

4. Land Use

PART 1: KEY FINDINGS

1. “Quality of Life” Values

In all visioning sessions and focus groups that were conducted as part of the 2010 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---even if that means modifying or even rejecting a development application---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. In the survey conducted for this growth policy update, over 96% of respondents indicated that “access to open space” is *important* or *very important*.

2. Development Permit System (DPS)

As recommended in the 2010 Growth Policy, the Development Permit System (DPS) was completely rewritten and was enacted by the County in 2015. Major changes to the DPS include development standards for all rural development districts, updating of terms and definitions, bringing the Georgetown Lake protection regulations into conformance with state law, and adding special development standards for environmentally sensitive (critical) areas. New community development tools include both a rural and urban planned unit development option (PUD) that can provide developers with greater flexibility to respond to the scale and character of existing neighborhoods, terrain and other environmental factors of the site, or to experiment with different residential product types to meet special market niches such as workforce housing. Also new to the DPS are property maintenance standards and an additional category of home business tailored for rural areas. Finally, through the development permit review process, a stronger link was established between property improvements requiring a permit and testing and handling of potentially contaminated soils. As an institutional control under Superfund, the DPS must address both property improvements and environmental remediation when and where needed.

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. Once again, as recommended in the 2010 Growth Policy, ADLC and Anaconda Local Development Corp. undertook a downtown master plan primarily to address downtown’s economic vitality and appearance. That plan was adopted in March, 2016, and can be found on ALDC’s web site. Implementation is being coordinated by ALDC and Accelerate Anaconda.

4. Remediation and Land Use

Environmental remediation of land previously contaminated by industrial waste is ongoing in the County, and significant progress has been made since 2011. Fig. 4-1 depicts lands that were remediated prior to 2011, and those lands that have been remediated every year since. One major development issue in the County has been how best to proceed with redevelopment of the Red Sands area lying north of Hwy 1 and south and east of the Old Works Golf Course. While the golf course would be a logical value amenity for any residential, office, or lodging uses in this area, remediation has been undertaken only to the level to support industrial uses. And over the years, industrial land uses have been established south to north in this area even though the East Anaconda Reuse Plan called development to higher standards with potentially greater benefit to the community. This has led some members of the community to question the direction of the Reuse Plan and calling for a renewed community dialogue on development priorities for the Red Sands area.

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 24 in population out of 56 counties. With a total population of 9,298 people in 2010, the County had an average of 12.5 persons per square mile compared to the State average of 6.8 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 4-1: 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

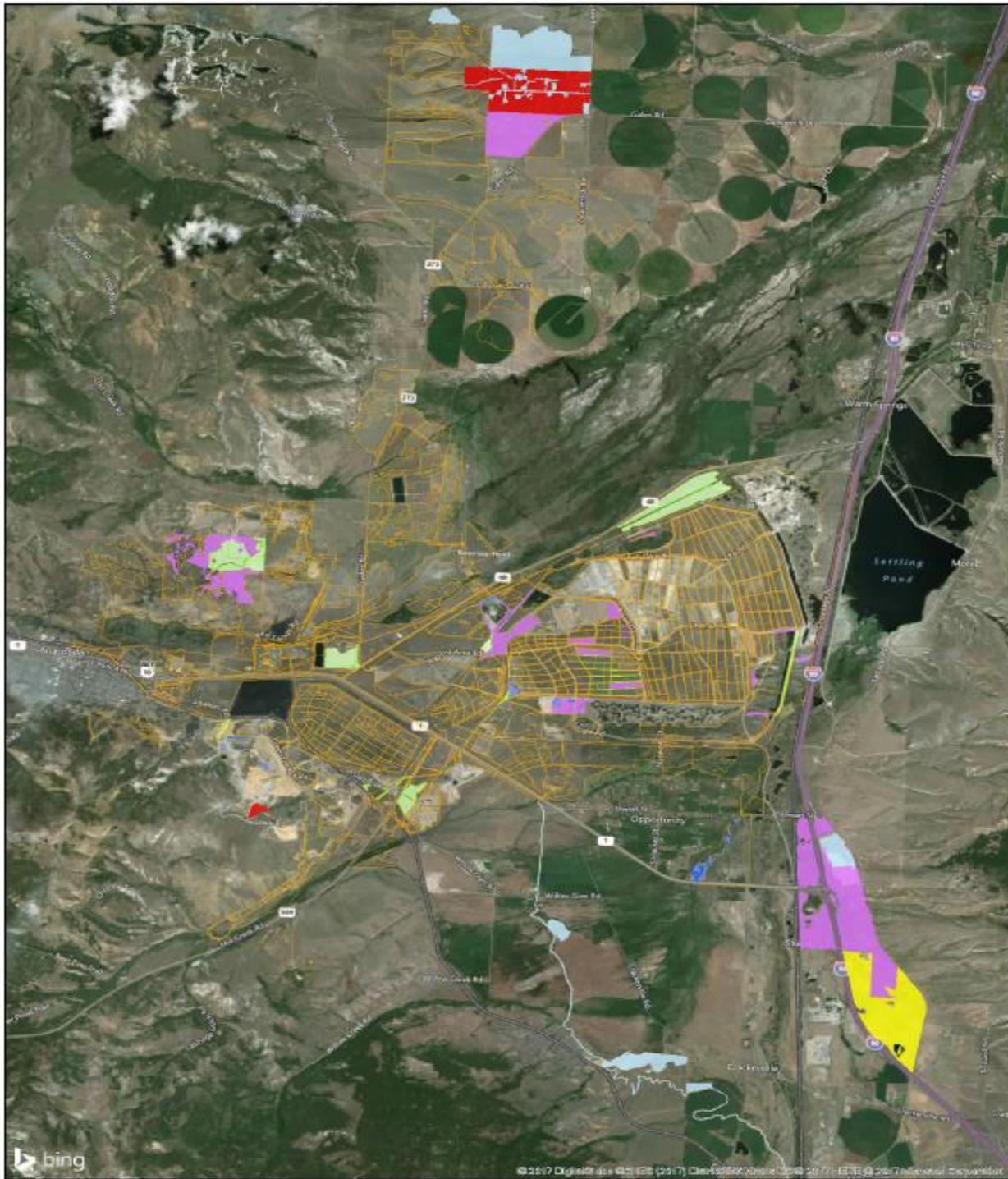
2. Superfund

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 is performed using various techniques depending on the land use and operable unit in which the remediation is occurring. Remediation is performed based on test pit sampling outlined in the Quality Assurance Project Plan (QAPP) and the Sampling and Analysis Plan (SAP) for the site. Remediation within residential properties under the Community Soils Operable Unit (CSOU) Record of Decision (ROD) consists mainly of removal of contaminated soils and replacement with clean top soil. Some areas have contaminated material that is not feasible to fully remove, these areas are classified as Waste Management Areas (WMA). Soils and mine waste within these areas may remain in place and be covered with clean soil, or treated or removed to varying depths (6-18 inches). The clean cover is often referred to as a "cap" because the clean material is acting as a cap to cover the contaminated material. When WMAs 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 Institutional Controls Plan (ICP). Figure 4-1 depicts areas that have been remediated prior to 2011, plus areas that have been remediated by year from 2011 through 2016. In addition, there have been numerous remediations of individual lots within the Anaconda urban area that are too small to map in this document. Map 4-1 shows the Superfund Overlay, an area generally acknowledged to contain the highest concentrations of air borne contaminants and where extra care in development and excavation is required, both by deed restriction and in the DPS.

When remediated property is redeveloped as a large project, such as the NorthWestern Energy gas-fired generating plant and the CCCS facility on Hwy 48, an Individual Site Work Plan may be formulated jointly between the developer and the Atlantic Richfield Co. However, when small projects are undertaken by individual homeowners or commercial operations, work plans must be completed quickly so these projects can proceed in a timely manner. Therefore, the County's Development Permit System (DPS) incorporates small-scale management of contaminated materials into the development permitting process, and where necessary, the County can provide guidance to people 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 institutional controls 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 stipulation for an ICP work plan.

Fig. 4-1: Remediation by Year: 2011-16



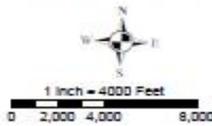
Legend

Remedy As-Built

- Pre 2011 Remedy
- 2011 Remedy
- 2012 Remedy
- 2013 Remedy
- 2014 Remedy
- 2015 Remedy
- 2016 Remedy

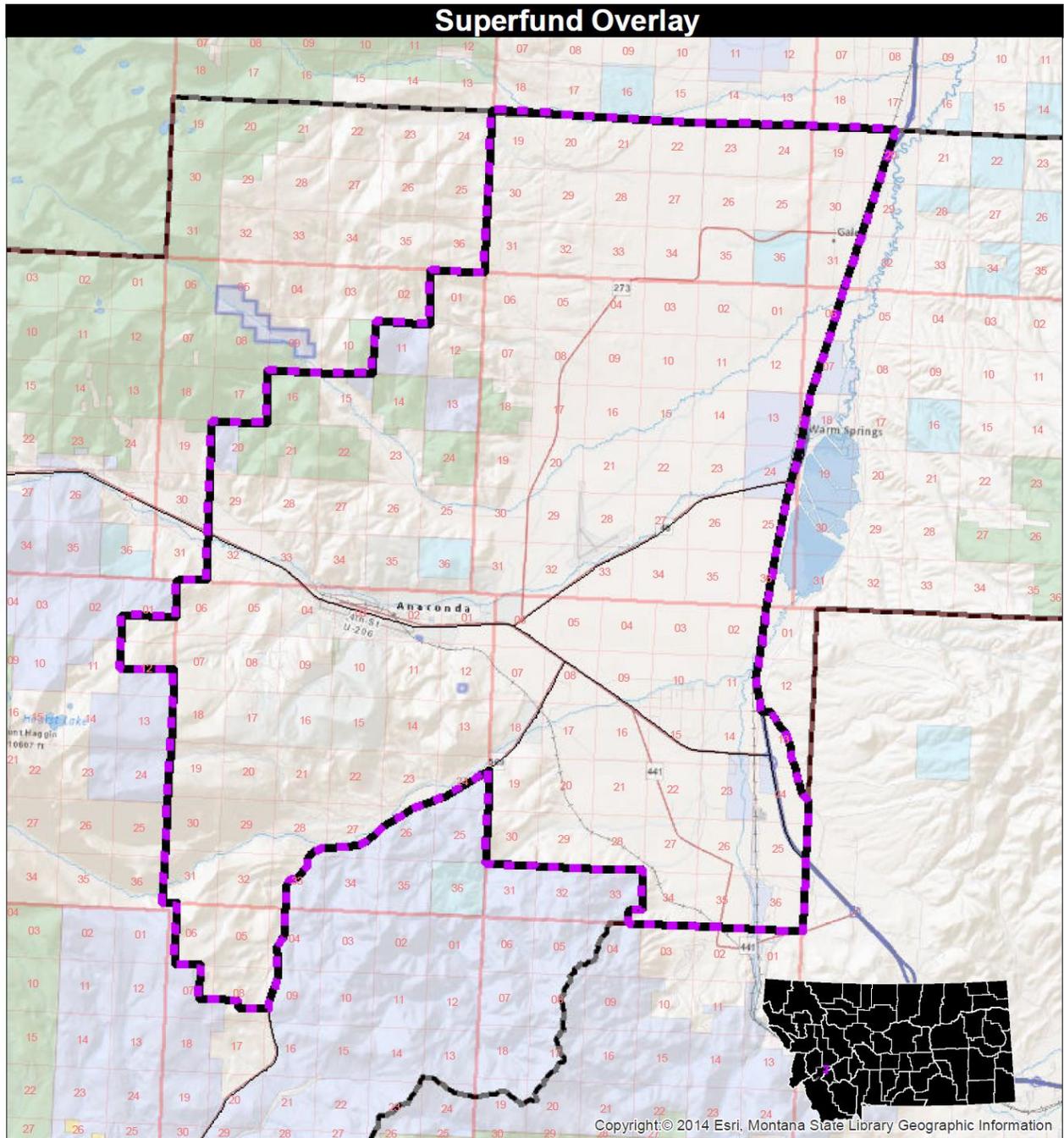


Boundaries on this figure DO NOT represent a legal survey. These boundaries are to be used for general reference only. No liability is assumed by WET or Anaconda-Deer Lodge County for the accuracy of these boundaries.



 	
Remedy As-Built Data	
Anaconda, Montana	
ADLC - GIS	
Date: 1/5/2018	
<small>Document Path: \\billars\GIS\Basc\GIS\Home\Repos\Figures\Remedy_Fig_011.mxd</small>	

Map 4-1: Superfund Overlay



Legend

-  Superfund Overlay
-  County Boundary

Boundaries on this figure DO NOT represent a legal survey. These boundaries are to be used for general reference only. No liability is assumed by WET or Anaconda-Deer Lodge County for the accuracy of these boundaries.



 	
Superfund Overlay	
<i>Deer Lodge County - Anaconda, MT 59711</i>	
ADLC-GIS	
Date: 12/5/2018	
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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) and ARCO Environmental Remediation remain major private land owners 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.

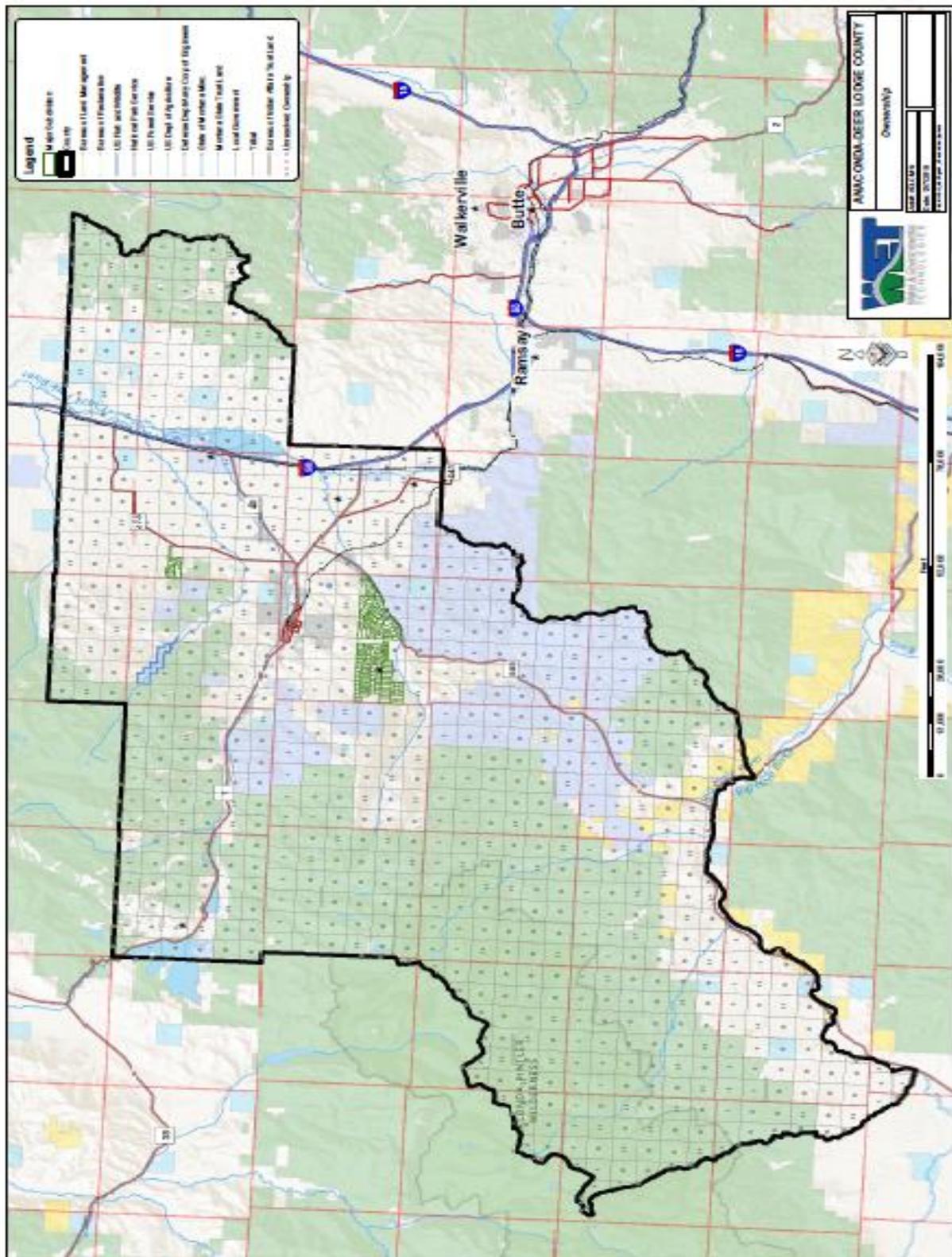
Public lands with high conservation values are generally considered as an amenity and often attract high-end development. In the past 20 years, the fastest growing counties in Montana have been those with significant public lands. Although ADLC has not experienced high growth due to Superfund issues,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

Table 4-2: Land Ownership in Anaconda-Deer Lodge County

Owner	Acres	% of Total
Local Government	3,640	1%
Private	177,767	38%
State Government	70,144	15%
USDA Forest Service	209,563	44%
USDI Bureau of Land Management	5,264	1%
Private Land in Conservation Easements	7,627	2%

Source: Montana Natural Resource Information System (NRIS) Geographic Information System (GIS), Compiled by Applied Communications, Nov. 2017

Map 4-2: Land Ownership



4. Anaconda Planning Area

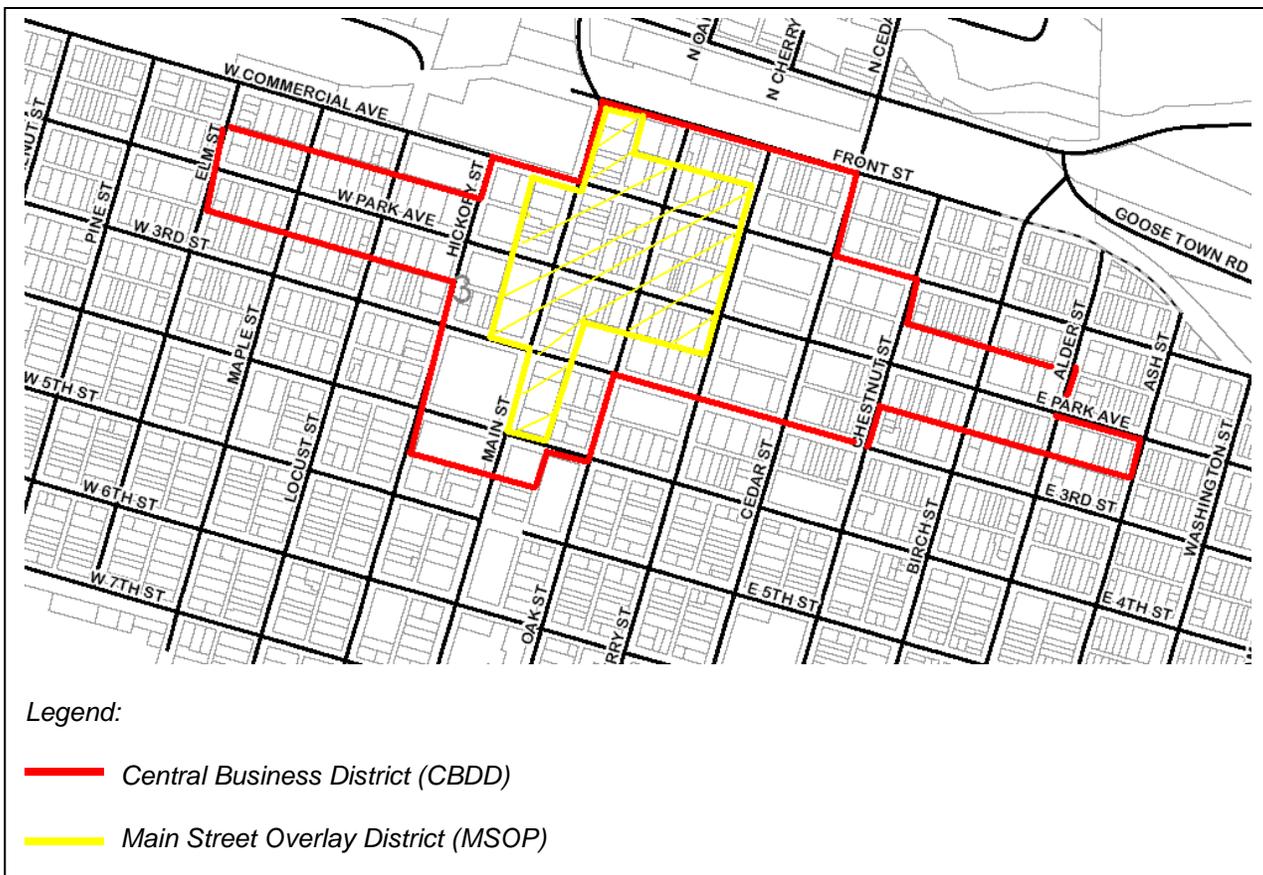
A. Downtown Area

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. In addition, 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 4-3: 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 and public/semi-public uses in the southern portion of downtown, such as the high school, a residential care facility, churches, and the Community Service Center in the old hospital building. 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. However, residential use is allowed---and encouraged---as apartments or lofts on the upper levels above a primary non-residential 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 4-4 depicts existing land use in the downtown area. Map 4-5 shows existing land use for the entire Anaconda Urban Planning Area and is included as an insert in the back of this document.

Map 4-4: Central Business District Existing Land Use



Legend

	Single-family residential		Professional office
	Two-family residential		Public/semi-public
	Multi-family residential		Parks/open space
	Commercial		Vacant
	Industrial		

- **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 public/semi-public uses, such as the post office, churches, and service clubs. 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.

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 4-2: Friendship Park is Next to the Copper Village Museum and Art Center/Marcus Daly Museum and Archives



- **Downtown Planning**

Downtown Planning

Most communities that are similar in size to Anaconda have a downtown master plan of some type. The specific issues addressed in the master plan will vary from one community to the next, but the general purpose of a master plan is to illustrate the overall vision of the Downtown and to provide an implementation strategy that enables the city (county is this case), property and business 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 actual elements of the master plan will vary depending on the needs of the community as previously stated. Some elements may be separate planning documents that supplement other planning efforts.

As recommended in the 2010 ADLC Growth Policy, a downtown master plan was initiated jointly by the County and the Anaconda Local Development Corporation (ALDC) in 2015. After working extensively with local business persons, economic development interests, community leaders, and interested citizens, the Downtown Plan was adopted by ADLC in March, 2016. According to the document, its purpose “is to articulate the long-term vision and set practical, achievable strategies for improving Downtown’s appearance and economic vitality. The Downtown Master

Plan also builds on past and current revitalization efforts undertaken by Anaconda Deer-Lodge County (ADLC) and Anaconda Local Development Corporation (ALDC).”

In addition, the plan identifies a number of issues that the plan itself provides an “opportunity” to address, including:

- Increasing the tax base.
- Preserving the architectural integrity of Anaconda’s Commercial Area National Historic District.
- Improving Downtown’s urban design and physical environment.
- Supporting and growing the tourism economy.
- Promoting equitable, affordable housing.
- Assessing transportation and parking issues.

- Evaluating a framework for regulatory changes that promote appropriate land use, reuse of historic structures, and address community decay.
- Identifying funding strategies.
- Developing implementation strategies that prioritize projects and actions and outlines roles and responsibilities among key organizations and agencies.

The Downtown Plan contains an action plan that includes regulatory strategies such as creating a vacant buildings registry, stronger code enforcement, encourage restoration of second floor residential units, and adopting historic preservation guidelines. Also recommended are a transportation plan and parking analysis and plan. Business support recommendations include incentives to improve deteriorated properties, a local business market, and the recruitment of anchor tenants for the downtown area. Work has already begun on a vacant buildings registry and an area transportation plan. With assistance from the County, ALDC and Accelerate Anaconda are jointly overseeing the master plan's implementation.

Since 1995, a number of organizations have been involved in various planning projects for downtown Anaconda. These efforts have addressed some of the components of a master plan and in many respects have laid the groundwork for development of the downtown plan.

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

Figure 4-3: Street Tree & Grate in CBD

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.



- “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 improvements to building facades and streetscapes to enhance the historical theme for the downtown.

Figure 4-4: 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 eastern 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 still not well controlled, but there have been improvements since 2011. Most of this commercial activity is regulated by the Highway Commercial Development District (HCDD), which was revised in 2015 to allow a wide variety of retail and other commercial uses by right. Previously only expansions of existing retail and commercial uses were permitted outright, and all new retail, services, cultural, recreational, and entertainment uses were 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 Southwest Montana Community Federal Credit Union is also located in this area. While the 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 situated 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 can put 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. In spite of all these disadvantages, there has been an uptick of restoration of east side homes as Montana and ADLC came out of the most recent recession.



Fig. 4-5. 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. For these reasons, both a conservation district and urban area Planned Unit Development (PUD) provision were added to the DPS in 2015.

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. Now that central sewage collection has been extended to the West Valley, a significant amount of new work force housing could be provided in that area.

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 and in the survey 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. For this reason, the Neighborhood Commercial Revitalization District (NCRD) was added to the DPS. This district allows neighborhood scale commercial and personal service uses that will not generate large volumes of traffic, and therefore, need very little on-site parking, if any. The NCRD has not yet been a catalyst for revitalization, but 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.



Fig. 4-6. 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 5 employer that employs 50 to 99 persons.

As was the case in 2010, the most potential for future industrial growth is on land formerly owned by Atlantic Richfield Company and/or has otherwise been used in past smelting and other refining operations, and/or has been impacted by these operations. Most of these lands lie in east Anaconda south and east of the golf course, in and around the arbiter area, out toward Opportunity in the Opportunity Triangle, and in the lower Mill Creek Road area. These lands should and will play a major role in the community’s attainment of its economic development goals.

As pointed out elsewhere in this document, the East Anaconda Reuse Guideline sets forth a totally different vision for the Red Sands area (south and east of the Old Works Golf Course) than what is currently taking shape through recent development. The Reuse Guideline calls for development such as a “business park” featuring both office and industrial and showroom space. Development of this type would benefit from using the golf course as a value amenity and borrowed space for open vistas from offices and conference rooms. The type of development that is actually occurring in the Red Sands area is more of a straight industrial nature which derives no benefit from the presence of the Jack Nicklaus-designed golf course. When developers look to lots closer to the course

for uses such as offices or senior housing, they find that their projects will be adjacent to industrial development on the south. Clearly, the community is in need of a renewed conversation about land use near the golf course, otherwise the economic, marketing, and aesthetic advantages offered by the golf course could be lost for a long time to come.

While the Reuse Guideline has generally not been followed in the Red Sands area, the document still presents viable vision for the Opportunity Triangle and the Mill Creek industrial area. The 2008 Reuse Guideline sets out 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.

5. 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 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 years to preserve these historic resources.

Table 4-3: 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 4-4.
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 Trail 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 4-6)
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 historical districts in Anaconda plus Walkerville and Anaconda-Pacific Railroad
2015	Historic Preservation Standards added to Development Permit System	Established both voluntary and mandatory standards for the construction, reconstruction, or alteration of structure within Anaconda's Commercial Historic Preservation District located in downtown Anaconda.
2016	Anaconda Downtown Master Plan	Set forth economic revitalization and historic preservation strategies and actions.

Source: Information compiled by Applied Communications – January, 2010; revised November,

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: butte-anacondanhld.blogspot.com

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 4-7: 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 from 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 4-8: Goosetown Neighborhood



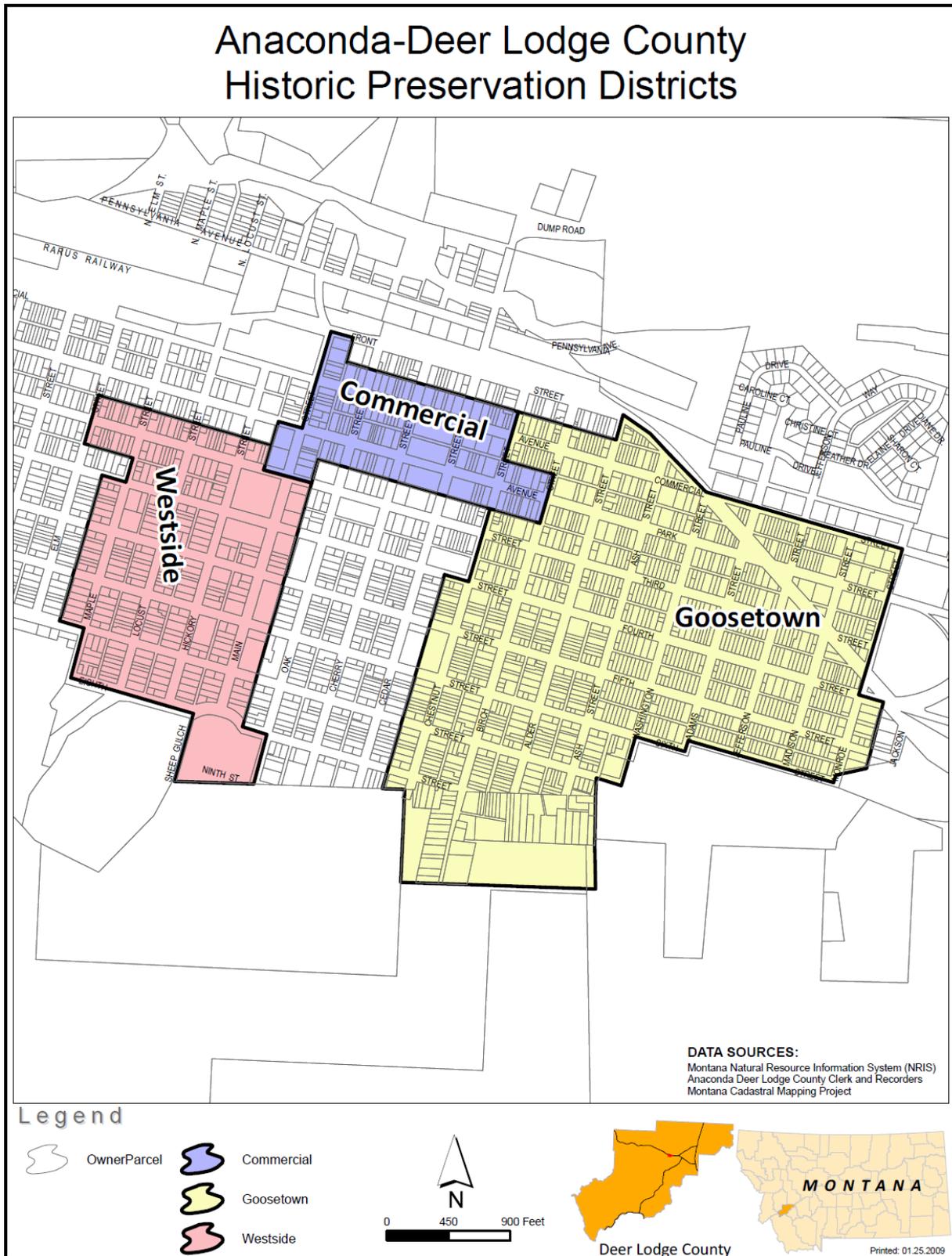
- Commercial

“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.

Map 4-6: Historic District Map



C. National Register

Figure 4-9: Glover Cabin

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 4-4 only represents properties actually on the National Register.



Table 4-4: 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
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
Collins, James V., House	422 West Third St.	1875-1900	Building	Queen Anne
Davidson Building	301-303 E. Park St.		Building	Commerce
Deer Lodge County Courthouse	800 S. Main St.	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
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
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
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

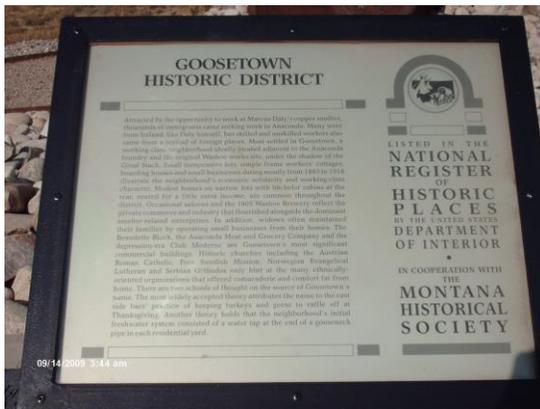
Source: U.S. National Park Service <https://www.nps.gov/subjects/nationalregister/index.htm>

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 4-10: 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.

The CLG program is administered locally by the ADLC Historic Resources Board (HRB). This board is comprised of local citizens appointed by the County Commissioners. The HRB is supported by a Historic Preservation Officer (HPO) who is typically a member of the County staff.

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/>

Each year, the Board submits an application for a small operating grant to the State Historic Preservation Officer (SHPO). This application contains a list of programs, projects, and priorities that the Board proposes to carry out during upcoming year. For the 2017 and 2018 CLG grant applications, the Board identified the following projects and programs:

- Updating, adopting, and implementing a community Historic Preservation Plan.
- Updating and adopting the HRB's bylaws.
- Installing signage that highlights historic properties and contexts associated with Anaconda-Deer Lodge history. The signage has been approved by the MT Department of Transportation and will be paid for with local funds.
- Coordinating with the Anaconda School District to nominate Mitchell Stadium to the National Register of Historic Places.
- Providing ongoing training for the HRB and the HPO.
- Acting in an advisory role to local government regarding planning and historic preservation issues.
- Reviewing National Register nominations within the CLG jurisdiction.
- Developing activities publicizing and promoting the CLG's mission.

The first item, updating and adopting a community Historic Preservation Plan, is something the Board has been working on intermittently over the past few years. Changing personnel at the HPO position and the busy schedules of individual Board members have hampered progress on the plan. However, it remains a Board priority and is made even more important because completion of this plan is a recommended action item of the recently completed Downtown Master Plan.

Signage also remains a priority with the HRB. This includes both individual site and building signage within the district (and perhaps an historic walking tour) as well as highway signage to direct visitors to the Anaconda part of the Butte-Anaconda National Historic Landmark District. Given the amount of visitation the area experiences, both types of signage could be a significant economic benefit to the community.

The HRB has also prioritized working with the Anaconda School District to nominate Mitchell Stadium to the National Register of Historic Places. And, in addition to the stadium, the HRB believes that there are many other structures and sites in the community that are worthy of nomination.

Within the structure of the Board itself, the HRB would like to update and adopt by laws and to continue to pursue training opportunities for both Board members and the HPO. Training for the HPO is especially important due to a lack of continuity in that position since 2016. The primary goal of additional training is to help the Board and the HPO operate more efficiently and effectively in recognizing and protecting the community's historic resources.

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 4-5: Conservation Easements

Easement Holder	Locations	Acres Under Easement
Montana Land Reliance	La Marche Creek, Fishtrap Creek, East Fork Fishtrap Creek	3,807
Nature Conservancy	Poronto Creek	526
MT Fish, Wildlife & Parks	T4N, R10W Sections 6, 20, 10, & 22	1,666
Rocky Mountain Elk Foundation	Modesty Creek	1,025
US Dept. of Agriculture	(location unknown)	604

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 Beaverhead-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.

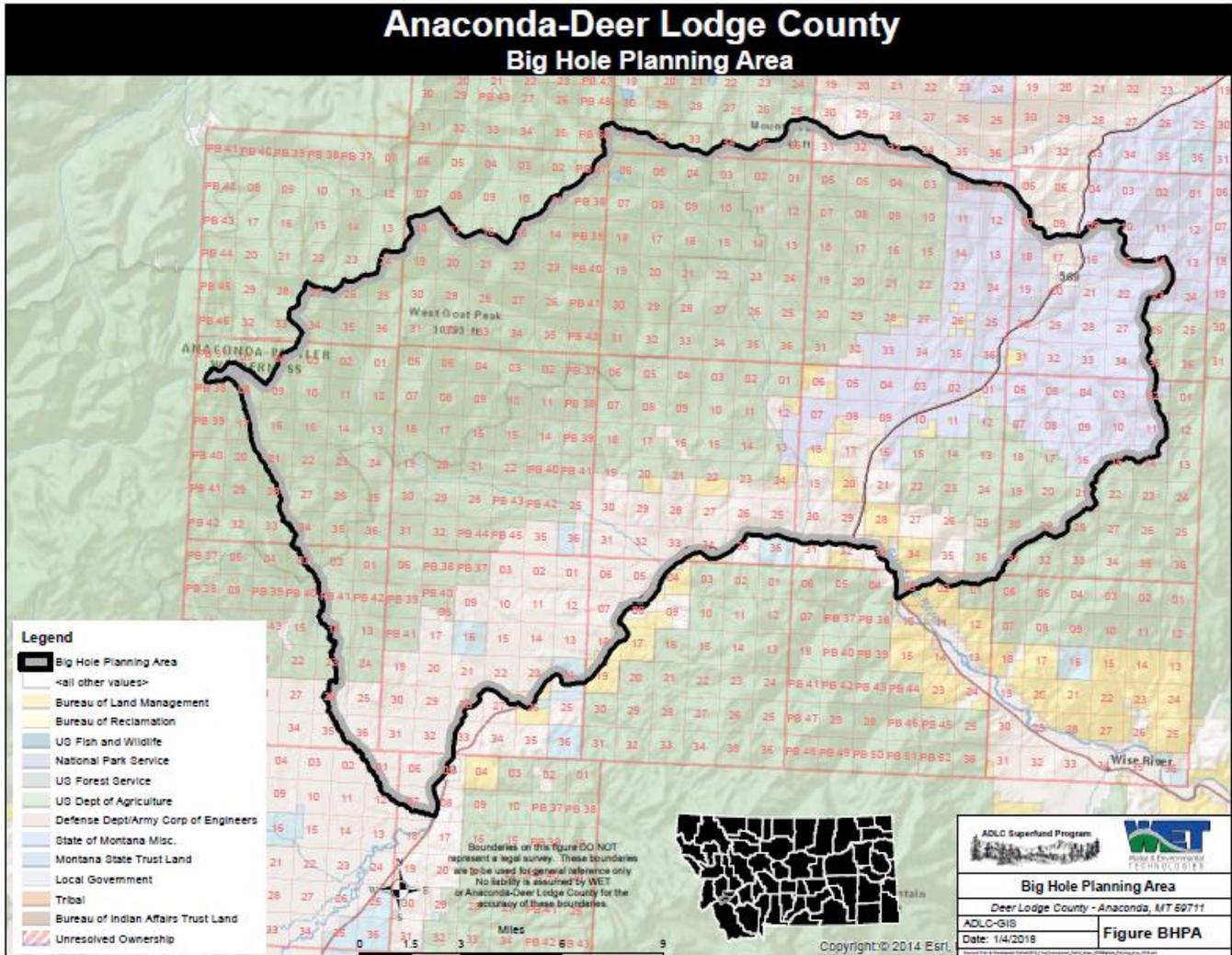
During a Growth Policy visioning session held in conjunction with the 2010 Growth Policy, Big Hole residents and property owners expressed a general desire to preserve working agriculture, the rural landscape, scenic vistas, wildlife habitat, and recreational and river access, while limiting human contact on 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.

With the rewritten Development Permit System (DPS) adopted in 2015, a minimum lot size of 20 acres was set for the Big Hole Development District (BHDD). It is anticipated that the 20-acre minimum combined with the primary review criteria for subdivision approval, the decidedly rural, open, working ranch character of the Big Hole can be retained over time. In addition to the development standards now contained in the DPS, the Big Hole Conservation Development Standards and Permitting Process remains in effect to protect the Big Hole River and adjacent riparian lands. 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. Limit commercial uses to resourced based recreation (guiding, outfitting, etc.), home based businesses, and small-scale lodging such as bed and breakfast establishments.

Map 4-7: Big Hole Planning Area



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 2009 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.

Although the Opportunity community is no longer under a moratorium for individual septic systems, additional residential development is still hindered by the required spacing between wells and septic systems. However, a few additional residential units have been permitted in the area since 2015. With the 2015 DPS rewrite, Opportunity is now subject to land development regulations including a minimum lot size of 2.5 acres. A proposal to limit non-residential land uses to a small area at the intersection of Stewart St. and Hauser Road and to improve the appearance of private property over time were generally opposed by residents and were, therefore, not written into the DPS. The Beaver Dam School property was redeveloped as a community park with the help of grant funding and community participation.

Figure 4-11: Opportunity Rural Residential



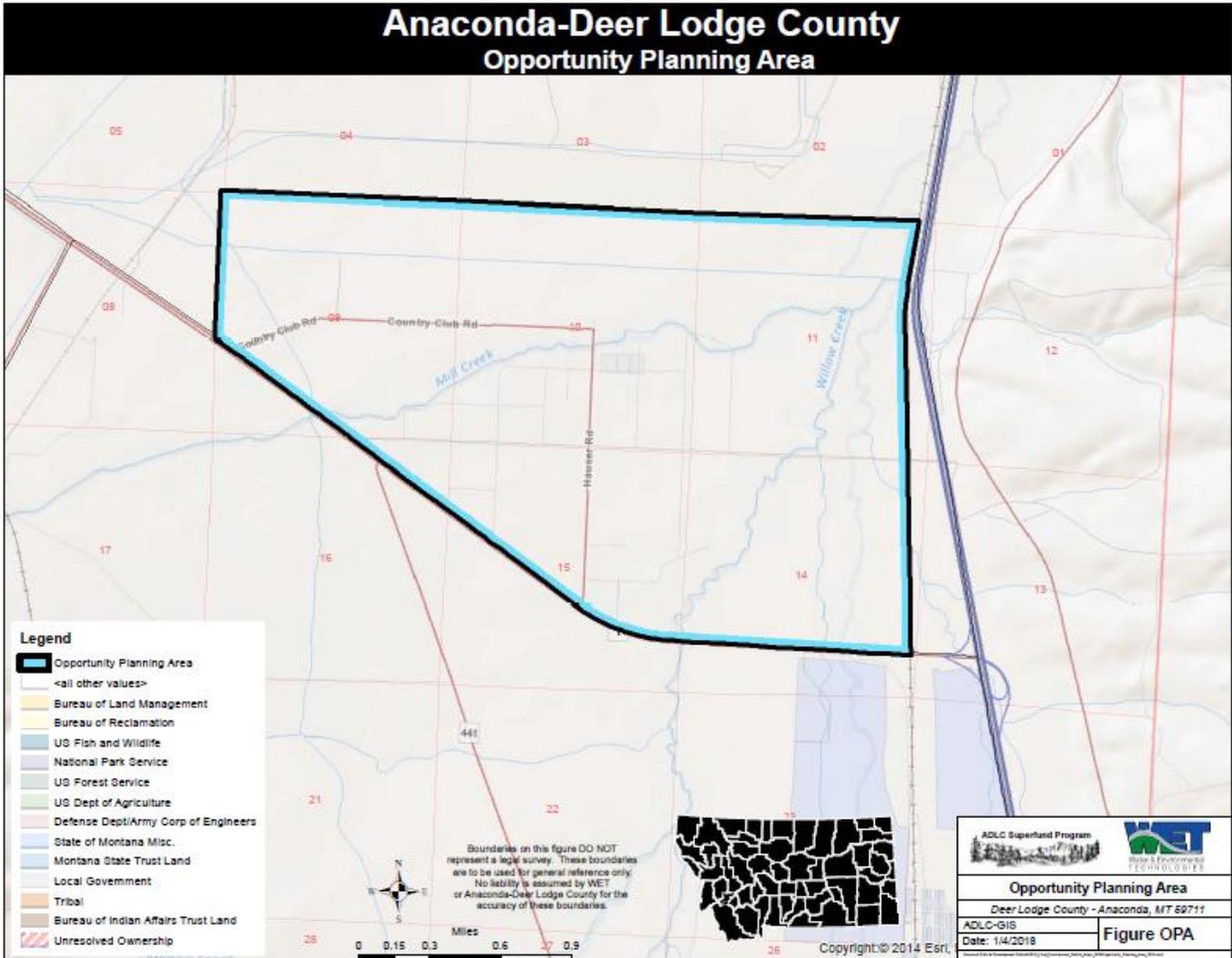
Strategies and Actions:

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

1. The County should make extending water and sewer service to Opportunity a top priority.
2. Entry monuments and features at community entry points along Hwy 1 would help to strengthen Opportunity's identity.
3. Work with the Opportunity community to establish its own set of property maintenance standards.
4. Conduct an historic resources inventory in Opportunity.

- 5. ADLC should hold an “annual Superfund coordination meeting” to review remediation plans, schedules, and development activities in the Opportunity area.

Map 4-8: Opportunity Planning Area



C. Lost Creek

Like all other rural communities in ADLC, the Lost Creek area is now subject to basic land development regulations set forth in the 2015 DPS rewrite. Because of existing development and parcelization, special regulations were written for the Lost Creek loop road area. Regulations elsewhere in the district include setbacks, height limits, and a 5-acre minimum lot size. Because Lost Creek is a forested and scenic area, a density bonus system as an incentive to provide more open space was written into the DPS. Since at least 2008, subdivision and development activity has been very light. The planning area boundary was adjusted in 2015 to exclude the Antelope Flats area.

At a visioning session held in 2008, 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-governance generally wish to keep rules and regulations to a minimum.

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, even though there was no minimum size standard at the time. Occasional flooding from undersized culvert, lack of weed control, and salvage yards/poor property maintenance were all mentioned as problems.

Fig. 4-12: 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

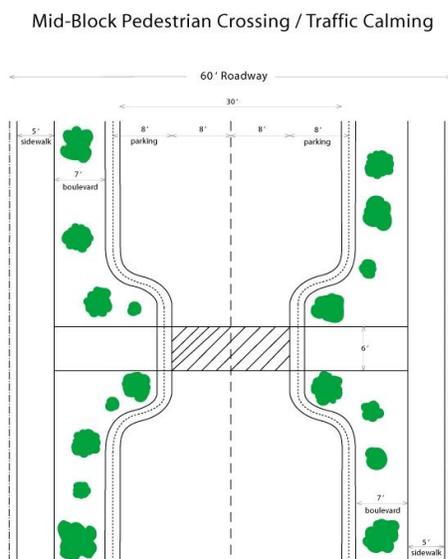
for fire concerns as for environmental considerations), and cluster development to protect scenic vistas and wildlife habitat. There was, however, a strong preference among some to have no lots smaller than five acres in size, and that eventually led to the 5-acre minimum (outside of the loop road area) that was established in 2015.

Strategies and Actions:

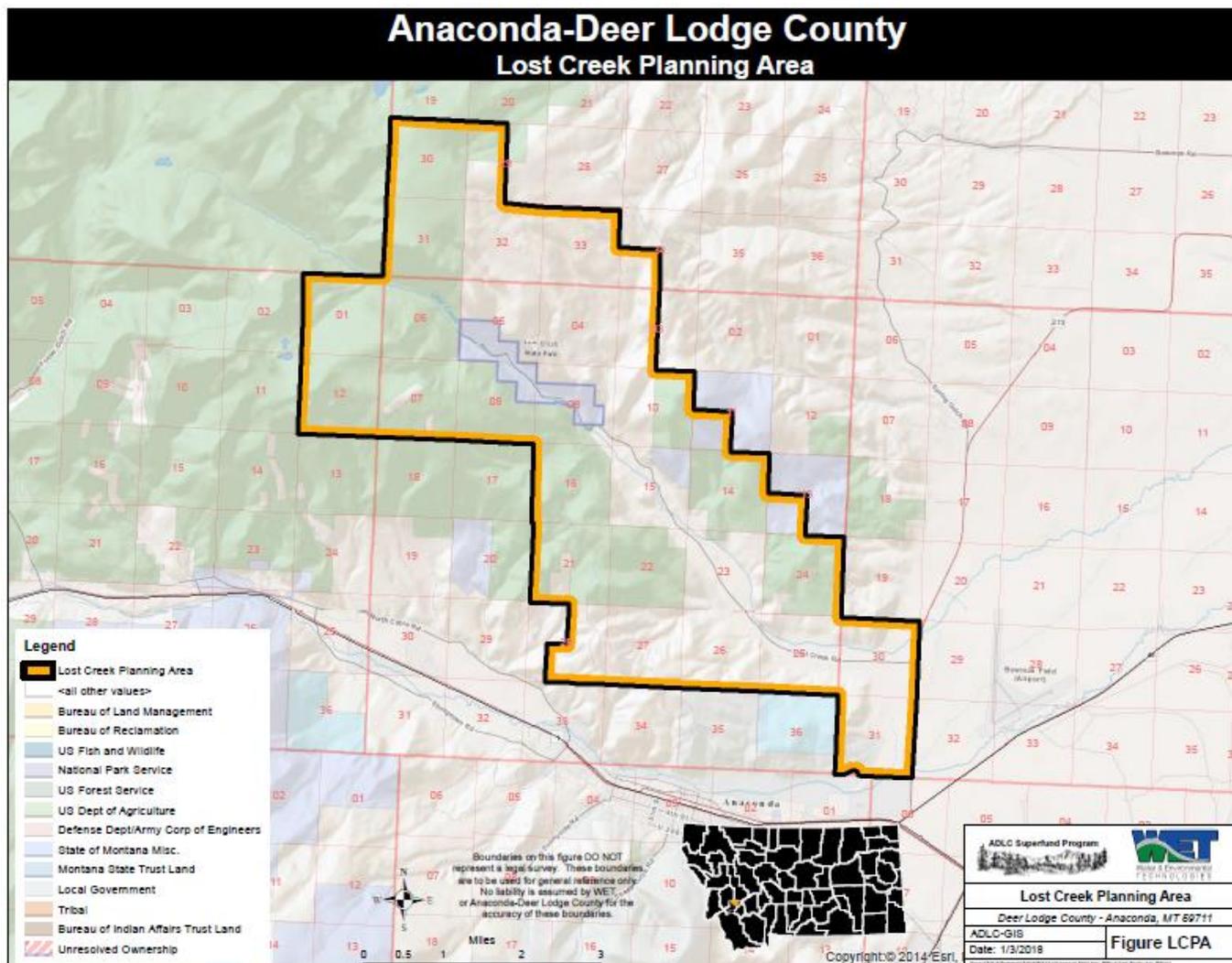
There are a number of strategies that can be implemented and actions that can be taken to address growth, development, and community concerns in the Lost Creek area:

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. 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 type establishments.
3. Like Opportunity, the County should work with Lost Creek residents to formulate property maintenance standards that are suited to their community.
4. 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.
5. 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.
6. 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 4-13: Mid-Block Crossing/Traffic Calming



Map 4-8: Lost Creek Planning Area



D. Aspen Hills/Clear Creek Planning Area

Located east of Mt. Haggin and north and west of the Mill Creek Highway, Aspen Hills 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 2009 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.

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, and 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 of educational, economic, and cultural activity for the many talented people to want to stay in the community.

Figure 4-14: Typical Wildlife in the Aspen Hills/Clear 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-plus 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 and roads that access their homes are far below County standards for construction and maintenance. 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. 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 is 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.

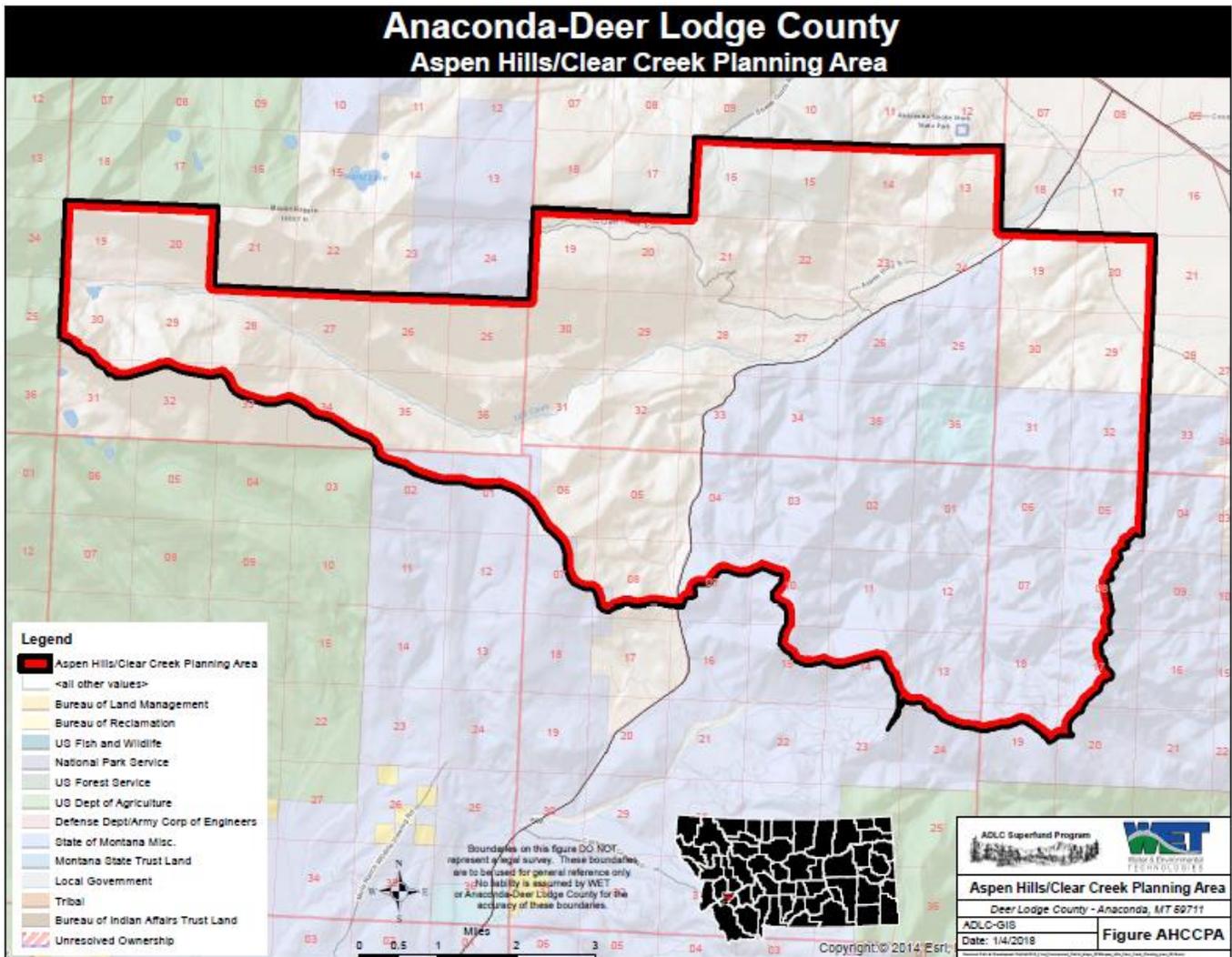
When the rewritten DPS was adopted in 2015, the minimum lot size in the Aspen Hills/Clear Creek Development District was set at 10 acres to account for lot splits that are allowed by covenants attached to the subdivisions. However, the County should try to ensure than no more additional lots are created until the current poor access situation is resolved. As noted previously, the DPS now contains critical area standards that apply county-wide.

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. Work with property owners to preselect building sites so that wildlife corridors can be preserved.
2. 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.
3. Provide technical assistance on road maintenance.
4. 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.

Map 4-9: Aspen Hills/Clear Creek Planning Area



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 rangeland and working agriculture, and has only sparse development. Its boundary was expanded to the west in 2015 to take in the Antelope Flats area.

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.

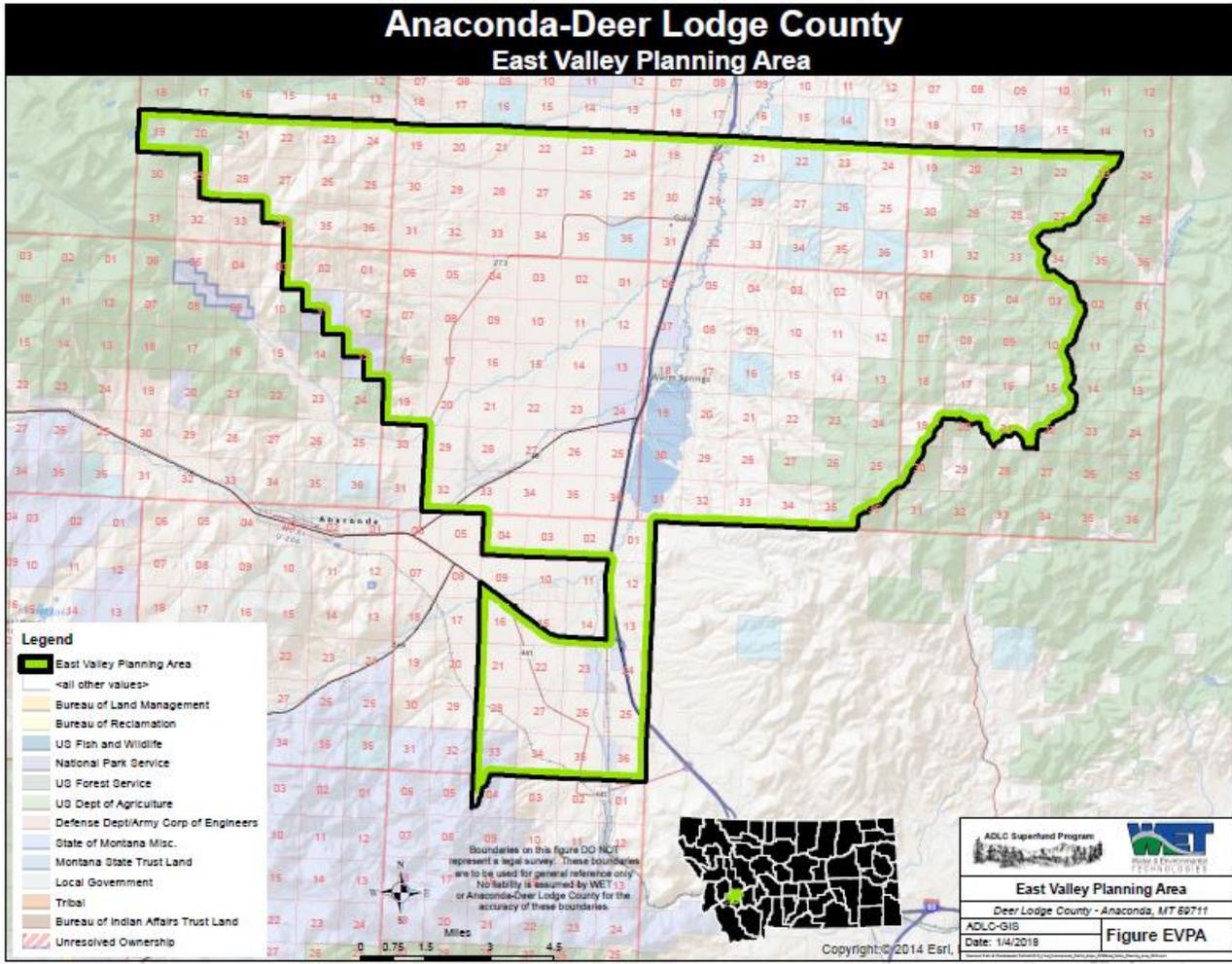
In a community meeting held for East Valley residents and property owners in conjunction with the DPS rewrite, attendees expressed a decided preference for fewer regulations and requirements for development permits. Many stated that they had moved to isolated areas of the County to be “left alone” and to not be saddled with regulations. This resulted in a proposed cluster provision for the East Valley being removed from the draft DPS and the minimum lot size set at 5 acres even though the median lot size in the district is closer to 40 acres in size. However, as much of the East Valley lies within the Superfund Overlay, all development permit requirements for terrain disturbance remain in place as they do for the entire County.

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. ADLC should take the lead in coordinating services with Powell County.
2. Explore a conservation development ordinance and standards for the Clark Fork River similar to those in effect on the Big Hole River.
3. 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.

Map 4-10: East Valley Planning Area



F. Georgetown Lake

While Georgetown Lake has been ADLC’s most developmentally active planning area in the past 15 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 (Pintler Veterans Memorial Scenic Highway) to a point approximately ¾ 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 2010 Growth Policy process, and two community meetings were held in conjunction with the 2015 DPS rewrite. 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, and in many areas, this remains an issue today. 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 said police presence had declined over the past five years prior to 2010.

In terms of overall growth and economic development for the County, Georgetown residents feel like job opportunities need to be increased and broadened. 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 4-15: 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 now that 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 viewsheds, 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”.

The 2010 DPS rewrite addressed some issues raised by Georgetown Lake residents by adding the Critical Areas Development Standards and the Site Restoration and Erosion/Sediment Control Standards (Divisions 1 and 2,

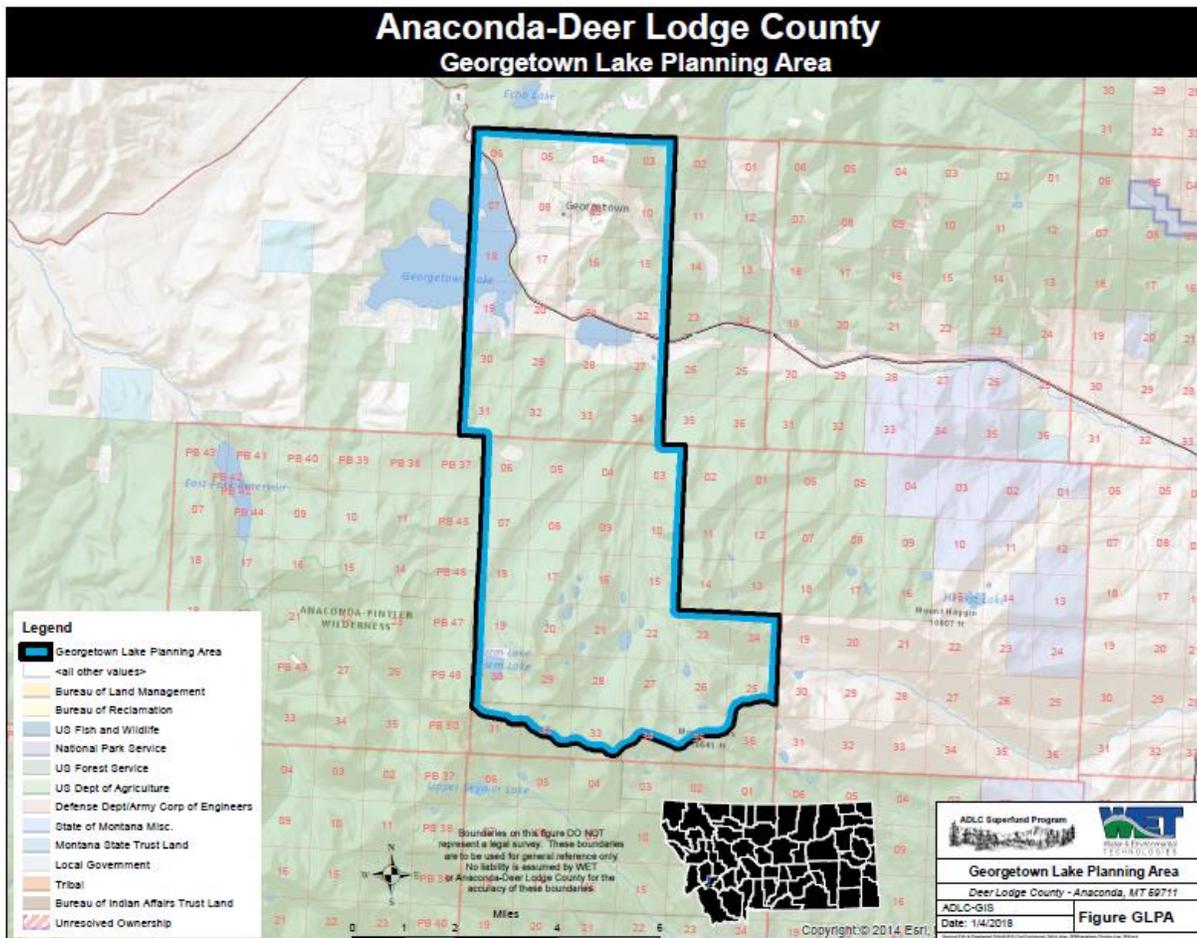
Appendix C of the DPS). In addition, the Georgetown Lakeshore Development Standards were brought up lakeshore protection requirements set forth in state law.

Strategies and Actions:

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

1. Require lake access easements of all new lakefront development.
2. Protect the integrity of the Pintler Veterans Memorial Scenic Highway (Montana Hwy. 1).
3. 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.
4. Industrial uses (except for home based businesses and extractive industries) should continue to be disallowed in the Georgetown Lake Planning Area.

Map 4-11: Georgetown Lake Planning Area



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. However, after years of planning and grant writing, construction on the West Valley central sewer system began in 2015, and over 200 units are now hooked up to it. This was the critical piece of the puzzle for the valley to realize its great potential to produce needed work force housing.

In anticipation of sewer service, the County wrote standards for both small-lot and large-lot development into the DPS in 2015. Standards for existing lots of 40,000 square feet (a 'builder's acre') and less are set forth in Sec. 24-235. A simple code amendment will make these standards also apply to newly platted lots served by central sewer. If those standards are found to be in need of modification for use on new lots, this could be accomplished at the same time.

Neighborhood meetings for the West Valley were held in 2009 and 2015. Not surprisingly, residents value their privacy and relative solitude. They would prefer to not experience any additional development, 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.

In order to address future growth in the West Valley, given the greater development potential afforded by central sewer service, a neighborhood plan is highly recommended. Neighborhood plans are essentially refinements of the growth policy and address localized issues in great detail than the growth policy can. They are provided for in Sec. 76-1-601, MCA, and while they are refinements of the growth policy, they must be internally consistent with it. Ideally, a neighborhood planning process would involve a steering committee of local residents, property owners, and business persons, with guidance provided by County staff. Among the issues addressed by the plan include future densities and residential unit types, circulation, and suitable sites for neighborhood commercial activity.

Problem areas in West Valley include a general lack of maintenance on County roads and a County park that lies in a floodplain. Residents would like to see more street signs—both street names and traffic control. They are also concerned about increasing traffic on Hwy 1 and North Cable Road, and would like to see North Cable reconstructed.

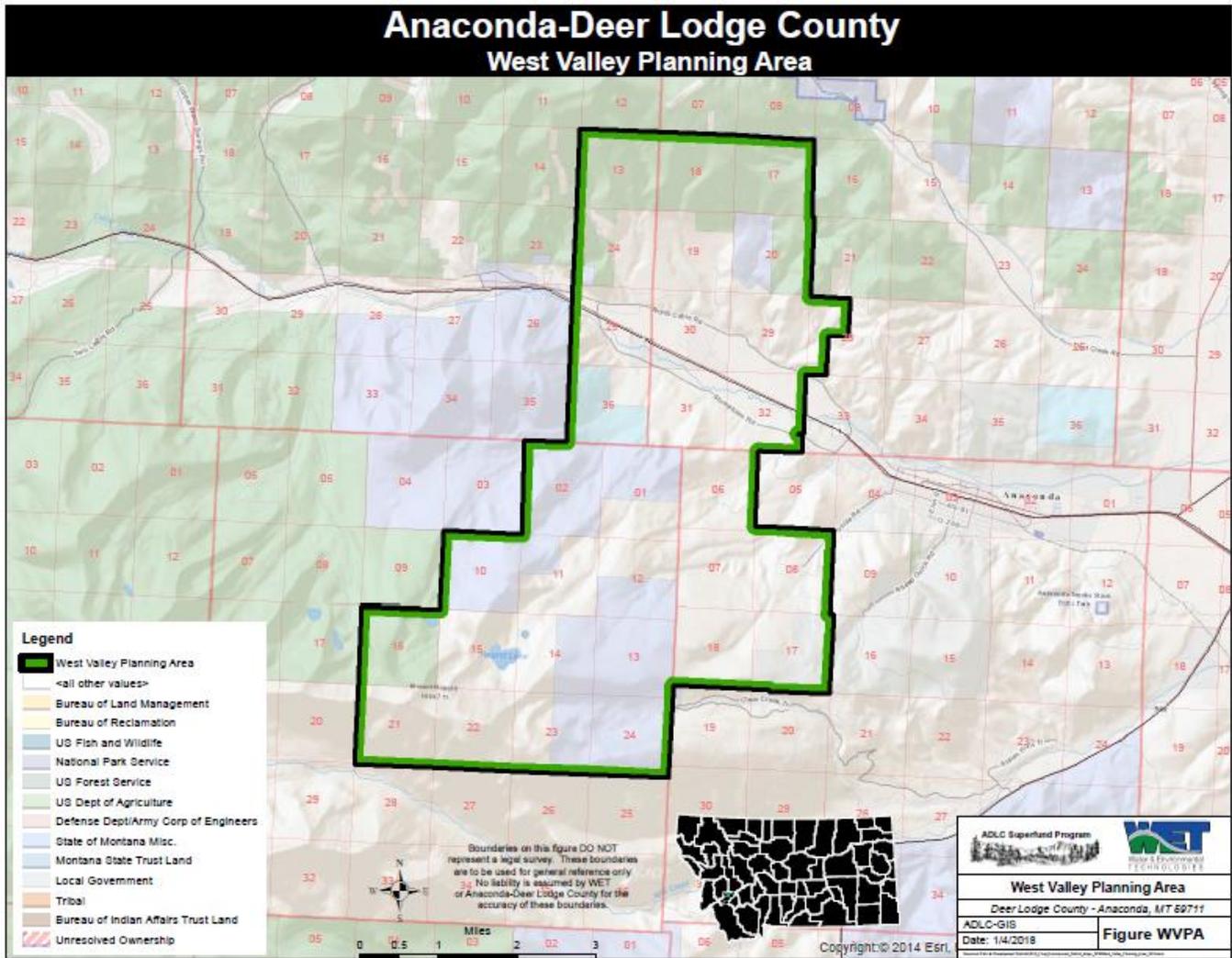
Strategies and Actions

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. Review the current land development standards for both sewered and non-sewered areas of the West Valley.
3. Investigate an RSID for the reconstruction of North Cable Road.

4. As soon as possible following the adoption of this update, the County should proceed with a neighborhood plan for the West Valley area.
5. Until a neighborhood plan can be formulated and adopted, highway commercial and retail services should be limited to Montana Hwy 1, and even then they should be clustered for convenience and traffic safety. Only home-based businesses and industries should be allowed elsewhere in the planning area.
6. Except for extractive industries, general industrial uses that could have adverse impacts on existing West Valley residential neighborhoods should be discouraged.

Map 4-12: West Valley Planning Area



H. Spring Hill

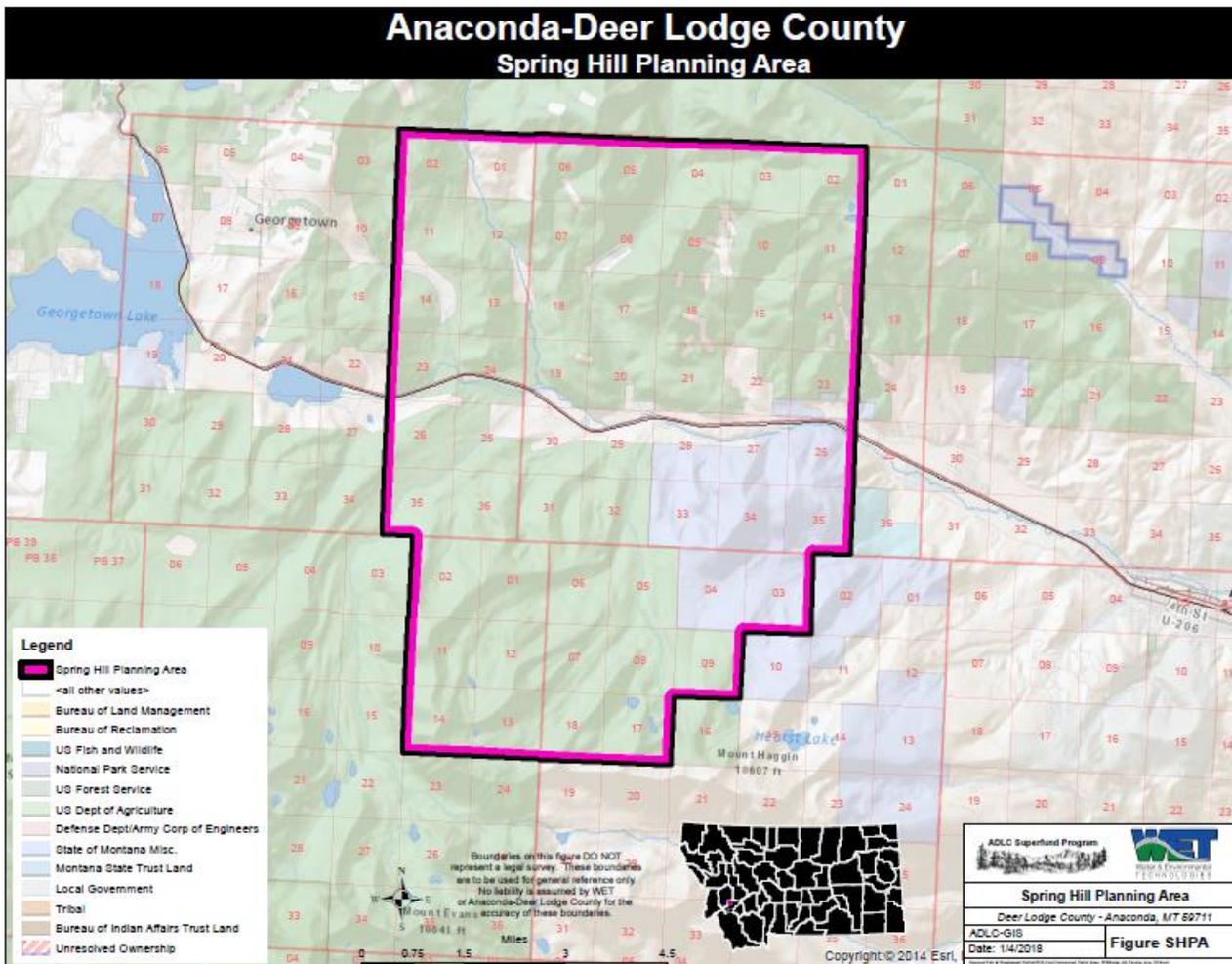
Although it is bisected by Montana Hwy 1, Spring Hill is one of the County's most rural planning areas. What development exists is mostly residential, and is limited to a few metes and bounds and platted subdivisions in close proximity to the highway. Platted subdivisions include Aspen Landing Estates, 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 investigated 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) in 2016 was 1,556, indicating that actual trips have not increased since at least 2008. In 2011, MDT funded a consultant generated corridor study that addressed safety, speed, needed improvements, and other related issues.

No visioning session was held specifically for the Spring Hill area prior to the 2010 Growth Policy. A community meeting was held in conjunction with the 2015 DPS rewrite, but it was sparsely attended. Still, based upon that meeting and 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. Some recommendations of the Hwy 1 corridor study have been carried out, but others should be pursued in order to continue to improve safety in this area.
2. Commercial development, other than home based businesses, should be highly discouraged or outright prohibited in this planning area.
3. Industrial development should be restricted to mining and other extractive industries, and these should be well screened from Hwy 1.
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.

Map 4-13: Spring Hill Planning Area

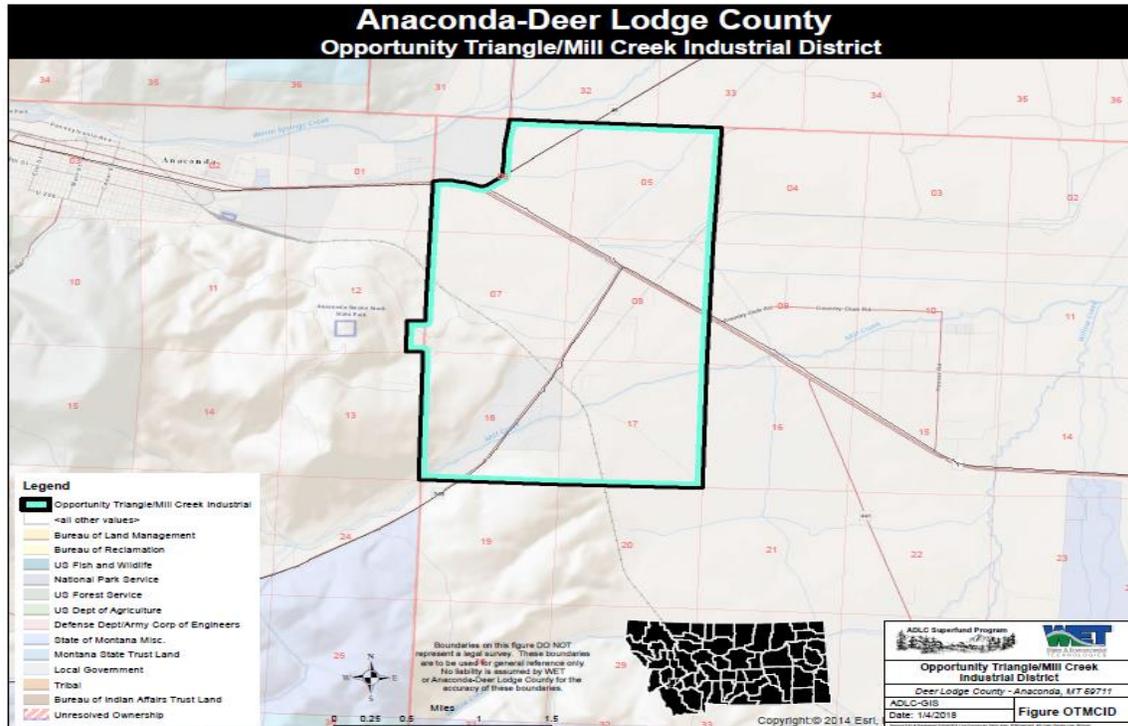


I. Opportunity Triangle/Mill Creek Industrial District

The Opportunity Triangle/Mill Creek Industrial District (OT/MCID) is not so much a “planning area” as it is a special purpose development district. It was created when the DPS rewrite was adopted in 2015, and its stated purpose is “to implement the **Plan** generally and the **East Anaconda Reuse Plan** specifically by providing developers with the flexibility to develop high quality business and industrial parks in order to stimulate employment and to solidify the **County** 's base economy.”

The OT/MCID borders the Anaconda Planning Area to the northwest, the East Valley to the east, and Aspen Hills/Clear Creek to the west. It includes the intersection of Hwy 1 and the Mill Creek Highway (Hwy. 569) and encompasses land on both sides of the Mill Creek Highway and north of Hwy 1. It includes the S&N Concrete property, NWE generating plant, and the sight where the Premiere Industries slag processing plant is now being planned. As stated above, the primary purpose of the district is to provide sites and infrastructure for community compatible heavy industry in order to strengthen the County’s base economy.

Map 4-14: Opportunity Triangle/Mill Creek Industrial District



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. Continue to 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 and with local civic organizations 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, and assist in the implementation of the Downtown Master Plan.
4. Place the highest priority on preserving the County's natural beauty and resources for existing residents and as an economic development asset.
5. Continue to refine local planning area regulations, development programs, and environmental protections established in 2015 through working with the residents and business people of the communities involved.

ACTIONS:

1. Produce detailed maps of each planning area that shows locations of critical areas such as wetlands, water bodies, steep slopes, and critical wildlife habitat.
2. Investigate the possibility of taking a more active role in prioritizing the remediation of contaminated properties.
3. Begin a process of reopening a community dialogue, to include property owners, business persons, and economic development professionals, on the future development of the Red Sands area east and south of the golf course.
4. Initiate a series of 'Development and Environmental Issue Listening Sessions' in each of the rural planning areas.
5. Formulate a neighborhood plan for the West Valley area.
6. Update Appendix I of the DPS, *Historic Preservation Standards*, to incorporate the design recommendations of the Anaconda Downtown Master Plan.
7. Provide adequate resources and support to the Historic Resources Board to complete the Community Historic Preservation Plan as called for in the Anaconda Downtown Master Plan.
8. In all types of development review, ensure that extensions of existing trails and bikeways are provided in the new development.