

Land Use

PART 1: KEY FINDINGS

1. “Quality of Life” Values

In all visioning sessions and focus groups that were conducted as part of this growth policy process, ADLC citizens overwhelmingly stated that they value clean air and water, scenic vistas, open spaces, and abundant wildlife. They expressed a decided preference for resource-based recreation like hunting, fishing, skiing, hiking, snowshoeing, etc. Generally, they wanted wildlife habitat to be preserved and they wanted public access to open lands retained. ADLC policies, capital expenditures, and regulations should recognize and support the natural resource values held by its citizens.

2. Development Permit System (DPS)

The DPS was first adopted in 1992 and since that time, it has been amended a number of times---mostly in reaction to specific development and neighborhood issues. However, the DPS has never been subjected to a comprehensive review and amendment. The current document contains terms that have been outdated, lacks definitions for other more contemporary terms, and does not generally contain the tools that the County will need implement the Growth Policy. The DPS lacks a critical areas component and cluster provisions to protect water quality and critical wildlife habitat, neighborhood conservation districts and a small-area PUD (planned unit development) to provide affordable work force housing while preserving the character and qualities of existing neighborhoods. And while the DPS establishes a number of rural development districts, except for the Georgetown Lake area no specific development standards are provided for those districts. At visioning sessions, residents of some rural districts expressed a desire for density and property maintenance standards at the very least. A comprehensive revision of the DPS following adoption of the Growth Policy will address many of the issues and concerns raised during the public involvement phase of this project.

3. Downtown Revitalization

Downtown Anaconda is the heart of the community. It is the center of government, finance, shopping, and employment. It features restaurants, taverns, a major park, and other public gathering places. However, because of the economic climate of the entire Anaconda area, many downtown buildings have been neglected, and vacancies and underutilization are prevalent. Downtown master plans that focus on marketing, brand identity, and attracting and protecting investment, have helped other communities across the Rocky Mountain West to revitalize their downtowns. And when the heart of the community is re-energized, it ripples through the entire community. ADLC should strongly consider organizing downtown business people and property owners to make a downtown master plan a priority.

4. Remediation and Land Use

Much of the land in the East Anaconda area that was formerly used for various smelting operations has been, or is being, remediated to some extent. However, most of the remediation that is taking place is being done pursuant to the 1994 agreement for the conveyance of land from ARCO to the County. As part of this conveyance, covenants were placed on the land that (mostly) restricts its use to industrial. Under the current ROD (record of decision), the level of arsenic in the soil on lands suitable for industrial uses is no greater than 1,000 ppm (parts per million). By contrast, 500 ppm is considered the maximum acceptable level for commercial use, and 250 ppm is the maximum for residential. However, with the preparation and adoption of the East Anaconda Reuse Plan, there has been community interest in developing some of these vacant properties to a “higher” use. Some areas around the Old Works golf course are suitable for residential and office uses, while the Reuse Plan calls for mostly public uses in the East Yards area south of Hwy 1. Therefore, some additional remediation and/or changes to the covenants will be necessary to achieve this level of development.

PART 2: EXISTING CONDITIONS

1. Geography

Anaconda – Deer Lodge County is located in the southwest part of the state and shares borders with Powell, Jefferson, Butte-Silver Bow, Beaverhead, Granite, and Ravalli Counties. The County encompasses 741 square miles.

The County is the smallest county in land area and ranks 22 in population out of 56 counties. With a total population of 9,417 people in the year 2000, the County has an average of 12.8 persons per square mile compared to the State average of 6.2 persons per square mile. Most of the population is concentrated in the Anaconda urban area.

Geographically, Anaconda is located in the mountainous region of southwestern Montana. The Anaconda Range forms the southern Anaconda valley border, while the Flint Creek Mountain Range forms the north border. The elevations of the County range from West Goat Peak at 10,793 feet above sea level to around 4,756 feet above sea level at Galen. At 5,280 feet, Anaconda is one of America’s “Mile High” cities. The Beaverhead-Deer Lodge National Forest and Anaconda-Pintler Wilderness Area encompass a large portion of the County. Georgetown Lake, the Big Hole River, and Warm Springs Creek are major water features.

The major transportation route is Interstate 90, which runs along the County’s eastern boundary. I-90 is a major east-west travel corridor through Montana, but in ADLC it is aligned in a north-south direction. Montana Highway 1, which runs east-west through Anaconda, is another major travel corridor.

Butte is the nearest urban area and is located about 27 miles from Anaconda. Missoula, Helena, and Bozeman are all located within a two-hour drive of the county.

Table 1: Distances to Major Cities from Anaconda

City	Distance
Butte, MT	27
Helena, MT	92
Missoula, MT	107
Bozeman, MT	110
Billings, MT	252
Spokane, WA	303
Seattle, WA	581

Source: Rand-McNally Mileage Calculator

2. Superfund

Anaconda lies within the Clark Fork River Superfund Site---the nation's largest. It was designated as a Superfund site by the U.S. Environmental Protection Agency in 1983. The Anaconda Smelter Site encompasses approximately 300 square miles, and contains the Old Works area, Arbiter Plant, Smelter Hill, the lower Mill Creek area, the Opportunity Triangle, and numerous waste management sites around the Anaconda area. Smelter waste contains elevated levels of arsenic and heavy metals such as cadmium, lead, and zinc. Emissions from smelter operations spread arsenic and lead deposits over a wide area in East Anaconda and beyond. As the potentially responsible party, the EPA looks to the Atlantic Richfield Co. to remediate any contaminants that may cause a risk to human health and the environment.

Remediation, consisting mainly of removal of contaminated soils and replacement with clean top soil, has proceeded according to the records of decision for each "operable unit". Contaminated soil is usually removed to a certain depth, depending on the level of contamination encountered and the intended reuse of the property. The soil and other material that is then placed after contaminated material has been removed is often referred to as a "cap". When remediated areas are redeveloped----and excavations are made for roadbeds, utilities, and building foundations, care must be taken to retain the integrity of the cap and to avoid recontamination of the area by excavated material. The procedures to accomplish this are set forth in "institutional controls" as part of an Interim Institutional Controls Plan (IICP).

When remediated property is redeveloped as large projects, such as the NorthWest Energy gas-fired generating plant and the CCCS facility on Hwy 48, an individual Site Work Plan can be formulated jointly between the developer and the Atlantic Richfield Co. However, when small projects are undertaken by individual homeowners or business persons, work programs must be completed quickly so that these projects can proceed in a timely manner. Therefore, the County's Development Permit System (DPS) incorporates remediation and the small-scale management of contaminated materials into the development permitting process, and where necessary, the County can provide assistance to persons undertaking small projects in preparing work plans and in the handling of contaminated material. As a result, most Administrative Development Permits (smaller projects) will have an accompanying work plan, and a Major Development Permit (larger projects requiring a public hearing and approval by the ADLC Board of Commissioners) will carry with it a condition for an IIC work plan.

The East Anaconda Reuse Plan, adopted by the County in 2008, provides redevelopment concepts and economic development strategies for former industrial lands on both sides of Hwy 1 in East Anaconda, the Mill Creek area, and the Opportunity Triangle.



A giant slag pile and vacant land remains as a legacy of Anaconda's industrial past. The East Anaconda Reuse Plan calls for a community center and playfields near this site west of the slag pile.

Map 1: Superfund Planning District Map

3. Land Ownership

The County is comprised of approximately 38% privately owned land, 45% of land under various Federal agencies, and 15% State owned land. Most of the Federal land is under the jurisdiction of the United States Forest Service and is part of the Beaverhead – Deer Lodge National Forest. There is more information on the Forest in the Natural Resources Element. Much of the state land is managed by Montana Department of Fish, Wildlife, and Parks as wildlife management areas. Atlantic Richfield Company (ARCO) is a major private land owner in the County.

The State Trust Lands, managed by the Department of Natural Resource and Conservation, are scattered throughout the County. The income derived from state trust lands, including leases and timber sales, is available for the maintenance and support of Montana's schools and institutions. The division is divided into four bureaus that represent the different types of land uses: Agriculture and Grazing Management, Forest Management, Minerals Management, and Special Use Management.

Public lands with high conservation values are generally considered as an amenity and often attract high-end development. In the past 20 years, the fastest growing counties in Montana have been those with significant public lands. Although ADLC has not experienced high growth due to Superfund issues, ADLC's public lands, with their high resource values, could be an attractive amenity for future development.

Table 2: Land Ownership in Anaconda-Deer Lodge County

Owner	Sq. Meters	% of Total
Local Government	17,501,298.83	0.91%
Private	734,184,061.47	38.27%
Right of Way	9,583,918.79	0.50%
State Government	284,091,306.64	14.81%
US Government	52,578.17	0.00%
USDA Forest Service	844,862,538.77	44.04%
USDI Bureau of Land Management	21,228,965.79	1.11%
Water	6,770,534.85	0.35%

Source: Montana Natural Resource Information System (NRIS) Geographic Information System (GIS)

Map 2: Land Ownership

4. Anaconda Planning Area

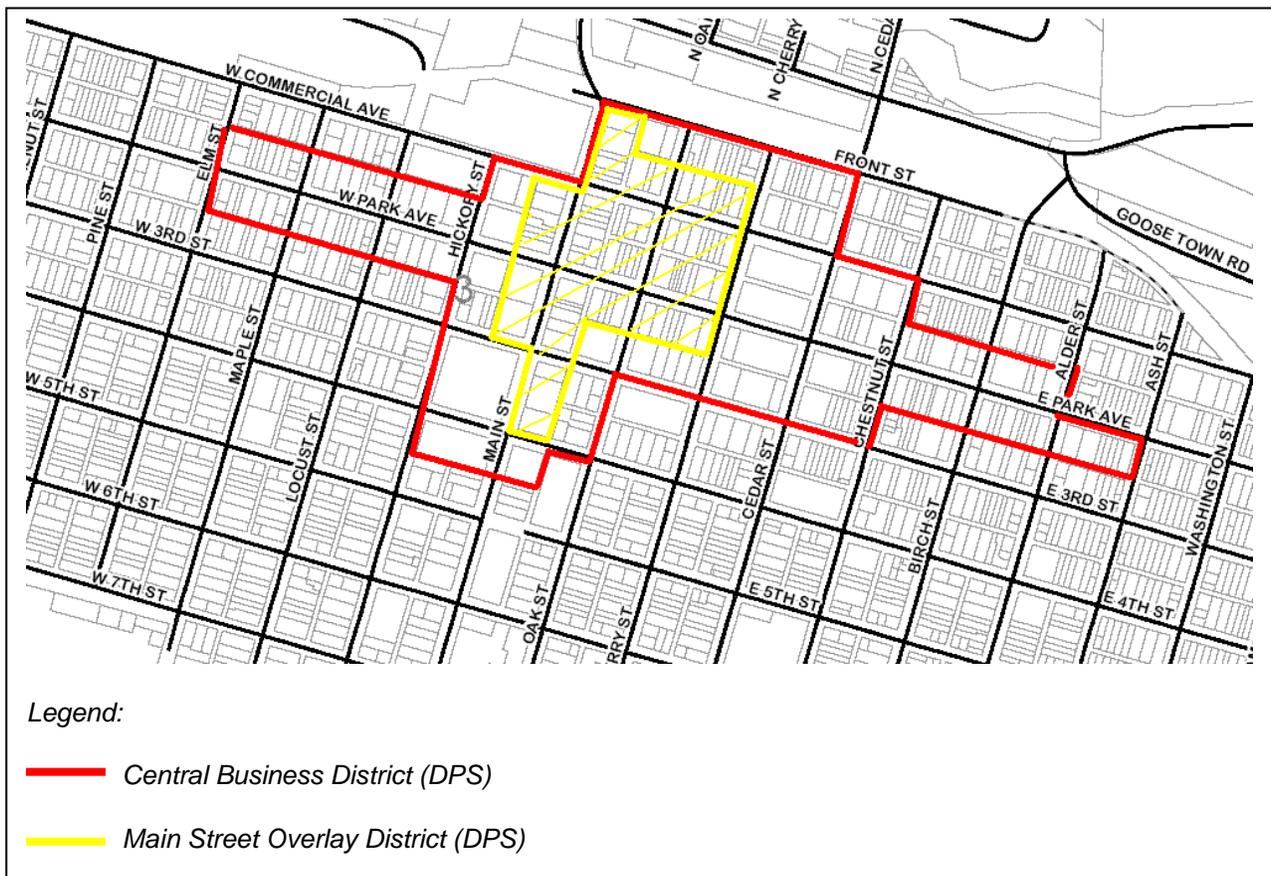
A. Downtown Area

Central business districts (CBD), or downtowns, are a key component of what defines the community. Residents and visitors will often describe a community as vibrant, or not, based on the impression they have of downtown. Downtowns give communities a sense of place, preserve the history of the community and differentiate the city from homogenous highway commercial developments. Strong commercial activity in a downtown can be the foundation to promote economic development, to attract tourists, and to advance other goals to recruit industry. Additionally, investment in downtown will increase the property tax base and encourage property owners to improve their buildings. Upper stories in downtowns are often popular as loft type residential units or office space for high tech businesses.

- **Boundaries**

For planning purposes, the downtown boundaries are coterminous with the boundaries in the Development Permit System for the Central Business Development District (CBDD) and Main Street Overlay District (MSOD). These boundaries are also the same as those established in the application for the “Montana Main Street Program”.

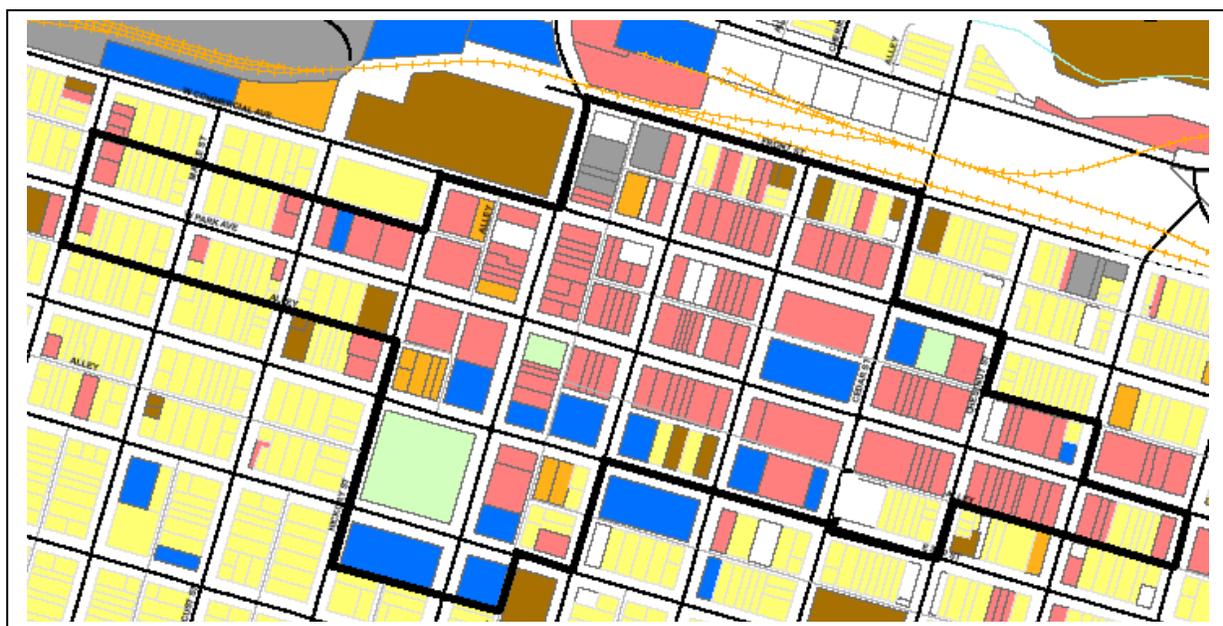
Map 3: Central Business District Boundaries



- **Land Use**

The land use in the core area of downtown is primarily commercial, such as retail, office, and service businesses. There is a concentration of institutional uses in the southern portion of downtown. The blocks west of Hickory Street are primarily single-family residential with a few scattered commercial uses. Single-family residential is not a permitted use in the Central Business Development District (CBDD), and is therefore, a legally non-conforming use. Also, there are scattered commercial uses in the transition areas adjacent to downtown that are within residential development districts, so these too are non-conforming uses. This issue will be addressed in greater detail later in this element.

Map 4: Central Business District Land Use



- 2 Family Residential
- Commercial
- Industrial
- Multi-Family Residential
- Parks/Open Space
- Professional Office
- Public/Semi-Public
- Single Family Residential
- Vacant

- **Business Mix**

In Anaconda, the most common type of business in the CBDD is retail followed by eating-drinking-casino establishments. The downtown also has professional, real estate, insurance, and financial offices, and a number of institutional use. However, there is a significant amount of vacant space in the downtown area. According to the field survey, about two-thirds of the vacant units were located on the first floor and about one-third were located on the second floor of buildings. This vacant space represents an opportunity to recruit new businesses to downtown and to provide for a viable mix of uses within the same building. Vacant second floors are often popular for residential and office uses but building and fire code requirements, usually for emergency egress, can sometimes be an obstacle to developing these spaces.

Table 3: Business Mix in Downtown Anaconda

Business Category	Number
Retail	20
Eating-Drinking-Casino	17
Institutional	8
Finance - Insurance - Real Estate	8
Service – Personal & Business	7
Professional & Medical Office	7
Auto	5
Utility	3
Industrial/Warehouse/Contractors	3
Entertainment	3
Lodging	2
Vacant Space in Building	23
Vacant Lot	7
Residential	33

Source: Field Survey, September, 2009

Downtown plans typically recommend a diverse mixture of businesses in central business districts, and there are general principles for optimizing this mix. The following guidelines are compiled from the Downtown Planning for Smaller and Midsized Communities, American Planning Association, 2009.

- Retail, eating/drinking establishments and personal services should be located on the first floor to generate foot traffic among shops. Retail window displays help attract shoppers and contribute to a vibrant atmosphere.
- The most common mix of uses within the same building tends to be ground-floor retail services, combined with upper-floor housing or offices. The combination of commercial and residential uses is mutually beneficial, as each has concentrating peak-hour parking demands, allowing shared parking.
- Offices are an important part of the downtown mix because they provide customer traffic and can support after-hour activities. Except for banks, it is preferable to have offices in upper stories or on side streets that are not part of the main retail corridor.
- Residential uses in the core area should be in upper stories. Residential in neighborhoods adjacent to downtown can support businesses in the CBD.
- Lodging can provide more customer traffic for downtown businesses. Lodging is often adjacent to the retail core where shops/restaurants are within walking distance without disrupting traffic patterns.

- Uses that generate excessive truck traffic, such as warehousing or unusually high parking demands, such as automobile dealerships are generally not acceptable downtown.
- Institutions have historically located in downtowns and are important anchors in the central business district. Often institutional uses are located in historic structures that provide important landmarks for the central business district. It is important to work with government agencies to keep these uses downtown and encourage building designs that will be compatible with the architectural and historic features of downtown. Many institutions also have distinctive public spaces.

Figure 1 : Friendship Park is Next to the Old City Hall Museum



- **Downtown Planning**

Anaconda does not have a comprehensive downtown master plan. The purpose of a master plan is to illustrate the overall vision of the Downtown and to provide an implementation strategy that enables the City, property owners and citizens to make informed, strategic decisions about future development and public improvements. A master plan integrates an urban design framework with marketing, land use and public improvements. It examines the need for infill and/or redevelopment, traffic circulation and parking improvements. The elements of the master plan vary depending on the needs of the community. Some elements may be separate planning documents that supplement the other planning efforts. Following are common elements of a Downtown Master Plan

- Historic Preservation & Urban Design
- Streetscape
- Public Amenities and Public Spaces
- Parking, Transportation & Pedestrian Improvements
- Marketing Plan
- Land use & zoning
- Infrastructure Analysis
- Signage

Since 1995, a number of organizations have been involved in various planning projects for downtown Anaconda. These efforts address some, but not all, of the components of a master plan and lay the groundwork for development of a comprehensive downtown plan.

- “Anaconda – Vision Our Future”, Montana State University, Extension Service and School of Architecture, 1995

This was a community-wide visioning document. Recommendations and illustrations addressed entry corridors, central business district, historic preservation, housing, trails and public facilities. The recommendations specific for downtown included streetscape concepts and infill development. It was recommended that storefronts and signage be sensitive to the historic character of downtown.

Figure 2: Street Tree & Grate in CBD



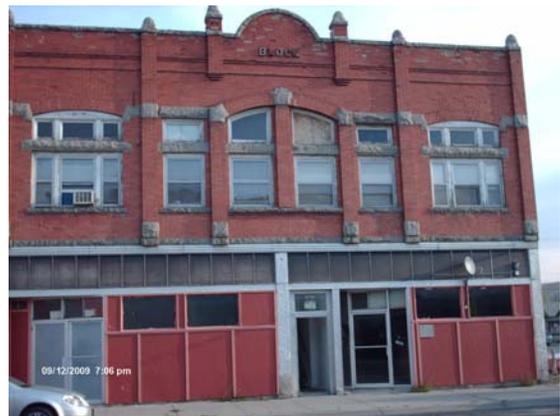
- “Anaconda Revitalization Project”, Montana State University, School of Architecture, 2004

The focus of this project was a design study and recommendations for the Commercial Historic District which covers much of the Central Business District. The overall goals were to, “...create a time oriented theme by looking at signage, bringing continuity to the façade work, creating a more friendly place for pedestrians, and creating a more appealing atmosphere at Durston Park.” The study documents architectural features such as:

- brick facades
- distinct entryways
- pedestrian friendly signage that is smaller and theme oriented
- defining cornices
- lead glass
- French style architectural details

The buildings are not setback from the street and are generally one to two stories. The study notes that during the 1950’s to 1970’s many historic buildings were retrofitted with modern false facades or alterations that cover up some of these historical elements. The study recommends and recommends improvements to building facades and streetscapes to enhance the historical theme for the downtown.

Figure 3: Historic Brick Building in Downtown



- **Main Street Program**

The State of Montana Main Street program is based on the National Main Street program that uses an integrated, strategic “Four Point Approach” to downtown revitalization. The four steps include:

- Organization
- Design
- Economic Restructuring
- Promotion

The Main Street Program is an incremental, grass-roots driven effort based on local community priorities and investment. It is based on the principal that effective downtown revitalization doesn't “just happen” – it requires focused energy and strategic decisions based on sound market analysis and community values. Typical Main Street program activities are business retention, recruitment, promotion, safety, maintenance, and planning. The underlying premise is to encourage economic development within the context of historic preservation. The Main Street approach encourages communities to use their unique assets--distinctive architecture, pedestrian friendly atmosphere, local ownership, and personal services--to rebuild their downtowns.

The State of Montana Main Street program was established in 2005. Anaconda was one of four communities that were selected for the program in the first year of operation. Designated Communities must hire at least a part-time paid executive director and must have more than 5,000 residents. Designated communities receive on-site technical training delivered by the National Main Street Center.

B. Highway Commercial Areas

Anaconda has commercial areas along Hwy 1 both east and west of downtown near the community entryways. On the east side of town, generally east of the railroad tracks, both Commercial and Park streets are fronted by business establishments that include retail, restaurants, taverns, and casinos. At the far east end of the community is a commercial node that includes one of Anaconda's two supermarkets, a large discount drug store, a fast food establishment, major gasoline service station/convenience store, bowling alley, and motels. From a design standpoint, spaces tend to be not well defined. There is little landscaping and access to the two arterial streets is not well controlled. Most of this commercial activity is regulated by the Highway Commercial Development District (HCDD) which allows only expansions of existing retail and commercial uses as uses permitted outright. All new retail, services, cultural, recreational, and entertainment uses are subject to special use permits.

The west side commercial corridor is far more modest than the easterly one. It contains two gasoline service/convenience stores, auto sales, the community's other major supermarket, and miscellaneous auto-oriented retail. The new Southwest Montana Community Federal Credit Union is also located in this area. While the new credit union building features distinctive contemporary architecture and landscaping, these amenities are generally lacking in the rest of the corridor. Non-residential uses in this corridor lie mostly in the HCDD and Railroad Transitional Development District (RRTD).

C. Residential Areas

The vast majority of Anaconda's housing stock was constructed in the early and middle decades of the 20th Century, and this is reflected in each neighborhood's character and qualities. As pointed out earlier in this element, the Goosetown area is an historic district (within the larger Butte-Anaconda Landmark area). Goosetown was the primary area for “working class” housing for those employed in the Anaconda's smelter

and refining operations. The homes there were mostly constructed from 1900 to 1930, tended to be very modest, and were sited on very small lots. Today, many of those houses are in disrepair and many of those either sit vacant or are being used for personal storage. Because the lots in Goosetown are so small and narrow---mostly 25 feet in width---any addition to these structures usually puts the owner in a variance situation with respect to the regulations set forth in the DPS. Also, overlapping (almost touching) eaves make much of the Goosetown area a potential fire hazard.



Overlapping eaves present a fire hazard in Goosetown. Also, the close proximity of the homes renders the side yard and any windows useless.

For all of Goosetown's current development issues, citizens of Anaconda have clearly stated that they value its character, unique qualities, and its historical significance within the community. However, some revitalization and redevelopment in Goosetown could provide some work force housing----something that is critical to Anaconda's economic development goals. At present, most of Goosetown is in the Medium Density Residential Development District (MDRD), and the DPS contains no special provisions for addressing the issues of historic neighborhoods. A conservation district and/or small area Planned Unit Development (PUD) provision should be carefully considered in order to allow some redevelopment while maintaining Goosetown's scale and character. This tool could also provide workforce housing which is seen as vital to ADLC's economic development goals.

Anaconda's west side contains (relatively) newer housing units that are generally in better states of repair than those found on the east side. Several historic homes line Main and Hickory streets, and residential lots on the west side tend to be larger and wider. On the far west end of Anaconda, west of Willow Street, lots are larger still and development is regulated by the Low Density Residential Development District (LDRD). The County is seeing some investment in the west side, but the main threats appear to be a general lack of property maintenance and over-building caused by retro-fitting additions and garages onto existing lots. The most active area for contemporary housing is the Teresa Ann Terrace subdivision on the northeast side of Anaconda near the Old Works golf course. With needed infrastructure extensions, new work force housing could be provided on the lower reaches of land owned by the Washington Corporation west of Sunnyside Road, and in the West Valley.

Multi-family units tend to be concentrated in the central part of Anaconda along Third and Fourth streets, but there are some along W. Park Ave. as well. Most of this housing is several decades old and much of it is in

fair to poor condition. There is a large public housing complex on the north side of Commercial Ave. just west of Main St., and another at the north end of Cedar St. Participants at visioning sessions expressed a need for more senior housing, and given the age characteristics of the ADLC population, there is likely a pent up demand for quality, affordable in-town housing for seniors.

D. Third and Fourth Street Transitional Areas

The areas along Third and Fourth streets both east and west of downtown generally lie within the Medium Density Residential Development District. However, there are several commercial uses and commercial buildings, mostly on street corners, that lie within the MDRD. As discussed previously in this element, these uses and buildings are “legally non-conforming”.

When a use is non-conforming, the intent is that eventually these uses will be phased out and replaced with uses that conform to district regulations. The Development Permit System restricts the expansion of non-conforming uses and lenders are often reluctant to invest in businesses that do not conform to local regulations. The commercial buildings in the Third and Fourth street corridors, however, are generally viable, well-maintained structures that are integrated into the neighborhood. Many communities have “transition zones” to accommodate the mix of uses found around the core commercial areas, and such a district may prove beneficial to Anaconda. Another solution might be a special overlay that limits non-residential uses to those that will not generate large volumes of traffic, as most of the non-conforming properties do not have on-site parking. If viable, neighborhood compatible commercial uses could be brought back into these structures, and their distinct period architecture would continue to contribute to the community.



While this commercial building has been converted to residential use, it is typical of the old “neighborhood commercial” structures in the Third and Fourth street corridors. Notice it is built to the lot lines with no off-street parking.

E. Industrial Areas and the East Anaconda Reuse Plan

Most of Anaconda’s industrial land, and vacant land with the highest potential for new industrial development and employment opportunities, lies on the east side of the city. The AFFCO foundry is located on the southeast side of Anaconda adjacent to Goosetown, and according to the Montana Department of Labor and Industries, it is a Class 4 employer that employs 20 to 49 persons.

By far the most potential for future industrial growth is on land formerly owned by ARCO and/or used in past smelting and other refining operations, mainly in East Anaconda. Redevelopment of these lands is critical for ADLC to achieve its economic development goals. In order to evaluate the economic benefits of redevelopment, and to formulate strategies to bring those benefits about, the County formulated and adopted the East Anaconda Reuse Plan (Note: This document was formerly known as the East Deer Lodge Reuse

Guideline.). The Reuse Plan was adopted by the ADLC Board of Commissioners in 2008 as a neighborhood plan pursuant to Sec. 76-1-601(4), MCA, and identifies the following goals:

- Increase employment in the community.
- Keep area youth in the community after graduation.
- Set the stage for economic diversification and growth.
- Capitalize on opportunities already in the community.
- Establish partnerships to make ADLC the renewable energy center of the region.
- Provide enhanced recreational opportunities for residents and visitors.
- Provide for the environmentally safe redevelopment of the area while minimizing negative impacts of environmental wastes on future development potential.
- Showcase the healing of a damaged site through the use of sustainable design principles in the redevelopment.
- Create physical, economic, and thematic links between the new development areas and the existing community.
- Promote the utilization of existing infrastructure and innovative solutions to transportation within and between the sites.
- Incorporate and integrate the natural environment into the development of the site.
- Create an eco-industrial zone to promote sustainable growth.

In order to achieve these objectives, the Reuse Plan sets forth development programs and detailed development concepts for the various industrial areas of East Anaconda:

- East Yards
- Red Sands
- Mill Creek
- Opportunity Triangle

Except for the East Yards, these are the areas where future industrial development will take place. Factors such as distance from residential areas, buffering potential, access (highway and rail), and utilities have been accounted for. The development concepts are not meant to be prescriptive in terms of dictating exactly what development will look like, but instead they are concepts that will guide future development for investors and decision makers alike, and convey a level of quality that will protect both public and private investment. A revised Development Permit System and design standards are expected to guide development in these industrial areas.

The East Yards area is unique because it will primarily be developed as a series of interrelated public uses that the community needs, and that will be on display at the major east entryway to Anaconda. The AWARE Center for Excellence will soon be under construction on the west end of the property, and a demonstration gardens, community center, and play fields are planned for the remainder of the site.

Recommended actions specific to the Anaconda Planning Area include:

- Investigate the development of a downtown master plan and coordinate with the Main Street program to make it more visible and effective.
- Initiate a comprehensive amendment to the DPS to address issues such as terminology and references, integrate institutional controls, deal with transitional zoning around downtown, and create a small area planned unit development to promote work force housing.
- Preserve the character of the historic district through design standards and incentives.
- Develop design standards for the highway commercial area and improve community entryways.
- Organize and work with property owners for implementation of the East Anaconda Reuse Plan.

5. Historic Resources

A. Overview

In 1883, Marcus Daly and his investors began developing the town of Anaconda in order to locate a smelter for processing copper from the mines in Butte. The location of the town was chosen for its proximity to Butte and to take advantage of the water and timber resources in Deer Lodge County. The town was initially named Copperopolis but was changed to Anaconda at the recommendation of the postmaster. The original townsite was comprised of 300 square foot blocks and 70-foot-wide streets laid out in a rectangular grid. The Anaconda Townsite Company (later a department of the Anaconda Company) was in charge of land distribution and it divided the east side of town near the smelter into smaller and cheaper lots for the working class. The west side of town generally included larger homes ranging from modest craftsman style homes to stately mansions. The two residential areas on opposite sides of town, along with the commercial district in the center, each have their own distinctive character and provide a rich historic tapestry in the community. There have been a number of planning efforts over the year to preserve these historic resources.

Table 4: Historic Preservation Planning Efforts

Year	Planning Effort	Scope
1961	Butte Historic Landmark District Created	Historic Preservation survey and preservation efforts focused on Butte
1973 to Present	Properties added to National Register	See Table 5
1976	Anaconda Historical Society	Non-Profit dealing with preservation issues
1992	First Programmatic Agreement	Created planning process to integrate historic preservation planning with Superfund process
1993	Regional Historic Preservation Plan	Anaconda – Butte Heritage Corridor Plan. Funded by ARCO as part of programmatic agreement.
1994	Second Programmatic Agreement	ARCO provided funding for Community and Architectural Survey, constructed Upper Works & Lower Works Tail with interpretive signs, identified sites to be impacted by Superfund remediation activities
1998	Anaconda Historic Districts Created	Goosetown, Commercial District, West Side District (See Map)
2000	Ordinance #181 – Creation of Historic Preservation Board	Promote preservation of historic sites through number of activities including advising county on development applications
2003	American Labor History Theme Study	Identified Butte-Anaconda as one of 16 sites that warranted further evaluation as an NHL for its association with labor history.
2004	ADLC Historic Preservation Plan	Recommended Hist. Preservation Overlay Zoning District. Was not adopted.
2004	Smokestack State Park & Interpretive signs	MT Fish, Wildlife & Parks
2006	Butte National Landmark District was expanded to include Anaconda.	District encompassed all three previous Hist. Districts in Anaconda plus Walkerville and Anaconda-Pacific Railroad

Source: Information compiled by Applied Communications – January, 2010

B. Butte – Anaconda National Historic Landmark District

In 1961, the Department of the Interior, National Park Service (NPS) designated a National Historic Landmark District in Butte for its association with the labor history and copper industry. A National Historic Landmark is defined as follows:

“National historic landmarks are nationally significant historic places designated by the Secretary of the Interior because they possess exceptional value or quality in illustrating or interpreting the heritage of the United States. Today, fewer than 2,500 historic places bear this national distinction.

While there are many historic places across the nation, only a small number have meaning to all Americans -- these we call National Historic Landmarks.”

(Source: www.cr.nps.gov/nhl/)

In 2006, the district was expanded to include the Walkerville, Anaconda, and the Anaconda-Pacific Railway. The NPS describes the Landmark District as follows:

“Anaconda, Butte’s “sister city,” was an integral component of the copper district. The ore that was mined in Butte was shipped to Anaconda via the Butte, Anaconda & Pacific Railroad for smelting. Established as a company town for the purpose of providing smelting operations for the copper district, Anaconda’s history and development is intertwined with that of Butte and Walkerville. The Butte-Anaconda Historic District is a unique and outstanding part of America’s built environment that is critical to understanding and appreciating broad patterns of the nation’s extractive mining and labor history.”

The Butte-Anaconda National Historic Landmark District incorporates the three historic districts that were previously established in Anaconda. Historic Districts are established after a survey establishes boundaries that encapsulate a particular architectural type of historic context. The survey identifies contributing and non-contributing structures in the district. Contributing structures are those buildings or features which sustain and enforce the historic context of the neighborhood. Once the district is established, properties owners may be eligible for certain tax incentives, cities and states may impose design standards or review and grants for preservation activities may be available.

The three historic districts in Anaconda each have unique characteristics and architectural styles. A Historic Preservation Plan in 2004 proposed design review guidelines specific to each district. The Historic Preservation Officer uses these guidelines in making recommendations to the Board of Adjustment or Planning Board. Following is a general description of each district. The guidelines also provide useful information in coordinating historic preservation concerns with Superfund remedial actions. The NPS Landmark District Registration Form contains the following descriptions of the three unique historic districts in Anaconda.

Figure 4: Home in West Side District



- Goosetown

“Anaconda’s Goosetown Historic District represents one of the finest working-class neighborhoods in Montana and encompasses the heart of Anaconda’s historic working-class and ethnic life. The district includes all of the Eastern Addition and Birch Hill Allotment, and parts of the small Eastern-to-the-Eastern and Alder additions. The streets contain a diverse grouping of late 19th and 20th century residences an eclectic combination of styles representing the evolution of Anaconda’s less elaborate residential building forms throughout the historic period form 1883-1945. “The Goosetown Historic District contains a number of well-preserved, modest worker’s cottages, a few brick commercial blocks, and several ethnic-affiliated churches. Goosetown’s narrow lots, stores, and diverse ethnicity reflect the cultural individuality and economic solidarity common to the blue-collar neighborhoods of urban communities.”

Figure 5: Goosetown Neighborhood



- Commercial

“Anaconda’s Commercial Historic District is the heart of the city and is composed of roughly five full commercial blocks and eight half-blocks in the Original Townsite. The district contains 107 buildings and structures, including Anaconda’s largest concentration of brick business blocks, a small number of single dwellings, and two government buildings. The district encompasses a portion of the main east and west thoroughfares ... in addition to the main north-south route in Anaconda. The level streets are arranged in blocks 300-foot square with twenty-foot wide east west alleys bisecting almost every block. Ornamental, cast-iron street lamps line the streets. Most of the buildings in the Commercial historic District were constructed between 1891 and 1900. Of the 107 buildings in the district, 64% contribute to the historic character of the neighborhood.”

- West Side

“The West Side Historic District encompasses a majority of the western half of the Original Townsite, some 23 blocks with a 300’ square park in the community of Anaconda, Montana. The Anaconda-Deer Lodge County Courthouse occupies a commanding position at the head of Main Street, and from this civic/commercial axis, the West Side neighborhood trends south and westward. A large number of Anaconda’s most elaborate residences are located here, along with three substantial historic apartment buildings and many modest houses. Commercial buildings are concentrated in the northwest section of the district. Civic and recreational properties in the 300 Block of Main Street help the district achieve a fluid transition from the commercial into the residential area. Of the 513 buildings in the West Side District 65% contribute to the significance of the historic district.

Insert Historic District Map

C. National Register

The National Register of Historic Places is the official list of the nation's cultural resources worthy of preservation. Authorized under the National Historic Preservation Act, the Register is administered by the National Park Service. Properties on the National Register include districts, sites, buildings, structures and objects that are significant in American history, architecture, archaeology, engineering and culture. Since listing on the register is voluntary, there may be properties that are historically significant or identified in some other survey that are not listed on the National Register. Table 3 only represents properties actually on the National Register.

Figure 6: Glover Cabin



Table 5 : Anaconda Properties Listed on the National Register of Historic Places

Name	Address	Age	Type	Description/ Features
Alpine Apartments	200 Hickory	1900-1924	Building	Architecture/Engineering
Anaconda Commercial Historic District	Roughly bounded by Commercial Ave., Main St., Chestnut St. and E. Park Ave.	1875-1949	District	Late 19TH AND 20TH Century Revivals
Anaconda Copper Mining Company Smoke Stack		1900-1924	Structure	Industry
Ancient Order of Hibernians Hall	321--323 E. Commercial	1875-1899	Building	Architecture/Engineering
Barich Block	416-420 E. Park Ave.		Building	Architecture/Engineering
Bielenberg, Nick J., House	801 Milwaukee Ave.	1900-1924	Building	Exploration/Settlement Bungalow/Craftsman
Branscombe Automobile Machine Shop	125 West Commercial	1900-1924	Building	Early Commercial
Butte, Anaconda and Pacific Railway Historic District	Right-of-way begins in Butte and travels to Anaconda, generally along course of Silver Bow Creek	1875-1899	District	Transportation
California Creek Quarry		2000-2499 BC	Prehistoric	Information Potential
City Hall	401 E. Commercial	1875-1899	Building	Late Victorian
Club Moderne	811 E. Park	1925-1949	Building	Modern
Coleman, William E., House	500 Missouri Ave.	1875-1899	Building	Queen Ann
Collins, James V., House	422 West Third St.	1875-1900	Building	Queen Anne
Davidson Building	301-303 E. Park St.		Building	Commerce

Deer Lodge American Women's League Chapter House	802 Missouri Ave.	1900-1924 1925-1949	Building	Bungalow/Craftsman
Deer Lodge County Courthouse	U.S. 10	1875-1899	Building	Architecture/Engineering
Eck, Theodore, House	1217 W. Fourth St.	1900-1924	Building	Bungalow/Craftsman
Furst, John, House	1403 W. Third St	1900-1925	Building	Bungalow/Craftsman
Glover Cabin	Washoe Park	1850-1874	Building	Architecture/Engineering
Goosetown Historic District	Roughly bounded by Cedar St., Monroe St., Birch Hill Allotment, and E. Commercial Ave.	1875-1949	District	Exploration/Settlement Social History
Granite Apartments	214 E. Third St	1900-1924	Building	EARLY COMMERCIAL
Hearst Free Library	Main and 4th Sts.	1875-1899	Building	Architecture
Kohrs, William K., Free Memorial Library	5th St. and Missouri Ave.	1900-1924	Building	Social History
Lorraine Apartments	218 East Third	1900-1925	Building	Early Commercial
Matheson, Duncan, House	1300 W. Third St.	1900-1924	Building	Bungalow/Craftsman
Methodist Episcopal Church of Anaconda	Jct. of Oak and E. Third Sts.	1925-1949	Building	Religion
Morel Bridge	25200 East Side Rd.	1900-1950	Structure	Transportation
New Brunswick House, The	325 East Front	1875-1949	Building	Greek Revival
Sheehan Boardinghouse	412 E. Third St.	1900-1949	Building	Early Commercial
St. Mark's Episcopal Church	601 Main St.	1875-1899	District	Romanesque
Trask Hall	703 5th Ave.	1875-1900	Building	Education
Waddell, George, House	506 W. Third St.	1875-1901	Building	Queen Anne
Washoe Theater	305 Main St.	1925-1949	Building	Art Deco
West Side Historic District		1875-1949	District	Social History

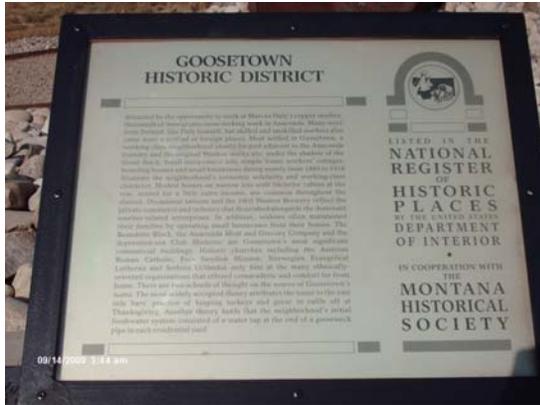
Source: U.S. National Park Service, <http://www.nps.gov/history/places.htm>

D. Certified Local Government

Montana's Community Preservation program, also known as the Certified Local Government (CLG) program, is a means of preserving historic resources in communities. The program is based upon an appreciation of the community's historic patterns, architectural styles, influential architects and builders, significant people and events, and historic and prehistoric archeology.

In partnership with the National Park Service under the National Historic Preservation Act, the Montana State Historic Preservation Office (SHPO) certifies local governments with historic preservation programs, provides technical preservation assistance, and annually dedicates 10% of federal funding to cities, towns, and counties that commit themselves to preserving their heritage under the program.

Figure 7: Historic District Information Plaque



Each CLG receives \$1,000 to \$5,000, depending on their level of activity and the federal allocation. Towns can spend in ways that best assist their community's local preservation needs. Anaconda-Deer Lodge County is a Certified Local Government.

Certified Local Government Program

The National Historic Preservation Act, as amended (16 USC 470 et seq.), established the Certified Local Government program. A local government that meets the following criteria is eligible to apply for certification.

The criteria have been set forth by federal regulation, 36 CFR 61.

- A. Enforce the appropriate federal, state, or local heritage resource legislation for the designation and protection of historic properties within its jurisdiction.
- B. Establish a qualified historic preservation Commission.
- C. Appoint a local Historic Preservation Officer.
- D. Maintain survey and inventory information on historic and prehistoric properties.
- E. Institute and update a local historic preservation plan and include the Commission and local Historic Preservation Officer in local planning.
- F. Provide for adequate public participation in the historic preservation program, including the process of recommending properties to the National Register.
- G. Meet the Standards for Performance
- H. Report on preservation activities.
- I. Attend at least one training session annually and train new local Historic Preservation Officers.
- J. Avoid conflict of interest.
- K. Perform other responsibilities delegated to the CLG by the SHPO.

<http://mhs.mt.gov/shpo/>

6. Conservation Easements

Thousands of acres in ADLC are under conservation easements of some kind. Most of these easements limit development potential of the property, while preserving it for agriculture, wildlife habitat, or other open space, usually in exchange for tax abatements, reductions, or other taxing considerations. Conservation easements are also a valuable tool for preserving large land holdings while avoiding estate taxes. The major conservation easements in ADLC are summarized in the table below.

Table 6: Conservations Easements

Easement Holder	Location	Size (Acres)	Year Established	ID #
Montana Land Reliance	La Marche Creek	1645	2003	525
Montana Land Reliance	Fishtrap Creek	1604	2006	652
Montana Land Reliance	East Fork Fishtrap Creek	255 81	2004	577
Nature Conservancy	Poronto Creek	526	1978	Vastis 1717
MT Fish, Wildlife & Parks	T4n R10W Sections 6 – 20 – 10 - 22	612 292 303	n/a	3070
Rocky Mountain Elk Fdn	Modesty Creek	1028	n/a	MT97-396

Source: Montana Department of Natural Resources, NRIS

Hearst Lake Property. ADLC holds a 99-year lease on approximately 4,000 acres of property owned by the Washington Corporation, and under the terms of that lease, the property is to be managed as a Class 1 watershed. The property stretches from the west side of Anaconda to Hearst Lake in the shadow of Mount Haggin. It has extremely high wildlife values, including elk calving grounds, and Hearst Lake is considered to be an excellent cold water fishery. In addition to the wildlife values, there is tremendous recreational potential for snowmobiling, hiking, camping, and horseback/pack touring in the backcountry. The property is accessible for recreation at this time, but access is restricted to hiking or horseback, with no motorized transportation allowed. ADLC is still assessing its management options for the property, and those include both recreation and energy production. Options for the Washington Corporation could include some limited development on the lower areas off of Ward and Stumptown roads and Sunnyside Road. However, at this time there are no plans or proposals for any development on the Hearst Lake property.

7. Rural Planning Areas

While the Anaconda urban area is the population, commercial, governmental, and financial center of the County, ADLC is comprised of several distinct rural areas and neighborhoods. This section will examine the planning, development, and resource issues in some of these areas.

A. Big Hole

The Big Hole area of Anaconda-Deer Lodge County is characterized by very large land holdings, wide open spaces, and working agriculture. Generally, the planning area is defined by the Continental Divide (Granite County line) on the northwest, the Big Hole River (Beaverhead County line) on the south, and the Butte-Silver Bow County line on the east. Two-lane Montana Hwy 43 runs along the north bank of the Big Hole River, and Mill Creek Highway connects the Big Hole with the Anaconda area. There are significant public lands in the Big Hole, including the Beaver-Deer Lodge National Forest and the Mount Haggin Wildlife Management Area. However, the area's major natural resource is the Big Hole River, a Blue Ribbon trout stream that also supports Arctic grayling, and attracts anglers from all over the world.

During a Growth Policy vision, Big Hole residents and property owners expressed a general desire to preserve working agriculture, the rural landscape, scenic vistas, wildlife habitat, and recreational and river access, while limiting human contact on the such a fragile natural area. They value the low densities, clean air and water, and the self-sufficiency that living in the Big Hole demands. At the same time, they were generally split on the issue of additional land development regulations. Some were concerned about the lack of development controls, others about the possibility of too much control. Residents said that they do not want to see development like that in Flathead and Ravalli counties, nor houses in the flood plains.

At present, there are no limits on subdivision density in the Big Hole area. The only limits are the ability to get potable water and to provide for a septic system and drainfield. The most significant local regulation is Ord. 208, Big Hole Conservation Development Standards and Permitting Process. A very similar version of this ordinance has been adopted by Butte-Silver Bow, Beaverhead, and Madison counties. This ordinance requires a permit and establishes a "setback" of 150 feet from the ordinary high water mark (OHWM) of the main stem of the river.

Strategies and actions recommended for the Big Hole River Planning Area include:

1. Revise the Big Hole River Conservation Development Standards and Permitting Process in order to clarify what activities and types of structures are subject to the 150-foot setback. Also, provide special requirements and a permitting process for bridges (as Butte-Silver Bow County has done), but include preservation of aquatic habitat as a siting and design criteria.
2. Establish development district standards with a significantly large minimum lot size consistent with the Big Hole's rural character, and allow for clustering to further preserve working agriculture, wildlife habitat, environmentally sensitive areas, open spaces, and scenic vistas.
3. Establish setbacks and buffer zones for streams and wetlands, establish slope development standards and BMPs to reduce erosion potential and preserve and enhance water quality.
4. Limit commercial uses to resourced based recreation (guiding, outfitting, etc.), home based businesses, and small scale lodging such as bed and breakfast establishments.

Insert Big Hole Planning Area Map

B. Opportunity

The Opportunity Planning Area generally encompasses the unincorporated community of Opportunity and surrounding areas. On the north, it is generally bordered by the Opportunity Ponds Waste Management site, and on the east by Interstate 90. Opportunity's influence does not tend to extend south across MT Hwy 1.

Opportunity has a very strong sense of community, and an event like the closing of the Beaver Dam School was difficult for the local residents. In a visioning session, they placed a high value on the small town friendliness of their community, the peace and quiet of Opportunity, and their unique quality of life. Among the things they said should be improved upon included lack of community involvement, disenfranchisement, better progress in environmental remediation, better road maintenance, decay and lack of property maintenance standards, and lack of land development regulations, particularly minimum lot sizes. Residents generally favored extension of water and sewer service to their community. However, there has been a concern that water and sewer service will lead to widespread lot splitting and higher densities.

Figure 8: Opportunity Rural Residential



Strategies and Actions:

The following are some recommended strategies and actions for the Opportunity' Planning area:

1. Establish residential density and setback standards. Designate commercial areas near the community center (fire station and grocery store area) to prevent commercial uses from springing up at any location in the community.
2. The County should make extending water and sewer service to Opportunity a top priority.
3. Entry monuments and features at community entry points along Hwy 1 would help to strengthen Opportunity's identity.
4. Work with the Opportunity community to establish its own set of property maintenance standards.
5. Conduct an historic resources inventory in Opportunity.
6. ADLC should hold an "annual Superfund coordination meeting" to review remediation plans, schedules, and development activities in the Opportunity area.
7. When the county-wide trails plans becomes available, take advantage of any opportunities presented by that plan for trail heads.

Insert Opportunity Planning Area Map

C. Lost Creek

Like most rural communities in ADLC, the Lost Creek area has no special land development regulations that set residential densities, setbacks, or setbacks and buffer areas from Lost Creek. However, in the past two years (2008 and 2009), subdivision and development activity has been very light.

At a visioning session held very early in the Growth Policy process, Lost Creek residents expressed that they place a high value on the safety and security of their community. They value the peaceful, quiet nature of their community, their good neighbors that watch out and care for each other, and the low population. They like the rural character and the “wild land” that is the backdrop to their unique community. Probably because they are somewhat isolated, they feel a sense of self-government with few rules or regulations.

While Lost Creek residents were generally happy with their community, they also expressed several problems and concerns that they wanted to see addressed through the Growth Policy. They are seeing increased traffic from the state park and logging. They are noticing more speeding through the community, and note a lack of enforcement. They are concerned about new growth and the possibility that it will impact ground water quality and existing septic systems, and that existing services such as fire protection will not be able to keep pace. They cited the loss of wildlife habitat and their decreasing population, and what they consider to be poor management of Lost Creek State Park. At the same time, however, some wanted to see smaller lot sizes allowed. Occasional flooding from undersized culvert, lack of weed control, and salvage yards/poor property maintenance were all mentioned as problems.

Figure 9: View from Lost Creek State Park



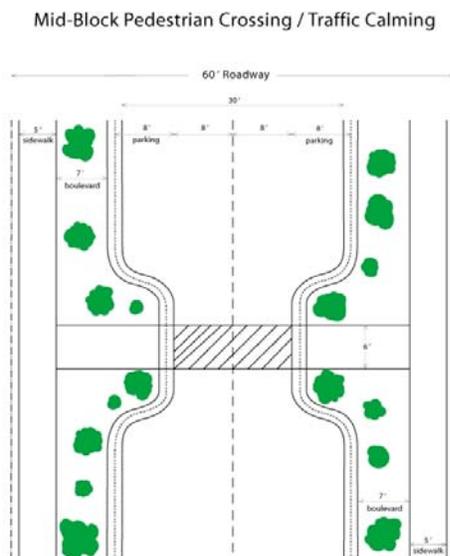
When asked what new development in Lost Creek should look like, residents were both optimistic and visionary. They placed an emphasis on aesthetics, said they would like to see existing eyesores gone, and wanted more ‘pride of ownership’ to help KEEP the community clean and attractive. They also want more parkland and conservation easements in future subdivisions. They generally favor avoiding building on steep slopes (as much for fire concerns as for environmental considerations), and cluster development to protect scenic vistas and wildlife habitat. There was, however, a strong preference among some to have no lots smaller than five acres in size.

Strategies and Actions:

There are a number of strategies that can be implemented and actions that can be taken to address growth, development, and community concerns in the Lost Creek area:

1. Lost Creek may benefit from a community waste water system so that densities around the central part of the community can be higher for greater neighborhood focus, and possibly to provide some work force housing.
2. Residential density standards should be set to allow higher densities where appropriate (as pointed out above), and to keep densities low elsewhere in the community.
3. Commercial uses should generally be limited to convenience retail and services meeting the needs of Lost Creek residents and park visitors, home based businesses, and resource based businesses such as outfitters and bed and breakfast lodges.
4. Some critical area standards (which are needed county-wide) would benefit the Lost Creek community by protecting the creek and adjacent riparian areas.
5. Like Opportunity, the County should work with Lost Creek residents to formulate property maintenance standards that are suited to their community.
6. The County should facilitate a listening session with Montana Fish, Wildlife and Parks to discuss management issues and external impacts associated with the state park.
7. The County could assist Lost Creek residents in working with property owners along Lost Creek Road to establish walking and riding trails adjacent to the right-of-way.
8. When Lost Creek Road is repaired or reconstructed, the County should consider a pedestrian crossing that also serves as a traffic calming device such as the one below.

Figure : Mid Block Crossing/Traffic Calming



Insert Lost Creek Planning Area Map

D. Mill Creek - Aspen Hill- Clear Creek Planning Area

Located east of Mt. Haggin and north and west of the Mill Creek Highway, Aspen Hill and Clear Creek are two connected large-lot subdivisions. While they are very close to Anaconda, their orientation and terrain give this area a distinctly rural, almost alpine character. At their visioning session, residents placed a high value on wildlife---especially the ability of wildlife to move through the community---, scenic vistas, and access to horseback riding and trails. Regarding the community as a whole, they value Anaconda's history and its opportunity to learn from the past successes and mistakes of other communities. Also mentioned were the neighborliness, sense of community, community spirit, and the value of homes and land that is available compared to other communities. Some like the fact that Anaconda is not over-regulated and does not collect "frivolous fees" as other communities around the state do. (Note: The Mill Creek industrial area near Montana Hwy 1 is not located within the Mill Creek-Aspen Hill-Clear Creek Planning Area.)

When asked "what are ADLC's greatest assets?", residents mentioned many of the same things that they value about the Anaconda community: resource based recreation (hunting, fishing, camping, hiking, etc.) and clean water. They also mentioned the strategic location between Glacier and Yellowstone national parks, the confluence of I-90 and I-15, Discovery Basin ski area, Old Works Golf Course, the Fairmont Hot Springs. They felt like the recognizable elements of the area's history are assets, but felt that the stack is underutilized as both an historic and promotional resource.

Community weaknesses were led by what the residents perceive as a lack of clear focus, vision, and goals, and lack of a fundamental concept as to how to get things done. They felt that the community tends to "reinvent the wheel" and does not seem to learn and apply the lessons from other communities. Also cited as weaknesses were the stagnant economy, the stigma of living in the "world's largest Superfund site", leakage of retail dollars, and the "brain drain", or lack of a critical mass for the most talented people to stay in the community.

Figure 10: Typical Wildlife in Mill Creek Area



The residents' greatest concern is what was described as "unequal treatment" and "unfair characterization" of their community. They feel as though the County treats their 200 homes and businesses as more of a nuisance than an asset. Residents want amenities and services commensurate with the taxes they pay, and stressed that they are in dire need of fire protection. On a community-wide scale, they are concerned about industrial decay and blight, and the overall community image that can give the newcomer a negative impression of Anaconda. Like almost everyone in the County, they wanted to see the local economy improve. They also want to see a stronger, more vital downtown with fewer vacant buildings and storefronts, and landscaping and public art incorporated into development projects.

Other concerns raised were the lack of police patrols (no recognition of the neighborhood) and inadequate access on their substandard roads. They expressed frustration with hunters, dirt bikers, and others who do not realize that they are on private property, and who often cause damage. Their area is being actively remediated, and they were concerned about the lack of control and coordination of heavy trucks and equipment used in the remediation. Noxious weeds were another concern among the group.

In the future, residents would like to see expanded opportunities for post-secondary education, a critical areas ordinance, and would like to ensure that the influx of new tax dollars are used for tax relief for people who now live in and support the community. They would like for the Anaconda community to chart a destiny independent from Butte, more seed money to start businesses and boost tourism, and an improvement in the visual quality of the community.

Strategies and Actions:

While the Aspen Hills-Clear Creek residents contributed many issues and observations to the planning process, only a few of them can be addressed within the context of the Growth Policy:

1. A 20-acre minimum development district should be placed on this entire area. While there may be covenants that address lot splits and resubdivision, the County should ensure that no additional lots are created given the poor access situation.
2. Work with property owners to preselect building sites so that wildlife corridors can be preserved.
3. The County should organize a listening session with Aspen Hills-Clear Creek residents so that local officials may better understand the community's unique challenges.
4. Ensure that any critical areas ordinance addresses slope standards and provides for revegetation and site restoration.
5. Provide technical assistance on road maintenance.
6. Facilitate better coordination and more "neighborhood friendly" remediation operations by Atlantic Richfield.
7. Generally, commercial services should be limited to home based businesses, resource-based recreation, small scale lodging such as bed and breakfast establishments, and businesses serving primarily the Mill Creek area population.

Insert Mill Creek Planning Area Map

E. East Valley

The East Valley Planning Area includes the Warm Springs/Galen area and the I-90 corridor, but stretches south to Crackerville. It is characterized by open rangelands and working agriculture.

Like most residents of rural ADLC, East Valley residents place a high value on the peace, quiet, and open spaces that their rural environment affords. They are proud of the family-owned working ranches and like the fact that neighbors watch out for each other. They appreciate the Clark Fork for the recreational fishing and floating it provides, and most residents do not want to see their area change to any great degree.

As for issues to be addressed in the Growth Policy, East Valley residents cited better road maintenance and weed control and for the County to pay more attention to their needs (mostly law enforcement). They also want “intelligent” growth that can be supported by the land and community, and that does not interfere with working agriculture. They also noted slow ambulance service and reluctance on the part of the County to assist with sub-standard roads and to install road signs.

As for the future of East Valley and ADLC in general, residents favor economic development where there are already services, and away from residential areas. They want better and more efficient services in East Valley, and feel like they are already paying for them. There is concern that Atlantic Richfield is not fulfilling their remediation obligations in rural areas, and that all the remediation money is being spent in Anaconda. They think the County should be more fiscally prudent and give the “windfall” back to the taxpayers. Overlapping service districts, like schools, was also cited as a problem.

Strategies and Actions:

As development pressure in most of the East Valley is very light, there is not a great need---at least not at this time---for a more active regulatory structure. However, there are some strategies and actions that could be implemented county-wide that would also address some of East Valley’s issues and concerns:

1. Ensure that a cluster provision is available within the Development Permit System so that East Valley property owners can make land available for sale while maintaining working agriculture.
2. ADLC should take the lead in coordinating services with Powell County.
3. Explore a conservation development ordinance and standards for the Clark Fork River similar to Ord. No. 208, which addresses riparian setbacks and land uses on the Big Hole River.
4. Any highway commercial services should be limited to areas around highway interchanges, Other commercial services should be related to existing commercial/industrial activities such as agriculture and gravel extraction. Home based businesses and small scale lodging should also be allowed.

Insert East Valley Map

F. Georgetown Lake

While Georgetown Lake has probably been ADLC's most developmentally active planning area in the past 10 years, it is also the most environmentally sensitive. It includes the Anaconda-Deer Lodge side of Georgetown Lake as well as land along both sides of Montana Hwy 1 (Pintlar Scenic Corridor) to a point approximately $\frac{3}{4}$ mile east of Silver Lake. The combination of second homes and year-round residents make Georgetown Lake one of the most populated areas of the County.

Two visioning sessions were held in Georgetown Lake at different stages of the Growth Policy process. As expected, residents place a very high value on the area's greatest assets: serenity, scenic vistas, remoteness, abundant wildlife (moose and black bear are frequently seen), recreational access to the lake and surrounding public lands, clean water, and the overall ecological health of Georgetown Lake. Residents were most vocal that steep slopes, stream banks, wetlands, and wildlife habitat should be protected from development.

Among the issues that Georgetown Lake residents want addressed are fire protection and good roads for better EMS and fire access. They want access to the lake and public lands preserved and they would like state and county help with beetle kill trees. They are concerned that winter use on the lake is increasing and cite the noise of snowmobiles. They also favor scenic corridor protection and want to see "skylining" of homes prevented in the area. They feel that managed growth could help alleviate the frequent power outages and surges, get better road maintenance, and protect the health of the lake as more people would have a stake in keeping the lake clean, healthy, and productive. Residents give their local fire district very high marks for service, but say police presence has declined over the past five years.

In terms of overall growth and economic development for the County, Georgetown residents feel like job opportunities need to be increased and broadened, beyond NorthWest Energy which was in the news during the second of the two sessions. Like most all County residents, they want to see more opportunity for young people to stay in or return to the community, and they think that better workforce housing may help. They also want better access to recreational programs, a community center (Anaconda), and they would like to see better strategic advantage taken of renewable energy potential such as wind, solar, and geothermal.

Figure 11 : Georgetown Lake



When asked about the most logical places for future economic and residential development, Georgetown residents were thinking along the same lines as most others in the County. Industrial and service commercial activities should go in East Anaconda and Mill Creek, and new residential opportunities should be made available in West Valley---if it is served by sewer.

As for the future, some residents would like to see a small gas station/convenience store serving the area, but others want to keep Georgetown Lake “just the way it is”. Some want development stopped until a plan can be adopted, and most wanted better enforcement of the rules that already exist. There was even a suggestion of a “rural development plan” (neighborhood plan) that would preserve view sheds, protect natural resources, and encourage responsible development. They suggest a “big box” retailer to provide some jobs and stop the leakage of retail dollars to Butte, and feel that students should be educated to look beyond the “issues of today”.

Strategies and Actions:

To address the issues and concerns raised by Georgetown Lake residents, the following strategies and actions are recommended:

1. Formulate and adopt a county-wide critical areas ordinance to address development on steep slopes and to protect stream banks, wetlands, wetland buffers, and wildlife habitat.
2. Revise the existing lakeshore protection regulations to limit the amount of construction within the lakeshore protection zone and to limit dock density.
3. Reevaluate the current overall base density of one unit per two acres in the Georgetown Lake area. Along with that reevaluation, provide incentives to cluster development using community wastewater systems in order to preserve more open space.
4. Require lake access easements of all new lakefront development.
5. Establish density standards and setbacks in existing residential areas.
6. Protect the integrity of the Pintlar Scenic Loop (Montana Hwy. 1).
7. Commercial services should be limited to resource based uses, home based businesses, and small scale lodging such as bed and breakfast establishments and short term (resort) rental of residential property. Retail services should be clustered near existing established retail centers.
8. Industrial uses (except for home based businesses and industries and extractive industries) should continue to be disallowed in the Georgetown Lake Planning Area.

Insert Georgetown Lake Map

G. West Valley

The most developable part of the West Valley Planning Area---lying west of Anaconda between Hwy 1 and North Cable Road---is underlain by a highly permeable alluvium that provides good quantities of ground water, but also can carry pollutants from individual septic systems than can impact wells far down-gradient. This is a critical consideration as the valley offers a great potential of needed work force housing, but at this time there is neither central water nor sewer serving the area. Like all of the rural planning areas other than Georgetown Lake, West Valley has no residential density standards, and therefore, land use decisions are made one subdivision at a time.

Not surprisingly, the residents of West Valley value their privacy and relative solitude. They would prefer to not experience any additional development (too preliminary plats have been approved in the past two years), but at the same time, they know that some development and changes to their community are inevitable. If and when additional development is proposed, residents want it to have substantial open space and respect the character and qualities of the existing community. They want comparable densities and demand protection of environmentally sensitive areas and wildlife habitat. And like almost all County residents, the people of West Valley place a high value on resource-based recreation and access to public lands.

Perhaps the most significant issue in West Valley, as alluded to earlier, is the lack of central sewer service. Not only does it inhibit additional growth, it could pose serious health hazards. Many of the existing residential lots are as small as 1/3 acre in size, and have no alternative drainfield sites when the existing individual septic systems fail. West Valley residents are very cognizant of that fact, and overwhelmingly favor extending public sewer into the area.

Problem areas in West Valley include a general lack of maintenance on County roads, a County park that has been neglected and that lies in a floodplain. Residents would like to see more street signs (street names and traffic control) and better refuse service in the form of a dumpster so people would not need to drive to Butte to dispose of household garbage. Residents note that the lack of a dumpster has resulted in illegal dumping and littering in the area. They are concerned about increasing traffic on Hwy 1 and North Cable Road, and would like to see North Cable reconstructed.

Strategies and Actions

The following strategies and actions are recommended to address present and future development issues in West Valley:

1. Initiate a comprehensive ground water study to provide reliable base line data on the quality and quantity of ground water supplies, and to identify any potential threats to public health and the Anaconda well field.
2. Once the preliminary engineering report (PER) on the West Valley sewer is completed, the County should immediately begin identifying potential sources of funding for extending central sewer service into the area.
3. Incorporate density standards for the West Valley area into the DPS.
4. Investigate an RSID for the reconstruction of North Cable Road.
5. Highway commercial and retail services should be limited to Montana Hwy 1. Only home based businesses and industries should be allowed elsewhere in the planning area.

Except for extractive industries, general industrial uses that could have adverse impacts on existing West Valley residential neighborhoods should be discouraged.

Insert West Valley Map

H. Spring Hill

Although it is bisected by Montana Hwy 1, Spring Hill is one of the County's most rural planning areas. What development exists is mostly residential, and is limited to a few metes and bounds and platted subdivisions in close proximity to the highway. Platted subdivisions include Aspen Landing Estates, Barker Creek Tracts, and Maguire Homestead, and lot sizes generally range from two to five acres in size. There are some mines and mining claims north of the highway, and much of the public land on the south side of Hwy 1 has been timbered.

The Spring Hill Planning Area contains critical winter range and is a migration corridor elk, mule deer, and big horn sheep. In 2009, there were some severe auto collisions involving sheep on Hwy 1, and both the County and the Montana Department of Transportation are investigating ways to get motorists to control their speed and be mindful of wildlife as they drive through this area. According to MDT data, average annual daily traffic (AADT) was 1,523 in 2008, the latest year for which data is available.

Because of the relatively sparse development density and lack of general development pressure, no visioning session was held specifically for the Spring Hill area. However, based upon input received at other visioning sessions on the value of open space, accessibility to public lands, and wildlife habitat, the following recommendations can be made:

1. The County should continue to work closely with MDT reduce auto-wildlife collisions on Hwy 1. Furthermore, the County should consider its own local awareness campaign for the Hwy 1 corridor.
2. Commercial development should be highly discouraged or outright prohibited in this planning area.
3. Industrial development should be restricted to mining and other extractive industries.
4. Residential densities should remain low, and any new residential subdivisions should be located very near or adjacent to existing subdivisions so as not to further fragment wildlife habitat.
5. Wildlife habitat, migration routes, steep slopes, wetlands, and stream banks should be protected through a critical areas ordinance (CAO) and cluster provisions written into the Development Permit System.

Insert Spring Hill Planning Area Map

Part 3: GOALS, POLICIES AND ACTIONS

Land use issues in Anaconda-Deer Lodge County vary widely from one planning area to the next. However, there are commonalities in the desires and vision of residents in each of the planning areas that call for some overall goals with policies and actions to be implemented by the County.

GOALS:

1. Promote efficient, healthy, and sustainable communities in all parts of Anaconda-Deer Lodge County.
2. Encourage new development that directly addresses County issues and problems (clean industry, good paying jobs, alternative energy development, work force housing, etc.).
3. Protect, preserve, and take strategic advantage of the County's natural assets such as scenic beauty and ready access to a wide variety of outdoor recreational opportunities.
4. Maintain an efficient, effective framework and procedures for reviewing development proposals and making land use decisions.
5. Achieve remediation of contaminated properties for revitalization of the local and regional economy, to eliminate the stigma associated with Superfund, and to provide the most possible flexibility in terms of reuse and redevelopment of remediated sites.

POLICIES:

1. Work with partners in the public health and education fields to promote walkable, bikeable neighborhoods, to provide for alternative transportation, and for recreational facilities that promote healthy lifestyles.
2. Encourage redevelopment, revitalization, and infill development in appropriate areas in order to achieve efficient development patterns and to take best advantage of existing infrastructure.
3. Support a strong and vital downtown Anaconda.
4. Place the highest priority on preserving the County's natural beauty and resources for existing residents and as an economic development asset.
5. Enact localized regulations, development programs, and environmental protections only through working with the residents and business people of the communities involved.

ACTIONS:

1. Initiate a process for comprehensive amendment of the Development Permit System (DPS) that addresses (at least) the following:
 - a. Critical areas component to include streamside setbacks, wetland buffers, and hillside development standards.
 - b. Cluster provisions with incentives to protect environmentally sensitive areas and wildlife habitat.
 - c. Revised lakeshore protection standards for Georgetown Lake.
 - d. Neighborhood conservation districts to protect the character, qualities, and historic integrity of existing neighborhoods.
 - e. Small area PUD to protect existing neighborhoods while allowing for the development of work force housing.
2. Produce detailed maps of each planning area that shows locations of critical areas such as wetlands, water bodies, steep slopes, and critical wildlife habitat.
3. Work with downtown property owners and business persons to start a Downtown Revitalization Plan.

4. Revise County subdivision regulations for a more efficient submittal and review process and improved infrastructure design.
5. Investigate the possibility of taking the lead role in the remediation of contaminated properties.
6. Begin a formal process of working with property owners to attract businesses and clean industry and implement the East Anaconda Reuse Plan, including providing for new infrastructure and design and development standards.
7. Initiate a series of 'Development and Environmental Issue Listening Sessions' in each of the rural planning areas.
8. Complete the process of fully integrating institutional controls and community protective measures into the DPS as applicable.