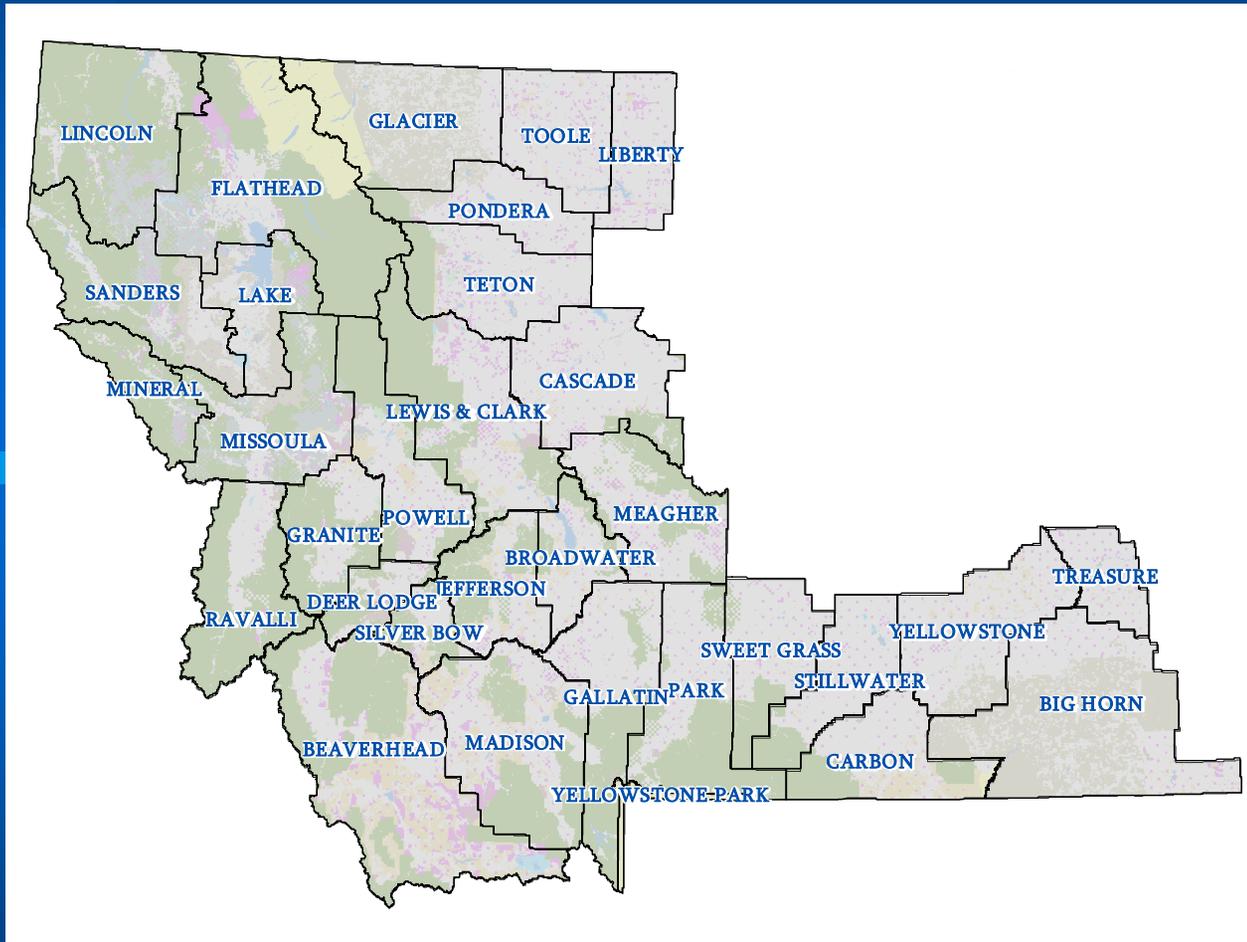




# MADISON COUNTY...

**Looking back at the Past,  
Looking around at the Present,  
Looking ahead to the Future.**

# PAST-- PRESENT -- FUTURE



*Development Over Time in the Region, and in  
Madison County*

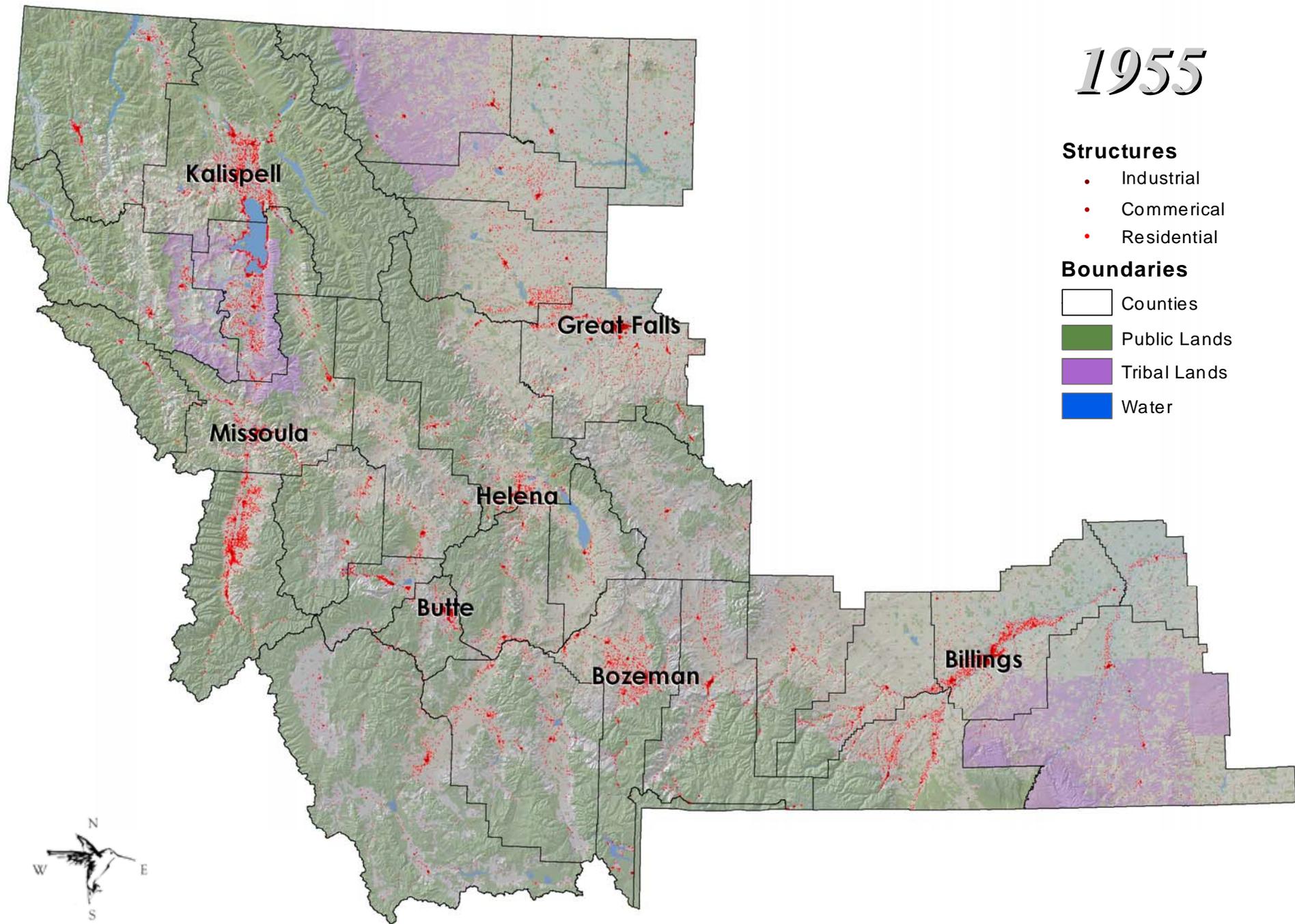
# 1955

## Structures

- Industrial
- Commerical
- Residential

## Boundaries

- Counties
- Public Lands
- Tribal Lands
- Water



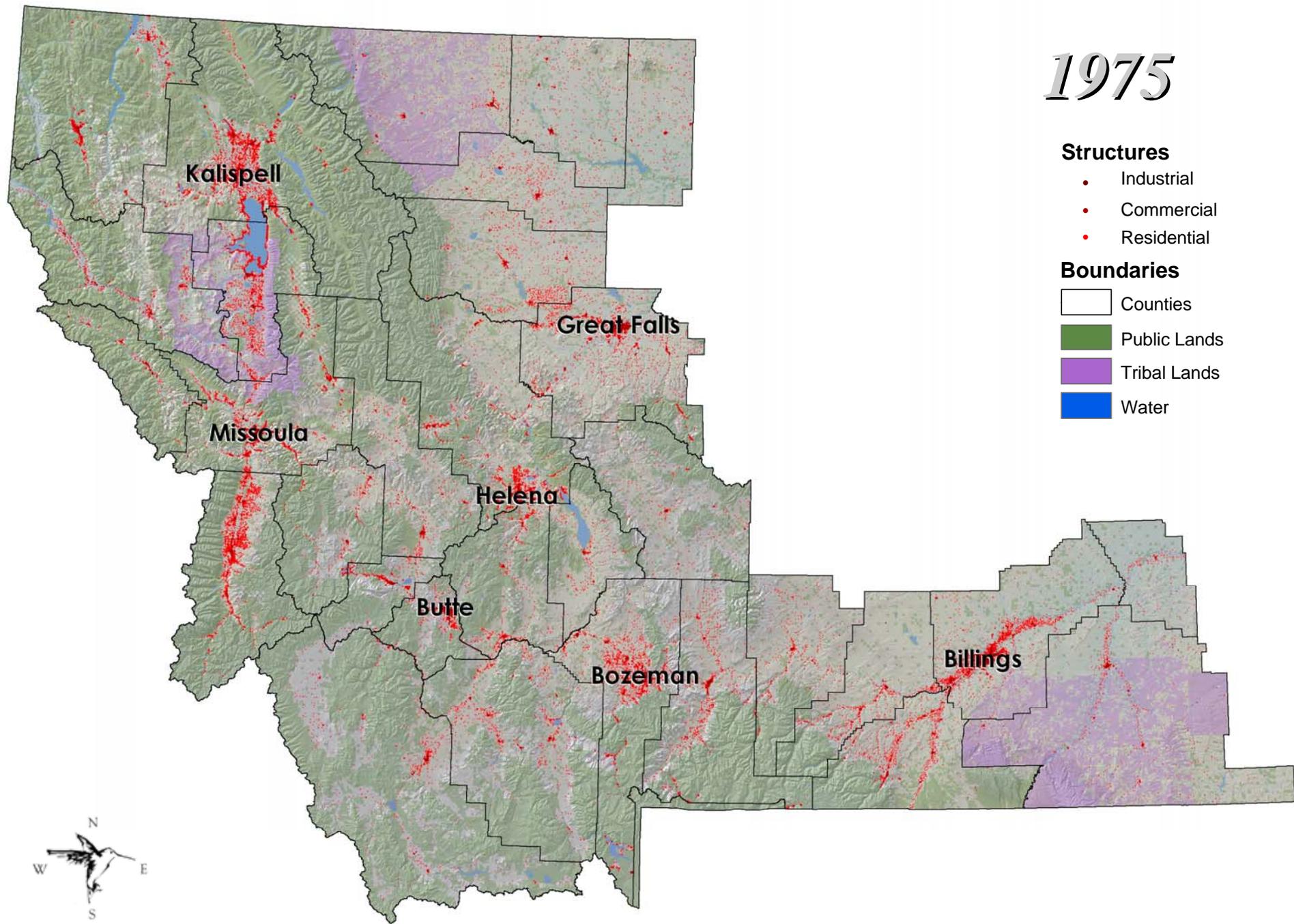
# 1975

## Structures

- Industrial
- Commercial
- Residential

## Boundaries

- Counties
- Public Lands
- Tribal Lands
- Water



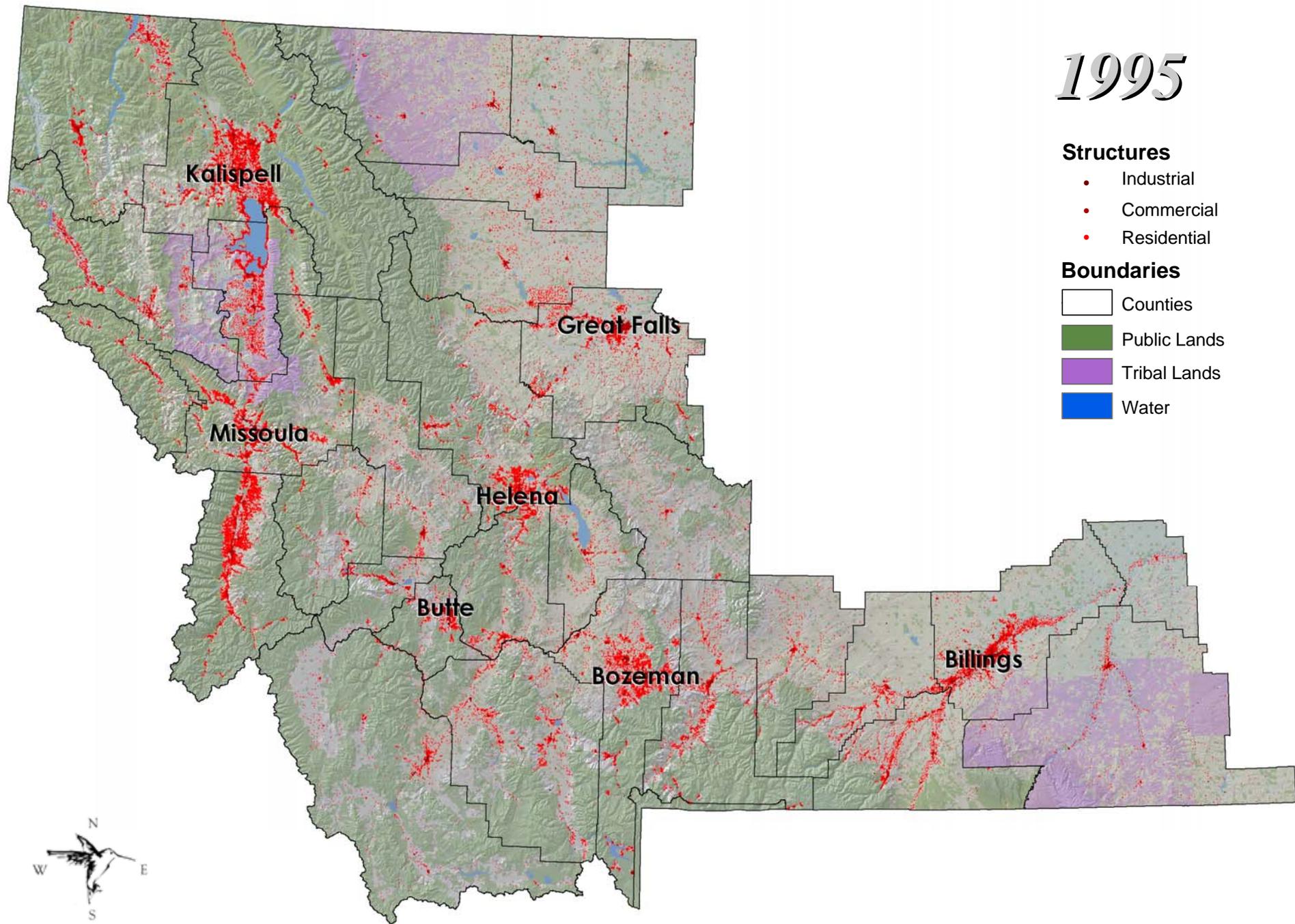
# 1995

## Structures

- Industrial
- Commercial
- Residential

## Boundaries

- Counties
- Public Lands
- Tribal Lands
- Water



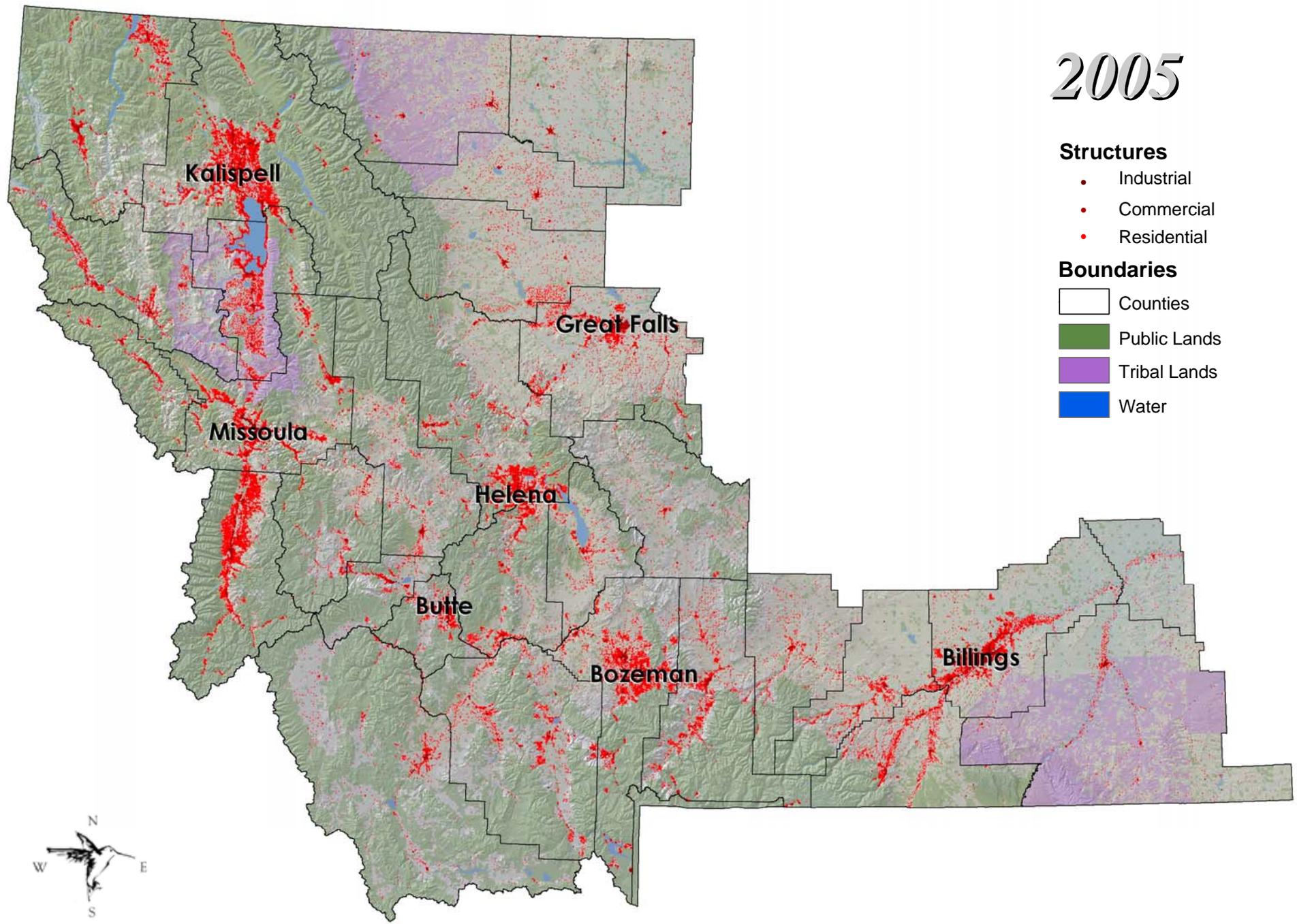
# 2005

## Structures

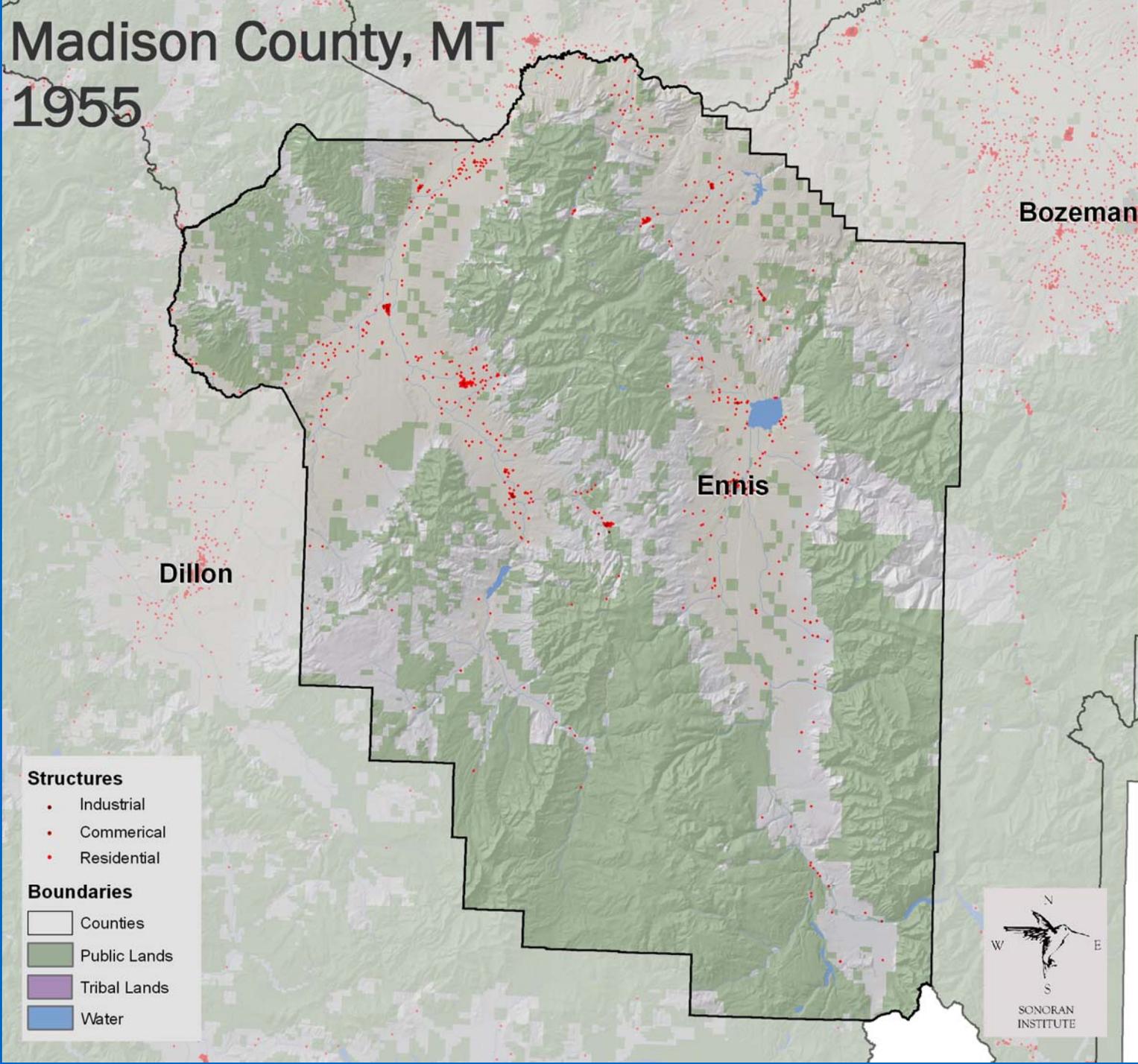
- Industrial
- Commercial
- Residential

## Boundaries

- Counties
- Public Lands
- Tribal Lands
- Water



# Madison County, MT 1955



## Structures

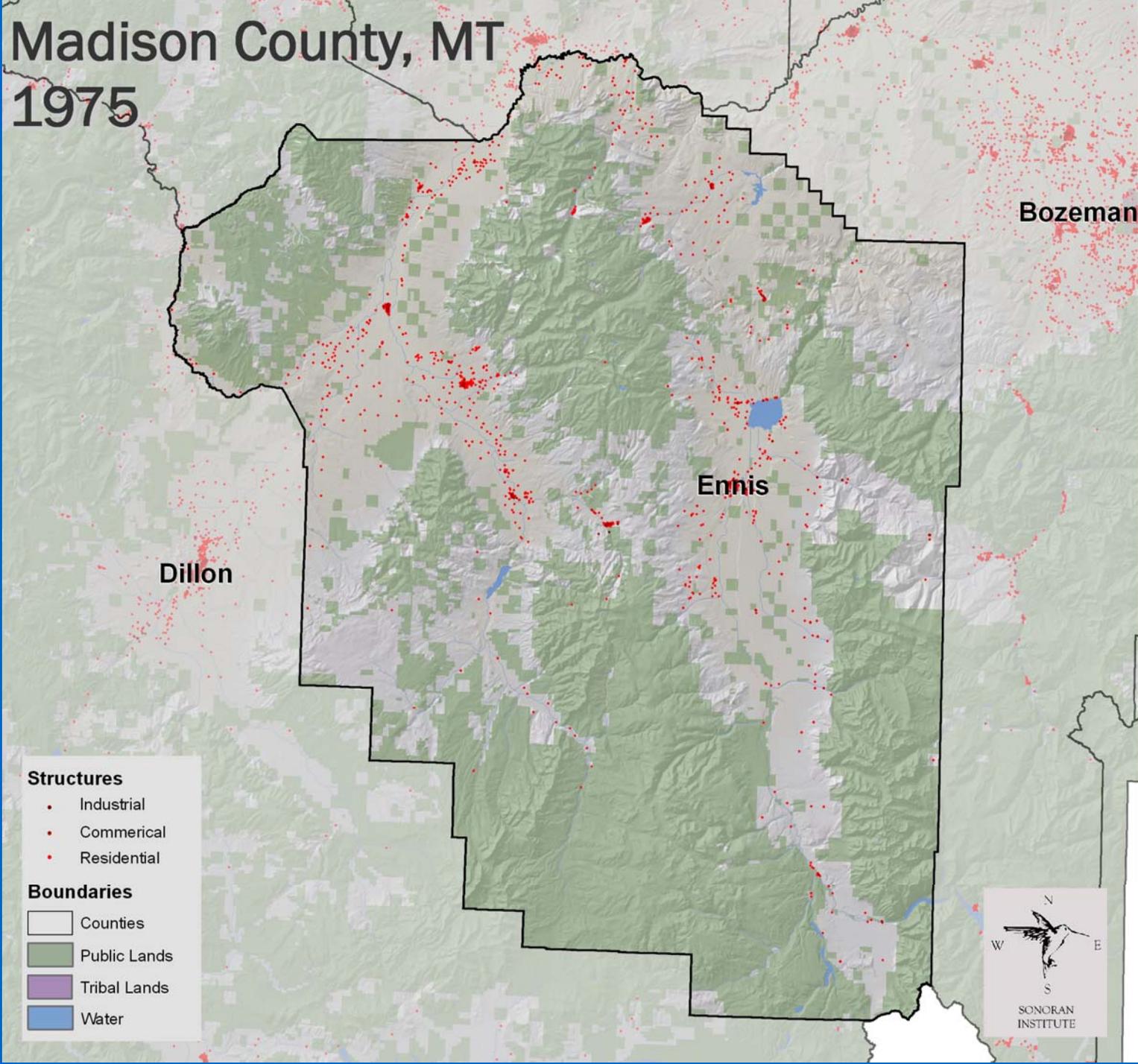
- Industrial
- Commercial
- Residential

## Boundaries

- Counties
- Public Lands
- Tribal Lands
- Water



# Madison County, MT 1975



## Structures

- Industrial
- Commercial
- Residential

## Boundaries

- Counties
- Public Lands
- Tribal Lands
- Water



# Madison County, MT 1995

Bozeman

Ennis

Dillon

**Structures**

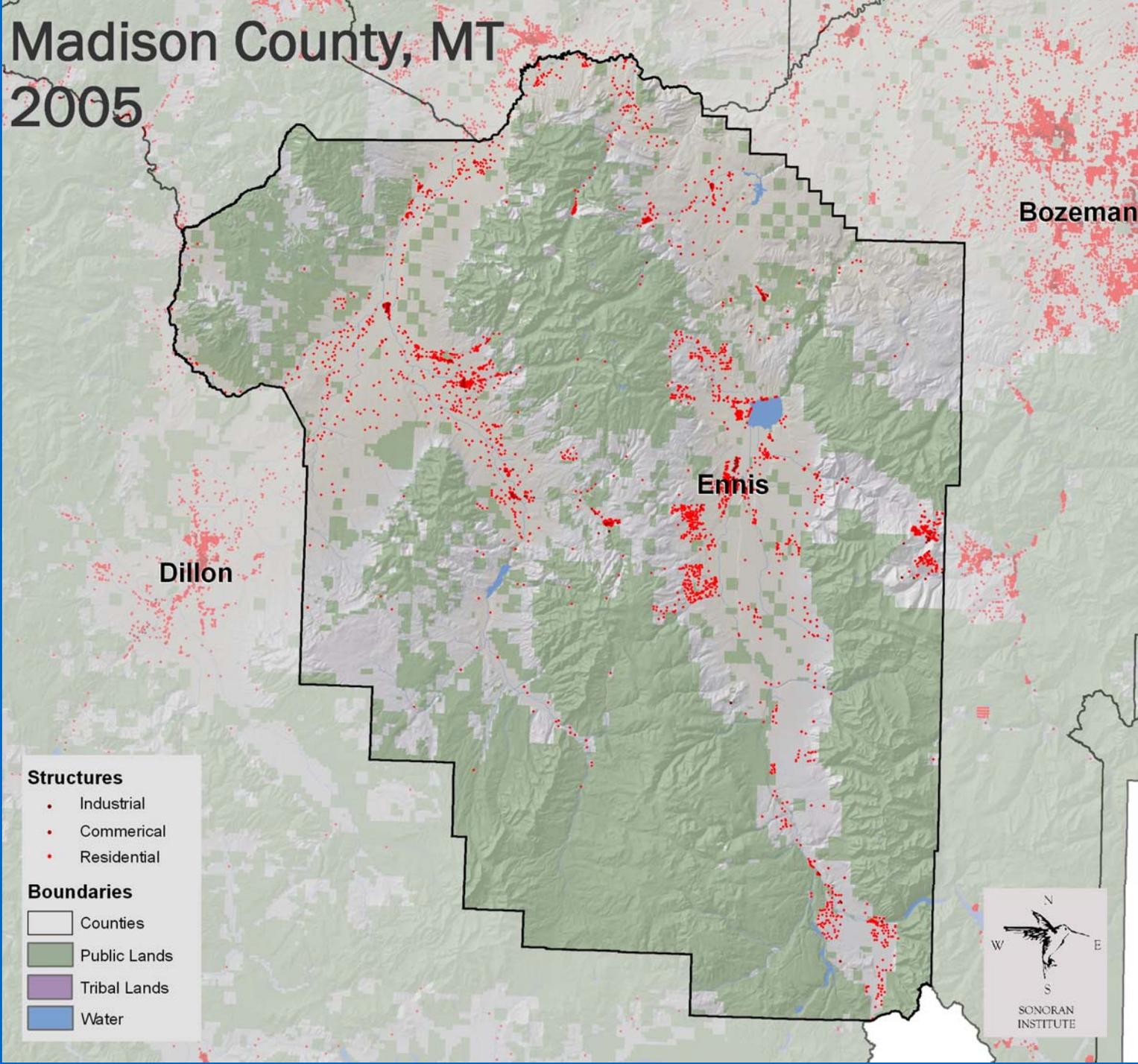
- Industrial
- Commerical
- Residential

**Boundaries**

- Counties
- Public Lands
- Tribal Lands
- Water



# Madison County, MT 2005



## Structures

- Industrial
- Commercial
- Residential

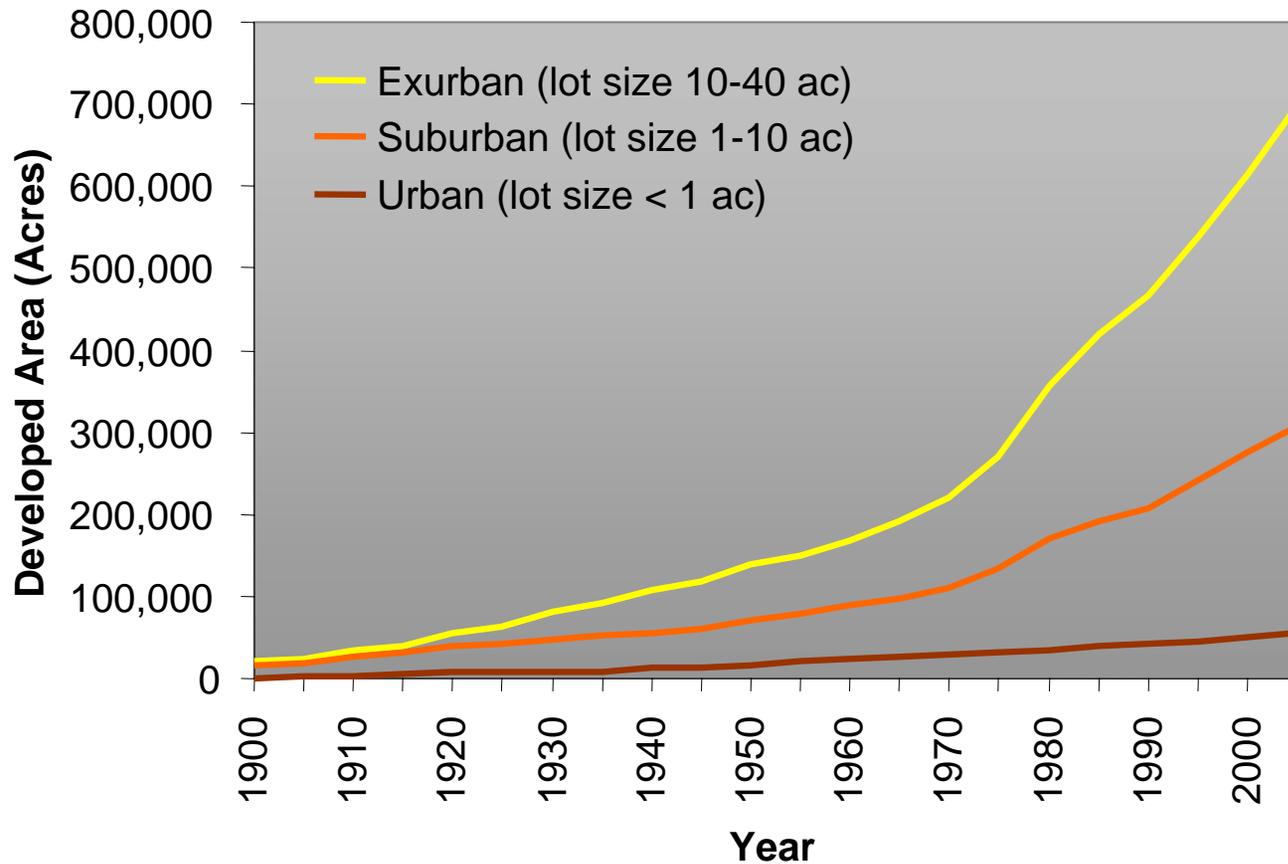
## Boundaries

- Counties
- Public Lands
- Tribal Lands
- Water

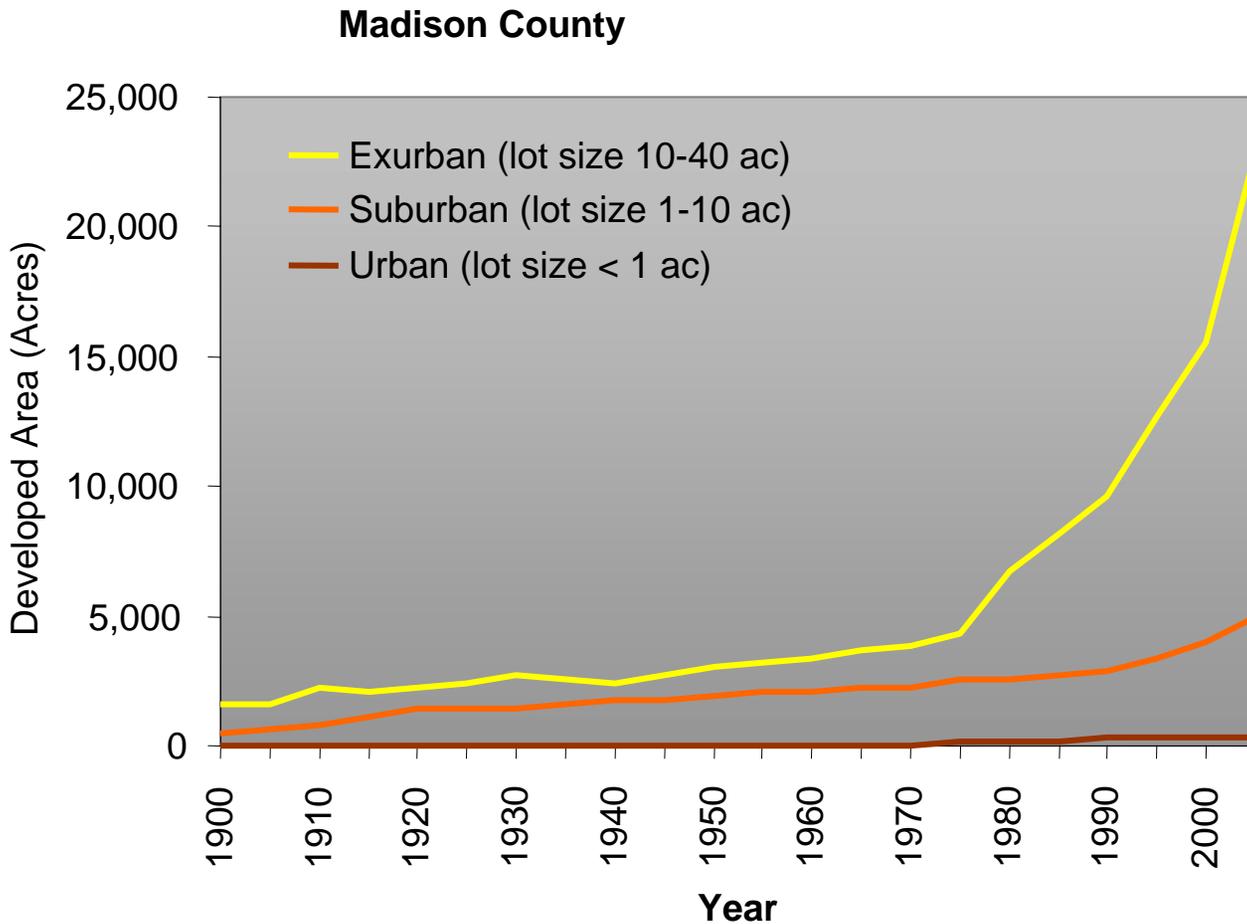


# Type of Development over Time

## Western Montana

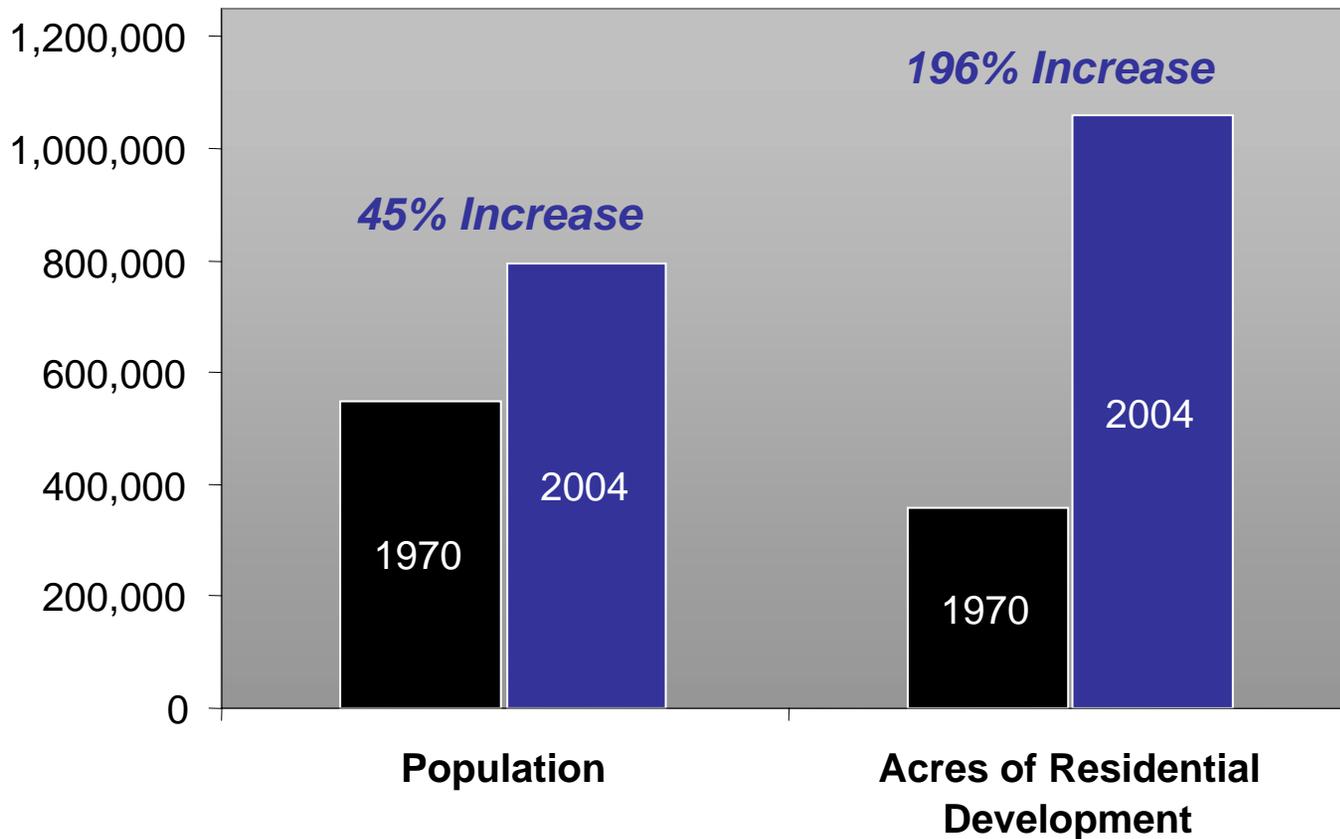


# Type of Development Over Time



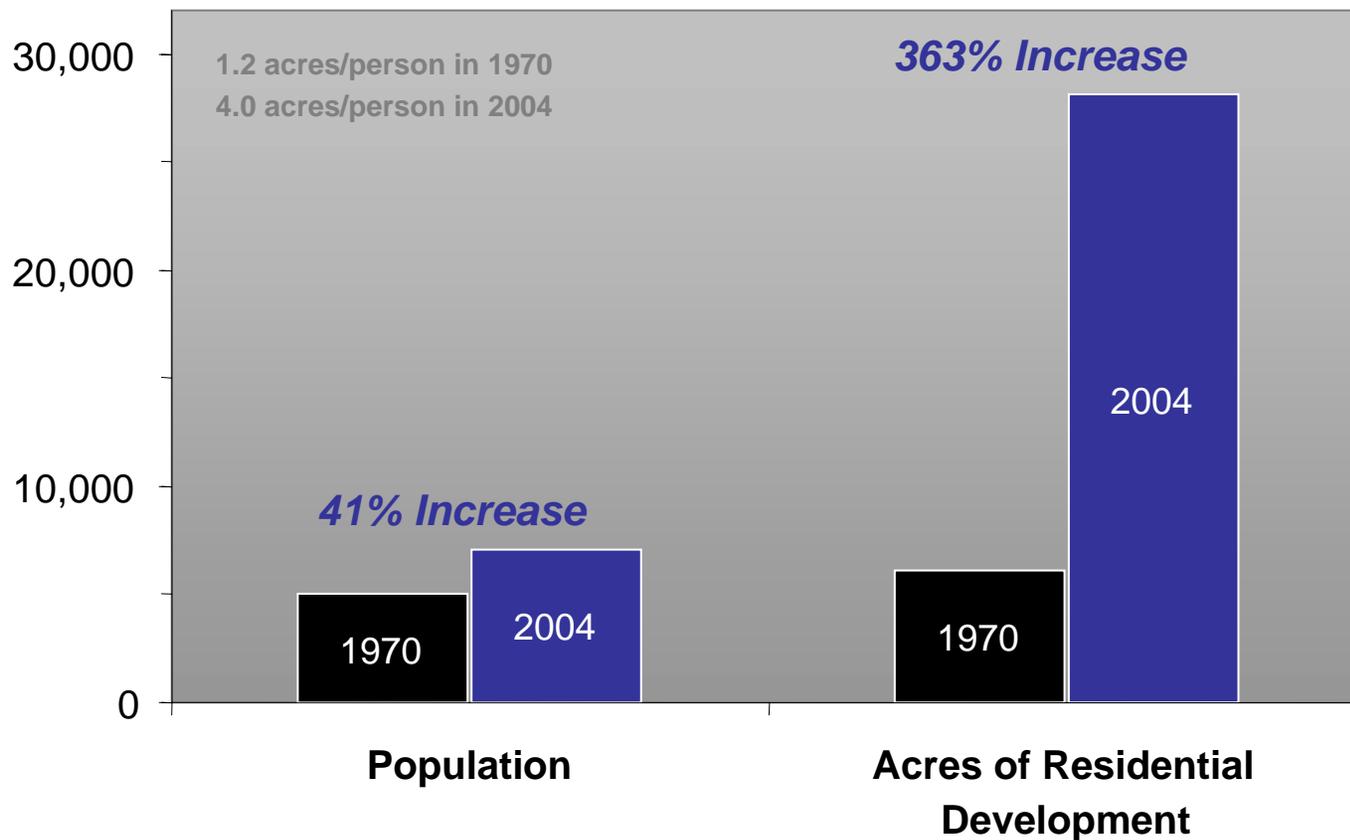
# Western Montana

## Population Growth vs. Land Development



# Madison County

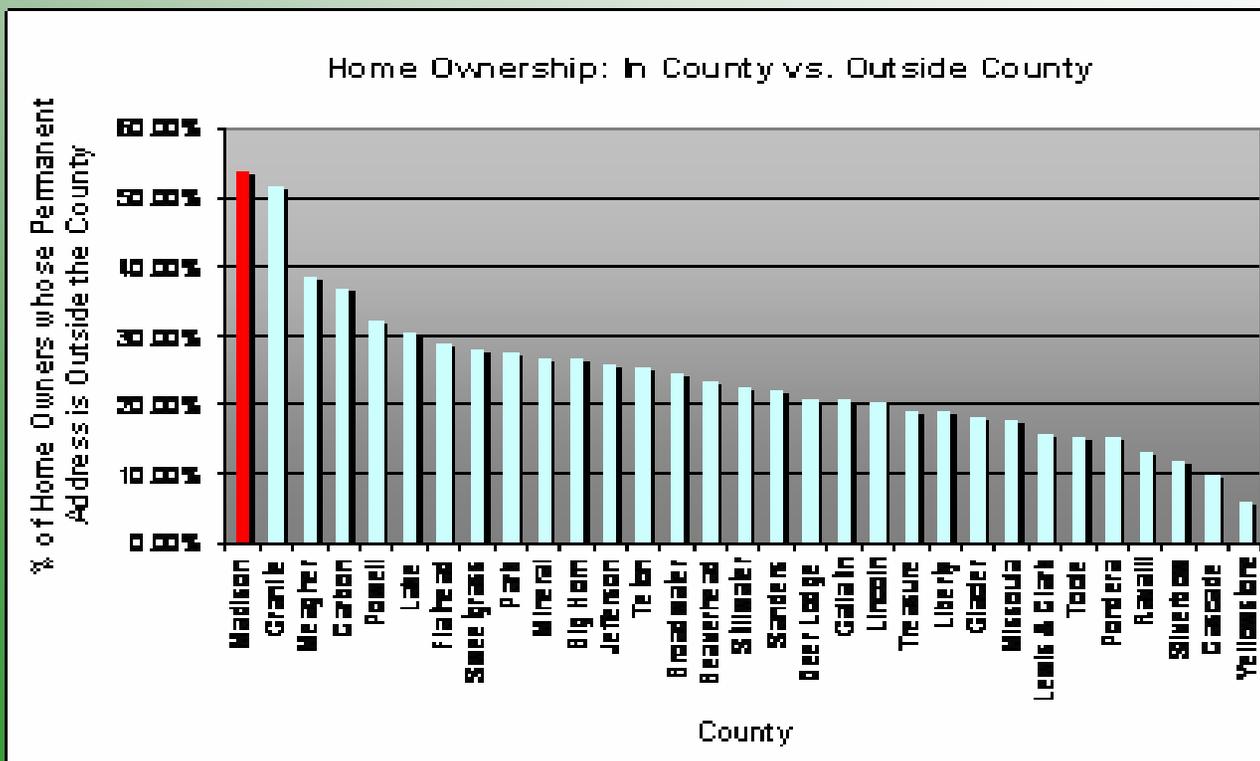
## Population Growth vs. Land Development



# Percentage of Seasonal Residents



## *Historical Growth*



# Recent Population Change in Montana...

---

- Year 2000: 902,195
- Year 2005 Estimate: 935,670
- Growth Rate: 3.7%

# Recent Population Change in Madison County and Ennis...

## County:

- Year 2000: 6,851
- Year 2005 Estimate: 7,274
- Growth Rate, 2000-2005: 6.2%

## Ennis:

- Year 2000: 840
- Year 2005 Estimate: 973
- Growth Rate, 2000-2005: 15.8%
- *Ennis is the 10<sup>th</sup> fastest growing municipality*

## and Other MadCo Communities

	<u>2000</u>	<u>2005</u>	<u>Growth</u>
● Sheridan	659	689	4.6%
● Twin Bridges	400	418	4.5%
● Virginia City	130	135	3.8%
● Harrison	162	n/a	
● Big Sky	188	n/a	
● Alder	116	n/a	

# Economic Snapshot, Montana and Madison County...

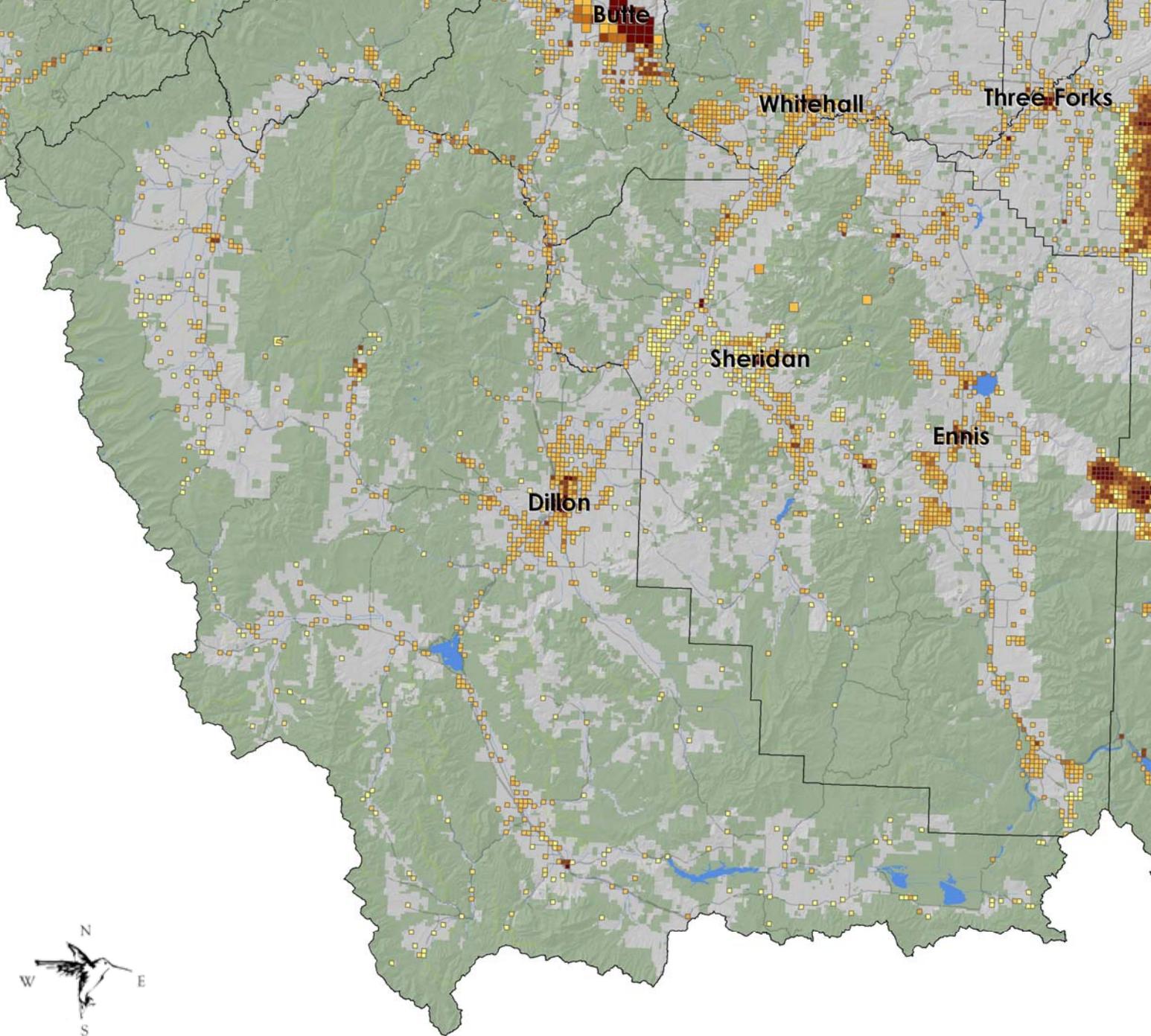
	<u>State</u>	<u>County</u>
● 2005 Unemployment	4.0%	3.1%
● 2004 Per Capita Income (1)	\$27,657	\$24,715
● 2003 Average House Sale Price (2)	\$166,253	\$176,951

## Notes:

(1) Madison County's per capital personal income is 75 percent of the national average and 89 percent of the state average.

(2) According to Bozeman appraiser Clark Wheeler, property values in the Madison Valley nearly doubled in the past two years.

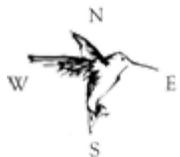
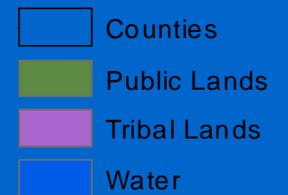
# 2025 Forecast



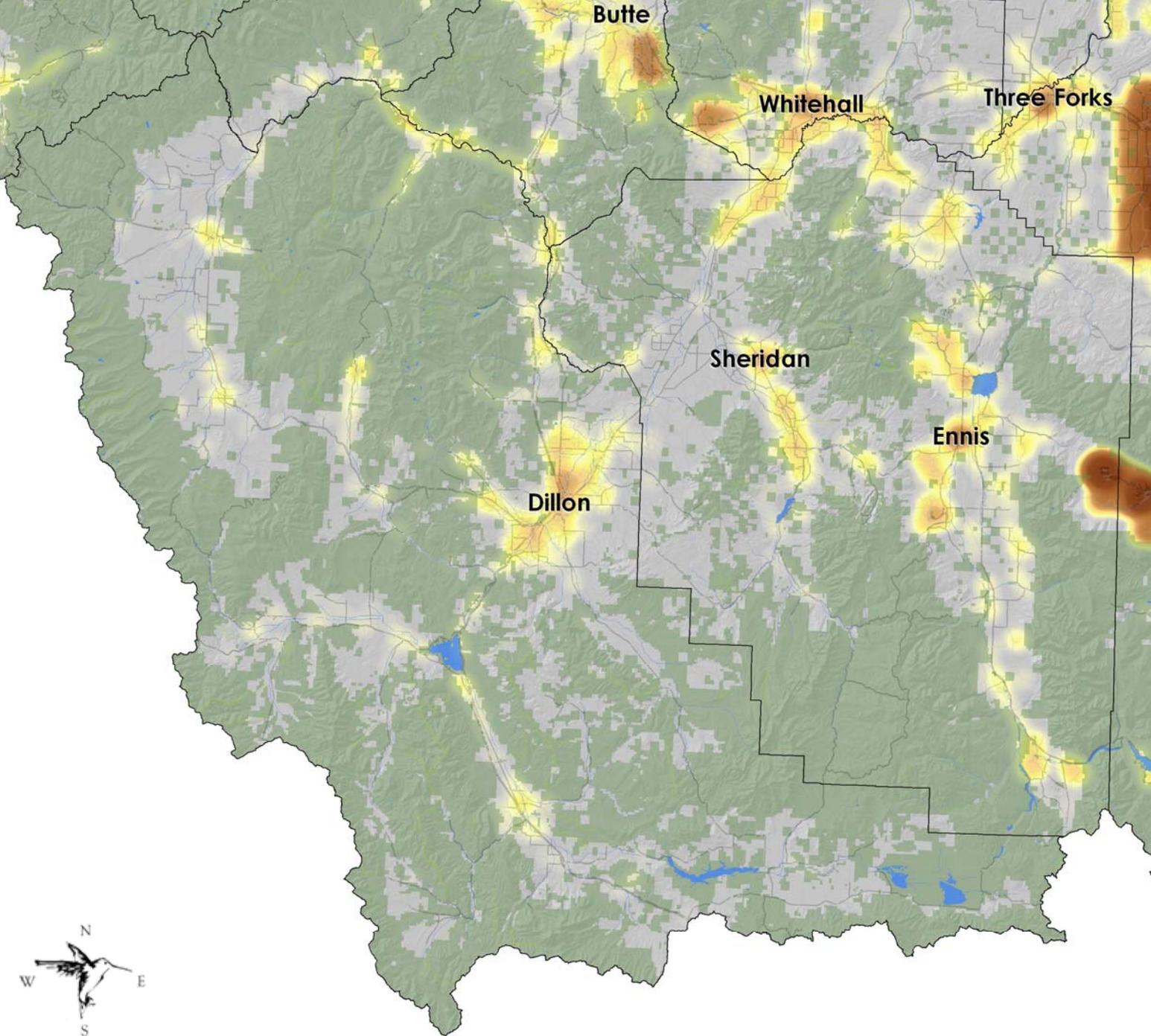
## Homes/QSection



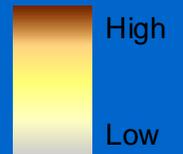
## Boundaries



# 2025 Forecast



## Core Growth Areas



## Boundaries

-  Counties
-  Public Lands
-  Tribal Lands
-  Water

# Madison County Comprehensive Plan

---

1972

1988

1999

..... 2006 Update

# Current Comprehensive Plan

- **Adopted in 1999**
- **Vision of County in 2009**
- **Goals and Objectives**
  - Land Use
  - Economy
  - Environment
  - Recreation
  - Public Services
  - Communications, Coordination and Citizen Participation.

# Guiding Principles

---

- **Locate new development close to existing services and communities.**
- **Protect our river corridors.**
- **Preserve our most productive agricultural lands.**
- **New development should pay its own way.**
- **Respect private property rights.**

# 25 Actions Are Recommended.

---

- Done: 8
- Progress Made: 8
- Little/No Progress: 9

# Accomplishments Include:

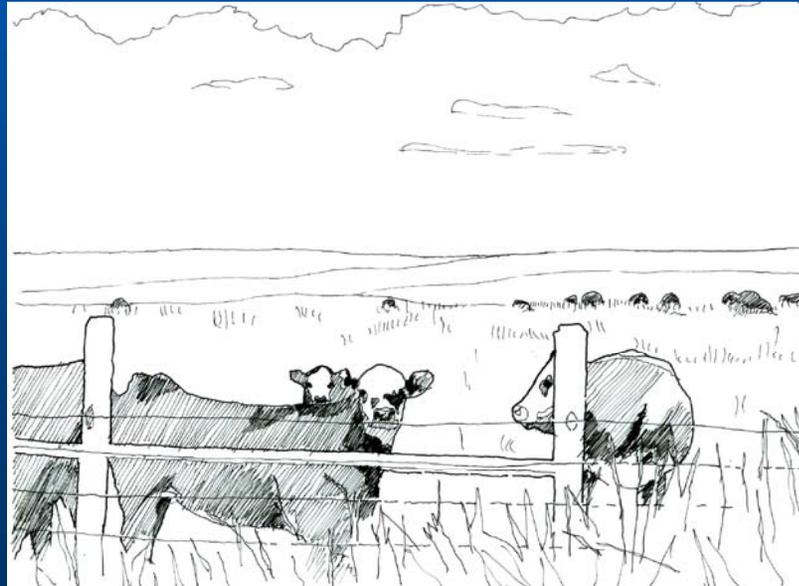
---

- Ongoing County Comprehensive Planning Program.
- Code of the New West brochure.
- Capital Improvements Plan.

# and...

---

- Right-to-Farm Policy.



# **We've Made Progress On...**

---

- **Support for Area Planning and/or Landowner-initiated Zoning.**
- **Subdivision Compliance Program.**
- **County Subdivision Regulations.**
- **Development Payment Program.**
- **Mapping of 100-year Floodplains.**

# What We Haven't Done...

---

- Annual Meeting with Municipal Officials and Local Service Providers.
- Land Evaluation and Site Assessment Process.
- Zoning of River Corridors.
- Program for Purchase of Development Rights.

# What Else Did We Do??

---

- **Strategic Wildland Fire Plan.**
- **(Started) County Housing Plan.**
- **Big Hole River Setback Ordinance.**
- **Development Design Guidelines.**

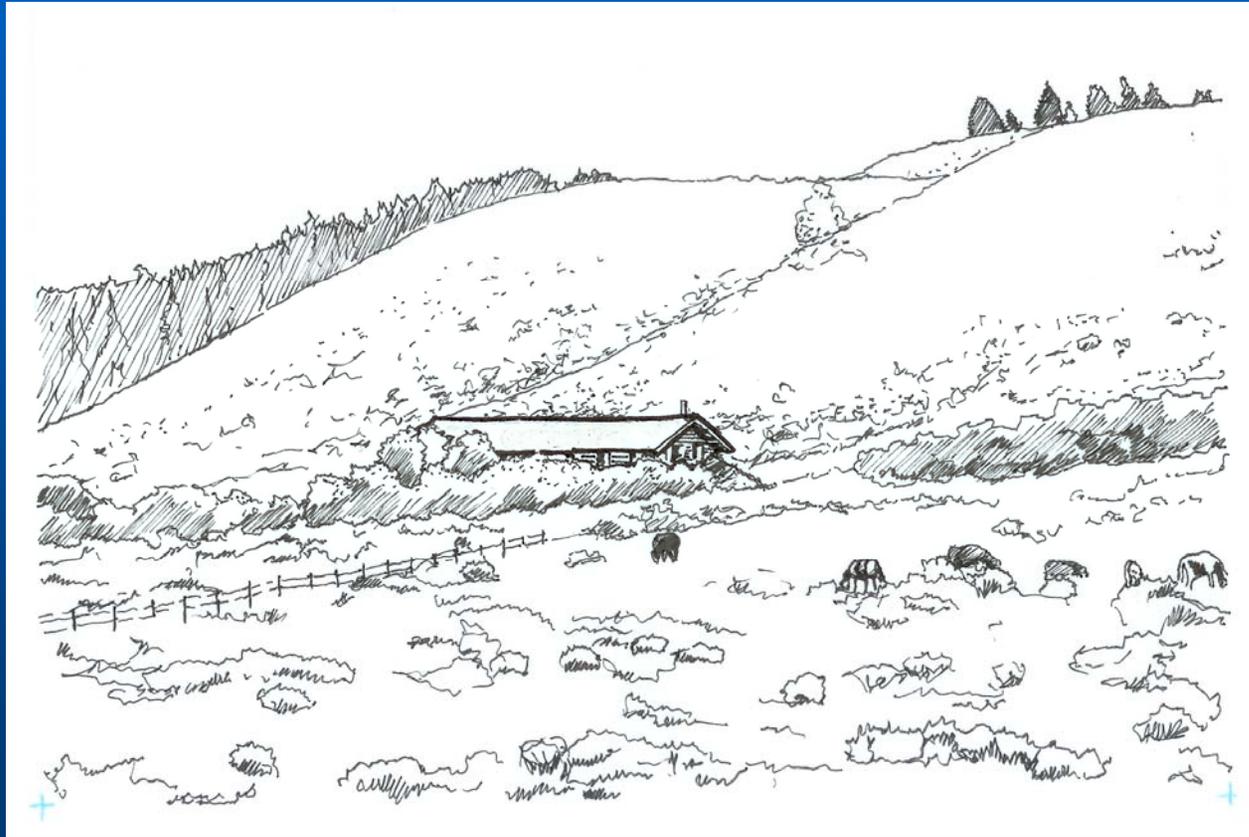
# Development Design Guidelines

- **Ridgeline/Viewshed Preservation**
- **Architectural Compatibility with the Rural Landscape**
- **Dark Skies Preservation**
- **Fire Protection in the Wildland/Residential Interface**
- **Scenic Preservation: Signage and Billboards**

## Ridgeline / View Shed Preservation

### Siting Homes to Preserve Rural Character

*Nestle structures below ridgelines and within the folds of hills. Allow the natural landscape to dominate. Design homes on hillsides to follow the natural terrain in a manner that minimizes earth disturbance. Where practical, limit site grading. Design buildings that follow the profiles of the surrounding natural landscape.*



Site homes below the ridge at the foot of the slope.

# Architectural Compatibility with the Rural Landscape

## SIZE, SHAPE AND FORM

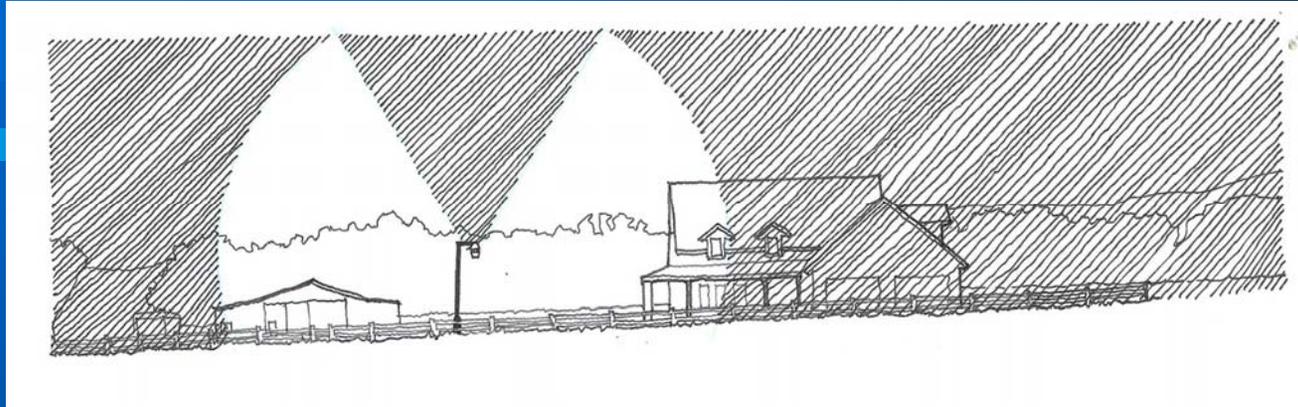
*When designing a building, consideration must be given to its size, shape and form in relation to the surrounding buildings, landscape and environment.*



Low lying horizontal forms fit well on rolling hills and farmland.

## Dark Skies Protection

## Preserving the Night Sky

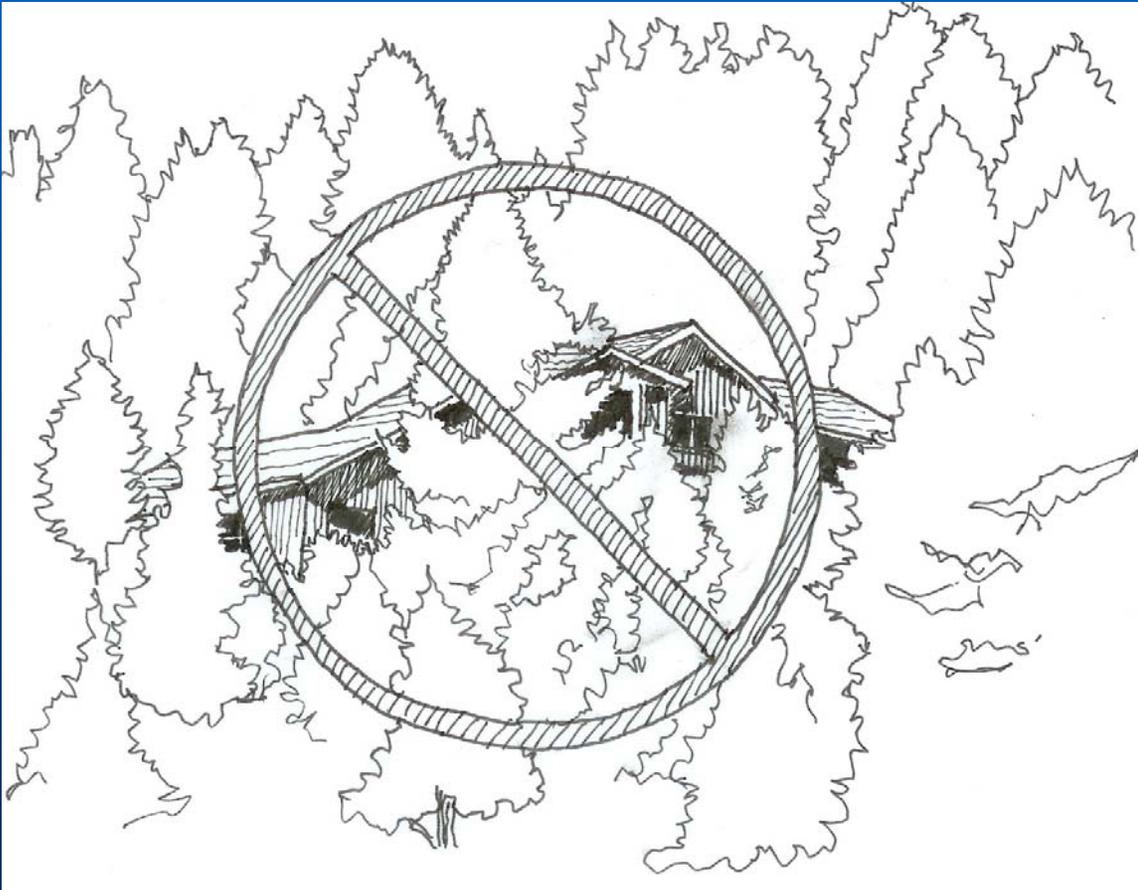


**Poorly designed yard-lights** can be costly, inefficient, glary, and harmful to the nighttime environment.



**Well-designed yard-lights** improve visibility and safety and create a sense of security, while at the same time minimizing energy use and operating costs.

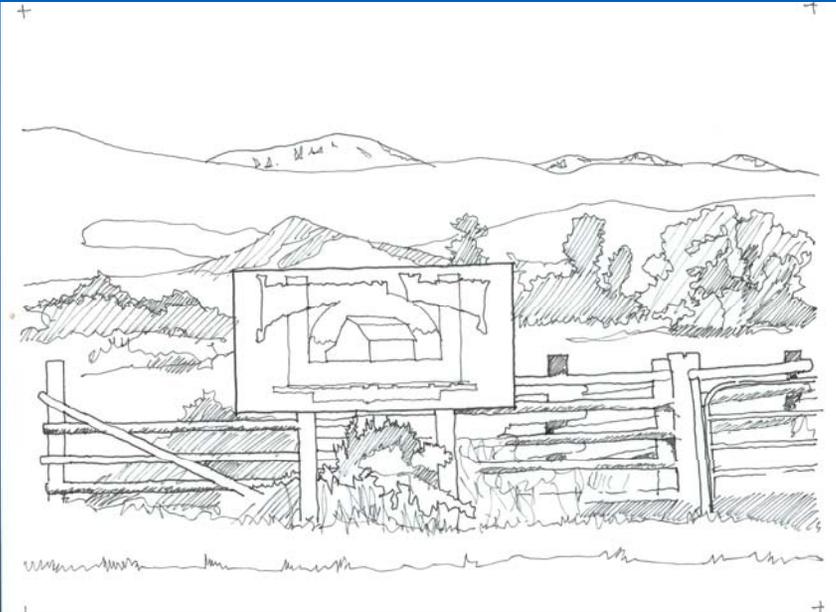
# Fire Protection in the Wildland / Residential Interface



*A home in the woods is a home surrounded by potential fuel for a forest fire. Similar danger exists for those in grasslands and sagebrush plains or even in many riparian areas. You can help minimize the fire threat to your home by providing for basic emergency access, by using fire resistant building materials and by creating an environment that is more easily defended from wildland fires.*

## Scenic Preservation: Signage/Billboards

*Individual businesses should be encouraged to use signs that are attractive and compatible with the adjacent property and community. Ideally, signage should: (1) enhance property values within the community; (2) provide for the public's safety in its design and construction; and (3) preserve the environmental quality of the surrounding community.*



Keep signage as small as necessary and subservient to the landscape.



Design signs to reflect the rural and small town character of the county.

# How Are We Doing?

- Should We Do More to Guide Growth? Less? Or About the Same?
- Could We Be Using Our Existing Tools More Effectively?
- Should We Be Using Different Tools to Guide Growth?

# Acknowledgements

---

- **Data Sources include US Bureau of Census, Bureau of Economic Analysis, Montana Board of Housing, Montana Dept. of Revenue, and Montana State Library (Natural Resources Information System).**
- **Development Data and Maps Provided by Sonoran Institute, 2006. Growth Model Developed by Patty Gude, SI Research Associate.**
- **Development Design Guidelines were taken from the Madison County Code of the New West, 2005 Edition. Professional Consultant/Illustrator was Daniel Glenn, Glenn & Glenn Design Associates.**