

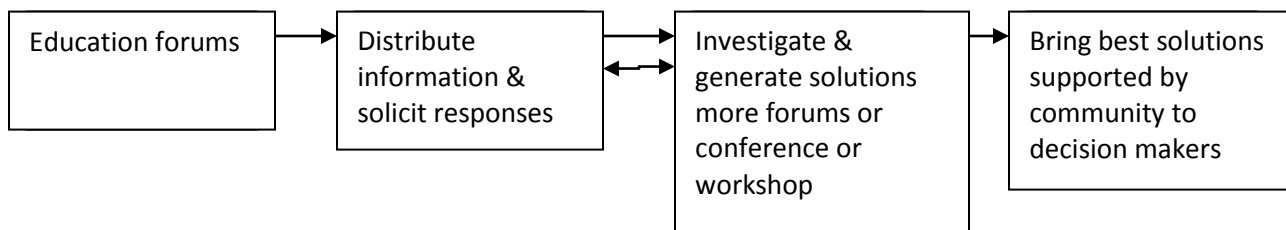


**BHWC Land Use Planning Committee**  
**Wednesday, January 27, 2010**  
**1:00 – 4:00 pm**  
**Pioneer Plaza – (Treasure’s Building)**  
**102 North Washington Street in Dillon**

**AGENDA**

**1:00 Remembering what we accomplished, what we heard and where we are going.**

(2/11/09)The Big Hole Land Use committee has decided to initiate a community conversation about the long-term management of the Big Hole corridor. The committee discussed the need to frame the issue in a manner that stressed the importance of resource protection. The committee discussed investigating solutions / strategies that were flexible, offered landowners alternatives and produced the desired resource protection outcomes. The committee agreed that the initiative process should follow the following format:



**Re-cap the two informational meetings held last spring**

River systems – Karin Boyd

Regulatory framework – Traci Sears and Sheryl Consort

Karin Boyd’s presentation focused on river processes (flooding, ice jams, channel migrations) and how mapping resources can help identify areas prone to flood or channel changes. The Big Hole has been mapped and this is very helpful in administering the river conservation development standards however, new color imagery is now available and the mapping techniques that have been developed for the Yellowstone have made some great improvements. For more detailed summary see the BHWC newsletter attached.

Traci Sears, DNRC Floodplain administrator, described the national floodplain insurance program which has three components 1) mapping 2) insurance 3) regulations. Montana has adopted regulations that go above the national minimums. Local communities can then adhere to the state standards or develop standards that go beyond the state levels. Maps for the 4 counties of the Big Hole are nonexistent or quite old (1980s), if maps are not useful communities can use best available data.



Sheryl Consort, Department of Environmental Quality shared information on the regulations for septic systems and recent studies on groundwater quality (nitrates, phosphorus) impacts from leaching fields. While there are standards that have been developed to protect surface and groundwater, the cumulative impacts of septic systems and increased wells has resulted in water quality standards being exceeded.

### **What did we hear from residents?**

With the current development standards and permitting process, have things improved?

There were many perspectives and good suggestions but most of the comments fell into three main themes:

- 1) Creating standards and decision making structures that work better and meet the resource and community goals of the Big Hole.
  - a. Making a formal the mapping information we have with our river conservation development standards. Have the counties formally adopted the maps?
  - b. Put our river development standards in the right place so they are legally defensible i.e. floodplain regulations.
  - c. No adverse impact structure.
  - d. Integrate the channel migration zone and floodplain maps into the decision making process
- 2) Develop voluntary incentives and market-based tools for landowners to protect river and riparian resources.
  - a. Tax incentives
  - b. Transfer of development rights
  - c. Conservation easements / leases – i.e. new NRCS pilot project for wetlands.
  - d. Carbon markets
  - e. Open space bonds
- 3) What information is needed? Information for decision makers, landowners, public, planners...
  - a. New mapping information, update channel migration zone maps
  - b. Assessment of open space bonding capacity
  - c. Conservation easements and leasing opportunities
  - d. How is no adverse impact developed and legally defensible?
  - e. Buyer beware campaign – what does owning riverfront property entail?
  - f. Public education
  - g. Are there tax programs or ecosystem services programs that can be developed locally?

Other thoughts and themes in addition to these?



## **2:00 Long-term goals – Are there additions or changes based on our community meetings?**

Given the feedback we heard from residents does the committee need to modify or add to the long term goals identified at the beginning of this process?

### Long term goals (2-11-09)

Change vision on importance of watersheds and corridors. Move from ‘you can NOT develop here’ to ‘by conserving the river corridor resources we maintain the quality of the river, its fish and wildlife its clean water and protect our homes and infrastructure’. By building away from river you protect your investment. With our stewardship ethic we work with the river and design our structures with no or minimal impact to the floodplain, water resources and fish and wildlife. Maintaining the scenic beauty of the river corridor reflects our community pride and commitment to preserving the river, floodplain functions, riparian habitat.

We need to have long term planning for new residents moving here. Future development should minimize or avoid impacts to river, habitat, water, etc.

Create compensation or economic incentives to keep landowners on the land sustainably managing the resource for future generations, landowners need options to decrease the pressure to develop their ground. Explore ways to adequately, fairly compensate landowners provide amenities and ecosystem services.

??? Address bridge development - as witnessed in recent events there is still a need to work towards a consistent, coordinated approach to managing and defining bridges, floodplain, subdivision regulations, and other structures. However, there are strong and diverse perspectives on this subject and how or if to address it.

### **Short-term goals, what do we want to achieve in the next 6-12 months?**

Brainstorming....

What are the counties willing to do in creating a more comprehensive program? What does the committee want to spearhead? Are we able to identify a few top priorities to focus on?

Some ideas:

- 1) Community planning workshop – interactive and problem solving.
- 2) Technical workshop for planners, commissioners, floodplain administrators etc.



### **3:30 Other ideas or concerns? Are there other items the groups wants to discuss or explore?**

#### Possible Solutions to Investigate in the Process (2-11-09)

Compensation for protection and maintaining river / ecosystem functions.

Open space bonds, voluntary approaches that offer financial support.

Leasing, short-term agreements.

Transfer of Development Rights program (TDR) selling development rights off the river to areas that are more appropriate for development (requires zoning).

Lower property taxes for providing community amenities (open space) or ecosystem services (clean water) – as used in King County, WA.

Look for solutions that offer flexibility/alternatives.

Look for solutions that are incentive based not punitive.

Categories of approaches – MARKET BASED, INCENTIVES, REGULATIONS, DESIGN.

### **3:50 Wrap up**

Task list – volunteers?

Next meeting or communication

### **4:00 Adjourn**

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