Butte have lots of restaurants and retails stores, why can't Butte have more of the same?

212. Butte/Silver Bow needs to allow for a Lowes or Home Depot to build. This would equal the cost of building materials.

213. To retain the talented young people which we will need, and are currently hemorrhaging, we need the services and reputation these people are looking for in a town/county. We need better groceries, restaurants, events, and services to keep our local and temporary (from Tech) people from leaving. They are leaving because they are sick of the 1980s food and complete lack of shopping and expediential resources, not a lack of industry or opportunity. Simply, it is not "cool" to live here and there is no reason for that. Butte is making this decision on purpose. Stop it!

214. Great people - one of a kind community - Richest Hill on Earth - crossroad of the state. Butte History Museum, Book collection and Store. Historical Film Festival. What a great and colorful history. Let's highlight the awesomeness of Butte's history. Also promote "Made in Montana" brands here in Butte. Thank you.

215. More parks south of Butte. Example near the Butte Rodeo grounds or Terre Verde. Walking paths in the rodeo grounds/Terre Verde area.

216. Butte has a dark cloud of oppression, anger, evil that hangs over the valley that us who have ESP can sense, a spiritual demonic darkness, more felt that seen. 2) A planning board beholden to special interests, enabling local business to lock out competition, business uses the same old argument/ claim that new business/retail will drive them to close if they locate here and a planning board that takes bribes to vote a certain way. 3) The revealing values that money is more important than people, property values trump housing for homeless who can die for all the greedy can care! 4) Butte can't go on this same road of doing the same things over and over then expecting different results. 5) The planning/zoning puts perspective newcomers through a lot of costly and hassled red tape to even get approved. So how do anyone expect Butte to grow with the anti-competition/hostile reputation?

217. We need more choices for good paying jobs but, not to get carried away and end up with growth like Helena, Missoula, Bozeman, Billings, etc.

218. It needs to bring in outlet center for Pendleton and top designers as a base to ski/go to Yellowstone. . . - develop

land for condominiums and as a healthy lifestyle, retirement community. Build condos with a view/fireplaces and sell as a location to ski/bring families together; a place with a small-town feel; and is affordable.

219. In rural, established communities such as Ramsay, Divide and Melrose, do not let big corporations try to strong-arm the county/state into having zoning changes that would allow industrial entities to operate in areas that they do not belong. Keep industrial and large retail operations in areas that are already zoned or partially zoned for those types of business.

220. I love living here. I grew up here. The streets in this town have been awful ever since I can remember being a kid in the 60's. Can we seriously stop screwing around and fix the city streets, please??

221. There needs to be more job opportunities for people at rates higher than minimum wage.

APPENDIX B - STAKEHOLDER ROUNDTABLE SUMMARY

The following content summarizes feedback received from stakeholder groups during the team's first trip to Butte-Silver Bow County on November 28th-30th, 2018. Comments were recorded by three individual team members and synthesized into the lists below. They have been organized by general question/prompt posed to the groups during our one-hour conversations. In some cases, minor edits have been made to account for spelling, grammar and to provide greater clarity and context into what was being conveyed verbally by the stakeholder.

HOW FAMILIAR ARE YOU WITH THE BUTTE-SILVER BOW GROWTH POLICY?

Stakeholder Group #1 – Land Use (Internal) Key Take-Aways:

Local government vision needs to be incorporated into the Plan Vision. TIF district - uses it for establishing a district. Butte-Silver Bow does have a CIP.

Specific Comments:

- The prior administration really focused on planning and strategizing.
- Butte-Silver Bow's vision/mission statement updated in 2016/2017, as a part of the strategic plan.
- The administration has changed so it is likely the new County administration will go through the strategic planning process again with everyone in January/February 2019.
- The growth policy is currently is used for establishing tax increment financing districts (TIFD).
- In historic preservation, the growth policy is used for adaptive reuse of city/county buildings.
- The water master plan uses the growth policy for planning & budgeting purposes, as does sewer, roads and other infrastructure.
- It is used indirectly from a budgeting standpoint.
- City/county grant applications all have to use or reference the growth policy.
- The city/county does have a capital improvements plan (CIP) that will be updated soon.
- Some things have worked well from the 2008 growth policy, and some things need improvement:
    - Goals and policies – may need to be tweaked, but provide good foundation;
    - Existing growth policy lacks implementation
    - Need to really look at impacts to schools
    - Need to go through and determine what policies/ strategies have been adopted, what goals have been met since 2008.

Stakeholder Group #2 – Services & Utilities (Internal) Key Take-Aways:

Parks & Rec uses it a lot. Transit does their own five-year plan. Transit covers Uptown, MT Tech, Harrison Ave, east and west side of the Flats. Ridership has increased because it is fare-free.

Specific Comments:

- Just discovered the document and utilizing it a lot. There was a recommendation for Parks & Recreation to become its own department (which happened); there are also recommendations for park growth and amenities and some of them have been used. P & R currently comparing the goals to what has been achieved and some of the goals have been used to create a P & R department.
- Not really used for budgeting purposes; no CIP or facilities master plan, budget year by year.
- There was a 2012 follow up to the 2008 plan that was linked (separate document).
- Transit has not had to use the plan. There is a 5-year plan that needs to be updated, and is important to land use, identifying how transit is going to be serve growth areas.
    - Express and paratransit service offered. Run 4 routes during the day, 3 are based on 30-minute routes which include uptown to Walkerville, MT Tech and Harrison Avenue. Harrison Avenue route runs every half hour. Service does not yet go to VoTech campus. Have one bus that goes to the east side of the flats and the west side of the flats, but services does not go outside the urban boundary.
    - Ridership has increased quite a bit over the last few years when service went fare free. Recent dip in ridership may be impacted by pre-release center downtown (closure?). They are sending 100 people a day.
    - The veteran's home will be a new potential destination to evaluate.

Stakeholder Group #3 – Health & Environment (Internal) Key Take-Aways:

Superfund clean-up had been done in association with land use planning. Several goals in the 2008 Plan do help direct efforts for clean-up. Outcome has to be beneficial both as land use and asset. Being consistent with growth policy is important. Parts of the Plan tie in with sanitation; developable land is becoming scarce. Almost got into non-attainment air quality but made changes to fix it.

Specific Comments:

- When the 2008 and 1995 growth policies were developed, there was a direct link between land use policy and superfund clean-up. There are several objectives/goals on how to direct the efforts of the superfund clean-up. It was emphasized that when area/land is remediated or restored there is a land use that serves the community at the end of the process. This is a beneficial land use and asset. That has been the guidepost, and the concept of infill development and locations of park facilities, trails and utilities. It was outlined in the 1995 policy and updated in the 2008 policy. How we post decisions on the soils and storm water.
- On the environmental end the growth policy influences sanitation and subdivision. There is property in the county that is not easily developable; subdivision could be involved/addressed in the growth policy.
- The growth policy also overlaps with the air quality issues. Eight years ago the county was worried about being a non-attainment area; developed ordinances in 2010, 2014 for better enforcement, wood stove trade-out program and the county's values have gone down and stabilized at 27 mg/hg versus 35. Mountain valley will still affect us with air quality with inversions.

Stakeholder Group #4 – Special Interest (Internal) Key Take-Aways:

Has interaction with people looking to invest; uses it for infill development, neighborhood development. Growth policy is where things start.

Specific Comments:

- In Community Enrichment office, people come in and look at investment and redevelopment opportunities; the growth policy is part of the language there. There is a focus on infill development, efficiencies of services, utilities, investments to take advantage of our infrastructure to serve things other than sprawl. We look at a future development and how it fits with the existing infrastructure.
- All past planning directors have been involved in the conversation around national affordable housing – daily interactions with planning and zoning. This is the first time the affordable housing network advocates have been included in the creation of this document; to date, have not advocated for anything as part of the growth policy. Strong opinions exist about minor adjustments to zoning in some places and the difficulty of places and the deeply polluted areas of town.
- The Weed and Conservation District is deeply involved in subdivision review
    - Emphasis here in Butte – it needs to not only be about planting trees and ensuring they are planted in the right places at the right time. Difference between a public and private tree.
    - Relationship of trees to infrastructure
    - Active urban forestry board, but decisions made without any real planning. Urban forestry board does not use the growth policy, they just go out and plant!
    - Redevelopment Trust comprised of Parks & Rec, Superfund, Community Enrichment and Weeds (Kathleen, urban forester, works for this committee). Redevelopment trust pays for weed control on reclamation sites; however, the trust is not perpetual, funds are being spent down.

Stakeholder Group #5 – Economic Development (External) Key Take-Aways:

Community enrichment staff - Uses it all the time. Main Street staff - put it on a shelf. Two others have familiarity but don't use it. One person tried to do a zone change and learned he had to use the Growth Policy Plan; it sounded convoluted. Exists on a shelf somewhere. Not convinced we do look 10 years into the future. Sustainability, usability, wayfinding. Trying to encourage growth where infrastructure is but it has been sprawling. Still reactive. Easy opportunities were south of the interstate but growth wanted north. Montana St. looks sadder than Harrison. RC&D doesn't use it because they have their own plan. They should be connected. Need cross-over. CEDS is great but no teeth to it; Policy Plan does have teeth. One Commissioner spoke and is relatively new - he heard about it after someone needed to change zoning and the Policy Plan was referred to.

Specific Comments

- Had no idea there was a growth policy - only found out about it when we needed a zoning change. It felt odd because the application was made on behalf of a store that was mostly built with a zoning variance. They asked that I do in conjunction with the Holiday Inn Express, but they were in operation for about 5 years or so with the variance. I wasn't familiar with it (the policy) as I live in Livingston. Planning is good in the vision, we will pay for it in the long run.
- The growth policy exists on a shelf somewhere. I know it exists and I've heard people refer to it, but I don't know the nuts and bolts.
- Not convinced that we do look 10 to 20 years into the future (effectively). Most groups try to get something finished and they walk away without thinking about who maintains this? How is it sustainable? Haven't effectively addressed things like assets for quality of living, continuity of parks/recreation, usability and wayfinding (it exists to some degree if you know

what you are doing). Have chosen to live and work uptown and find that customers in the store ask a lot of basic questions that they shouldn't be asking (if there was functional wayfinding). Culturally and recreational assets need to work better together so people enjoy coming here and spending money here, make them want to stop and stay longer.

- Was the chief executive for BSB in 2008 and was involved in previous GP update. Most people don't know anything about planning and aren't introduced to the growth policy until they have to go in for a land use application - for example a variance - and go through the process.
- It is used quite often in work with community enrichment, looking community decay and blight on a daily basis. There is a lot of anti-growth sentiment with planning and zoning variances in different neighborhoods. Heavily involved in the 2008 plan and hope to bring a different perspective this time.
- Can recall hearing about it in 2008, but it was one of those reports on a shelf, Main Street doesn't have a need to have a daily interface with it.
- Aware of it, browsed it, but don't use it for anything (heard this twice)
- I've never used it (heard this twice)
- The community only uses it to reference particular sections that are relevant to us/them; seen as a starting point for discussion.
- The growth policy is just something people say exists on a shelf somewhere but not used that often.
- As a document it is still important – especially in terms of the historic landmark district, as large as it is, providing guidance on how we work through the value and the size and deal with the existing buildings and investments to help people to save them. Have seen a lot of urban sprawl in recent past; the policy has had an outward focus.
- Don't use it; we complete and use the Comprehensive Economic Development Strategy instead and lean on that; however, the CEDS has no teeth where the growth policy does. It's fun to write about a more robust uptown, but that's more fun to write up in the SEDS (CEDS?), but the growth policy is where that happens.
- There needs to be more alignment and overlap between the two
- Tourism and Economic Development have joined forces at the state and in BSB, we've been doing that for some time. We are ahead of the curve.
- As new commissioners, the only time I have run into the growth plan is an issue with zoning. At that point, I didn't even know it was a growth plan. We are on the economic development committee for the commissioners and want to find out more about the growth policy and what it can do.

Stakeholder Group #6 – Environment (External) Specific Comments:

- Participated in the growth policy update when I was on the planning board; 2008 update was done internally. As far as land use goes we put everything on the north side of the highway (I-90) as R-40.
- We need to make sure that the growth policy is not law. The Loves folks wanted to hold a public hearing (when they came in with their development). The commission wanted to slow down the zoning process and hoped that Loves would get bored and leave.
- We want to keep that Ramsey interchange in commercial or agricultural.
- We built and operated Montana Livestock Operation and sold it. Then that guy sold it to Loves.
- Worked with Cindy McElvan (sp?) on the outdoor recreation parks. The Parks & Recreation master plan was done in 2009. I use the growth policy for grant writing for the Forest Service and four different groups (including Park Board, Tourism Board). It has been useful, for the USFS standpoint, when we deal with the growth in subdivisions and issues surrounding that and how it affects the abutment against USFS or access through USFS lands. There is a need to balance the road access issue between city/county, state and forest service. We are guessing land ownership of USFS is 50-60% in the county.

Stakeholder Group #7 – Neighborhood (External) Specific Comments:

- The growth policy does not have that much wrong with it. The Greely Neighborhood has a good plan, which was completed in 2010. Our problem is that we don't have a plan to implement the plan. If you want to do something for this community, you have a plan to implement the plan. We have 3 neighborhood groups: Centerville, Greely and Central Butte. There are three ways to implement the plan. 1. Figure out what you need and ask the government to work for you to implement the projects. 2. You can go to the government and ask them to form an alliance to work with the government to do our projects. Or 3. You can do it like it's been done in Butte for 100 years in a top down format and asking the people to work for the government.
- History: In 2010, the Greely plan was put together and in 2011, it was brought before the commission. I believe in participatory democracy. We went in to the commissioners and made a faux pau as the first action item on our plan was to initiate and enable neighborhood alliances and task forces. We are still trying to get that done after 8 years. We have in the BSB charter, clause 3.3 of the commissioner's duties and that clause reads that the commissioners shall authorize community councils to advise the commissioners. That has been in since 1970 and has not been implemented. "Enabling of alliance," has to be done by the commission. I misinterpreted "neighborhood council" for "community councils." That is what the attorney explained to me after 2 years that meant the topic areas. But a neighborhood alliance should have been asking for.
- Initiate a storm water master plan. We don't have a master plan, we have a project that was top down and given to us. They took our area plan is what you said you wanted done and gave us a $1.5 million project and we asked for an extension for a $500k, if we are going to work with the government and then they need to come to us and ask how to implement this plan. The community or neighborhood needs to decide what their priorities are. Then go back and put together the engineering and then have listening sessions and formalized the final project. The procedure does not include the listening sessions. I'll give Lori credit for having some sessions.
- We have put together the task forces even though we have not been enabled to do so in Greeley. Greeley's task force is the mining impacts. Greeley is impacted by past, present and future mining. We are the only neighborhood with an open pit mine across the street. MT Resources has done some remedial work on Horse Canyon Creek, we have issues on both sides of the street.
- Centerville meets monthly, Greeley meets four times a year (Greeley meets on the 5th Wednesday of the month).
- Centerville experience: I went to a few meetings in Centerville which were bitch sessions, so I decided to get involved and just do it. I started holding monthly meetings in 2010. I would have them bring complaints, concerns and ideas. Before the complaints were elevated, I went and checked them out. Then I started calling and talking to property owners. I would be able to get our commissioners, chief executive and sheriff and community decay people to come with me. We went around and identified code compliance issues. I insisted that things need to get done. We had some stop signs put up and demolition completed. It's a persistent thing of getting things done.
- Observation in Greeley was that the neighbors didn't support Ed as much as they should have.
- Centerville was established in 1865 and has a greater community spirit. We have a good group of people who I personally call and work together to put a park together up there. You have to be really persistent and have people who work together for the best results. Don't be afraid to say what you need to have done. We are holding the government responsible and accountable.
- People want to come and move to Centerville, so we are fortunate to have welcoming people there. They start one project, but it never seems to get completed. They could say there are 10 buildings that need work. 4 meetings later you forget why you were there.

Stakeholder Group #8 – Melrose/Divide (External) Specific Comments:

- Didn't realize there was a growth policy.
- County wants tax dollars but then can't afford anything/pay for anything – this mentality of take take, take, not give, give, give
  - Taxes pay for a lot of things you don't see - fire department, street lights, sewer plant, schools

Planning Board – Specific Comments:

- The current growth policy is long and quite wordy.
- It is long and difficult to find pertinent information quickly.
- It isn't a document that I have to reach out to a whole lot - staff usually brings it to us. It seems like once they are developed, they sit on the shelf until you need it.
- It needs to be more graphical and less wordy. I don't read through it for content, but I browse through it at certain times.
- It went from a fairly small growth policy with the information we thought we needed, to a fairly lengthy document that you forgot where to find the information. You can get lost in the census information that is out of date as soon as you print it. You can get bogged down in that chapter. I want it to be shorter.
- I've tried to read it on my IPad and out of 90 pages I got through page 30.

EVERY COMMUNITY HAS A BACKSTORY. WHAT WOULD YOU LIKE US TO KNOW ABOUT BUTTE-SILVER BOW THAT WOULDN'T BE IN THE BACKGROUND RESEARCH, PLANS, OR STUDIES WE'VE REVIEWED?

Stakeholder Group #1 – Land Use (Internal) Key Take-Aways:

Historic preservation is both an asset and a stumbling block. Completely unique to Butte in size and scale, incredibly important, but shifting perception of its value and usefulness (to the extent it currently exists).

Specific Comments:

- The historic district is very large. The landmark district is what it is because of the large concentration of inventory. People are coming here because of Butte's character. I think the years of preservation are starting to pay off. When you follow the federal and local laws and ordinances, we do well. When we try to buck that we get into a lot of problems. It's great to promote Butte's history. We look closely at condition of buildings and when someone wants to do a demolition. The HPC has been very reasonable. It's a process that people need to work through. If you work with our ordinances, we do a lot better. Its intimidating when a big developer comes into uptown and wants to put up a hotel in the middle of our landmark district. The historic commercial core is one of Butte's best economic resources.
- Design standards only come into pay when they (developers) use incentive funds. If a developer uses their own money, then there are no design standards applied. There can be design standards applied to new construction.
- The older residential areas are looking at four different (zoning) districts that we have. How do you integrate new and older housing areas, like the new Aspen place compared to apartment building areas?
- It is nice to have diversity of choice between uptown and the flats.
- For a long time development was occurring down south (of I-90). There are people who want to be back into the urban life. We are seeing more of an interest. And now, we need to start thinking about our process to make sure these buildings are safe with fire codes, building codes, etc. As a part of land use and economic development, we brought in four site selectors to guide us on how to approach corporations to speak about what we have and what we promote. We have a lot of great things going - site selectors didn't see Superfund as a negative, but we need to do better recruiting to our community, which is part of the infill development question.
- Whenever we go and talk to a site selector, it's important that they know what the (local development, zoning) requirements are. We can't just give them anything. Giving them our structure is important and why this policy is important and economic development is important. We are running out of some of the paces that were available, we need to start thinking out of the box. I think we are pretty good with industrial, but we need to look at commercial.
- The (mixed-use) warehouse district by the high school really struggles. I don't know if we need to look at the zoning there. Maybe we should be promoting that as a more commercial-specific area, but there is rail there.
- It is difficult for an industrialist to rehab buildings for industrial use. Warehouse districts in other communities are built out to mixed residential commercial. Omaha was doing preservation by nature in their warehouse district. There have been people expressing interest in mixed use and apartments in Butte
- We have promoted uptown for warehouse or industry, but it is unique/rare to find a manufacturer who is also a historic preservationist and willing to invest in building rehab for that purpose. They see work that needs to be done and it's not work that gets their business ahead. New construction is a lot of work too. They are in competition with already developed industrial parks. (Converse opinion - I don't think historic preservation is all that difficult. I don't see this conflict.)
- There is balance, and we have a large historic district and buildings that we have to maintain. Some plans will cause people some heartache with some investing. Like with our trailer situation or people who have 30 to 40 homes that they are renting. We want them to reinvest in them. You cannot just board them up any more and do nothing. The site selectors have said that you can't have boarded up buildings. The world is changing on how and why people are buying, moving. We have to look forward, not backward. Doing the same thing over again and expecting the same result is silly. We have to make people want to invest in this town.
- I'm going to tell you if someone wants to build a 250-bed hotel in uptown, I'm going to help them do it! Doctors coming in want to come in and have every minute accounted for.
- There are tools that have been used more than in 2008, when we struggled with historic preservation and zoning and we were promoting demolition. And now form-based code is helping with what we can use and do with these districts. It isn't as much as the use as it is the building form. If we can commit to making some headway in this struggle between tearing down and mixed-use areas that will be best.
- Praxis is a great example to see how they minimize the impacts through design. You see that in the Northwestern building. I'm of the idea that you can demolish a block of buildings to build a new hotel. We can shape how development occurs.
- I think there is a balance. Business is tough anyway and every dollar counts. You have to change with it while keeping the integrity of your community.

Stakeholder Group #2 – Services & Utilities (Internal) Specific Comments:

- N/A

Stakeholder Group #3 – Health & Environment (Internal) Specific Comments:

- N/A

Stakeholder Group #4 – Special Interest (Internal) Specific Comments:

- N/A

Stakeholder Group #5 – Economic Development (External) Key Take-Aways:

Butte's a survivor. People in Montana have a negative view of Butte. That's the wrong impression - yet the people here think it's funny. Butte as 'the tough kid in the playground.' Inferiority complex. Some want to have more vitality and then some people don't want anything new. Closed minded thinking by some about change. Agriculture community is small in the county, and Butte is the Big City - don't want growth to impede on their culture and life. Some people want others to shop local but then don't support the infrastructure to make improvements. New people see it as the gem that it is. So many amazing things about the community that need to be highlighted more. It feels like there is a solid foundation now, and it is not going down in population. Folk Festival. Metal Building. MT Tech investments being made. Industrial park. Can have the best of both worlds - Uptown for unique, and Flats for big box stores. Focus on this core area of Uptown first.

Specific Comments:

- Butte is a survivor. We've had 100k in population on the hill to a mine closure that devastated us, but we've survived. We have a unique situation here.
- Unique to Butte is the open space and the redevelopment of a lot of areas.
- As newcomers, we were amazed at the negative view that Montanans have of Butte. People in Billings say, "I'm so sorry," but this is such a welcoming community. We have a negative PR perception within Montana, not outside of Montana.
- The people here don't really mind that negative perception, and sometimes they foster that and it's not helpful. We are like the 'tough kid on the playground'.
- I've encountered an inferiority complex. We are better than everyone, but people realize we are not growing, and we see other communities where things are happening that we don't have in Butte. At the same time, we don't want to change the character of our community but we do want vitality and vibrancy. We don't want to be Bozeman.
- Many here do not want to see growth. People would like to see status quo.
- I've seen that desire for status quo in my work and the response was that "we are a mining town, we are a Carhart town," – i.e. why would we want to look at innovation?
- I remember when the Chamber was doing interviews and they were saying we were always a mining town we don't want anything to do with tourism.
- The agricultural community is quite small. Their perception is that Butte is the big city for them. They don't want to see growth. They fear it will impede on their livelihood and culture. We are the big city compared to Dillon, Sheridan and Twin Bridges – yet you still can't buy a 2x4 on Sundays or a men's dress shirt.
- It's a killer attitude – folks want to shop in town, yet they don't want to see the growth and the infrastructure to support that possibility. We are shooting ourselves in the foot.
- A lot of those negative attitudes about Butte, newcomers don't see it. We moved here from Missoula and they threw us a good-bye party. We got here and it's been awesome. Groups of tourists are spending money on historic sites, but it's not marketed or promoted well. Are there things in the growth policy that can promote what is amazing about this community alongside addressing some of these issues – like the fact that we have the 2nd largest historic district in the country?
- Many new people see Butte as the gem that it is.
- Butte-Silver Bow has success stories too:
  - Feel there has been directional shift, the community is no longer headed downward, almost as if we've reached the bottom and the future is looking up.
  - The Butte Folk Festival and NW Energy reinvesting on Park/Main
  - Current investment in Montana Tech is promising
  - Industrial park, MT Connections has been beneficial to the economy
  - Diversity – Butte offers the best of both worlds with the Flats and historic Uptown
  - Need to focus inward – just being old isn't necessarily historic (or attractive)
  - Headframe Spirits
  - Young professionals group, viewing people as assets; how can this process make better connections between the young and old, their needs, wants and attitudes towards Butte's future?
  - Bond just passed for the grade school – shows reinvestment in the community
  - New market tax credits have allowed for rebuilding and rehabilitation in Uptown.
  - Butte-Silver Bow is fortunate to have some of the best jobs in the region. The test for the community is the new call center. From a workforce standpoint, it will

be interesting to see how they get those people to work for them. We are the hub of Southwest Montana for trade. I have 2 daughters, one lives in Bozeman and one lives in Madison, WI. They don't have the opportunities here for college graduates. I think Butte people get frustrated when their kids don't have ability to stay here with their families.

- How is Butte not the engineering capital of the world? We are an active classroom!
- We have a strong trades community that is something that a technical school could focus on.

Stakeholder Group #6 – Environment (External) Specific Comments:

- MT Connections is an asset.
- Land around highway exits (I-90) needs to be commercial, or at least have there be a buffer
- The county missed an economic opportunity to locate Luv's on I-15 near the MT Connections exit; challenges faced with interim zoning initiative.
- Challenges to having a consolidated government, how residents view the services provided by the county and how the county provides those services effectively and efficiently for the benefit of all who lie here.

Stakeholder Group #7 – Neighborhood (External) Specific Comments:

- N/A

Stakeholder Group #8 – Melrose/Divide (External) Specific Comments:

- Melrose has a very structurally sound school – infrastructure is present to support additional kids.
- Melrose has sewer capacity for additional residents.
- Fire department is well-equipped (through grants) – participation in volunteer force fluctuates.
- Employment sectors are primarily ranching; residents traveling back and forth to Butte or Dillon.
- Tourist traffic is good around here in the summer.
- Watershed committee is good, mixed opinions on what they've accomplished but being driven by people willing to put in the time (although not always speaking on behalf of the whole)
- Internet availability and cheap power could lead to crypto currency potential in the county – this could be a good economic driver.

Planning Board – Specific Comments:

- When I came to BSB in 1991, I believed there were two communities in Butte: the flats and the hill. I knew there were people who didn't know how to navigate either community. The festivals have changed that a lot, but sometimes you hear how people haven't been uptown forever. Sometimes there is a perception of "How come everything is for the hill and not for us?" We heard that in the Greeley neighborhood. Sometimes what may be good in one part of town is good for another part of town. The only time people come up here is to go to the courthouse. We need to be aware of the multiple communities, neighborhoods within town.
- The historic buildings in uptown Butte and the amount of money available to do something with them. Look at how many vacant facilities we have laying around and how this holds us back sometimes. If it's boarded up, what do we do with it? Even with so many new things going in around town, we've got an equal number of buildings with nothing going on.
- I was here when Pizza Hut moved into town. That was one of the main franchises coming into Butte and there were discussions about union participation. At the same time this type of development threatens our identity. We still have independent businesses that are not franchised. I wish we could incentivize people, local business into existing buildings so you can maintain the flavor of the community.
- The biggest issue/opportunity is how to really do historic preservation and what that means. There are people who would like to bulldoze most of uptown and there are people who want to save every building. It is an issue that has never truly been hashed out with an answer to it. I'd like to see people live in the upper floors of buildings. Some of those buildings have been empty since I got here in the 1990s. It is hard to find business owners who want to do that, know how to be successful in uptown Butte –long lasting success is key.
- Our consolidated government and the varied priorities of our rural and urban areas cause a push and pull that our neighboring communities don't have to deal with.
- We've lost a sense of Butte's mining history because we are two generations removed from the mining days of the past. Identity by neighborhood has been diluted. Clusters of people who identified with where they were raised are not as prevalent as they were before. Even school allegiance has changed – before your school district was a significant geographic indicator.
- Crackerville, Melrose and Ramsey have just always been out there. You are halfway to Dillon by the time you get to Melrose. Other than Ramsey, none of them seem to have an identity. And they lost their police, sheriff and county road crews when consolidation occurred.
- The Butte community truly respects those with disabilities. I saw this when I came to Butte for the Special Olympics and I see it today.
- Struggle with how to maintain Butte-Silver Bow's blue-collar identity even though we are trying to attract white collar jobs.
- People are still proud to be from Butte. I've never been apologetic being from Butte. We've heard it all, dirty water, etc. People are hard-working and proud of where we are from. We take care of our own. That is a true statement of how we are charitable and take care of our neighbors. We are seeing some development that other people are fighting for with the development of the carousel and the aquatic facility. You can see progress happening within the last 5 years or so.
- Taxes are a big issue in front of the commission. For a long time, it was $6/month for water and services were fairly inexpensive - you didn't get much, but things were cheap. People didn't want to pay the taxes to pay for the water park but now they have it, they are proud of it. Butte's reputation is going to take a long time to overcome. You don't see that as being as much of a hurdle in our peer cities. I hope they see that "we are worth it." Why would we spend $1m for a bridge over Montana for a trail? Because we deserve it. We have been slow to get there, but I think we will. The water park is now a regional draw. The festival started that trend.
- That follows along with our Superfund issues; we send our water to Milltown to clean it up, even though we are the last ones to get any benefit from this. The water park is Butte residents supporting our youngsters. We just passed a $35m bond issue for school safety. Our demographic is older but they do support improvements and opportunities for the kids.
- We run into NIMBY issues with adjacency to empty lots and acceptance of appropriate changes and developmental standards. People can see how we need to move into the future, just not at their expense. We need to do more to influence that perception (through education).
- The empty mall is a problem. Fifteen years ago, people from Helena would come to Butte and now it is the reverse.
- Poverty is a big issue. 30% of our school kids qualify for free lunch.
- We have landlords who are not maintaining their properties as they should.
- Butte is very affordable until you rehab a building and the rent jumps from $400 to $800; this is a barrier to quality affordable housing stock. Home prices have gone up a lot, just not to the extent Bozeman has.
- We need newer, quality housing rather than trying to update older homes. Everyone would like quality, but if you have a limited income, people will tolerate worse housing conditions.
- Recently passed some new regulation on mobile homes that has been positive in addressing resistance to newer units coming in.
- There are a lot of buildings in town where second, third floors haven't had anything in them since the 1940's. If rehabbed, people would not be able to afford the rent - with the money a contractor/developer puts into the place and has to charge to recoup costs.
- Long-term holdings and absentee owners don't seem to care.
- Government consolidation occurred in 1977 when the mine was starting to go away - it was seen as strictly an economic move, as an efficiency measure.

IN YOUR OPINION, WHAT ARE THE TOP TWO ISSUES AFFECTING BUTTE-SILVER BOW COUNTY? WHAT IS THE CAUSE OF THESE ISSUES? WHAT ARE SOME IDEAS FOR RESOLVING THEM?

Stakeholder Group #1 – Land Use (Internal) Key Take-Aways:

Most growth has been outward but the plan wants it to be inward. Lack of commercial land. Struggle with using Superfund land for anything except parks. R3 zone is in short supply. Some vacant land doesn't have access to utilities. Lots on Harrison aren't very deep so alleyways would need to be vacated, plus they are expensive. Rocker sewer and water will roll into Butte-SB. No impact fee related to industry hooking up. A lot of residential land is bought up and developed already. The County needs a process to follow for building updates - right now there is nothing. Open space is not cheap to maintain. General lack of awareness about zoning and building code. Coordinated efforts and processes needed between BSB county departments. New software package coming to BSB that will connect departments. Potential benefits of mandatory design review for new construction. Support for mixed use in Uptown is good. Have to make hard decisions to match how the world is changing.

Specific Comments:

- Our growth has been focused outward, away from our utilities. The users of our systems are switching.
- We lack developable commercial real estate.
- In 2008 we had enough commercial land, but now struggling to find another commercial 'area'. We have people who believe their land values are so much more on Harrison Avenue. We've been trying to talk about where to identify commercial centers. We have this issue with Superfund land and the idea it can only

be open space. How do we get this property back into redevelopment? We are rich in open space and looking at other types of development of those areas. This is an opportunity with the consent decree (renewal).

- Commercial development has been a long struggle. In our R3 zones we don't see a lot of multi-family development like apartment complexes - they are going into our C2 zones because it is less expensive. It will be a struggle to find areas for multi-family uses like apartments. There is a market for apartment complexes now, which are taking up some commercial spots. This is pushing the commercial growth outside the core – not ideal. We have clean-up sites that are close in, for use as commercial or multi family.
- A lot of vacant land doesn't have readily available utilities because we make developers fund it. Some of the land up on the hill will be interesting because historically it had utilities. It may be residential because it is out of the high-traffic commercial areas that you need to make commercial work. Our commercial is where we have vacant, privately-owned land. We need BSB to own the land and encourage development through incentives.
- When you look at the commercial strip along Harrison, the platted lots are not very deep. They need to be combined to be more functional; plus, prices in this area are high.
- It is important to look to where we do have infrastructure and evaluate those areas objectively. Walkerville has a water and sewer line. Last time (growth policy update) we kind of looked at them. In 2008, we focused on the high nitrates issue and we looked at this residential swath, but it wasn't planned for with the TIFD to how it works.
    - Rocker has its own water and sewer district that will be absorbed by BSB. Developers all have to pay for their connections to the systems but BSB does not charge an impact fee to hook up. The developer reaps the revenue off the water and sewer extension for five years. Sometimes a developer does no reap anything because people buy land and then don't build.
    - The pre-packaged lot/build deal is really popular right now. More people are taking advantage of that package. It helps with financing.
- The adaptive reuse of historical buildings is a big issue. Difficult to balance bringing them up to code and keeping the historic nature. Some projects need to submit plans, but not all. We need to move in that direction.
- Butte is primed for a new process to elevate building renovation.
    - Contractors come into buildings and just do stuff. Vacant buildings that have not been used for decades and don't meet current codes have people moving in without realizing this. Agreement from other departments; we have buildings that can be used, but the days of just moving in is over. We need a process to ensure that the building is safe and structurally sound. An architect or engineer is needed.
    - Open space is expensive to maintain whether you need to mow it or spray it is expensive. Whether we are talking about open space or buildings that need retrofit, BSB is primed to follow a more stringent process.
    - This is a good opportunity to communicate that to the community. People come in and think they can open a bike shop in a warehouse. By the time they got their plan together, they are not even close and it leads to a strained relationship. We need to implement some things that they are not used to, and people struggle with a change in process.
    - Education & communication could help resolve some of these issues.
    - Some people come in and get overwhelmed with all of the different departments.
    - Trying to streamline, we are looking for implementing new software in 2019 that will combine all of the departments, so people can find things in all one place.
    - We are still all archaic, we are still working with a lot of paper. We are getting better internally.
    - We have been getting better at coordinating internally, we are now catching things that people haven't been used to us catching. An example is Mike working with public works before getting C of O's and the software will help us do our jobs better.
    - Because we have such a large historic district, community enrichment issues, planning and zoning regulations and superfund, there are a lot of moving parts that ping people all over the place when it comes to planning and development. We have to develop a package that everyone gets. The worst thing you can do is surprise people; this new software will allow us to really sell the process, even the new rules. There really has to be one contact, a person who knows what you need to do to start the process and who the important players are that you need to come in contact with. Bozeman does this and doesn't apologize for the process, and they claim they get more development because of the straight-forward plan and packaging of the process.
    - Educational and communication component
    - Need to coordinate efforts internally; applicants feel like a ping-pong ball, between departments, need to streamline efforts
    - New software package (February) to connect departments better (include GIS component for site specific information)
    - Redundancies; a lot of moving parts – need to develop a package (application) that everyone understands, identify a point person, someone to sell it
- Large historic district is an issue as well as an opportunity.
    - National influence, large landmark district; it's a draw
    - Unmanageable at times, intimidating; look closely at building condition; it's a process that needs to be worked through
    - Design standards, implemented when local incentive is provided, but if using all your own (private) money then no review is required review
    - Design review on new construction
    - Benefit of having both an historic district and new commercial district
    - Are there levels of review/application that can occur within the historic district?
    - Need to address the assumption that a zone change will result in demolition within the historic district. Just because we're changing zoning, we're not promoting demolition – highlight tools that are available to address design and character better through code, to shape how development occurs.
- Site selectors said Butte has to promote itself, get better at marketing their assets – need to get out there to recruit, spend dollars, promote!
    - Don't be so accommodating! Most developers want to know there will be compatible neighbors.
    - Boarded up buildings – makes Butte look like a ghost town, need to address this in order to attract new, fresh development and industry
- Think out of the box re: commercial, residential options (infill)
- There is support for mixed-use Uptown; just not a lot of interest, people looking in this area
- Hard to find a commercial business owner who can do both – run a business and do historic preservation; need to find the balance
- The world is changing with how things are manufactured and how/what people want to buy

Stakeholder Group #2 – Services & Utilities (Internal) Key Take-Aways:

Weird mix of optimism and apprehension. If we don't plan, we'll be prey to the same old development. Need to have a lot of plans made before moving forward. Superfund direction is a factor. What are we using our water for? Fixed incomes in community - only so much water and sewer mains can be replaced. Take advantage of other communication methods to reach younger generation. BSB elected officials and Arco are making plans without department head input. Better way of communicating to public is needed. Special interests drive things.

Specific Comments:

- Struggling with the catch-22 of attracting folks to invest when the base level of service is so low. There is a weird mix of optimism and pessimism in the community. What is interesting is that BSB has an identity but is also part of the identity of Southwest Montana.
- If we don't plan for development, we won't be able to control what development looks like in the future. The people who are in place will need to pay higher taxes or receive lesser services. We are doing a great job in some ways, I hope this plan can help us in this effort.
- What is the valuable resource that we pull from places outside of our county? We need to have a long discussion, community-wide, about how we use valuable resources – especially those coming from places outside our county, like water features (pulling from Bighole, Fish Creek – neither of which are in BSB County) – and what is the best use for them. Do we need to talk about deep water wells? The kids fish pond had a ground water well, and it was not sufficient and now we have to supply water to keep that resource. This is especially pertinent with the new 100-acre park amenity.
    - The community has to pay for this amenity (maintenance), which will mean rates go up. It's a burden on road taxes, with the low-income need. You can only replace so many feet of water or sewer mains. It feels like we're nickel and diming people over ideas.
    - My opinion is that the minority of people are very vocal. It may not be the opinion of the community. The majority of people are satisfied or unsatisfied, but you don't hear from them.
    - The younger people don't want to go sit on a council meeting. The older generation shows up.
    - That minority thinks they are promoting Butte. You keep hearing about Columbia Gardens, but they look back, not forward. What is the real sustainability of parks with the fishing pond that have wells that went dry and pumps that went bad? What is the best use

of this asset? Who takes care of it? The water is not there. It's frustrating when people are making a plan that affects our department, but our department is not involved at all. I find out in the paper and online.
    - People don't even fully understand what we have now (as far as recreation, open space), but how do we get the word out? How do we promote ourselves and tell our story?
- The decision-makers are not making decisions for the next generation.
- My experience with public participation is that we have very limited participation. People don't want to go to a meeting. So then special interests drive the decision-making. People do pay attention, but they choose not to participate. The input is welcome, but they don't show up for stuff.
- Fire and emergency response issues:
    - Fire protection originally set up with two fire stations within city limits.
    - Fire stations are quite far from where population is growing.
    - We are not set up to serve Rocker and the additional growth to the south and west. The rest has been done by volunteer FD's. But we are providing EMS to the west. There are no hydrants out into the valley. There is no water for fire-fighting, but for years the talk was always to extend water and sewer to the southern part of town for them. When we do subdivision review, they (developers) have 3 options, one of which is to extend the municipal water - but it's the most costly option.
    - With regard to EMS/Fire response times, we base things on our ISO rating, which dictates distance and time. The further you are, we get credit for the ability to haul fire and water. Nationwide VFD's are down, so we've had to beef up our response, because we are not a big department coming into play.
    - Make sure we focus the policy direction beyond the urban area – consider the rural residents and community needs related to fire, emergency services.
    - In 2010 we added regulations requiring that developers mitigate fire risk with a tank, pond or some other mechanism. When it went into effect, our subdivision applications dropped off. We wondered if it was a deterrent to folks, but they fought the fire mitigation – so it's been difficult. We found that a 3-phase system, which is sometimes required, is often impossible. We focus more on having a water source than on a response time.
    - We've talked about a total review to see if these requirements are cost prohibitive. Our rural fire subdivision regulations are based on community review.
    - Maintenance is difficult, and who is ultimately responsible? How do you ensure there is water in the tank? BSB was required to check it on an annual basis, but how do you enforce this? We found that doesn't work well in our regulations.
    - Emergency generators are expensive, then you have to maintain a system that is almost never in use. Just like a fire protection system, it will sit for years. It's hard to justify against an intangible event like fire – but when it happens these systems become so important.
    - The conversation has not changed even with recent fire events state-wide, nationally (multiple stakeholders concurred). The sentiment is homeowners and developers could still implement fire-wise safety standards around the home, among other things.
    - Most people realize that if you have a fire that significantly damages your home, it's not the fire itself but smoke or water damage. People would rather see the house burned down. For the county, saving a life is first priority. Second is property damage. So water is important for life preservation. People with big expensive homes have insurance, they don't care about saving the structure.
- Opportunities/challenges to upper story redevelopment Uptown?
    - It's a great idea and there is a desire to promote it. However, if you are going to live there you need fire protection and to meet basic code. We've tried to work with people and implement these requirements in increments.
    - It's the safety related to access. There is no way out of some of these buildings. Very rarely is there ADA access and most people don't want to spend the money. They think you are trying to get in the way of their business.
    - The change in grade outside many of these buildings requires the need for a need for a safe zone (internally). We are getting to a point where we need plans and architects, etc.
    - The county has an ADA coordinator. The only ADA plan is for government buildings.
    - Still struggling with past practice where property owners fail to investigate with BSB before purchasing a structure, then get upset when rules and regulations prevent them from what they want to do.
    - Part of our system is antiquated and sometimes people skirt around the requirements. We need a system where requirements apply universally, not just because it's a government building or private business. People have been able manipulate the system, argue they didn't have to do something before that they do now (when requirements change).
    - That's the single most important point to make. The company town had influence over government operations. Those days are gone and now we are seeing the effects of this.
- Parks and recreation plan needs review - deferred maintenance, lack of open space uptown, recreation opportunities have expended but budget has not. Amenities like small neighborhood parks are suffering.
    - More reclamation from ARCO creates more stress on the parks department - where are the priorities – what can we do? What should we do?
    - Uptown area parks have disappeared. P&R Department has expanded in the last few years with the addition of trails, but the P&R budget hasn't expanded with it. The small neighborhood parks are hard to maintain. By addressing this through the SCORP plan we have been able to go out and get grants, patching them together for financial resources. We have more parks than most communities – do we need to look at selling parcels, to better maintain the parks most used? Those are needs currently being assessed.
    - Countywide stress on trail system due to increasing amount of trails.
    - Some budget allocated through Greenway, SARTA, 50k apiece for reclaimed parks (MT Con, etc., Whiskey Gulch, Rocker Station). The maintenance funds they give us don't go very far. As ARCO looks to continue to reclaim more areas, the assumption is they will become more open space, which will come under the per view of P&R. What can we reasonable do and what parks and assets are we going to have to take in another direction?
    - The trails system is seeing much more use, which is a stress to our current staffing levels (maintained but not expanded; lost .5 FTE).
- Opportunities and challenges for maintenance of roads and bridges:
    - County has schedule for road improvements (kind of. . . .); recently got a budget raise (first since 1979)
    - Unique situation is that BSB is a consolidated City/County government, most look at it as a City-only budget, forgetting that BSB must take care of the entire county. The budget is based on the urban area.
    - Department has lost 4-5 positions
    - Road network was built for 100k people, now a county of 33k
    - ¾ of town doesn't have curb, gutter, sidewalk
    - Changing demographic (older population) – doesn't want to pay taxes for services they don't think they need or will use. The population numbers have not changed significantly, but the demographics have – younger generations expect more services.
    - It's all about money, and it's never done. The current budget has been based on 1979 numbers – that is the last time Public Works saw an increase in funding. If you could reconstruct everything, don't think PW could maintain a half a mile a year, let alone rebuild infrastructure that is substandard.
    - We've tried SID's for road, sidewalks and curb and gutter, but people were not willing to vote on them because of the large cost. To do it right blows things out of the water.
- Missing external education throughout the permitting process; no great checks and balance helping applicants navigate. Need someone to ask "have you checked all the boxes?", especially through the ADA process.

Stakeholder Group #3 – Health & Environment (Internal) Key Take-Aways:

There are parcels of land that are reclaimed that could be used for residential. Hands are tied a little bit; trying to put a square peg in a round hole. There is a need to make sure the development isn't hurting the remedy or putting people in a risky situation. Butte is rough and looks ugly. Would like to see softening - more landscaping, looking well taken care of. Improve enforcement - especially by out of town building owners. Historic preservation is strong and hardy but in certain neighborhoods the reluctance to reinvest and uplift quality level of design etc. are tied to the eyesores that need to be taken down. Push/pull of historic preservation and development interests. In order to improve local environment, some of the dilapidated stuff has to go. National Historic Landmark District's mitigation requirement was raised. Why preserve buildings that have no value at all? Have design standards that are uniformly applied.

Specific Comments:

- Issues and concerns with health care service and delivery:
    - I think the perception (that qualified staff is not available) is not factual. I think there is quality health

care here by St. James, local family practices and the Anaconda facility. The issue is not the quality of care but the number of providers. Primary health care for men by men is needed; many of our practitioners are female. St James has brought in OB/GYN services here and that's new. Growing that type of care is important.

- In the 90s, there was a process called Vision 2000 and 2020; in those documents, making BSB a regional healthcare center was a goal that we set for ourselves. The hospital was a focal point of that goal. There was a transition period between old school and 21st century healthcare. When SCL Health started to bring in transitional moves and measures, there was a shift to more telemedicine and from general practice to specialists. The model changed, so there was this period of a resistance between the old and new way of doing things. Clinics and partnerships emerged that led to some upheaval in the way healthcare was delivered to our citizens as well as to the region. I think we are on the other side, we have new people in place and new systems taking hold. I think we are closer to achieving the goal as a medical regional center. Our hospital is now a destination place.
- The 2000s also saw a remodeled hospital. They had to choose to stay in their existing location or move elsewhere, and they made the decision to reinvest where they were at which created some land use and growth policy challenges. The remodel displaced about 14 houses on the historic register. It pitted the economic development policy against the historic preservation policy.

• Issues and concerns with the Superfund site:
  - Density, access & infrastructure. There are parcels that have been zoned to be open space. The owner had previously identified a higher and better use (like commercial) but presence of mine shafts restricts development potential. Our hands get tied because of decisions made by regulators that are not in the best interests of the future of the community.
  - There are infrastructure needs that we are faced with; trade-offs from a community development perspective.
  - Make sure the development isn't hindering the redevelopment itself.
  - We need to make sure we are not putting people in unsafe locations. Some places you can't develop because of previous (mining) infrastructure.
  - There are people who talk about the lack of environmental or social justice in terms of Superfund, but there is other inequity that occurs. Places like Walkerville and Centerville have the lowest income tracts, but receive most of the reclamation resources.

• The built environment and impacts on community health:
  - The transportation plan update is taking on a complete streets mindset, look at all amenities. Does a policy or practice make sense because of the built environment and create a path of travel that is logical for people? When we get into historic preservation buildings, the questions and answers are less clear. The work that needs to be done to the interiors and building access itself ends up creating challenges.
  - For new development we need to think about sidewalks in relation to the buildings and streetscape. This building (the Archives building) is a great example of planning that made it happen. This is one of the most successful government buildings we have.
  - My interaction (ADA coordinator) is through the planning department with building code enforcement; they call when an assessment needs to be completed (on a property). I belong to a regional network of ADA coordinators. The current BSB building codes are in line with the 2010 standards of the ADA. Interior remodeling is the more difficult side of things for a private business. We can only recommend that a Title 3 business makes themselves accessible. We talk about it through the lens of a potential lawsuit.
  - For new builds, developers don't want to put sidewalks in. The corner lots are the nicest lots, the mailboxes are in a cluster at the entrance. It is important to talk to developers about aligning design elements with the policies and ordinances. We are not miscommunicating.
  - BSB does have a requirement in the subdivision regulations that all commercial & industrial development requires sidewalks.
  - It takes careful coordination with the zoning board of adjustment and public works department to apply/enforce standard specifications that development should adhere to.
  - There is an internal fear if you tell someone "no" they will go elsewhere.
  - The storm water ordinance has helped improve curb, gutter, and stormwater infrastructure for new development.
  - The folk festival draws people who are expecting a certain level of infrastructure to invest here. Our biggest use area should be a priority (for that infrastructure). Spend money on connectivity and the grant for the alleyways. Fix the connectivity issues. This isn't just for those who have mobility impairments – it's for all users, those with strollers and temporary impairments. People are expecting a higher level of service when they visit.
  - Prioritize public transportation opportunities based on service, use and expand from to increase capabilities. We have data on car ownership and ability to drive. The paratransit system is about $10 more expensive than our fixed route service. Every winter we almost max out our paratransit system budget. Our snow removal ordinance is now being enforced. You have to be deemed eligible for paratransit by a committee. Who wants to make that decision? And any time we can spend money downtown, we want investment in walkable infrastructure for our residents and visitors.
  - I think a big thing that would help Butte would be to promote infill a little bit more than we do. And try to have a funding source and a condensed area for application - we are seeing a lot of sprawl now. Density helps with the tax base and ADA accessibility. There has been some momentum recently with the grant.
  - Density also helps with walkability. The lack of occupancy of commercial businesses is a challenge. Even though it may only be a 4-minute walk to your office from your parking spot, if feels longer/unsafe because of vacancies.

• Issues/concerns surrounding urban landscape:
  - BSB is rough, it is hard and ugly. I want to see a softening through more landscaping. Many of those subtle and subconscious things help make a community look like people are taking care of things, value it.
  - Improve enforcement - require people to do routine maintenance on property they own. Absentee owners are serving as speculators and they are letting these properties deteriorate over time. The community decay ordinance is a daunting task.
  - The historic preservation agenda is strong and hardy. In certain neighborhoods, the reluctance to reinvest and make landscaping improvements and uplift the quality of the urban landscape result in eye sores that really just need to go. The push-pull between HP objectives and CD objectives has depressed those who want to come in and reinvest. Why would you want to invest $100k when the houses on each side of you are in shambles? The idea of rooting out the bad teeth is suggested, but the response is "you can't do it because you'll upset the overall character of the block". Everything has its place. We are doing better, but we have to do even more. Every time a structure is removed, it reflects on the next guy who wants to invest. If things go, then you have to mitigate it. But if you pay the money, you want that money to go back into your investment. We need a better process.
  - I've ran into people who buy a house and restore it and as a part of that process, they want to buy the house next door and they want to tear it down and use it as a yard. These are houses beyond their useful life they want to remove. The push-pull has held back some investors from coming in and taking a chance on Butte because they don't know what they are getting in to. The irony is that it that Uptown is the most cost-effective area to invest in (with regard to infrastructure, value).
  - Design guidelines would be a helpful tool or resource, when applied across the board/universally – especially for form and mass. Shouldn't necessarily limit character and flexibility of design (Boston example, modern home in historic district). Some eclecticism is important to Butte's character too.
  - Need to balance reinvestment with historic preservation.
  - Need better enforcement capabilities to address out of town ownership and maintenance/upkeep struggles.

Stakeholder Group #4 – Special Interest (Internal) Key Take-Aways:

National trends are hitting Butte hard - particularly retail. Key aspects of what makes a community seem to be going away. How to get into small business? No support for employees who are being pushed out of retail. Nobody is acting proactively. RC&D isn't well funded any more, incubator isn't being as used as it once was because more people work from home. New program designs are needed. Groundwater issues exist out in the county. Rule about not tearing down hardly anything - town is one of the most authentic in the world; however, their condition is shocking. No rehab program. Do need to be deeply protected but don't believe every building is worthy of being a shrine, especially if it is encouraging blight. Challenges exist with housing stock, quality and quantity, and rental challenges. Urban Forestry doesn't have a maintenance plan. Working on an inventory of trees and what needs to be done to them.

Specific Comments:

- Issues and concerns related to housing:
  - We are building more housing for low and moderate income families. Uptown the older buildings are more difficult for people to rent because utility costs are high and getting them past inspection.
  - We are building tax credit properties.
  - The Copper King housing is market rate.
  - Assistance for seniors to age in place – programs that facilitate self-help builds. An 88 year-old just spent a year building herself a home.
  - Definite holes in the housing stock available; 'missing middle' options. You see buildings in shocking state of repair. We've been trying to pick up houses, renovate them and sell them. Home ownership has been a big deal for seniors who want to own a home. We started with people with disabilities - we have a higher level of adult and children with disabilities which makes us unique. We need assistance to address substandard housing units with children, seniors living in them.
  - Butte shows up in Bozeman's MLS. People in Bozeman are buying Butte properties, dusting them up and doubling the rents. It's a disservice to Butte that this has happened. We've been looking at rehabs and there is no comprehensive inspection level. We've invested all over town. The rehabs are much more expensive than new build.
- Issues and concerns surrounding homelessness and underserved populations:
  - We currently do not have an emergency shelter. We are seeing 20-30 people a day that have nowhere to go at night. Permanent supportive housing is a way to remedy the long-term situation.
  - We are looking at buildings or vouchers. We are part of the FUSE of MT Healthcare Foundation, who meets weekly to discuss the homeless population of about 50 people and try to address frequent users of hospital, jails. Without a homeless shelter, the attention of service providers becomes a diversion. The DPHHS cuts have affected housing as well as health care for homeless people. People in public housing are destabilizing and we are seeing people get lost in case management efforts. We are trying to look at supportive housing for those who are hardest to serve – the chronic homeless.
  - We see a lot of apartment buildings in uptown Butte where 8 to 9 people are living in an apartment and one person pays the landlord. They are not considered homeless, but they are because they are bouncing around and living in substandard conditions. The landlord is putting zero back into the property, so these properties are going downhill. Many of them are multi-family residences.
  - Rental rehab has been an issue since 1975 at the local government level, but the problem has become overwhelming. Butte Housing Authority can't accept people with a criminal record, so people are getting lost in the system. We co-exist with our correctional releasees and then they stay here (in Butte). We don't have enough case management for them, along with seniors and those that have a disability.
  - Teenage homelessness is an issue, but there are two different definitions between public housing and school age students. We know it exists, but it is anecdotal due to privacy requirements. The high school tries to be the soft landing for these kids. We have a backpack program for kids that need meals, and run the summer meals program at 10 sites that all provide lunch (two locations provide breakfast as well).
  - Couch surfers are technically not homeless by our definition - it is their lifestyle preference.
  - We tend to know who is homeless through the art program as they try to couch surf in our facility. They try to find peer groups to ask for help. It's one of those areas where they make it by having a strong network of friends and having sense that in art you can be whoever they are. There is a lot of prejudice against LGBTQ in this community, so we are trying to work with them especially.
- Issues and concerns surrounding urban forestry:
  - They (the Board) haven't really used the growth policy. They plant trees and that's their primary focus. Don't think about public areas, parks, public buildings, etc. at the expense of compromising the ADA access.
  - Interest lately in types of grates and tree trimming heights; 'report a tree' option added to BSB website last year.
  - Canada red choke cherry (tons of maintenance), green ash, crab apple – top trees planted in BSB.
  - Never had a maintenance plan, especially with the large trees in the parks. We are working on the inventory of trees and what needs to be done. We need to inventory what we have and mark any visually known hazards so that Parks & Recreation or Public Works can handle the situation. There is one certified arborist who can do that work – arborist groups do a lot of volunteer work.
  - Urban forestry is under Community Enrichment. Coordinate with Parks & Recreation all of the time.
  - Street trees are tough with granitic soils - excavation and backfill is important. And that need to have direct water service to them, including deep root watering.
  - Superfund does the reclamation lead, and the Weed Board works with them. We have a Superfund committee comprised of all of the departments. It is an on-going expense paid from the redevelopment trust. Vegetation and storm water on these sites result in a constant maintenance program – and the trust is not perpetual. Never enough money.
  - The deed restrictions are also problematic with redevelopment. Have we left a way out for future maintenance?
  - We have only a small pot of funds for wildfire.
  - The Greenway Corridor is under the jurisdiction of DEQ. Multiple property owners involved; the DEQ would say they don't manage the property although they spend a million dollars a year on weed control. Going through a process right now to look into the future at who will manage the greenway district and the long-term remedy of reclamation and restoration. Currently these efforts are paid for with NRD funds; when DEQ declares they are done with the project, we may need to look at developing a special district. It is incredibly expensive and labor intensive.
  - We do trail maintenance (on the Greenway) to Ramsey and now we are getting requests to go further all of the time. It's concerning to us in the long-run to see some of those impacts to rework areas in 2005, 2007 and those costs have been significant.
  - Black Butte trail (14 miles and 3 trailheads), plus 20 miles on the hill – there are a lot of trails/parks but not enough resources.
  - What is incredible are the recreational opportunities that I've seen people start to recognize. People in Big Sky/Bozeman are coming here because there is less traffic for mountain biking and bicycle tourism. The conversations surrounding new development need to contemplate the rising attraction of the recreation and continuing services.
  - Link to public health, doctors encouraging walking on trails, kept clear through winter, commuting options.
  - More trailhead connection on the campus needed.
- Retail trends, emerging national trends really impacting Butte community and the overall sense of place.
  - Loss of business incubators (with technology you can do out of your home). New program design needed for Butte, similar to the Jimmy Carter days and the programs for people wanting to start up a business in the community.
  - Development patterns have been influenced by nitrates in soils, lack of infrastructure to serve the area.
  - Uptown is one of the most authentic, historic places in the world. Rehab of many of these buildings is beyond what the community can do financially; we have to rely on market, and the market is hamstrung by certain regulations. Overwhelmingly believe that Butte should be protected but don't believe that Butte should be a shrine.
  - Sustainability connection – have ability to absorb a lot of population. Fire safety, energy efficiency, net zero impacts related to redevelopment.
  - BS is a live/work environment – part of our way of life.

Stakeholder Group #5 – Economic Development (External) Key Take-Aways:

Collapse of retail is an issue. Local closures of stores (some were chains like Herbergers). The Mall is hurting. Butte is authentic and unique; doesn't look like everywhere else. SEIZE on that and be entrepreneurial. Proper infill needed and rehabilitation of old buildings is critical. Relatively stagnant population base, although people come here to shop from neighboring small communities. It is hard to recruit people from out of state. Education isn't great. Flip side is Tech students who love it here and want to stay. Hard to compete salary-wise. Cost of living here is less and that's a help. Millennials want to move somewhere for place and amenities, not necessarily the money. Housing stock is an issue. Hard to find mid-price house that doesn't require work. There are a lot of substandard homes and it's hard to find nice rentals. Condos in upper stories have been created - some for rent, some owned. Lack of competitiveness has driven up housing prices. No efficiencies of scale. County zoning has curtailed development. Rehab of buildings - some are beyond repair; it is so involved to go through the Historical Society - huge hurdle. Can't get a loan for Uptown housing because there isn't collateral. Find balance between common sense and preserving history. Energy efficiency is missing from local buildings. Not everything is worth saving just because it is old. Focus on the old and beautiful that can be salvaged.

Draw for Butte now is entertainment, recreation, festival. Historic mining is fine but need to market all the other good things like access to public land. Could market Butte's residential affordability better, although commercial land is expensive. Lack usable space. Educating people about the area, but opportunities aren't necessarily here. How to capitalize on what has already happened, promote the positive.

There is a strong trades community. Need to look at the size of the Historic Landmark District. Where to make the best investments in it; if the business district doesn't look like we care, then why should anyone else? It feels like there is a solid foundation now, and Butte is not going down in population. Folk Festival is key. Metals Building was a great investment. MT Tech investments being made. Can have the best of both worlds - Uptown for unique, and Flats for big box stores. Focus on the core area of Uptown first.

Conversations are changing about Butte; younger people started moving here in the last five years. Have to fight a lot of the stereotypes that exist. People who live here love it. Funky, weird town. How to reshape the story of Butte? Honoring and celebrating what we were and now how can we reimagine the incredible spaces that we have. Get all people involved with economic development - young, mid-career, and others towards end of their career.

Specific Comments:

- The historic landmark district is important, but how do we work through the value and the size with regards to making sure we get the investment to save the buildings.
- More people are living here in Butte and commuting to Bozeman and Helena.
- In Livingston, incoming business tried to hire the skill and moved them to Montana - people did not like the culture and left. Now they hire people with Montana ties and invest in education and new employee onboarding so their retainage is higher.
- With regard to the growth policy, we need to look at the size of our landmark district. That will be a difficult conversation.
- Even vacant lots look junky (in the City).
- Many of our clients comment on the "give a shit" factor. If we don't care, my clients won't care, either and will move on. It doesn't need to be big - some small improvements can go a long way. My wife worked on the first parklet and just to get that into place was a nightmare. It was super cool and it was a hit, so if we could make this easier that would be beneficial.
- When I visit communities I don't go to their Harrison Avenues to get a coffee, I like to go to the weird, funky shops. If we could shine Butte up a bit and highlight our architecture, our assets, between the existing coffee shops and stores – that would go a long way. There is a lot across from Sparky's that was literally a hole in the ground. It looked like hell, but we were able to get it filled and now it looks nice.
- I've never developed anything other than here in Butte. County staff were so welcoming, they could not have done more through the process. It takes time but they didn't slow us down. They were prompt on our zoning request to accommodate our residential neighbors. We asked the board to consider something different than what staff recommended. We succeeded in a win-win. We were lucky enough to get a hard rock grant, which was a helpful. We also used new market tax credit financing and the land was in the designated area; not sure I'd use that program again though.
- I had a pretty solid road to getting the business up and running. I'm on Main Street and cool things are happening, with new shops and restaurants. Some friends are opening up new businesses, shops – it's great. However, the barrier is trying to navigate all of these processes – it's difficult. Find a way to coordinate with the Chamber and BID to access money that may support development of smaller mom and pop stores, or improve walkability in communities, It's a challenge to figure it all out. People try to figure it out on their own, but each group has its own pile of money and process for how to access it. If you streamline that process, I think it will make for easier investment.
- We struggle with the 1% growth and disposable income. The mine, NW Energy, MT Tech and St. James are big economic drivers. If you describe our infrastructure - TIFD, I-15 and I-90 corridors, rail corridors, workforce - and ask an outside "Should this community be thriving?" they would say yes! And yet we are always barely staying afloat.
- The TIFD's success has been because of ties to Butte of the people.
- Does the Superfund stigma affect the narrative? I think yes.
- Have you ever googled Butte, Montana? It's not a nice result.
- When I give corporate tours I start at the speculator and end at the pit. And people ask how do you drink the water? I have to explain our story, but once I do water quality is a non-issue. People see the toxic part of the community and it turns people off. Our real bright spot is MT Tech. The CEO of Conoco Phillips did a fireside chat at MT Tech – why did we not advertise this more? We have not been good at asking for primary jobs for BSB and using MT Tech as a conduit for employers to access qualified employees. This would attract jobs and spending in the community.
- The location of key community assets is a problem. The American Legion facility is now at Copper Mountain but should it be in uptown Butte. The football stadium draws a crowd Friday night. What makes most sense for the community (in terms of locating these amenities)?
- Conversations are changing about Butte. All of a sudden we've got some younger people who have moved here in the last 5 years. College students from Bozeman are hanging out here on the weekends. We fight stereotypes that continue to exist. We may even be doing it to ourselves. People who live here love it. It is unique. We need to figure out how to fight the stereotype and broaden the story of Butte. We need to change the narrative.
- Is Butte ready to move forward? I think the younger generation is looking forward. The historic building I'm in is no longer a café - I'm making a new history.
- The folks who are not from Butte we need to be asking "why did you choose Butte"? Our recreational opportunities and the mountain bike community has discovered Butte. The ATV people have discovered our trail systems. For years we were so desperate, we would get played. If we have bowhunters and mountain bikers coming here from far away, maybe we should be targeting bow manufacturers, other recreational business into our community? Sometimes we are too broad in terms of economic development focus.
- The festival economy. If we could duplicate the folk festival attitude 365 days a year, it would be an amazing thing.
- Sense of community. There is nowhere in Montana that has a sense of community like Butte which is a very positive thing. But it's intangible, it's hard to get your head around it. That would be an interesting sense of community.
- I worked with the Butte 100 bike race. We noticed that mountain-biking is almost a 4-season economic driver - people will come out 2 months ahead of time to chart the course, then come back for the race, then they come back afterward for pleasure. There is no real infrastructure to support those people as tourists. We don't have directions, wayfinding. I talk to customers about how we have diverse, world class recreation within 90 minutes – it's like a secret that we don't celebrate!
- The festival culture is the best weekend for our business. We have the SnoFlinga winter festival, among others – but no one hears of these weekend festivals because they don't get advertised. If we are going to be a festival city, let's own it.
- Some still think the history is the draw, but entertainment is the draw. If you had recreation around the historic amenities, like a headframe to the headframe zip line, that might be a draw. What about an Imax theater and virtual reality tour that lets visitors to go down into a mine? People who are into history, they will find us. We don't market all of the good things besides mining, historic landmarks.
- Butte perceives economic weakness in the collapse of retail. The big box stores are more inclined to open in Bozeman or Helena than in Butte. Costco passed us over thinking that Butte people would drive there. Butte's Herberger's was the #2 store in the country and Minneapolis HQ made the decision to close it down. We've seen some positive changes – you're seeing entrepreneurs opening boutiques and their own small stores in town. The Class C tournament was an economic bonanza for our mall (back in the day), but now the mall is hurting. If we get sports tournaments again, it will be interesting to see the economic impact beyond hotel rooms.
- Butte is authentic and unique - we don't have chain stores and maybe that's a good thing? Can we seize on that to attract these unique companies? Then we can look back and say thank goodness we missed the chain restaurant bust.
- We see an increase in vacancies in uptown Butte. We would love to see these buildings rehabbed. Absentee property owners are just sitting on them, but they are not reinvesting in them. We have 800 acres of open space to redevelop for infill in uptown Butte. Infill and rehab will go a long way toward improving the Uptown atmosphere. The problem is that people picked up these buildings real cheap and are hoping for appreciation over time.
- The biggest problem when you recruit people is the expense. The longer the vacancy, the more expensive it is to rehab the building. You can go down to the flats and get commercial property at 1/3 the price. When prospective businesses come in, they see a relatively stagnant population in Butte. It's hard to quantify how many people are coming in from the region and how much they add to the retail base. That happened with Home Depot. If you look at the whole picture, we need to market that to perspective developers.
- With the collapse of traditional retail it will be hard to attract the regional shopper to Butte.
- Workforce recruitment is challenging for the region. We've taken to an in-house training program using the general unskilled labor pool. We look for decent soft skills and train them up to the hard skills. We are not successful in attracting outsiders to Butte.
- Schools are a challenge here. The quality of schools is difficult in Montana in particular. Butte is perceived as weaker than even Helena or Billings.
- We have a ton of Tech grads who love Butte, so we get a lot of entry level engineering interest. MT Tech is a very positive asset to recruit those people to come back to Butte.
- At MT Tech they were looking for an IT person. The pay range that the candidate was looking for was more than what they could pay – so salaries just aren't keeping up with the broader market, both regionally and nationally.
- Current trends show people who retired and went to school in Butte, then went and made their money elsewhere, are coming home.
- We've made good strides recruiting families to town using the pool facility. We know it's a hot topic. A family (esp. the wife) will look at the parks, schools, activities and shopping. We have pretty good facilities on par with the surrounding com-

munities. We need to solve the retail aspects - the boutiques are great, but we need to market them much better.

- There are a couple boutiques that have now expanded in Bozeman and on-line. People who want to stay are adapting to changing retail climate.
- In our recruitment, we are finding more and more that for the millennials, the salary is not as important as the way of life. Take them out and show them what they can get here, the affordability and recreational opportunities. They are not going to stay as long, but money is not as big as it was with other generations.
- Place and quality of life matters. Our cost of living is significantly less.
- We've had good luck when we promote within (MPP). With education assistance, 70% of our staff moves up through the ranks. The younger generation will come in and make more at McDonalds on a high school education.
- When FCR comes and is looking to find 350 people for the call center, you will not be able to get a burger at McDonalds.
- Issues and concerns surrounding housing and the cost of living:
    - - I think we are getting some overflow from Bozeman. Cost of living is lower than most places and this is seen as a positive.
    - We find people who are looking to move to Montana and they are seeing the costs of rentals starting to creep up here. Bozeman is still insane, but it is going up in Butte.
    - Median home prices are lower (Bozeman is 420k, Butte is 125k). There are issues with the current housing stock. If you are trying to recruit employees and professionals, it's hard to find anything that's not a fixer-upper.
    - Main Street had a big hole – you try and recruit a doctor and his family who see this and it leaves a very bad impression. There has been a lot of progress made, but there are so many substandard homes still.
    - It's difficult to find a nice rental. Yes, it may be affordable, but it isn't really nice.
    - Condos are for sale and for rent (in the Metals Building); limited vacancies over the past few years. Before they converted into condos, there was an artist that lived on the top floor and she had pigeons coming in.
    - It's taken a lot of investment (in rehabbing buildings for condos), but for the individuals who have invested, they are full.
    - People want to live in the Uptown area of Butte and not have a car.
    - Granite Street properties by MT Tech – built within the last two years or so. They developed some nicer higher-end family housing units and they are full.
    - There is a lack of efficiency in scale of housing being built. We tried to build a home when we moved here, it was 25% a sq. ft. more here to build because the lack of building materials, and the trades have less competition. Plus we are a union town. We are throttling back the demand. Instead of building 4-5 houses, they are building 1-2 a year and hold things back.
    - As a builder, we pay union wages because we do a lot of work for BSB. I see efficiencies in the amount of work to get done with developers. Local contractors are thinking about more quality. The developers are all about volume. It has to be both efficient and affordable, and in Butte that is difficult. I like that because it keeps the competition out, although there are hurdles and struggles.
    - In 2008, we went to county-wide zoning with R20 zoning and R40 sites. You are buying a big mass of land to build to build on. Our costs go up on that. I think there should be some dense areas and some open areas. Uptown Butte and the West Side are each unique housing stories. We need to adjust the growth policy to direct growth where we want it to be. County-wide zoning has curtailed lots less than 5-acres.
    - We often come across buildings that are beyond repair. There is such a hurdle (with historic preservation) and the timeline does not make it conducive to redevelopment, investment. For instance, for one property it took 4-5 months of review and the new owner just wanted to clean it up. Many people lose interest and move on.
    - It's a hassle to get a loan for a rehab when you don't have the collateral to invest the money. We have to find the balance between historical preservation and new build.
    - The millennials prioritize energy efficiency, but historic houses and commercial buildings are energy pigs. Correlate that with stagnant population growth.
    - Not everything is worth saving if there is a way to reinvigorate the community through new investment. We don't have to save it just because it is old.
- We've seen more demolition by neglect versus demolition by reinvestment.
- The folk festival has helped generate interest and energy, but we still have 180 vacant buildings on uptown Butte.
- You can compare rehab vs. reconstruction on Main Street. New construction was much more cost effective. The MSP3 project is not the way to spend money in a house where the heating system was gone.
- I think the URA has stepped up in the last 10 years, and the NW Energy building has helped a lot. When they re-established the district the NW Energy building helped with new valuation. They saved roofs and contributing elements in the uptown area.
- The overall mentality of the historic preservation board is evolving. Demolition used to be off limits, but they are starting to see more common-sense projects that can be spur investment in and around town.
- Need to direct development to certain places in the county that make sense; some places should probably be off limits.
- Some property owners capitalize on exterior deterioration to circumvent property taxes.
- There is a shortage of green space in Uptown Butte.
- Open container – is there an ordinance or way for the growth policy to address this? Drunks, not simply homeless (these are two separate issues). Has a major impact on community perception.
- Interest in reinvestment can be frustrated by navigating the permitting, application process. If you can streamline process, make reinvestment easier, more small business will be possible.
- There is a real sense of ownership in the younger generation - they can move here and really do something. We can honor and celebrate what we were while imagining what we can be.
- Desperation doesn't result in good development
- Butte is different than anywhere else – would be a very interesting marketing campaign. Pride is so intangible it becomes hard to communicate convincingly.
- Recreational tourism opportunities; capitalize on the history through entertainment, market access to public lands.
- Focus on being the hub of southwest Montana for places like Dillon, Sheridan, Anaconda.
- Influence of Anaconda – need to look at this in terms of alignment with policy.
- Lacking critical mass, need MORE of everything – mostly more population growth.
- We need things for teenagers to do; Butte is known for underage drinking, suicide rates – what outlet do our teens/kids have that drives people to move families here? What is it that kids want? Need to ask them!
    - The YMCA has their soccer programs and saw their numbers double in soccer, they can't get enough coaches and resources (in their youth sports programs).
    - There is some really cool crossover occurring between the school districts and MT Tech; the only glass blowing class in the state.
- Outdoor recreation has been key economic driver.
    - Basecamp Butte – website to promote outdoor recreation in Butte-Silver Bow. We had our 3rd meeting and are putting together a survey about who knew about Butte before they moved here, so we know where we need to focus our marketing. We need a collective effort to engage and coordinate social media. We came up with 40 different groups in the area geared toward winter recreational opportunities alone! We have gear shops here in Butte and with a lot of opportunities for engagement; we can bring people here but we need to be able to tell them about the recreational opportunities. Now it's just an echo chamber where we keep talking to ourselves.
    - Need more of a collective clearinghouse for groups and activity, to serve people who are recreating similarly and help connect the dots!
    - Snow-biking is huge right now; High Altitude Speed Skating Center is a community asset, especially their activities on Friday night ($2 skate, bonfire, etc.)
    - Tourism development - promoted via social media, electronic media. There are 13 trailheads within 30 miles of the continental divide!
    - Tapping into the Southwest Montana Guidebook as a resource, promotional tool
    - Starting to see some pushback from locals on recreation; these are OUR trails, OUR streams
    - How information is distributed – every visitor center in Montana
- Retail follows economic development; there needs to be more support for economic development, generally.
    - Financial support as well as community support.
    - BLDC is the first stop for people looking to expand, move – don't do all of the funding, can't do all of the funding
    - Joint venture between BLDC and Headwaters has been very successful, what are other partnerships that can be explored?
    - Physician recruitment program for St. James
- Need to address aging population of Butte; need to attract younger families but also balance needs of older populations
- Humble and hard on ourselves, but incredibly proud
- Superfund designation holds us back – prevalence of the "Dirty Water" chant

- In Butte, Superfund is seen as a very positive thing, but outside of Butte it is viewed much more negatively
- Greenway along Silver Bow Creek has done a lot for community
- Need to publicize to positive more
- Butte Elevated campaign developed to try to change the narrative
- School group from Billings Central came to visit Superfund site – STEM program. We did a huge mailing 400 pieces to schools to come and visit Butte as an educational opportunity.
- State of the art water treatment system – market this!

- Push to get new jobs, think of new ways to market. Do you want your children home? Maybe this is an avenue to pursue?
- Despite what some may say, schools are great! Correction - SOME schools are great.
  - Butte Public Schools (very good! Especially in math and science) vs. Butte Catholic Schools (more challenging, hard to recruit teachers).
  - Value of sports programs, maybe this is linked to teen interest? Would be nice to see the community come together more.
  - Dual credit opportunities with the college offered in public schools; huge opportunity.
  - More activities needed that do not revolve around alcohol.
- Recruitment practices are changing, need to continue to change. "If the wooley bugger isn't working, let's put on a dry fly."
  - We just hired a guy from Texas and one from Phoenix (MPP). The guy from Texas bought 20 acres of land. Both families tapped into outdoor recreation. It has changed the way that we recruit people. The couple from Phoenix didn't like the summer heat. Our recruiting tools need to change. Outdoor rec is the key.
  - Funding piece is missing – need funding for recruitment purposes.
  - Economic development is the smallest percentage on the tax bill.
- Butte has an image problem – what are we doing as a community to fix the image problem? Need to show the mountains rather than the pit.
- Major density issue – way too much built infrastructure to support the population.
  - Take Park and Main intersection and incentivize the living daylights out of it.
  - Seek opportunities for assistance with beautification in town.
  - Enforcement of existing rules is an issue – code enforcement is lacking.
  - Ordinance needed with teeth – if a building is abandoned, you're going to get charged that much more if you don't upkeep it.
  - Façade improvement programs, incentives should be investigated.
- Uptown Butte has the jail, mental health, homeless, pre-release centers. There are real and perceived issues. The community has to have a conversation about the issues. There seems to be a lack of partnership cohesion with social rehabilitation services.
- We have the same goal that we have a safe and clean community that we had 10 years ago.
- Butte is no different than any other area with low unemployment. We have 20 employees now and are hiring more. We are spending a lot of money on culture for our business to distinguish ourselves from others in the area looking to hire.
- Butte should market its housing affordability compared to Livingston and Bozeman. Some commercial property is as expensive as Main and 19th in Bozeman though – which is a major drawback.
- We lack usable space - we have tons of square footage but you get a shell of bricks for the money you pay. I was working from home and didn't need a store, but it was one of those things where we made it a point to be in the core of uptown. We looked at 2-3 buildings where we couldn't put in enough money to make it useable. I just happened to fall into a building and the seller was ready to sell. Without a condo situation, we really couldn't have been there. A smaller company can't swallow a $500k building.
- As a lifelong resident, we are lacking the critical mass to bring in a Target or establish a community opera? We need more retail, more social and cultural activities and events, but we also need more people to support these things. We need labor-ready workers.
- Appearance of the community is an issue - some look at it and see history, others just see decay.
- We need to address the aging population of Butte. We need to attract young people who want to start families – this is where the economic growth and innovation happens. Unless you get a fisherman hooked, and hooked well, they stay. When people talk about what happens behind the scenes, they find that they really like Butte.
- Currently we are marketing recreation as part of the digital campaign by season through social media and with the Montana Standard. Also do consumer shows to promote it. The Chamber is well-versed in recreational opportunities, trails and trailheads, but will always promote the historical assets.
  - Potential coordination with Basecamp Butte, write a TBID grant.
- Pros and cons of the national historic landmark district:
  - We have a strong culture of not wanting to remove even a single a brick. I got looked at strangely for suggesting we demo certain buildings, facilities. It was clear this was not a popular idea.
  - We need to have a mindset that we are open to change.
  - There are nice historic structures out there, and there are a lot of dumps that we don't need to preserve. If we can demolish, clean up the bottom 10%, it would have significant impact.
  - The site selectors were very concerned with blight.
  - When we get the consent decree signed and we start to see cleanup I think that will be very good. There has been a lot of stuff done over the last 35 years but it has been challenging because change has been slow. Silverbow Creek will be done and beautiful, and we need to publicize that as a success story.
- It has been noted that how well we all get along and when the call goes out, we all come together.
- How do we get people who can fly into Butte? We need to promote our airport. I look at a literal pool of money.

Stakeholder Group #6 – Environment (External) Key Take-Aways:

New water treatment plant changes things. The people that Butte is going to get are the ones that are going to embrace the city. People come here to play (Bozeman, Helena, Missoula) and then go home. The Butte attitude is to 'do it myself' - don't work well collectively. It's frustrating that they can't take buildings down in the Historic District. People here hold onto property to try to make a buck. In a culture clash. Perceptions need to change - how to get people here to visit. It takes work to market the area uniformly. Pool resources. Folk Festival has changed the image for the good. The image of Butte really should be changing.

Specific Comments:

- Forest service's current emphasis on prescribed fire, thinning (mandated to be much more timber-oriented).
  - Slowly changing attitudes as a result of recent fires statewide, nationwide.
  - 2008 changes in statute required that rural subdivisions have access to water for fire-fighting. This killed all subdivision development in the west valley.
  - Subjective opinion on value of some of these requirements. There are changing expectations on fire suppression, road maintenance and utilities that are related to shifting demographics, origin of population. There are those who live in urbanized areas and then they move to rural areas and expect the same level of service.
- It can be unaffordable to develop home sites because of road costs, fire costs, etc.
  - Trying to match subdivision development like in Bozeman or Kalispell but don't have the economy to support that quality, quantity of development.
  - Definite perception that development is hindered because of subdivision regulations. Our surrounding communities are booming with growth but we can't get to that level because we are regulating our subdivisions. It's a catch-22. We are not in that growth boom.
  - Improved technology available to deal with subdivisions and nitrates through wastewater systems (WET system developed to zero out nitrates)
  - County looking at extending water, wastewater utilities to the new Veteran's home. 5-7 years ago, County was looking at water and sewer to this area; Basin Creek water treatment plan.
  - We have a road maintenance fee that we are paying above and beyond our taxes. Private roads at Homestake Meadows was a good example of providing public access on a privately maintained road.
  - Our planning board no longer looks at subdivisions.
- There is a place for both types of development – infill and large lot rural development.
- Metals Building now in condominiums – there is an HOA, some people who want that type of oversight
- We have a perception problem - people we are going to attract are going to embrace the grittiness of this community.
- We need more economic development – focus on location as a transportation hub, manufacturing opportunities. We need more people in order to support this, though.
- Butte is looked at as a bedroom community for Bozeman and Helena, and as a playground for Missoula and Helena– Continental Divide, Thompson Park, swimming pool as draw.
- Seeing an uptick in real-estate industry as people from Bozeman purchase properties.
- Need to look at viability of a sales tax.
- Moving people into and around Butte – construction of senior housing would allow movement of residents from older, dilapidated homes.
- With regard to historic preservation there are houses, buildings

that need to come down. Anything north of front street has to go through historic district requirements.
- Unrealistic expectations of commercial property owners – lower demand in Butte but they expect Bozeman or Missoula prices.
- Millennials don't want to own anything; there is value in paying cash for everything and staying put, in one place.
- Butte Elevated is a good attempt at trying to centralize marketing tools. There is value in consistency within marketing; we should be pooling our resources and focusing efforts.
- How do we prioritize? And also, just because you don't get your project prioritized doesn't mean you should walk away.
- Folk festival has been one of the biggest catalysts for changing perceptions about Butte and the county. The overall image of Butte should evolve to highlight the clean water and all the progress that has been made – we need to broadcast this better. Our messaging is not getting out.
    - Would MRI, MT Tech or ARCO put money forward to help with a marketing campaign? It seems like ARCO wants to be known for more than just clean-up. They want to be a green oilfield company. They will pay for it. All of their people have invested here.
- The Mile High Conservation District has been reintroducing trout in Blacktail Creek for 15 years.
- The county needs to determine how to extend sewer and water to the developable areas. Blacktail Watershed is a closed basin, which is why Art Dick's subdivision got held up. They are now banking on the city running water out there. There is a plan for this area; about 13 years ago the county started to look at how to run a water/sewer line that would be parallel to the creek (in between Highway 2 and Continental drive).
- The investment in the new water treatment plant will allow for more developable land.
- Look at the town of Philipsburg and they are booming and full of million-dollar homes. But downtown is also booming.
- You can attract the male workforce but it's their wives/families that are the hard sell. The women don't want to be here due to lack of shopping and the looks of the community (it's dirty!). It takes a special person to see a Queen Anne house that will take $200k to renovate as an opportunity to embrace.
- People here want to do things independently versus doing it collectively.
- Why can't the I-15 and I-90 attract outlet stores? While acknowledging that they are on their way out.
- We need to be both a transportation hub and a recreational hub. We have the amenities now that we didn't have 10 years ago. We have all of the pieces and parts and just need to pull it all together.
- The swimming pool was a big tourist draw. Will that draw the tourism and we need to see it.
- We need a sales tax – right now tourists don't pay a nickel. If we could pull in some sales tax it would take some burden off of residents and allow reinvestment in our community.
- People want something new, there is a new mindset. We have the opportunity to have that uptown experience as well as that ne development/subdivision experience. Is it the growth policy and zoning affecting this or is it limitations in economic growth?
- The Butte attitude is much different than anywhere else. We are a friendly town.
- The "dirty water, dirty water" chant continues to prevail. 25 years ago, we realized that we needed trees.
- Outsiders impression of Butte was horrible; it took five years to be accepted here.
- The folk festival has been the most tremendous thing that has helped to change the image of the community. I take people on the tours during the festival and they say they never realized how beautiful Butte is. Need to figure out more ways to get them (tourists) to Butte!

Stakeholder Group #7 – Neighborhood (External) Specific Comments:

- Issues and concerns in the Greeley neighborhood:
    - We have issues with the streets – over 250 potholse, cracks in roadways.
    - Stormwater control deficiencies - no curb or gutter.
    - The Greeley School was full of asbestos; it was removed and then a pot farm went in there. They didn't have a zoning variance to operate so the use went away and now the property is in the process of being sold.
    - We are the only neighborhood impacted by past, present and future mining operations; this greatly influences inhabitability of the area.
    - Dust is a major problem, MR has done some remedial work on Horse Canyon Creek
    - Elevated heavy metals in the air; five of the metals show significant elevation. Dust has been analyzed. Significant air pollution of the metals and the dust is comparable to the mine ore. There's been a 19% increase of cancer and a 24% increase in organ failure as compared to all other counties in Montana. General frustration that Montana Resources spent money on the aquatics facility and sports fields at Stoddard Park, didn't send a dime to Greeley.
    - Habitat for Humanity will not invest north of Grand Avenue because of the impact of the mine. We have 60% poverty in Greeley, lots of trailer parks (especially North of Grande to Farrell Street, Texas to Continental streets).
    - Stormwater project making progress – 400k following 1.5 mil request to state (CDBG funds). Greeley neighborhood asked about establishing a special improvement district (SID) – what is it, how small of a district can we create? What's the procedure, where can we look for additional funding? We got the money to go out to bid and we got no bids for $400k and it will be rebid after Thanksgiving.
    - Opportunities include the Alma Higgins Vegetative Environment Enhancement Program; Harmony in our Community Program, Butte Historical Society – National Historical Park initiative.
- Issues and concerns in the Centerville neighborhood:
    - Habitat for Humanity is working with Centerville and is doing great things. Rehab programs in Centerville include retaining walls constructed, Habitat for Humanity has constructed 7 new homes with 4 more on the way, new park going in.
    - We've accomplished a lot, but it doesn't bring us downtown. We work together quite well up there. Habitat would come up and paint houses and has done cleanup with the AmeriCorps vistas. People keep asking if there are any more homes up there (for sale, rent)? Would like to apply approach to Butte proper and take on small neighborhoods in need.
- Don't have much foot traffic in Uptown; by designating Uptown as a National Historical Park could capture some of the foot traffic between Yellowstone and Glacier.
    - Historic Park designation could bring federal funds to the Uptown area.
    - Could put uptown Butte on the National Park Service website.
- Need special projects/grant writer to be the go-to, help neighborhoods strategize on financial priorities.
    - County just hired a special projects grant writer for the County and we are hoping that person will function as a go-to person to help guide our communities.
- Desire for more participatory democracy as part of the vision statement.
    - What's the use of having neighborhood organizations if we're not able to have an official channel to communicate with their government
    - Need for cohesive participation rather than picking and choosing priorities.
    - We need a model city program (from HUD); we got shot down because I made a mistake communicating our message for citizen-led participation.
- Neighborhood interest and participation varies – in Centerville about 20-30 people attend meetings, while in Greeley it can range from 0 to 50 people. We had 50 people when we had momentum from the planning effort. Once we got shot down, people got frustrated and quit.
- We need to cultivate leaders. I've got an old neighborhood with grandfathered businesses and until our government provides an inclusive attitude, we are not going anywhere.

Stakeholder Group #8 – Melrose/Divide (External) Specific Comments:

- Respect is what is desired – feel there is a lack of respect right now for rural communities (road department laughed at them)
- Most residents don't feel represented by their leadership; have a desire to move into Madison or Beaverhead County instead of staying in Butte-Silver Bow.
- Only one representative from all Commissioners – overall very positive and people like/appreciate him, but he represents a very large geographic area with varying needs, wants, desires.
- Issues and concerns for Melrose:
    - Defined by local businesses, sewer and fire services, residents, ranching community.
    - Pay attention to what they need; ranching, fishing.
    - For future meetings put a notice in the post office (and in Divide).
    - Sewer district – charges user fees. System set up for additional capacity.
    - How do residents hook-up to system? If someone is close they can request service, provide plans, and then the board decides on an individual basis.
    - Still paying off improvement loan, dropped maintenance issues so able to establish a reserve fund
    - Prioritization of needs, improvements based on what is likely to fail next
    - Seeing a lot of residents come in that are seasonal, but would be able to fill vacancies with full-time residents if the housing stock/rental availability was there
    - If there were 10 rental units they would rent tomorrow – full time
    - Beautify Melrose objective - do something to save the old Mercantile building (historic preservation opportunity), bow building business, veterinarian services (large vet), sporting goods store maybe, gunsmith

- Issues and concerns with representation in the county:
  - The growth policy is focused around Butte; doesn't have much impact or influence on rural county
  - There is need/desire to have a rural council – give residents the ability to be represented by people living in their district and a well-defined avenue to communicate directly to the Commissioners. Is it possible to reconsider or potentially add another district (or multiple?) for broader representation
  - Taxes for metro sewer system go to Melrose sewer district
  - Building permits applicable to rural areas – residents are required to get a permit but there is no real follow-up from the county on health and safety. The county doesn't seem to care about the actual follow-through but require applicants to drive all the way up to Butte to file and application.
  - Are building permits for things like agricultural sheds really necessary?
  - Talk to the tax assessor, look at state statute on tax stratification
- School districts – Melrose (2 kids), Divide (10 kids)
  - Prioritization of needs based on what needs to be fixed first.
- Divide post office keeps trying to close – if this happens, is it really even a community anymore?
- The growth policy should be short, concise, readable – easy to understand
- The growth policy should support continuing what is going right in the county
- Business development is necessary – help out with tax base, focus on small business development in both Melrose, Divide.
  - Are there Incentives available through the state (Look at Tourism, BRD options, historic tax credits, other avenues to assist)
  - There is a grant writer in Melrose – how does the community interface with the City/County to access support for grant and loan opportunities?
- There is a need for high-speed internet and better cell service (T-Mobile is ok but service could be improved.

Planning Board – Specific Comments:

- Water pressure problems; I have issues when new builds come into neighborhoods (especially on the east side of the valley).
- There are neighborhoods where the infrastructure is old. Unless people want to pay for those improvements, improvements won't/can't be made timely and efficiently. Greeley complains they don't have any curb and gutter, but lots of places doesn't have it. Entire neighborhoods have similar issues that Greeley have.
- Infrastructure can be very inconsistent, depending on where you are in the county.
- The community has a love/hate relationship with the Berkeley Pit.
  - I just had our attic cleaned out and new insulation blown back in because of high arsenic. You look at the taxes paid back to the community and the 360+ jobs the pit provides. It is as much of an environmental constraint as it is a part of our community. It is us. I'm not sure what changes that. We are getting really close to the full clean-up of the Clarks Fork.
  - What can you do about it? They have their permits through the state and the pit is what it is. What do you do about the hill, do you leave it as a historic mining landscape? It is so big and out of a normal person's control. The Washington Foundation does a lot in the community but they don't do much for the people who live adjacent to it. They have not dealt with any issues as a part of the Greeley neighborhood plan. What are we going to say as a government? How do you deal with it?

HAVE THERE BEEN SIGNIFICANT LAND USE, ECONOMIC DEVELOPMENT, ENVIRONMENTAL OR POLICY CHANGES THAT HAVE OCCURRED SINCE THE 2008 PLAN WAS ADOPTED?

Stakeholder Group #1 – Land Use (Internal) Key Take-Aways:

The Plan has a good set of goals. Didn't do well with implementation.

Specific Comments:

- We had good set of goals and objectives that guided the planning department. Very similar to everything we talked about today. What we didn't do well was pushing that forward. You get busy every day and things just fall off the radar.
- Sometimes we don't get the schools, MT Tech and St. James at the table. People who moved down south put pressure on schools down there and left uptown schools vacant. Montana Connections was a great focus.

Stakeholder Group #2 – Services & Utilities (Internal) Specific Comments:

- N/A

Stakeholder Group #3 – Health & Environment (Internal) Specific Comments:

- Transportation plan is looking holistically at "Complete Streets" policy
- Access requirements for historic buildings have changed
- Seeking better alignment of ordinances and policies to reduce miscommunication and frustration.
- Idea that development will go elsewhere if you say no – most realize this is not the case now.

Stakeholder Group #4 – Special Interest (Internal)

- National trends are hitting Butte hard. The retail has been hit hard, it affects Butte and the region as a whole. The regional map has shifted so now we have retail leak where people from Dillon come to Butte but residents in Anaconda go to Missoula.
- Government is less prescriptive now than it was 10, 20, 30 years ago. Nobody is being proactive.
- RC&D is not as active as they used to be because of cuts in federal funding. Our demand for business incubators has gone down because of technology - now you can start a business with your smart phone in your own home.
- The R40 zoning has reduced the external subdivisions and in a way has brought them closer to town.
- Investment in on-site sewer servicing has outpriced some of the investments.
- Butte is in a unique position because we have the ability to absorb 60k people and with climate change, we may actually benefit from shifting population demands (with the exception of wildfires and water shortages).
- Butte has become attractive to young people who are interested in sustainability and entrepreneurship.
- Habitat for Humanity - seeing more demand for housing for seniors, specifically designed for accessibility and allowing them to age in place. Better working relationships with Planning Department to pick up houses, renovate them, resell.
- Butte realtors decided to join Bozeman MLS which has heavily influenced the investment market and housing costs.

Stakeholder Group #5 – Economic Development (External)

- We are still probably too reactive (many in agreement on this).
- Challenge to find who, if anyone, is was leading the effort.
- In 2008 we were seeing suburban sprawl whereas now we're trying to encourage the growth to happen where infrastructure is in place.
- NW Energy's investment Uptown is an anchor for the community and for redevelopment potential.
- Most of the water mains in uptown Butte have been replaced, 3 new drinking water treatment plants, stormwater infrastructure improvements have been made. Investments in the landfill with state of the art technology used. Basin Creek water treatment plant has state of the art ceramic lining.
- Butte is behind in not having a BID because we have the URA. We need this to augment services like code enforcement.
- We have lost the green spaces Uptown.
- We have the most blight issues in Central Butte, from Front Street to Mercury Avenue and from Main Street to Montana Street. It's mostly residential and we see our highest crime rates there. Huge redevelopment opportunity in this area.
- Opportunity for expanded bike/ped network that is more robust, with separated bike paths, possibly extending out to Thompson Park – plenty of recreational opportunities that are untapped.
  - Paving the railroad tracks was genius idea, and the path(s) were used immediately.
  - I'll speak to the bike sharrows (sharers?). It was a Public Works experiment. Bike usage has grown in town. I see people coming down Excelsior, I see people riding over their lunch hour. Jeff Speck came to town and triggered a movement.
- Historic preservation board/officer has been evolving
- Praxis Center investment – hospital training center (near Sparky's, to the SW)
- Influence of new call center and 350 new positions will be very big.
- Market affordability relative to Bozeman – more commuters to/from Helena, Bozeman
- I feel that there has been a directional change from decline to a bright future.
- MT Tech investment in building new buildings on campus. Our industrial park has been slow but the activity has been positive.
- Look at people as community assets!
- Benefit of focusing on recreation and the positive aspects of Butte-Silver Bow. We are no longer welcoming people with the visualization of the pit.

Stakeholder Group #6 – Environment (External) Specific Comments:

- The USFS has done a nice job thinning the forest and how it interfaces with the subdivisions. The fire districts thought they should have authority over the whole county and then in 2008, they changed the fire policies in the subdivision law to require dry hydrants, sprinklers or a 30K storage tank with an operable

pump. It stopped all subdivisions.

- The USFS has worked with the County & State with the WUI areas. We have it mapped and emphasis now in the last 2 years. Prescribe fire and thinning and we are being mandated to be more economic orientated. I'm wondering where public attitudes will be in light of California. They also saw it in Eastern MT with the grass fires, so it's more at the forefront of people's minds. The fire thing is all over and within buildings in town, too.

Stakeholder Group #7 – Neighborhood (External)

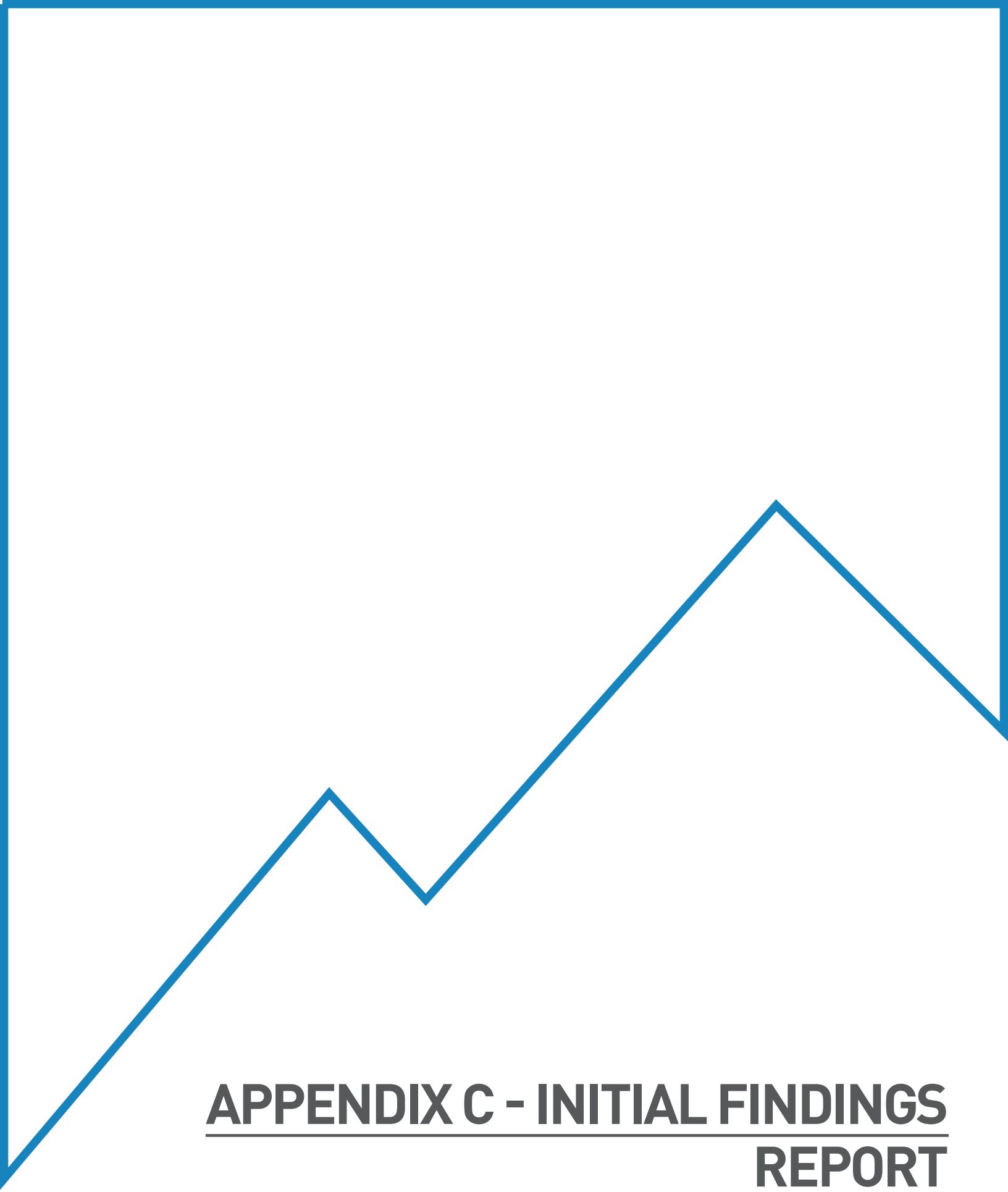
- N/A

Stakeholder Group #8 – Melrose/Divide (External) Specific Comments:

- Have seen some local growth; the population dynamics have changed over the last 10-12 years
    - Summer residents, influx of tourists, visitors (fishing) – have had an impact on the sale of private property, property rentals, etc.
- Residents still do not want zoning in rural county.
- Upgrades to sewer district have resulted in increased capacity for future growth.

Planning Board – Specific Comments:

- It took a long time to get Public Works involved in the planning decisions being made and now that has changed for the better.
- I'm proud of our new water treatment facility; we've had great upgrades to the wastewater treatment plant.
    - Has been a great step in the right direction, it's a stepping stone to an improved infrastructure program. Some of those lines are so old. NW Energy is also addressing the gas line issues.



APPENDIX C - INITIAL FINDINGS REPORT

INITIAL FINDINGS REPORT

BUTTE SILVER BOW GROWTH POLICY UPDATE

About This Report

This Initial Findings Report has been prepared for Butte-Silver Bow County as part of the 2008 Growth Policy update process. It provides a summary of feedback received from members of the public, key stakeholders, County staff and the Planning Board during the first two phases of the project, gathered through staff and stakeholder meetings and roundtable conversations, community workshops, a comprehensive community survey, and activities with high schools students and young professionals alike. The intent of this report is to provide a lens through which the update will be completed, framing community values based on issues and opportunities impacting present-day Butte-Silver Bow, and framing a countywide vision that will guide the plan's creation along with the county's priorities and implementation strategies moving forward.

The County's Growth Policy should serve as a road map for Butte-Silver Bow, driven in large part by how residents and stakeholders in the community want to see their future take shape. In addition to studying existing conditions, current and future demographic and development trends as well as the plans, policy and regulation in place that guides growth and development in the county, it is critical that the Growth Policy act as more than just an update to these facts and figures. The Growth Policy should reflect the vision county residents have for themselves and their community, based on those existing conditions but also aspirational goals both now and into the future.

This report represents the voices of over 500 county residents who have a vested interest in the future of their community. It provides a narrative on what they value as residents in this community, what they hope to will change, what they'd like to see remain the same, and what they feel should be prioritized in the next 10 to 20 years. The report culminates in a countywide vision for Butte-Silver Bow, grounded in these many voices and serving as the cornerstone of the policy update and recommendations for the county's future.

The report is broken into four core sections: a summary of the public process undertaken to date, a summary of the feedback received from the community survey, a summary of the community values established and direction provided through the public workshops held in February, and the draft Vision Statement for consideration.

THE PUBLIC PROCESS

The most effective plans are ones with significant input from the community's residents and stakeholders with opportunities to participate through a variety of methods. That is the case with this Growth Policy Update. The tools used to acquire input were multi-faceted and included face to face meetings with key stakeholders, County staff and members of the public, meetings with the Steering Committee (County Planning Board members), community workshops held throughout Butte-Silver Bow County during Planning Week in mid-February, a drop-in studio component during Planning Week, and an online and print survey to gather feedback from all county residents. In addition, the project team and Butte-Silver Bow staff toured the county to familiarize the team with local landmarks and places. County residents were notified of opportunities to participate via the project website (hosted by the County) and corresponding posts on Facebook. Key stakeholders engaged in the November roundtable sessions were also added to a comprehensive email list serve that received notifications and updates regarding the community survey and Planning Week activities. Many of these stakeholders, including the Butte Young Professionals and Chamber of Commerce shared notifications with their membership to broaden participation.

Stakeholder Roundtables

A series of stakeholder roundtable meetings were scheduled in late November 2018, as part of the project team's initial trip to Butte-Silver Bow County. The purpose of these roundtable meetings was to sit down with individuals and local leaders deeply involved in the community, to get a sense of how the existing Growth Policy has been used, the changes that have occurred in the county over the last ten years, and some of the opportunities or struggles experienced in this timeframe (and historically) that would influence the plan update.

The project team met with **ten stakeholder groups November 28-30th, 2018.** Four of the groups were comprised of local government, housing and community revitalization representatives who discussed land use, local services and utilities, health and the environment, and special interest topics like schools and healthcare, historic preservation, accessibility, urban forestry and affordable housing. Five groups representing economic development, agriculture, the development community, other environmental interests, local neighborhood representatives and private sector businesses met to discuss current issues and opportunities in Butte-Silver Bow impacting current and future growth scenarios. Representatives from the school board, refuse and sewer districts in Melrose and Divide were also invited to sit down with members of the project team and provide input on issues and opportunities affecting residents in rural Butte-Silver Bow. **In total, the project team met with 55 stakeholders representing 45 departments, organizations, businesses and neighborhood groups over the course of two days in Butte-Silver Bow.** A complete recording of all input received from these stakeholder groups is included in Appendix A, but all stakeholders expressed some level of interest or concern surrounding the following key themes:

What elements of the 2008 Vision Statement still apply? How could the vision statement be improved upon?

- Most of the bullet points only focus on the Uptown Butte area. This is okay, but the bullets should also encompass the rest of Butte-Silver Bow.
- Expand the vision geographically
- Expand the vision to include the economy and industry
- Expand the vision to include new and existing business or focus on local people, products and contractors.
- Existing owners need to re-invest and sustain, not decline.
- "Improve" instead of "preserve"
- Preserves the historic integrity/character of all neighborhoods
- Clean up other neighborhoods (2x)
- Additional focus on health and education (2x)
- Additional focus on community enrichment and updating infrastructure (3x)
- Expand the vision to include multi-modal improvements
- Be more visionary!
- Attract families and working professionals
- Maximize funding opportunities
- Language about retail growth

In an ideal world, what would the county look like 10-15 years from today?

- Reduced vacant buildings
- Retail opportunities
- Diverse, strong economy
- Manageable growth (i.e. 50k-60k population)
- Attracting new citizens
- Employment diversity (particularly in mid-level jobs)
- A technology-based workforce
- A defined infrastructure plan (emphasis on roads) 3x
- People are healthy
- Beautiful open spaces
- Gathering spaces
- Parks and recreation are important
- Improved aesthetics along the I-90 corridor

- Improved schools
- Family-based agriculture
- Butte is the same, but with a facelift

What would define the county's prosperity?

- "Managed" growth
- Good-paying, private sector jobs (2x)
- History and recreation (2x)
- Uptown is occupied and buildings are fixed up
- More manufacturing
- Sustain the current way of life
- Decrease in poverty
- Businesses are successful
- Blue sky
- Highway access

What aspects are most important to retain and encourage prosperity in the coming years?

- Historical district and architecture (3x)
- Uptown Butte
- Just ONE Butte, not up or downtown Butte
- TFID tools
- New employers/diverse economy
- Better business development
- Better paying jobs
- Fairness
- Helena's and Bozeman's success spills into Butte
- Citizen's self-esteem
- Diverse people and cultures
- Working class town
- Mining, history & people
- Embrace change

What should be changed about Butte-Silver Bow for the better?

- Becoming better at telling what Butte is really like
- Change the governing structure
- Incentivize/expand the business community
- Address the needs of vulnerable populations (homeless, mental health and pre-release); consider consolidation of services or disseminate services
- Focus on development
- Less emphasis on the Butte "native" status
- Adjust the amount of taxes that seniors pay

What do you love the most about your county?

- The simple, laid back lifestyle
- The can-do attitude towards others, taking care of our own, people are loyal and charitable
- Friendly
- The people
- The history
- Hard-working/blue-collar
- Recreational opportunities (Big Hole, Discovery, Hot Springs)
- Authentic
- The architecture
- The schools and teachers

Feedback from these key stakeholder groups was used as the foundation for the community survey questions, the results of which are discussed in greater detail in the following section.

Community Survey

The community survey provided an opportunity to gather input from a wide array of residents throughout Butte-Silver Bow County, in a forum both comfortable and accessible to most. Draft survey questions were prepared following the initial stakeholder meetings, using the feedback provided by these groups to formulate questions spanning a variety of topic areas, from economic development to housing-related issues to the natural environment to community character and values. Draft questions were vetted through County staff and the core project team and finalized for distribution in early January. The community survey was officially launched on January 24, 2019 and was open for input at just over four weeks through February 22, 2019. The survey was distributed in online (SurveyMonkey) and print format for ease of use by all citizens and facilitate feedback from those who may be less comfortable filling out a survey online. Print copies were available at the following locations, for both pick up and drop off:

- Sportsman Motel, Melrose, MT
- Butte Silver Bow Courthouse
- Butte Silver Bow Library (226 West Broadway and Butte Plaza Mall)
- Butte Silver Bow Health Department

The purpose of the survey was to obtain opinions on issues and opportunities facing Butte-Silver Bow residents and to use that feedback to help shape the county's goals, priorities, and overall vision for the future. A total of 26 questions prompted survey respondents to identify Butte-Silver Bow's strengths and weaknesses, highlight opportunities for improvement, identify core values and comment on issues related to all aspects of land use in the county. Maps were used to allow respondents to pinpoint where more residential, commercial, and industrial development should occur.

There were 485 completed surveys submitted by the cut-off date, representing approximately 1.5% of the County's total population. Complete survey meta data can be found in Appendix B of this document; all comments made by survey respondents who selected "Other" as a response to each question can be found in Appendix C. A summary of key findings correlated to each question can be found below.

1. Survey respondents indicated their primary residence as:

RESPONSE	PERCENTAGE
Butte	**87%**
Walkerville	2%
Ramsay	3%
Melrose	2%
Divide	1%
Rocker	1%
Outside of city or unincorporated town	1%

RESPONSE	PERCENTAGE
Other	2%

Respondents who selected "Other" reported their primary place of residence as the Homestake Pass area, Deer Lodge, Missoula, Buxton, Oro Fino Gulch, Fairmont, and Bozeman.

2. Survey respondents identified Butte Silver Bow County's top 3 greatest assets as the historic character, culture and amenities; the abundance of access to public lands; and overall affordability. Additional community assets were ranked as follows:

RESPONSE	PERCENTAGE
Parks, trails and recreation amenities	30%
The rural character of the county	12%
The abundance of and access to public lands (US Forest Service, state lands, BLM)	**39%**
The Big Hole River	14%
Historic character, culture and amenities	**41%**
Mining history	18%
Uptown Butte	24%

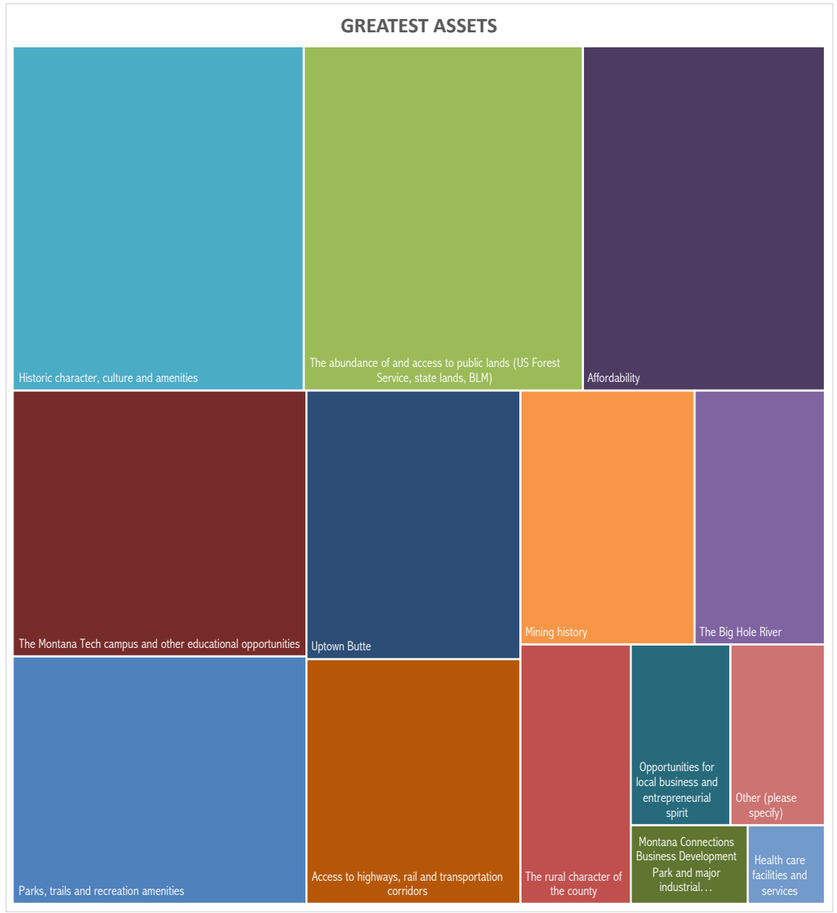


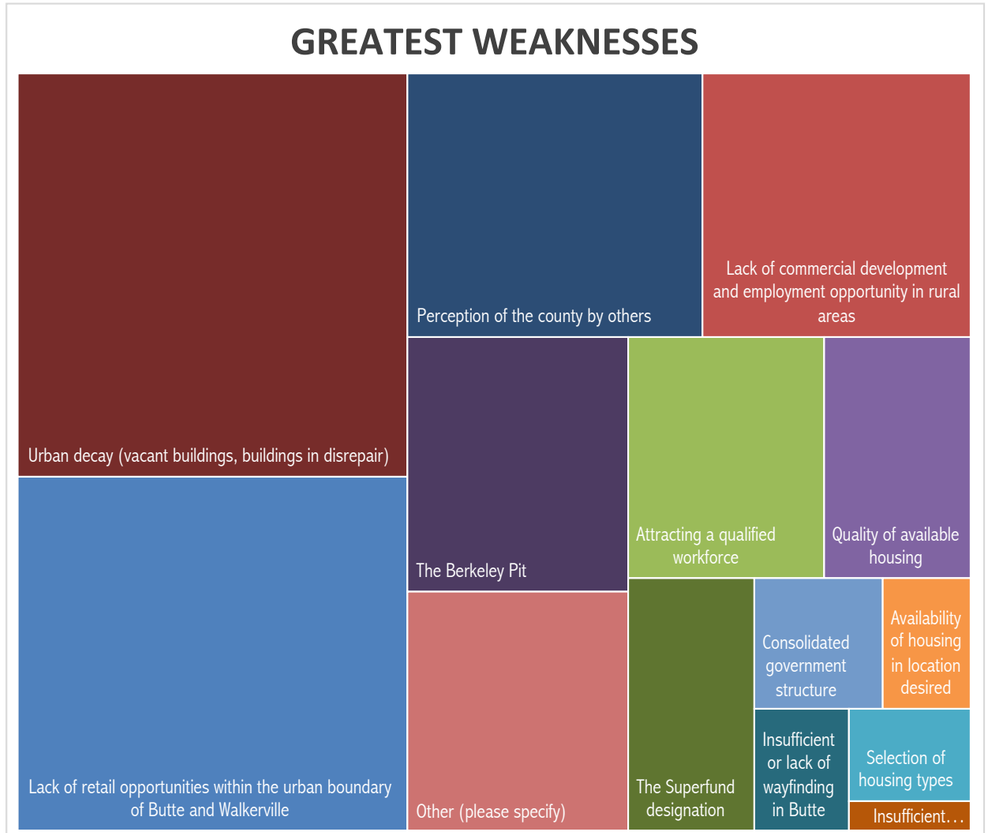
FIGURE 1

RESPONSE	PERCENTAGE
The Montana Tech campus and other educational opportunities	32%
Montana Connections Business Development Park and major industrial employment opportunities	4%
Affordability	**34%**
Opportunities for local business and entrepreneurial spirit	7%
Access to highways, rail and transportation corridors	21%
Health care facilities and services	2%
Other (please specify)	7%

Other assets listed by respondents included the people, the sense of community, the untapped workforce and younger generations with diverse perspectives and a positive outlook on the future of Butte-Silver Bow. Figure 1 visually represents additional responses to "Other" based on the frequency or number of times a word appeared in the survey results.

3. The County's top three greatest weaknesses were identified by survey respondents as the abundance of urban decay; the lack of retail opportunities within the urban boundary; and the negative perception of the county by others. Additional weaknesses were identified and ranked as follows:

RESPONSE	PERCENTAGE
Lack of retail opportunities within the urban boundary of Butte and Walkerville	**56%**
Lack of commercial development and employment opportunity in rural areas	28%



RESPONSE	PERCENTAGE
Attracting a qualified workforce	19%
Quality of available housing	14%
Selection of housing types	5%

FIGURE 2

RESPONSE	PERCENTAGE
Availability of housing in location desired	5%
Perception of the county by others	**32%**
Urban decay (vacant buildings, buildings in disrepair)	**64%**
The Superfund designation	13%
The Berkeley Pit	23%
Insufficient or lack of wayfinding in Butte	5%
Insufficient or lack of wayfinding throughout the county (outside urban boundary)	1%
Consolidated government structure	7%
Other (please specify)	21%

A wide range of other weaknesses were reported by respondents; the most prevalent of which are visually represented in Figure 2 below. Concerns about the prevalence of drug use, homelessness, issues with the pre-release center Uptown were frequently cited, along with perceived lack of leadership, deteriorating public infrastructure, lack of focus on rural county residents and their needs and high taxes.

4. As the historic center of the County, Uptown Butte has the potential to redevelop in many ways. Respondents want to see mixed residential and commercial development, live/work/make opportunities and more small-scale commercial services including restaurants, breweries and boutique hotels in the historic core. Respondents ranked the following land uses according to their preference on what

should be encouraged in Uptown Butte:

RESPONSE	PERCENTAGE
Mixed residential and commercial development	**45%**
Live/work/make opportunities combining light industry with residential and commercial activities	**39%**
Additional retail business	36%
Additional professional office space	8%
Civic land uses such as museums, visitor centers and libraries	21%
Neighborhood parks, public spaces and urban trails	28%
Small-scale commercial services including uses such as restaurants, breweries, boutique hotels, etc.	**43%**
Large scale commercial services including uses such as hotel/conference center facilities and event rooms, chain restaurants, etc.	22%
Medical facilities and services	14%
Manufacturing, warehouse and heavier industrial uses	9%
No opinion	4%
Other (please specify)	12%

Other responses highlighted the need to focus on all of Butte and not just Uptown, incorporating affordable housing and addressing safety issues perceived and impacting visitation. Youth activities and public art were some additional ideas suggested by survey respondents, although most took the opportunity to use the "Other" option to reiterate their preference for one of the listed items above.

5. The top 3 economic diversification opportunities desired by respondents included reuse of the mall property, additional light manufacturing (both in the Industrial Park and elsewhere), and additional recreational tourism in the county's rural areas. Other opportunities for economic diversification were ranked as follows:

RESPONSE	PERCENTAGE
Cultural events, and festivals	34%
Recreational tourism, especially in the rural areas	**38%**
Agritourism in the rural areas	4%
Light manufacturing in the Industrial Park and elsewhere (where allowed)	**52%**
Industrial uses near highway interchanges and railyard	35%
Reuse of the Butte Mall	**54%**
Small business and commercial opportunities outside the urban boundary	22%
High technology (bitcoin mining and processing, for example)	21%
No opinion	1%
Other (please specify	17%

Survey respondents had a lot of input on additional economic development opportunities for the county, ranging from enticing existing start-ups from Bozeman and Missoula, courting environmental and high tech firms, seeking additional health care services and opportunities to locate in Butte-Silver Bow to moving away from a festival-focused atmosphere. It is worth noting that while some respondents cited the festival atmosphere as more of a negative, the next survey question revealed a high percentage responding in favor of promoting them to attract more visitors. Detailed responses can be viewed in Appendix C.

6. Survey respondents identified the promotion of public access, historic sites and buildings and business recruitment as the top priorities to attract more visitors to the county. Additional activities are ranked as follows:

RESPONSE	PERCENTAGE
Music festivals	52%
Public access to hiking and biking trails and amenities like the Big Hole River	**56%**
Urban pathways and parks	38%
Superfund reclamation tours	15%
Historic sites and buildings	**61%**
Agritourism opportunities in rural Butte-Silver Bow County	13%
Business recruitment	**61%**
No opinion	2%
Other (please specify	13%

Other activities cited by survey respondents to promote to attract visitors included developing a better vision for Uptown and integrating the arts, culture and festival scene within this; promoting winter sports, Our Lady of the Rockies and Stodden Park; hosting events at the Mother Lode and catering to business clientele for corporate retreats were just a few of the many suggestions. Detailed responses can be viewed in Appendix C

7. Survey respondents identified housing quality and affordability as the top housing-related issue affecting Butte-Silver Bow residents. Additional housing issues were ranked as follows:

RESPONSE	PERCENTAGE
Quantity of rental units	25%
Quantity of units to own	15%
Quality of rental units	**57%**
Quality of units to own	**41%**
Affordability of rental units	**30%**
Affordability of units to own	22%
Lack of housing in urban areas (Butte, Walkerville)	20%
Lack of housing in ex-urban areas (Ramsay, Rocker)	5%
Lack of housing in rural areas (Melrose, Divide)	7%
I don't see a problem with current housing options or supply	14%
No opinion	6%
Other (please specify	19%

Other housing issues identified by survey respondents included the lack of senior housing available in the county, a lack of housing available to serve low-income individuals, and poor maintenance of existing housing units - especially rentals - precipitated by absentee landowners and lackluster landlords and property management companies (the term "slumlord" was used quite frequently by respondents).

8. Survey respondents overwhelmingly identified housing quality (for both rentals and units to own) as the top housing priority in Butte-Silver Bow County, of the options provided in Question 7.

9. Types of housing survey respondents cited as being in short supply identified single family units, especially those under $250,000, as being the most needed. However, a significant number of respondents felt there is actually not a shortage of housing in the County. Responses to "Other" clarified this perception, as many respondents noted that quantity wasn't in issue so much as quality; there are plenty of units technically available, but in poor condition so as to be undesirable (and potentially uninhabitable). Housing units for seniors, supportive housing and units for low-income individuals were identified by many respondents who checked "Other" as

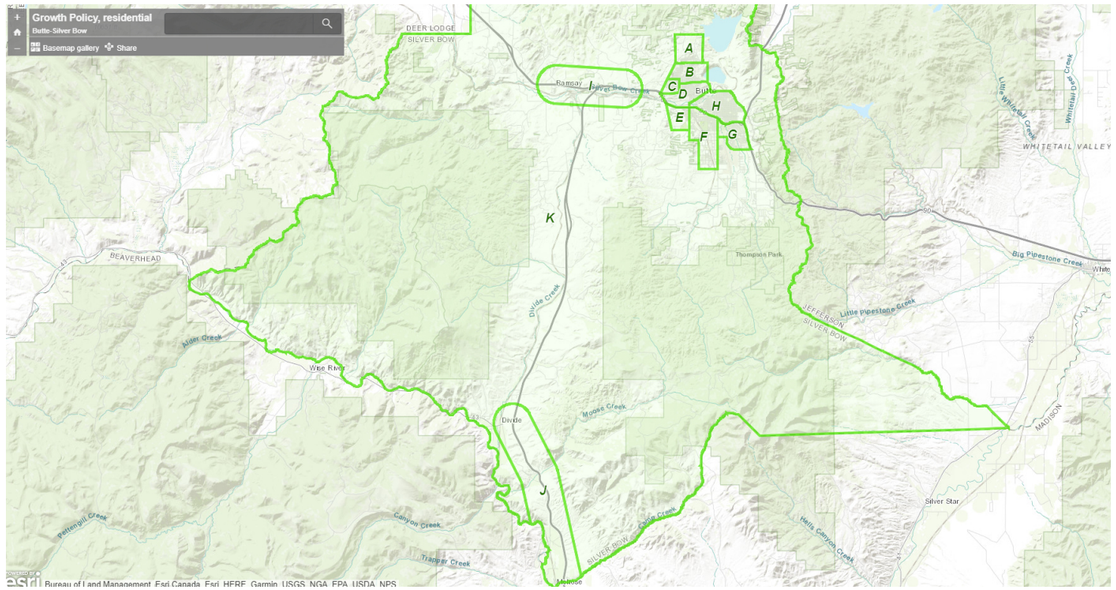
needed in the county.

RESPONSE	PERCENTAGE
Single family house, all prices	**20%**
Single family house, $250,000 and under in value	**36%**
Single family house, $250,001-$400,000 in value	9%
Single family house, $400,001 and over in value	3%
Two-family (duplex) units	9%
Three- and four-plex units	11%
Apartment building, 5 or more units	13%
Condominiums	18%
I do not believe there is a shortage of housing.	**21%**
No opinion	13%
Other (please specify	11%

10. Survey respondents overwhelmingly identified areas within the urban boundary as the most appropriate for additional housing development, further supporting the case for infill. South Butte and the Flats area (along Harrison Avenue) was identified as the best area to support future housing, while rural Butte-Silver Bow County and the corridor between Divide and Melrose were identified as the least appropriate areas for housing in the future (see Figure 3 on following page for more detail).

PRIORITY	AREA (FIGURE 3)
1	F
2	D
3	E
4	B
5	C
6	G
7	H
8	A
9	I
10	K
11	J
12	OTHER

FIGURE 3 - AREAS APPROPRIATE FOR FUTURE RESIDENTIAL DEVELOPMENT



11. While many survey respondents expressed support for additional neighborhood plans, most people had no opinion or were unsure of there benefit. Based on respondent's answers to "Other", it seems there is lack of clarity in where, when and how a neighborhood plan is used. There are also feelings of pointlessness expressed, in that the local government does not follow through on existing neighborhood plan recommendations, so why spend the time completing more if they will be ignored?

RESPONSE	PERCENTAGE
Yes	42%
No	10%
No opinion/not sure	**46%**
Other answer	2%

12. Those respondents who were in favor of additional neighborhood planning efforts identified numerous areas that may be appropriate, including Uptown, Walkerville, the Margaret Leary area, the Westside, and Ramsay (to name a few). The suggestion was also made to establish neighborhood plans around school districts. Additional ideas can be found in Appendix C.

13. Support for creation of neighborhood improvement alliances was also mixed, but trended more firmly in support than lack of opinion or unsure. Survey respondents appear very supportive of having neighborhood improvement alliances instead of more plans, because they want to see actual improvements being made and not talked just about. Since 'neighborhood improvement alliance' is not defined by the question, interpreting the survey responses remains an art more than a science. However, the growth policy update process will seek to further define neighborhood improvement alliances, and set clear parameters on their roles and responsibilities moving forward.

RESPONSE	PERCENTAGE
Yes	**59%**
No	14%
No opinion/not sure	26%

RESPONSE	PERCENTAGE
Other answer	1%

14. Actions to improve the historic district focused heavily on continuing to improve infrastructure and using the Municipal Code and regulations to remove dilapidated structures.

RESPONSE	PERCENTAGE
Enforce design standards for all building projects	30%
Use Municipal Code and local regulations to remove dilapidated structures	**52%**
Continue improving infrastructure to encourage more walkability, including new sidewalks, curb cuts, street lights, and wayfinding signs	**63%**
Decrease the size of the district	8%
The Historic District is fine as is	4%
I don't believe there should be a historic district	2%
No opinion/not sure	3%
Other (please specify)	16%

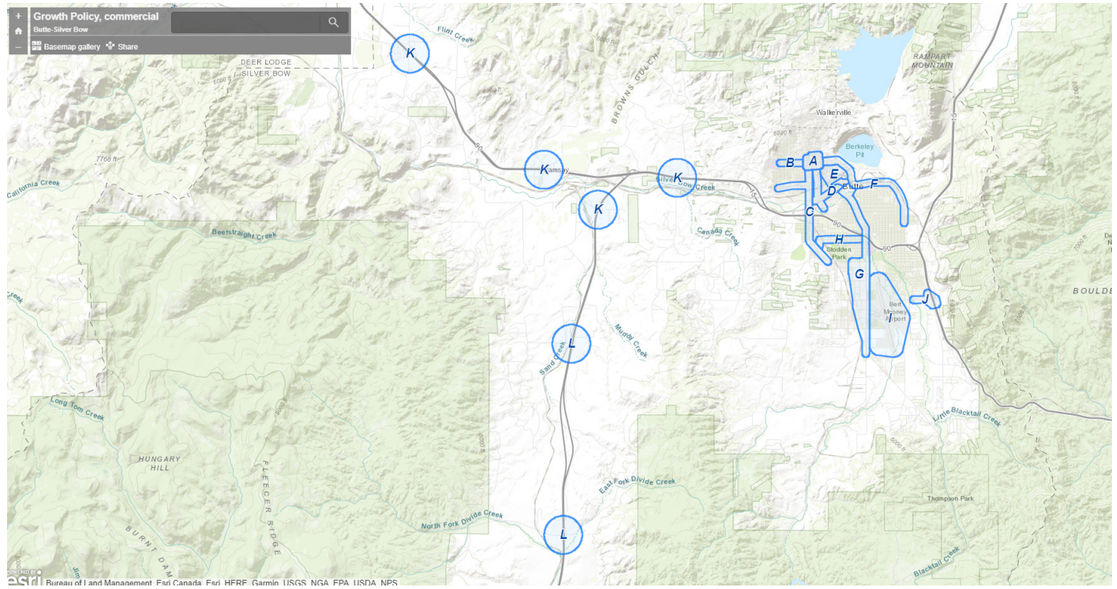
Other actions to improve the historic district cited by survey respondents were varied, but a significant portion of respondents (16%) had ideas. Moving the pre-release center, better enforcement of existing codes and establishing design standards to reflect and maintain the character and quality of the district in the face of new development were just a few repeatedly mentioned; the full list of comments made by respondents can be viewed in Appendix C.

15. Types of infill development desired by survey respondents in Uptown Butte prioritized more open space and pocket parks as well as mixed-use, multi-story buildings and condominium opportunities for both commercial and residential uses. Additional preferences for infill development are expressed below:

RESPONSE	PERCENTAGE
Open space or small pocket parks	**48%**
Two story buildings with mixed uses, for example specialty stores on the first floor and office spaces or residential uses on the second floor	**58%**
Commercial uses, such as office-related supplies or printing services, department stores, etc.	34%
Condominium units for commercial or residential purposes	**37%**
Large-scale commercial and retail development (hotel/conference centers, larger retailers such as like Walgreens)	29%
Additional parking	33%
I don't believe there should be any more infill development in Uptown	4%
No opinion/not sure	3%
Other uses (please specify)	12%

Survey respondents had many ideas for infill development, all of which have been recorded in Appendix C. Community garden space was noted frequently by respondents, as was varied types of residential infill. The overall preference seemed to be for small or moderate commercial infill - specifically NOT Walgreens or similar development.

FIGURE 4 - AREAS APPROPRIATE FOR FUTURE COMMERCIAL DEVELOPMENT



16. Respondents overwhelmingly identified the Harrison and Montana Avenue corridors as the most appropriate locations to prioritize future commercial development, followed closely by the area immediately surrounding (and including) the airport. One of the responses to "Other" noted that it was difficult to answer the question (or get an accurate read on responses) without clearly defining the perameters of "commercial" development, but given the variety of commercial that is possible (and appropriate) for Butte-Silver Bow, the take-away from this questions is that the County's corridors and hubs (like those areas identified by "K" on the map) are priorities for additional economic investment; the plan itself will look to further refine the character and intensity of commercial development types most appropriate for these areas.

PRIORITY	AREA (FIGURE 4)
1	G
2	C
3	I
4	A
5	F
6	K
7	E
8	B
9	D
10	J
11	H
12	OTHER
13	L

17. Survey respondents indicated the desired role of local government in stimulating development rests in their ability to upgrading public infrastructure as well as provide assistance with finding funds for building rehabilitation in the county.

RESPONSE	PERCENTAGE
Provide assistance with finding funds for building rehabilitation	**46%**
Create a local program offering loans for rehabilitation	41%
Enforce development code requirements for building safety and nuisance control	42%
Upgrade public infrastructure to stimulate area redevelopment (water, sewer and stormwater utilities; improve sidewalks, landscaping, lighting, etc.)	**44%**
No opinion/not sure	3%
Other (please specify)	11%

Respondents who selected "Other" reiterated the need for strengthening codes (and enforcement), creating a clearer path to remove dilapidated buildings, whether through loosening of the historic district requirements, the provision of grants or loans to help property owners with improvements or removal, or expanding enforcement authority as appropriate interventions from the local government. Of course there were a few respondents who felt strongly that the government should stay out of private enterprise entirely.

18. Survey respondents indicated there were some areas in the county that should be limited to development:

RESPONSE	PERCENTAGE
No, it should be allowed everywhere that is privately owned	13%
Yes, restrict growth in areas with natural hazards such as high groundwater, steep slopes and floodways	**55%**
Yes, restrict growth in areas with underground hazards such as those resulting from mining extraction	**50%**
Yes, limit growth in areas that will have a negative impact on agricultural operations	31%
Yes, restrict growth that impacts viewsheds and scenic resources	44%
No opinion/not sure	11%
Other (please specify)	7%

Other responses were varied, but limiting development in areas where contamination exists, and protecting watersheds and viewshed in the county were cited more often in response to the question.

19. The survey responses for question 19 - identifying the most appropriate location for mental health, homeless and rehab services - will require some additional analysis. The responses provided in SurveyMonkey were reported in a manner inconsistent with the other questions, and the consultant team is working to reorganize and vet the responses to ensure their accuracy. The extra level of attention paid to this question is the direct outcome of so much input from survey respondents in the previous 18 questions regarding the location of the pre-release center, issues surrounding a growing homeless population, and concerns over drug use and property vacancy - all related in some way to the insight provided by responses to this question. We will update this report as soon as we can ensure the data has been collected and analyzed accurately.

20. Ways to maintain small town character with tourism promotion centered on improving wayfinding to river access sites and trail heads, maintaining attractive interchanges, and providing restrooms for visitors. A number of respondents selected "Other" and voiced their opinion that in many cases, residents of rural Butte-Silver Bow County do not want increased tourist traffic, and those residents should be the ones to make the call on this issue. Additional feedback in response to "Other" can be viewed in Appendix C.

RESPONSE	PERCENTAGE
Improve wayfinding signage to Big Hole River access sites and trail heads	**35%**
Install welcome signs at community entrances	15%
Maintain an attractive appearance of I-15 interchanges serving rural communities	**30%**
Provide restroom facilities for visitor use	**30%**
Dedicate funds for tourism promotion	29%
No opinion/not sure	13%
Other (please specify)	12%

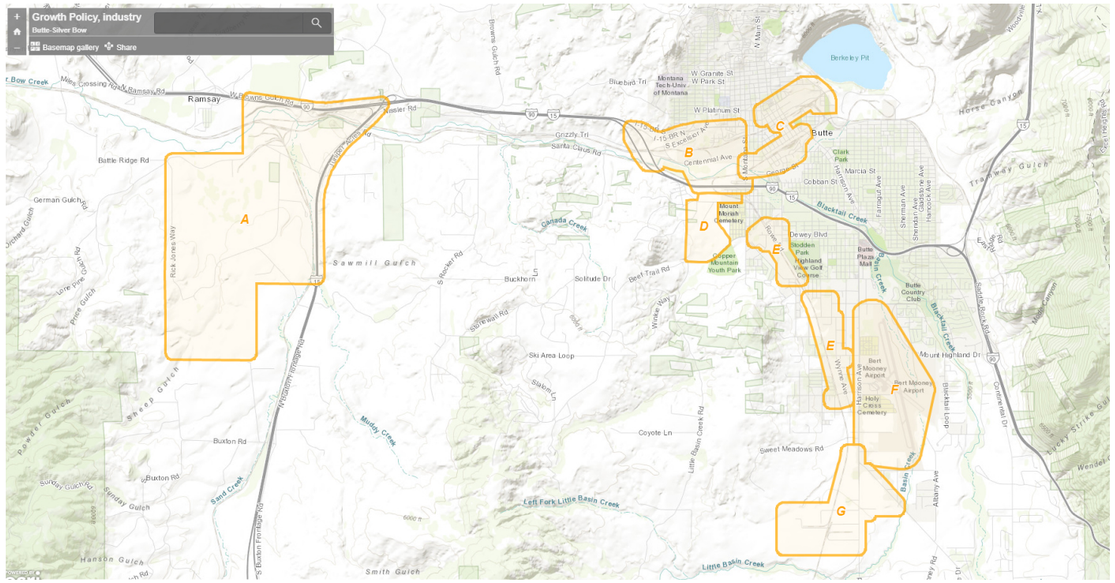
21. Beneficial services for rural communities prioritized by respondents included road maintenance, better infrastructure for water and wastewater management, and improved Internet access. Again, some responses to "Other" indicated the County government should stay out of rural issues and leave well-enough alone, unless residents in rural areas requested assistance. It should be noted that rural communities were included in the distribution of this survey so as to have an opportunity to provide input; residents in Melrose, Dividie, Rocker and Ramsay have also been engaged through public meetings, workshops and stakeholder discussions.

RESPONSE	PERCENTAGE
Better infrastructure for water and wastewater management	**31%**
Road maintenance	**46%**
Availability of senior services (medical access, assistance at home, transportation for appointments, etc.)	22%
Improvements to community-used buildings (structural, remodeling, expansion etc.)	21%
Improved internet access	**35%**
Additional resources for area schools	24%
No opinion/not sure	24%
Other (please specify)	7%

22. Responses to this question indicated the best way to preserve character while promoting growth was through the adoption of zoning and design guidelines that encourage a mix of uses and reflects local character; leaving it strictly up to private enterprise received one of the lowest responses. However, some respondents who selected "Other" again took the opportunity to point out that government should stay out of rural communities; complete responses to this question can be found in Appendix C.

RESPONSE	PERCENTAGE
Adopt zoning and design guidelines that encourage a mix of uses at a size and scale appropriate and reflective of the community	**37%**
Adjust existing zoning and development regulations to direct more intensive growth toward areas served by public utilities like water and wastewater	16%
Designate local resources to rehabilitate vacant or underutilized buildings for reuse by new start-up businesses	**29%**
Support local business by offering financial assistance through grant and loan programs	17%
Consider development incentives, where appropriate	11%
Promote rural places as destinations for fishing, trails, and general outdoor recreation in the Beaverhead-Deerlodge National Forest	**28%**
Leave it strictly up to private enterprise	8%
No opinion/not sure	15%
Other (please specify	5%

FIGURE 5 - AREAS APPROPRIATE FOR FUTURE INDUSTRIAL DEVELOPMENT



23. Survey respondents overwhelmingly indicated that existing industrial parks (areas A and G on Figure 5 below) were the most appropriate locations for future industrial development.

PRIORITY	AREA (FIGURE 4)
1	G
2	A
3	F
4	B
5	D
6	E
7	C
8	OTHER

24. Survey respondents were asked to rank what they valued about living in Butte-Silver Bow most, and the result was resoundingly focused on the people and the environment. Clean water and clean air came out on top, while economic opportunity was ranked lowest in terms of what is valued by residents in the community. This can be viewed a number of ways but it is safe to say economic opportunity may have been ranked last because the county is lacking in it - not because residents don't want these opportunities, they're just not highly valued because in many cases they don't exist.

PRIORITY	VALUE
1	Clean water and air
2	The people that live here
3	Open space and access to public lands
4	Public parks, trails and recreational opportunities
5	Small town friendliness and atmosphere
6	Montana Tech and other educational opportunities
7	Butte Historic District and area history
8	Access to fishing and hunting
9	Availability of local health care
10	Economic opportunities to find jobs and to pursue entrepreneurial ventures
11	Other (please describe)

25. There were a wide range of other values identified by survey respondents as important; too many to summarize accurately, although all can be viewed in Appendix C. Many responses focus on the sense of community, presence of family and quality of life, well in alignment with what was heard in the public workshops (and summarized in the following section).

26. Appendix C provides a complete summary of other issues respondents wanted us to know about, in terms of life in Butte-Silver Bow County. For the most part comments are incredibly constructive and paint a picture of strong community pride, resilience, and an overwhelming desire to grow and improve upon what exists today. Many comments note frustration with local government, and some tend towards hopelessness, given the lack of change in recent past. It is worth reviewing these responses to gain a true sense of what being a resident of Butte-Silver Bow means; that so many were willing to take the time to write out thoughtful responses to this question is a testament to how vested people are in their community.

Public Workshops

In addition to the comprehensive community survey, another important component of the engagement process is the public workshop. The public workshop allows face to face interaction with residents and stakeholders to gain input on issues and opportunities and engage in facilitated discussion and exercises aimed at a specific set of goals or outcomes. A series of workshops were held throughout Butte-Silver Bow County during the project team's second trip to Butte ("Community Planning Week"), February 10-14, 2019. The workshops were advertised on the County's website and Facebook page 2-3 weeks in advance, as well as in an article in the Montana Standards that ran on January 29, 2019. The following provides the date, time and locations of workshops hosted during Planning Week in Butte-Silver Bow:

- **February 11, 2019 at the Ramsay School from 6-7:30 PM (3 Russell St. in Ramsay)**
- **February 12, 2019 at the Butte-Silver Bow Archives from 6-7:30 PM (17 W. Quartz St.)**
- **February 13 at the Emergency Operations Center from 6-7:30 PM (3615 Wynne Ave.)**

Each workshop began with a brief presentation from the project team about the growth policy update, existing conditions and current trends in Butte-Silver Bow County, and an overview of what was heard from preliminary survey results and community stakeholder discussions in November 2018. A set of community values derived from public input and team observation was presented to workshop attendees for feedback discussion (Exercise 1), followed by small group work aimed at identifying those values with a specific place/location or a broad geography on maps (Exercise 2). The desired outcome of both exercises was to establish a core set of community values that could be used to craft the overall vision for Butte-Silver Bow in the coming 15-20 years; visualize areas representative of these values, observing where these areas begin to overlap based on community input; and use these areas of overlap to inform community-wide priorities. The 2nd exercise was set up to coincide with input received from the three mapping questions in the community survey, to further the discussion on future land use preference and potential. Specific outcomes of each exercise are summarized in the following section on Community Values.

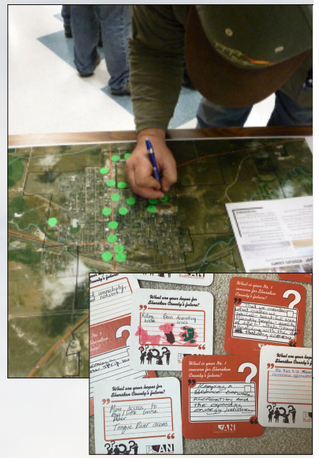
A workshop was also planned in Melrose during Community Planning Week, but in discussions with community stakeholders in November it was determined that the meeting would be better attended if held in early to mid-January, to avoid calving season. The project team hosted a **rural community listening** session on **January 15 from 6 to 7:30 PM at the Melrose School Community Room (377 Hecla St. in Melrose**) to talk with residents of Melrose, Divide and rural Butte-Silver Bow County about their wants and needs and how the growth policy update could better reflect their values. The format was slightly different than the workshops described above, but a robust conversation surrounding rural community values was held with the 17 meeting attendees.

In addition to the four community workshops, a luncheon with the **Butte Young Professionals** was held on **February 14th, 2019 from 12-1:30 PM at the Butte-Silver Bow Archives (17 W. Quartz St)** to hear perspectives on community values from the younger generations living and working in Butte-Silver Bow. Exercise 1 was conducted during this meeting, and results are summarized in the Community Values section that

WHY UPDATE THE COUNTY'S GROWTH POLICY?

The **2019 update of Butte-Silver Bow County's Growth Policy** is an opportunity to:

- Define your **community values**
- Share your opinion on the **direction** of your community and the county
- **Prioritize needs** related to:
  - Infrastructure and utilities
  - Public health and safety
  - Housing and education
  - Service delivery
  - Community assets
  - Economic growth
- **Set goals and develop strategies** to accomplish the change you want to see
- Define where and how **growth** should occur in the future
- Protect **community character** and heritage
- Access available **funding** to get things done



WE WANT TO HEAR FROM YOU!

Join us for a community conversation on your values and vision for the future of Butte-Silver Bow County:

Monday, February 11th - Ramsay School, 6:00-7:30 PM
3 Russell Street

Tuesday, February 12th - Butte-Silver Bow Archives, 6:00-7:30 PM
17 W. Quartz Street

Wednesday, February 13th - Emergency Operation Center, 6:00-7:30 PM
3615 Wynne Avenue

Can't make it to a workshop? Come share your ideas and chat with the consultant team - we will have open 'office hours' at the **County Courthouse February 11th, 12th and 13th from 9:00 AM to 5:00 PM, and February 14th between 9:00 AM and noon**. We'd love to see you there!

follows. The project team also met with **Butte High School ACT Prep Class** while in town for Planning Week on **February 13, 2019 from 7:30 to 8:15 AM at the high school.** An abbreviated set of mapping exercises was conducted with the students, which focused on uses and activities they'd like to see in their community. Core values were also discussed, in the context of why the students wanted to stay in Butte following high school, or why some of them planned on leaving.

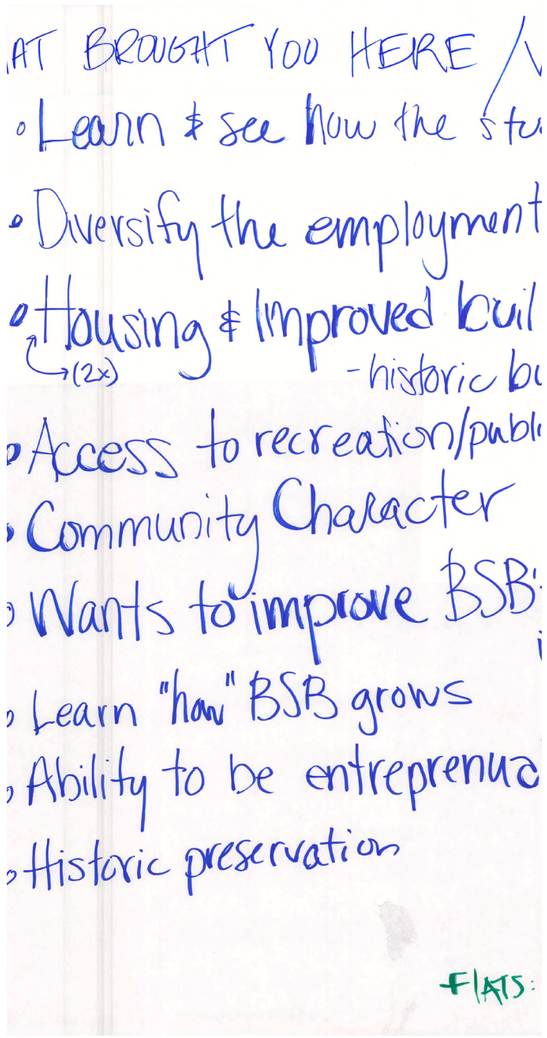
Around 75 community members of varied backgrounds and interests were engaged through public workshops during Planning Week. Their feedback, coupled with the input received from the community survey, is a critical component of the growth policy update process and summarized in the following section.

COMMUNITY VALUES

As described in the previous section, a core set of community values were derived by the project team following initial stakeholder conversations, preliminary survey results and personal observations while spending time in Butte-Silver Bow County. The following values were presented to the public during Planning Week, for feedback and further discussion with community members:

- **Community character.** Embrace history without allowing it to keep Butte-Silver Bow in the past
- **Heritage.** Protection and recognition of rail, mining, and agricultural roots
- **Access.** Protection of recreational assets for residents, limited promotion to tourists
- **Affordability and equity.** Build an economy that supports housing choice and affordability, maintains quality of life for all residents of the county
- **Opportunity through innovation.** Enhancing economic opportunity through diversity, innovation
- **Growing wisely.** Use what exists, like infrastructure, to support growth. Whenever possible and practical, seek infill potential as opposed to greenfield development
- **Clean and healthful environment for all** residents, regardless of age, gender, economic status or where you live in BSB

We asked both workshop attendees and survey respondents to reflect on these values and whether or not they were representative of the county, their priorities and the future desired. At each workshop we began by asking attendees three questions as part of **Exercise 1** - what drove them to participate that evening (or in the process in general), what they valued about living in Butte-Silver Bow, and what values were missing from the list above. The following summarizes attendees responses to this exercise:



What brought you to this workshops/Why did you decide to participate in this process?

- Get an update on the study's progression (7x)
  - How this study will affect our area/change zoning in our area (4x)
  - Because I was asked to participate (2x)
  - Updated Growth Policy is badly needed
  - Learn about "how" Butte-Silver Bow grows (2x)
  - Want to hear different perspectives (2x)
  - Want to see rural areas paid attention to in this plan
  - Want to learn how Butte-Silver Bow compares to its peers
  - Want to see language removed that rural communities are hubs to serve travelers
- Access to recreation/public lands (6x)
  - Can we make recreation one of our primary industries?
- Want to help shape the future of our community for the next generation (5x)
  - Retain the safety of residence and positive lifestyle (2x)
  - Preservation of values (2x)
  - Attracting new, young families and allowing them to flourish (2x)
  - Value community character (2x)
- Want to see Butte-Silver Bow's reputation improved (5x)
- Improved housing (4x)
- Ability to be entrepreneurial (2x)
  - Because of a low investment risk here (2x)
  - Want to see diverse employment opportunities (2x)
  - Because of great community support (4x)
- Affordability and opportunity (3x)
- Improved built environment (i.e. historic buildings not in decay)
  - Preservation of buildings outside of Uptown Butte
- Historic preservation (2x)
  - Historic resources equal economic value
- Uptown Butte needs to thrive
- Looking for innovation (want to rekindle Butte's role in WWI)
  - Can we reward established businesses versus incentivizing new ones?
- Existing development has slowed growth
  - Avoiding poor development that degrades quality of life
  - Have heard that heritage is slowing down revitalization projects
- Sustainability of jobs/population
  - Want to avoid being a one-company town
  - Want to grow businesses, without getting too big and too many people
  - Want to see economic growth
- Sense of Community (2x)
  - Friendly
  - The community's "energy" (2x)
  - You know People
- Want to see empty railroad property utilized as a public park

What do you value about living in Butte-Silver Bow County?

- Family values
- Nature – the mountains, open space, air and water quality
- Community openness
- Health of river is key
- Open spaces, no industry
- Low crime
- The community genuinely cares
- Schools are the heart of the community
- Remoteness
- Ranching community
- People live in Divide because they want to be there – it is easy to live in a city, but it is a choice to live in a place like Divide
- Preservation of the natural environment is important
- Don't want to become a destination for industry

What values are missing, that should be part of the list?

- The proople and sense of community
- Small-town values
- Safety and security
- Healthcare
- Authenticity
- Striving to be better
- Educational resources
- Family
- Affordability
- Native peoples/indigenous populations
- The Night Sky
- Outdoors/wildlife
- Resources to help others
- The rural setting
- Community-wide support for sports
- Telecommunications infrastructure
- Workforce recruitment opportunities

Following this series of questions, workshop attendees were asked to vote on their top two values from the proposed list or the additional values discussed. The following table summarizes the number of votes each value received across all three workshops. **It is worth noting that two of the top three values selected as priorities by workshop attendees were also ranked as the top community values by survey respondents**:

VALUE	VOTE
Access (to Public Lands)	**12**
Clean & Healthful Environment for All	**11**
Small-town Values	**9**
Growing Wisely	8
Affordability & Equity	7
Opportunity through Innovation	6
Quality of Life	6
The People/Sense of community/people care about each other	5
Safety/Security	3
Architectural Architype	3
Community Character	2
Heritage	1
Economic Viability/Prosperity/Mobility	1
Healthcare (i.e. Mental Health)	1
Authenticity	-
Continuous to Strive to be Better	-
Education (includes Education to Career Path)	-
Family	-
Harrison/Montana Avenues/Park Street	-
Low Cost of Living	-
Low Traffic	-
Native Peoples	-
Night Sky	-
Outdoors/Wildlife	-
Resources to Help Others	-
Rural setting	-
Sports Access/Community Support of Sports	-
Telecommunications Infrastructure	-
Workforce Recruitment/Opportunities	-

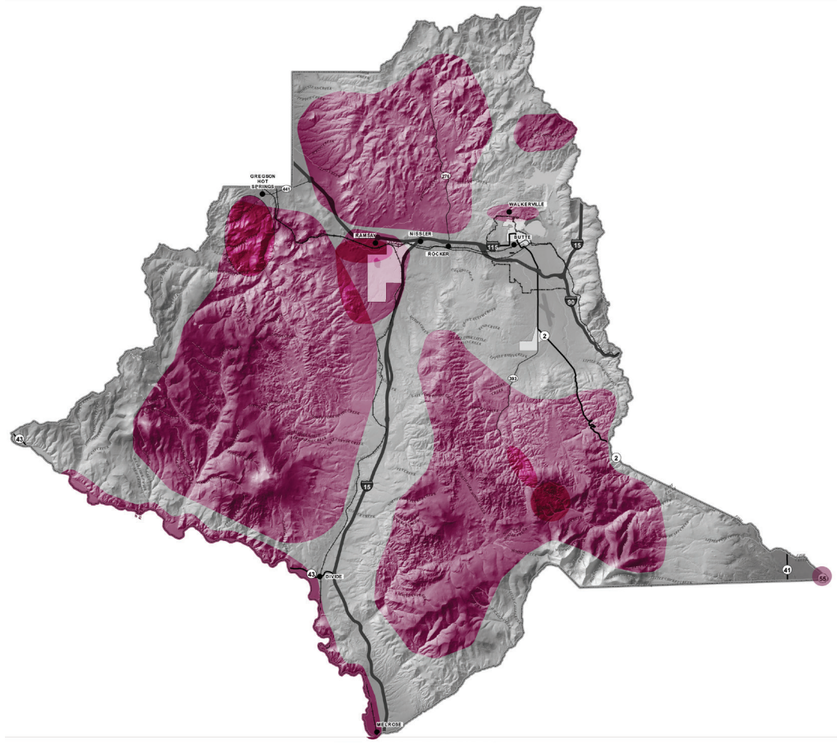
Following the values discussion in Exercise 1, participants were asked to gather in small groups and, working on a series of maps, identify areas throughout that county that represented values-based community assets, to preserve or improve upon:

- Historic and cultural
- Public recreation
- Areas for greater economic diversification
- Natural environment
- Areas for housing development
- Areas appropriate for Infill

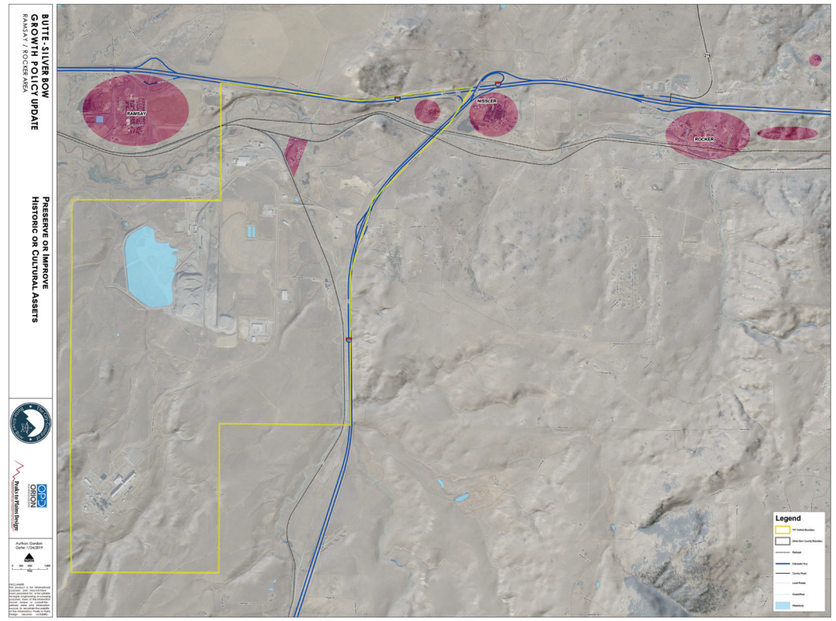
Responses from each of the workshops were collected and combined into the maps on the following pages, which show the areas workshop attendees identified as important to enhance or protect (according to topic/asset). Maps are organized by different areas of the county, which generally align with the workshop locations; however, participants at every workshop were asked to think globally about the county and its assets. Areas of overlap indicate general consensus across workshops and represent the importance of an asset or geography. These areas will be further analyzed through the plan's development as community priorities for implementation measures.

Historic and Cultural Assets to Preserve or Improve (highlighted in purple)

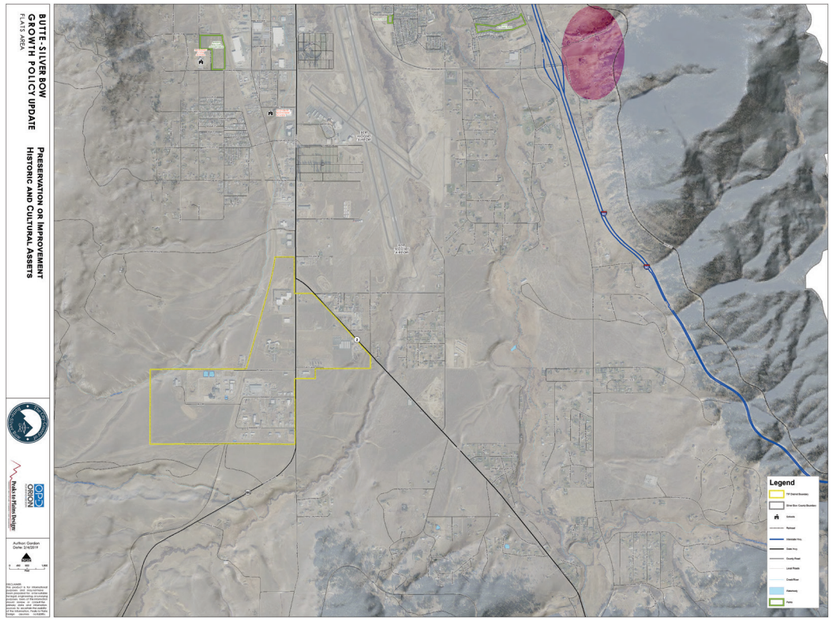
Vicinity Map



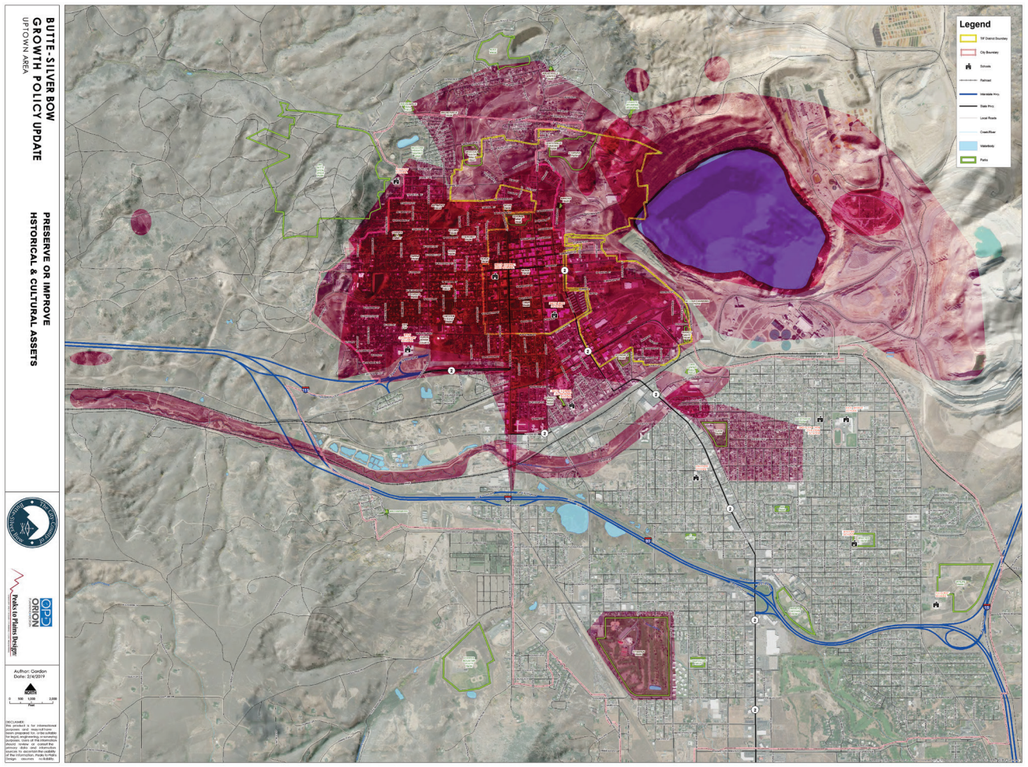
Ramsay & Rocker Area



South Butte & The Flats Area

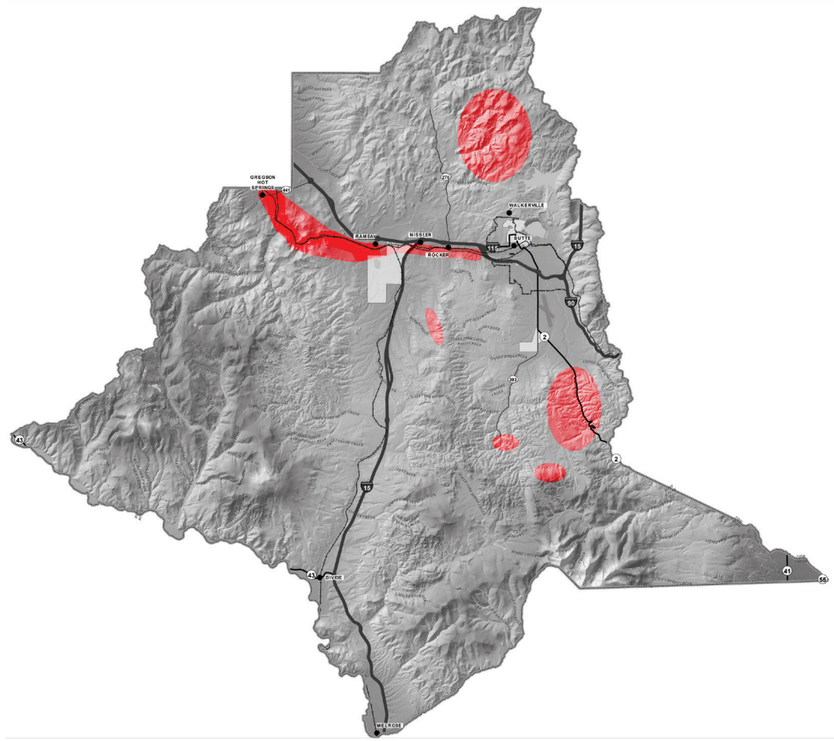


Uptown Butte

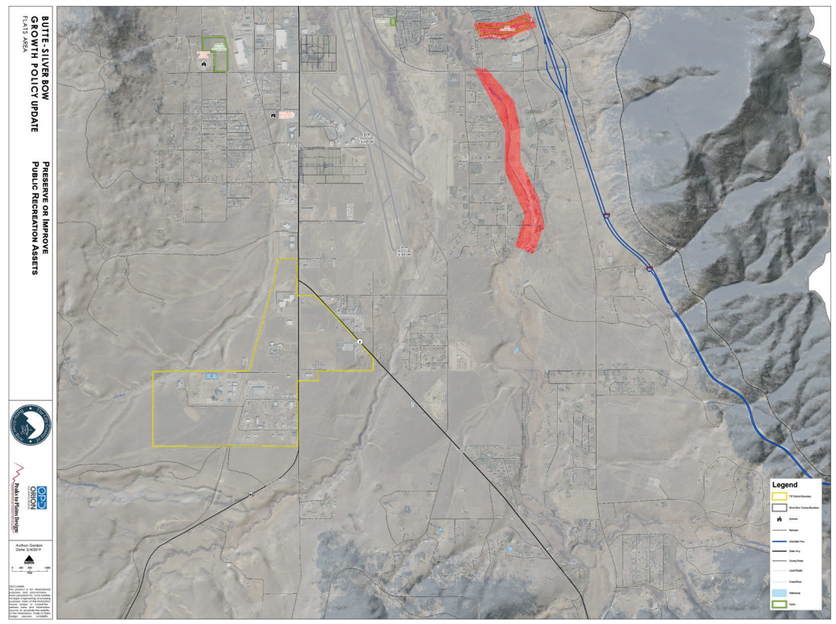


Public Recreation Assets to Preserve or Improve (highlighted in red)

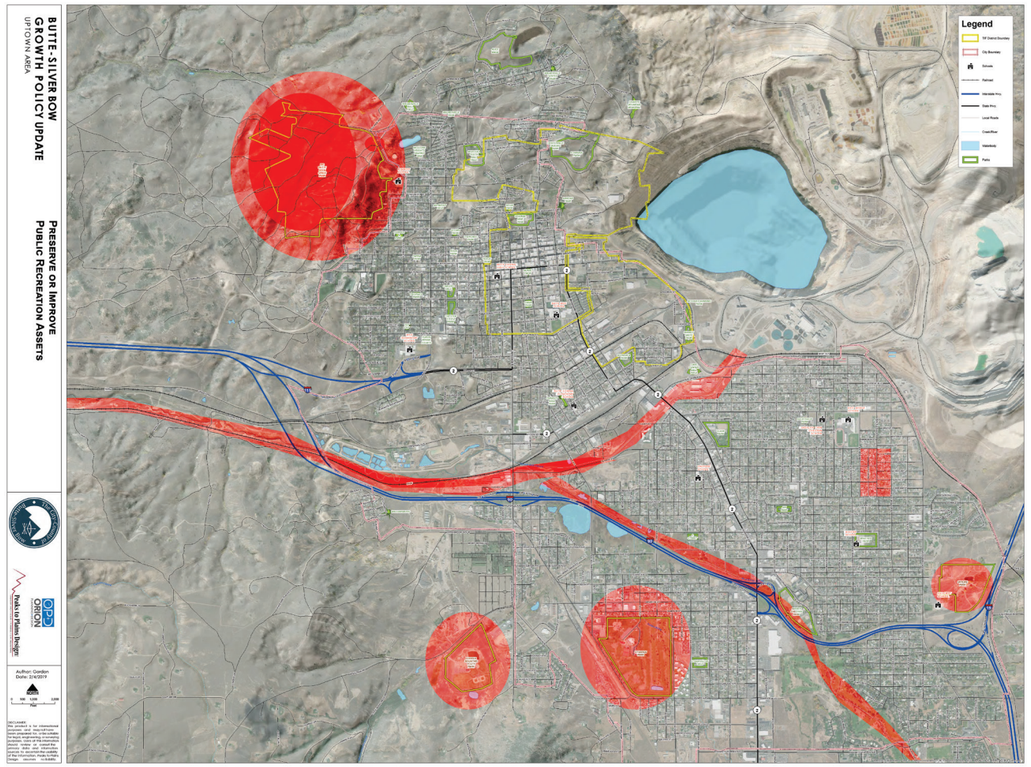
Vicinity Map



South Butte & The Flats Area



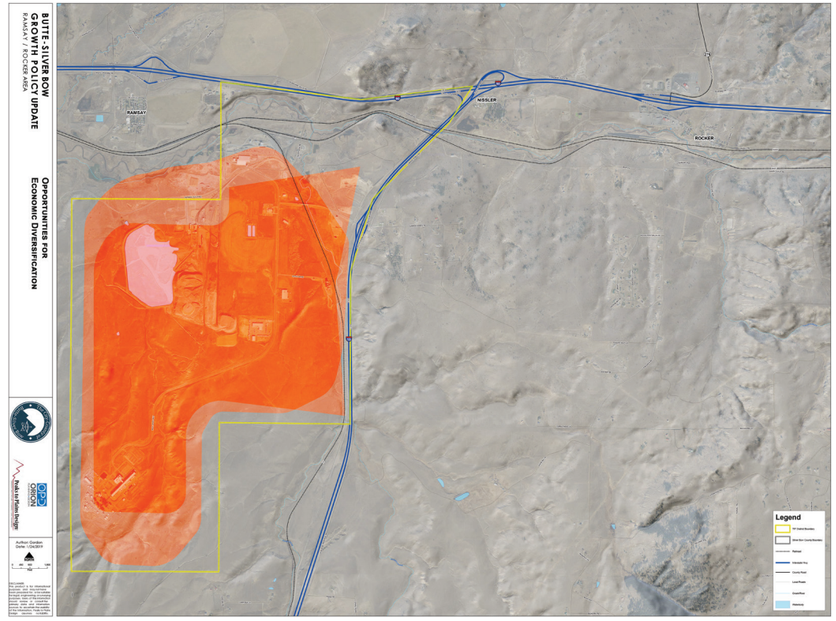
Uptown Butte



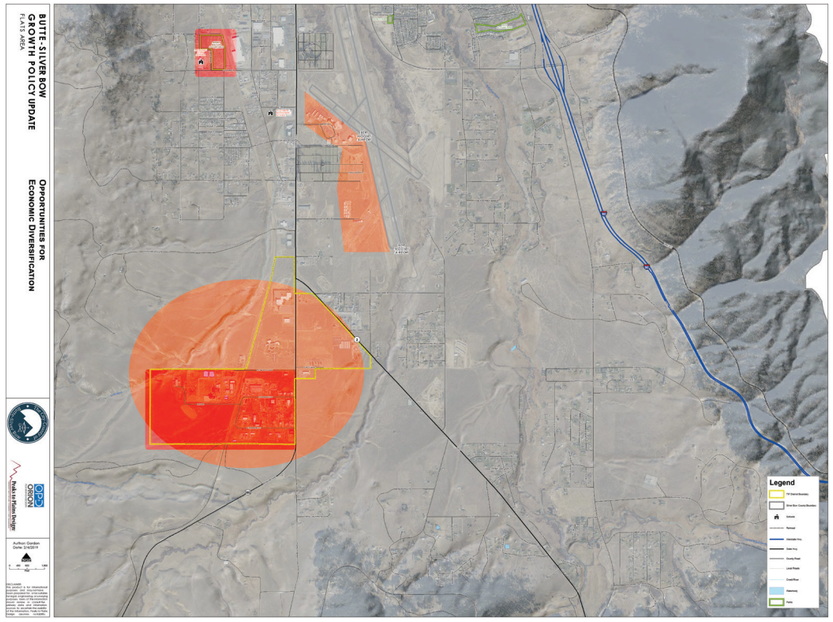
Areas to Prioritize for Economic Diversification (highlighted in orange)

Vicinity Map

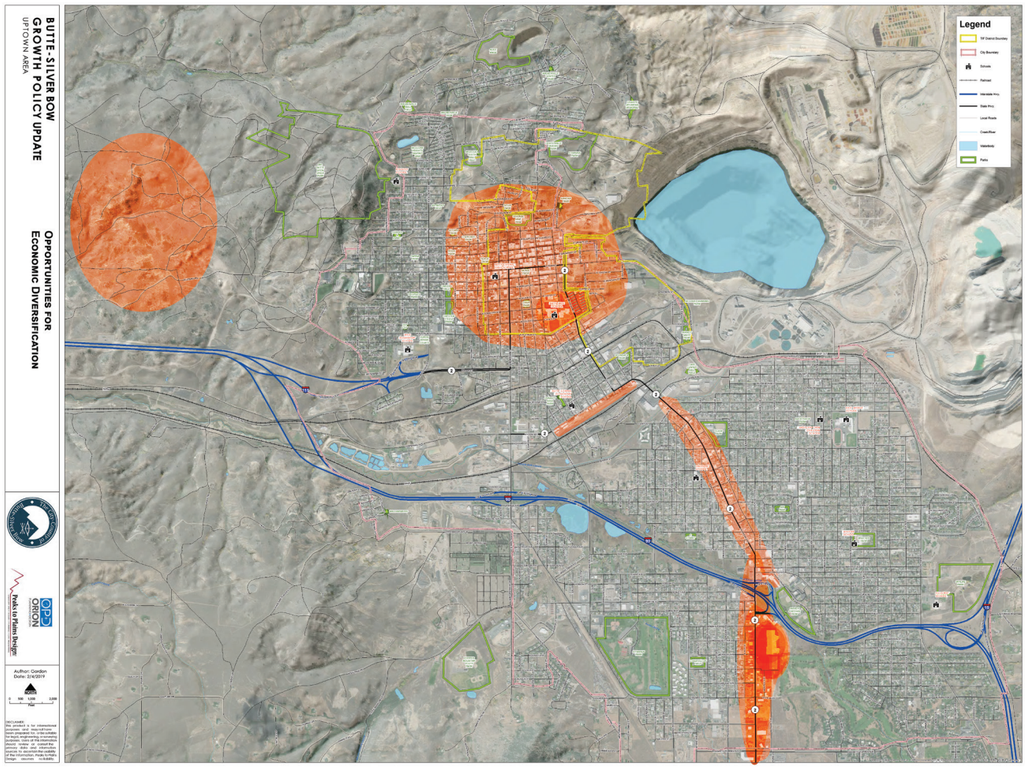
Ramsay & Rocker Area



South Butte & The Flats Area

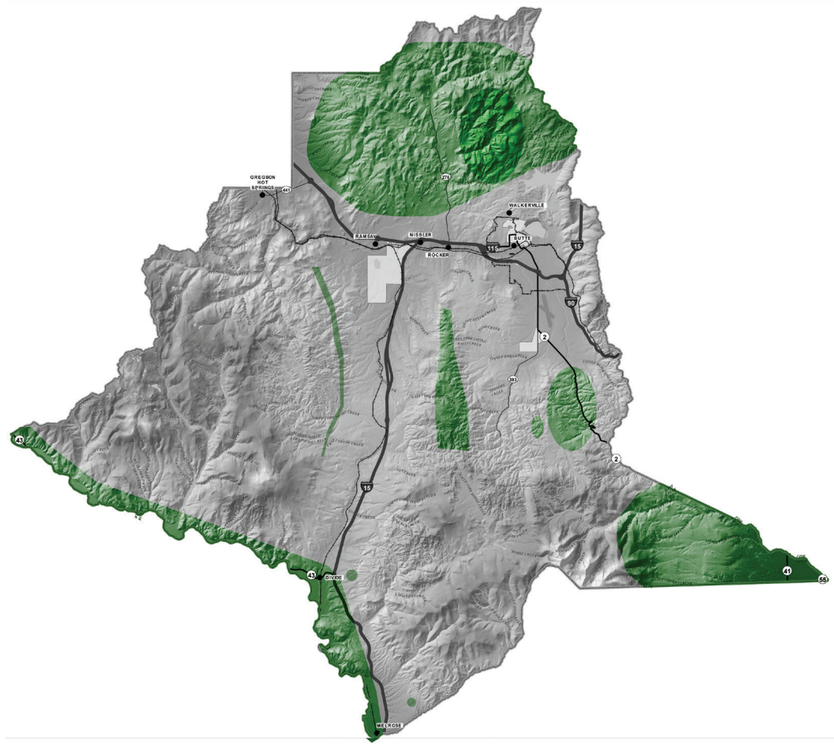


Uptown Butte

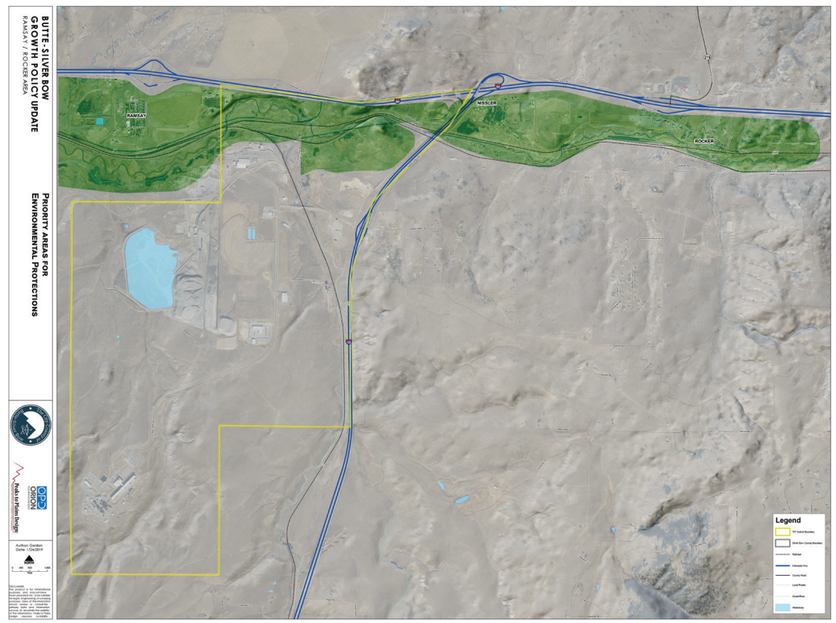


Environments Needing Improvement or Protection (highlighted in green)

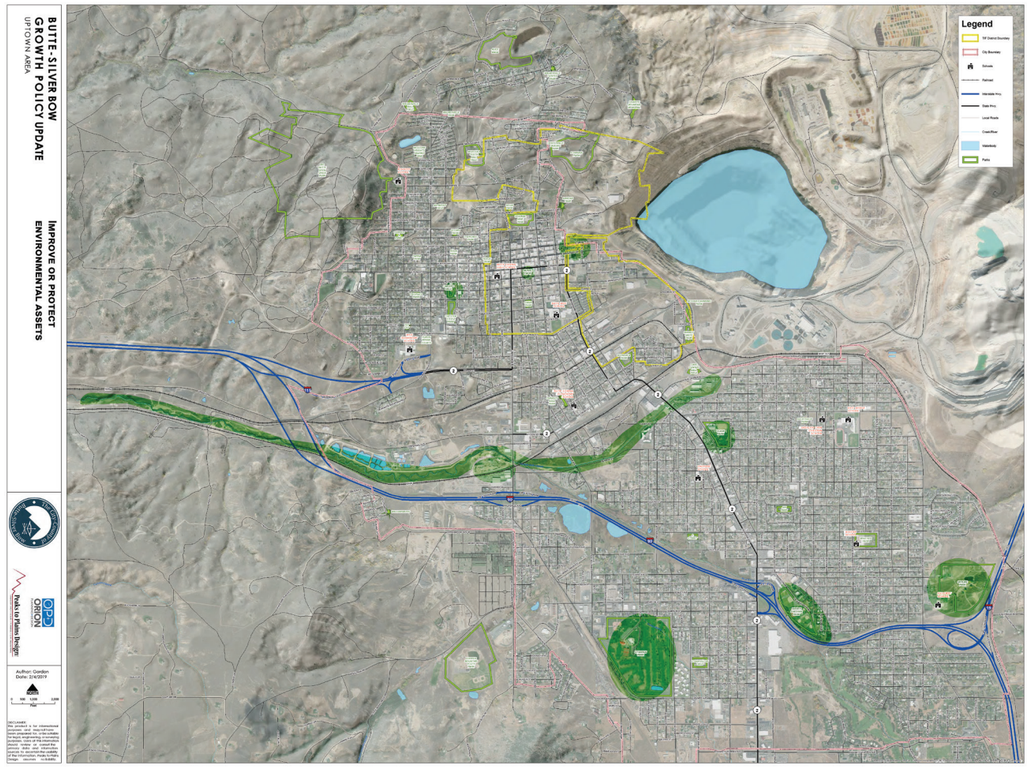
Vicinity Map



Ramsay & Rocker Area



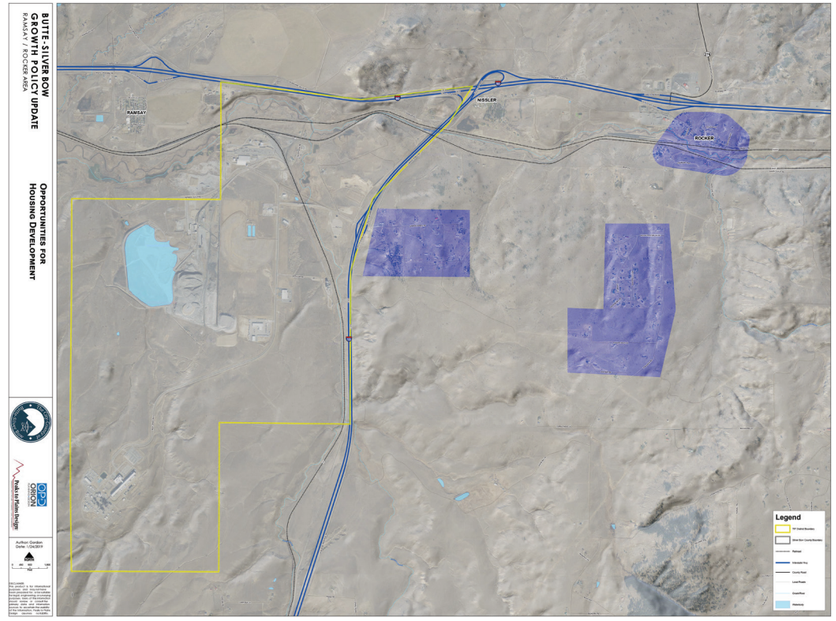
Uptown Butte



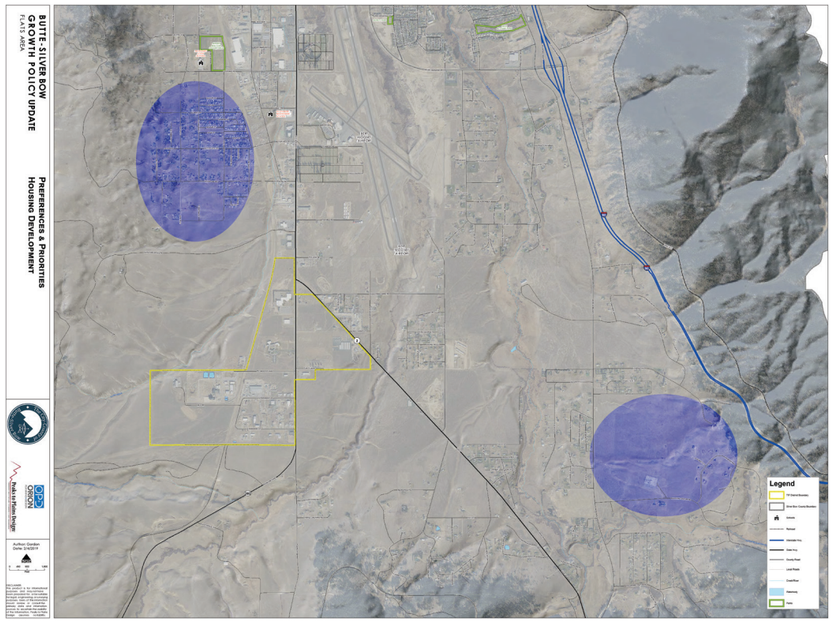
Areas to Prioritize Housing Development (highlighted in lavender)

Vicinity Map

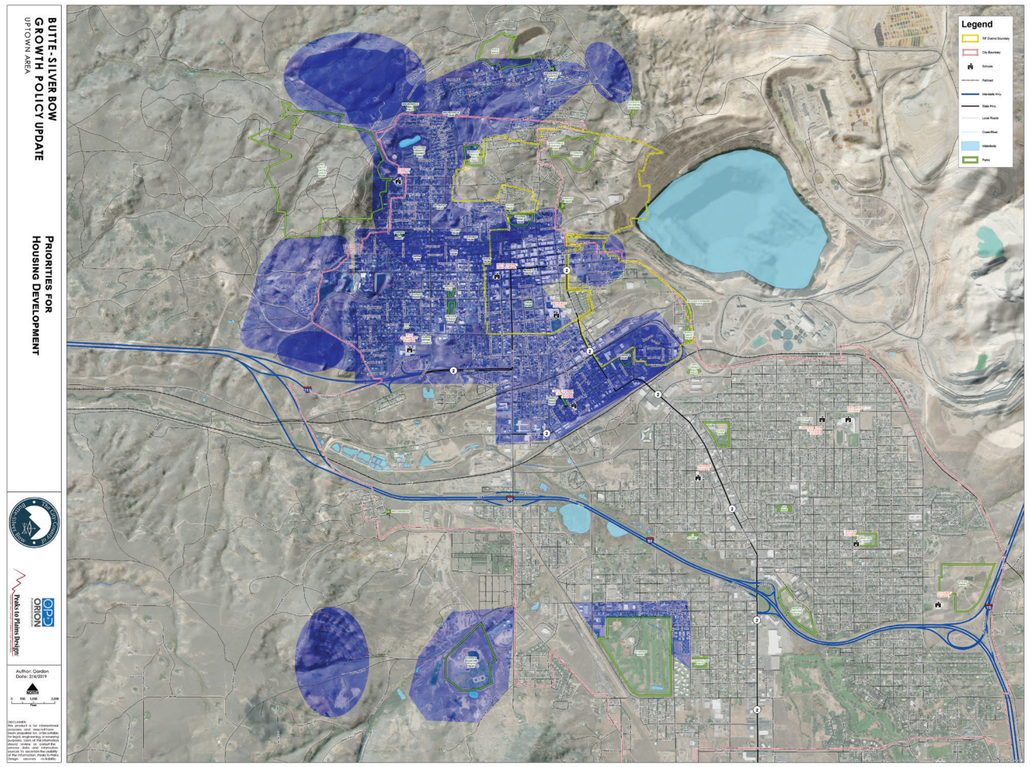
Ramsay & Rocker Area



South Butte & The Flats Area

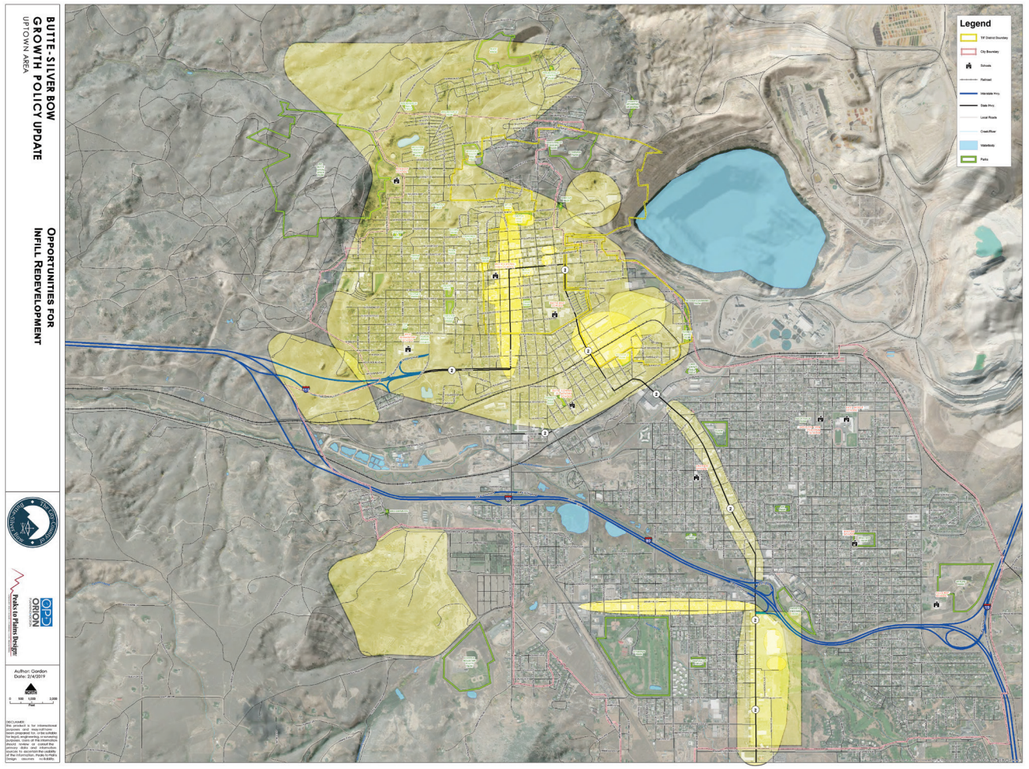


Uptown Butte



Areas to Prioritize and Incentivize Infill Opportunity (highlighted in yellow)

Uptown Butte



VISION STATEMENT

A vision statement is the keystone of any comprehensive plan, setting the framework for the overarching goals, policy and implementation strategies which set direction for the future of the county. The vision should be driven by the community's aspirations for itself - it is not a statement of what exists today, but where Butte-Silver Bow wants to see itself 15 or 20 years in the future. It should inspire, and it should reflect community values in setting those goals.

With roots as deep as the copper mined from our hills and a vision as expansive as our big sky, our future is grounded in the stewardship of this place we call home. From it's storied past to a prosperous future, we will embrace our potential by:

- **Upholding our heritage and the communities we have built by maintaining the unique sense of place that defines Butte-Silver Bow.**
- **Protecting the landscape and serving as stewards of our environment, preserving the health, wellbeing and livelihood of all who call Butte-Silver Bow home.**
- **Building and rebuilding to create a thriving, enduring community - one that is safe, one that is beautiful, one we are proud of.**
- **Seeking opportunity to set ourselves apart by maintaining affordability, promoting diversity and expanding quality of life**
- **Tapping into our greatest resource - the people of Butte-Silver Bow - to cultivate and continue an authentic community spirit, from Melrose to Walkerville, Fish Creek to Ramsay.**

Our resolve is deep and our endurance proven. The people of Butte-Silver Bow are our greatest asset; now is the time to unearth their potential. Let's dig deep. Let's celebrate the past while looking firmly toward the horizon. It's time we elevate Butte-Silver Bow.

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