



Growth Policy

TOWN OF VIRGINIA CITY



November 2022



Client Commitment



Empowered Employees



Quality Solutions



TOWN OF VIRGINIA CITY

Growth Policy

November 2022

Prepared for the:
Town Planning/Zoning Board

Prepared by:



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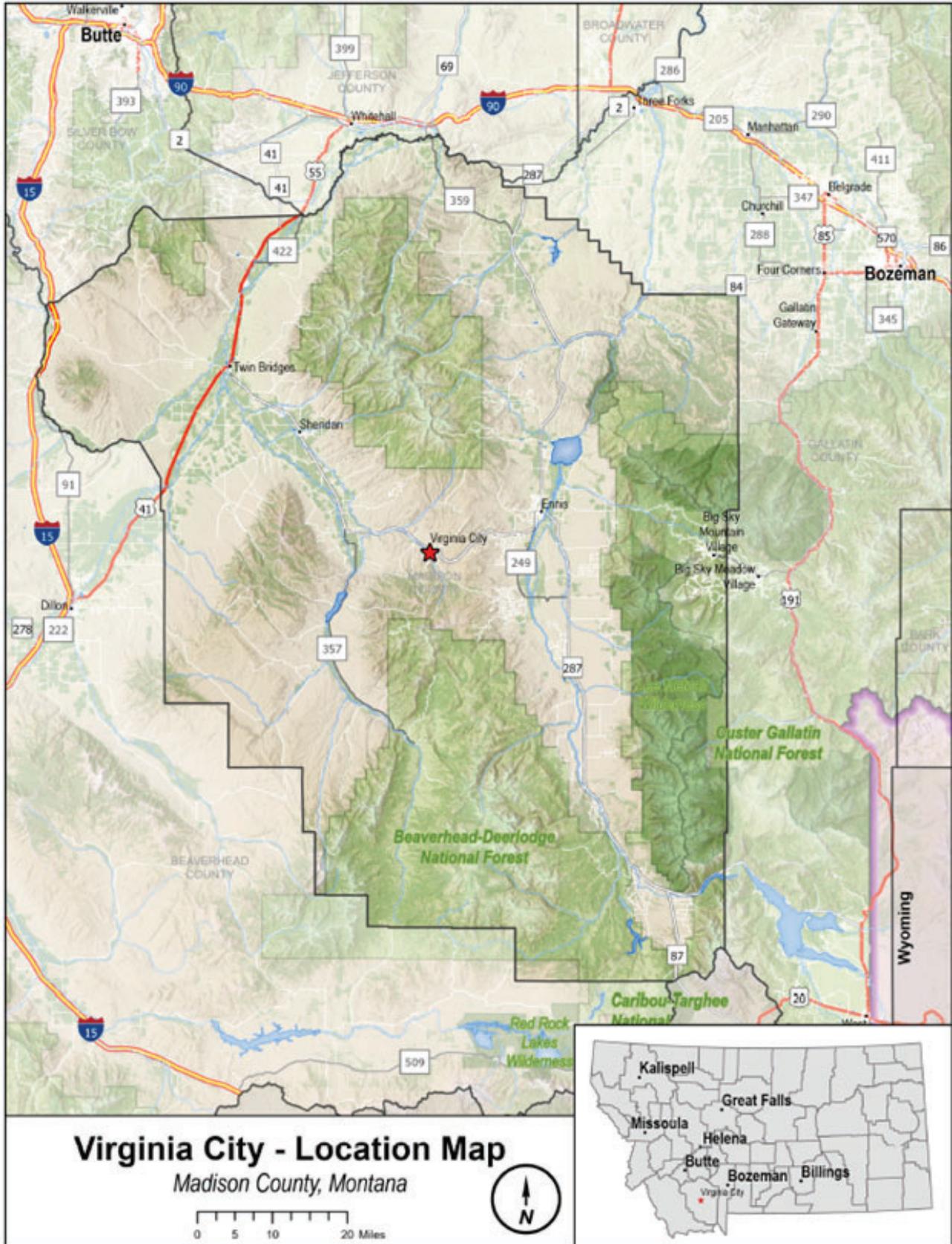
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▼ Map 1 - Location of Virginia City





WHAT IS A GROWTH POLICY?

A growth policy is a guiding document adopted by a city, town or county that outlines the community's vision for its future. Similar to what other states call master plans, a growth policy is used by local governments to guide decision making about the community's land use and development. A growth policy is not a regulatory document and does not require regulations to be adopted and utilized. But other regulations must be consistent with the growth policy.

A growth policy is a community's plan for the future. It allows a community to identify its strengths and weaknesses and outline plans for improvement. The Town Council and Planning/Zoning Board can then implement those plans through thoughtful consideration and referencing the growth policy when making decisions or taking regulatory actions. A growth policy can also prepare a community for competitive grant funding opportunities, as it demonstrates a community's commitment to an intentional and planned future.

VIRGINIA CITY, MONTANA

Steeped in history, the Town of Virginia City's community tag line is 'Resisting Change Since 1863' because of its two greatest assets, rich historical culture and a safe community. In 1961, the town was designated as a National Historic Landmark District and has served as a popular tourist destination since the 1940's.

Virginia City experiences warm summer months and a cold winter season, thus allowing residents and visitors to enjoy year-round recreational opportunities. The Town becomes a tourist destination in the summer, with a bustling main street full of retail shops, restaurants, historical tours, and horse-drawn carriage rides. And because the Town is adjacent to a reasonable amount of public land, Nordic skiing and snowmobiling are popular winter activities.

Virginia City is the County seat for Madison County and offers a variety of services for residents and visitors. The community hosts multiple city parks, an outdoor winter ice rink, a community center, postal services, a library that hosts a variety of programs for all ages, and a small year-round market for basic grocery items. A kid's fishing pond sits adjacent to the town and Nevada City, a popular living-history tourist destination, is just over a mile northwest on Montana Highway 287.

While the Town has an abundance of natural assets, residents know there are other opportunities and challenges that need to be addressed. These include maintaining the historic character of the Town, increasing housing availability, improving infrastructure, protecting the Town's water supply, and increasing job/business opportunities.

It is important to note that Virginia City has been actively working to improve the quality of services for residents through thoughtful planning. These efforts include:

- Source Water Protection Plan- 2000
- Preliminary Engineer Report- Water/Wastewater Improvements- 2016
- Re-establishment of Town Planning Board- 2021
- Zoning District Review and Revision- 2022
- Updated Zoning Regulations- 2022
- Dark Sky Community- In Progress
- Updated Source Water Protection Plan- In Progress
- Historic Preservation and Open Space Education- Ongoing
- Groundwater Investigation Program - 2016-2022
- Central Park Parking Lot with Charging Stations - 2021

This Growth Policy is the Town’s comprehensive effort to tie these many different planning projects into one document and to look five years into the future. The document contains nine sections all of which provide the basis for achieving the goals developed by the Town Planning/Zoning Board. These sections include:

Goals and Objectives	<ul style="list-style-type: none"> • Take advantage of the opportunities and issues the Town faces, residents must be willing to establish practical and achievable goals. This section provides a succinct list of the Town’s goals and objectives.
Introduction	<ul style="list-style-type: none"> • A description of the Town, its location, features, and history.
Population	<ul style="list-style-type: none"> • An in-depth analysis of the Town’s population characteristics.
Economy & Local Services	<ul style="list-style-type: none"> • A description of the Town’s local economy and services offered.
Historic Preservation	<ul style="list-style-type: none"> • A description of the Town’s collaborative efforts with the Montana Heritage Commission, State Historical Preservation office, and Virginia City Preservation Alliance.
Town Water Supply & Infrastructure	<ul style="list-style-type: none"> • A description of the services and infrastructure provided to residents and the status of the Town’s water supply.
Housing	<ul style="list-style-type: none"> • The status of the Town’s current housing stock.
Land Use	<ul style="list-style-type: none"> • This section includes a discussion about current land use, annexation, subdivision regulations, and the Wildland-Urban Interface.
Resident Outreach	<ul style="list-style-type: none"> • A description of the steps used to obtain the advice and guidance of residents for this planning process.
Action Plan	<ul style="list-style-type: none"> • The actual steps the Town may take to achieve the goals identified in the document.

GOALS AND OBJECTIVES

The Town Planning/Zoning Board developed goals and objectives to address the opportunities and needs identified through the entire process. The specific projects and policies to be used to achieve these goals are found in the Action Plan on page 31.

HISTORIC PRESERVATION

The Town of Virginia City is committed to preserving, protecting, and increasing awareness of its unique cultural assets.

Goals	Objectives
<ul style="list-style-type: none"> Maintain the Town’s historic visual appearance. 	<ul style="list-style-type: none"> Establish a façade improvement program. Develop a greenhouse and solar panel policy that maintains and supports historic preservation efforts. Work with Madison County to apply a historic visual appearance to the County Administrative Building.
<ul style="list-style-type: none"> Maintain and improve the appearance of the Town. 	<ul style="list-style-type: none"> Evaluate and apply zoning regulations and development permits.
<ul style="list-style-type: none"> Provide Subdivision Regulations to comply with state statute and meet the practical needs of the Town. 	<ul style="list-style-type: none"> Research the benefits of developing and adopting Town Subdivision Regulations.
<ul style="list-style-type: none"> Maintain boardwalks. 	<ul style="list-style-type: none"> Assist Public Works in developing a plan to maintain and repair/replace boardwalks that have become a safety hazard. Add access steps/ramps at various boardwalk locations.
<ul style="list-style-type: none"> Provide assistance to residents who have historical structures in need of stabilization and maintenance. 	<ul style="list-style-type: none"> Find funding solutions to fund worthy historical projects within Town.

TOWN WATER SUPPLY

Identifying and protecting the Town of Virginia City’s sources of water that provide water to public drinking water supplies and private wells is an active and consistent priority.

Goals	Objectives
<ul style="list-style-type: none"> Identify and protect the Town’s source water sites. 	<ul style="list-style-type: none"> Update and adopt a Source Water Protection Plan. Explore zoning or easement options to address development near source water sites.
<ul style="list-style-type: none"> Focus on practical water conservation. 	<ul style="list-style-type: none"> Identify practical water conservation practices and develop an implementation plan that includes fire risk and vegetative health.

GOALS AND OBJECTIVES

INFRASTRUCTURE

Well-maintained infrastructure is necessary to ensure the health and safety of Town residents and help promote economic growth. Infrastructure managed by the Town can range from streets and buildings and water and sewer to equipment such as loaders, trucks, and computers.

Goals	Objectives
<ul style="list-style-type: none">▪ Improve the water and wastewater systems.	<ul style="list-style-type: none">▪ Utilize presently established ARPA funding to complete a variety of projects.
<ul style="list-style-type: none">▪ Improve the Street System.	<ul style="list-style-type: none">▪ Complete an overall street, road, and pedestrian system evaluation.▪ Discuss safer pedestrian options for MT Hwy 287 through the Town (signage, speedbumps, rumble strips, etc).
<ul style="list-style-type: none">▪ Minimize the cost of infrastructure improvements to residents.	<ul style="list-style-type: none">▪ Pursue grant funding and low-interest loan options to pay for infrastructure projects.▪ Create a Capital Improvement Plan to detail projects and costs.

HOUSING

Adequate and affordable housing is essential to ensure the success of the Town's economy. Growth should occur in a logical manner that meets the needs of the Town and is consistent with other goals.

Goals	Objectives
<ul style="list-style-type: none">▪ Provide additional housing options for year-round and seasonal residents.	<ul style="list-style-type: none">▪ Better understand the Town's housing market and resident's housing needs.▪ Identify lots within the Town that have the potential to be developed with housing or commercial businesses.▪ Collaborate with Montana Heritage Commission to explore suitable housing or development options within the Town or nearby.
<ul style="list-style-type: none">▪ Identify all Short Term Rentals (STR's) and Additional Dwelling Units (ADU's) within Town limits.	<ul style="list-style-type: none">▪ Perform a Housing Needs Assessment.

INTRODUCTION

LOCATION

Virginia City is located in Madison County, Montana, approximately 66 highway miles southwest of the City of Bozeman and 76 highway miles southeast of Butte. According to the United States Census Bureau, the estimated population of the Town in 2020 was 219 people. The city also serves as the County seat for Madison County.

GEOGRAPHY

Virginia City is nestled between the Ruby and Madison Valleys, south of the Tobacco Root Mountains, and north of the Gravelly Range at 5,882 feet. Wallace Street, the main street running east to west through the city, is an approximately one mile stretch of Montana Highway 287. Virginia City is surrounded by large amounts of privately owned land with some publicly owned large parcels to the south.

CLIMATE

The Town's climate is characterized by generally mild summers and cold winters. The Town's warmest month of the year is July with an average maximum temperature of 82 degrees Fahrenheit, while the coldest month is December with an average minimum temperature of 24 degrees Fahrenheit. The average annual precipitation is 15.78 inches, with the highest precipitation rates in May and June. The average annual snowfall is 79 inches. Generally, the month with the highest snowfall is December, with an average of 13.5 inches.



HISTORY

Virginia City, a boom town of the post-Civil War era, was born with the discovery of gold along Alder Creek in 1863. By mid-1864, it had gathered most of Montana's population, with a population of 5,000 people. It served as the Montana Territorial Capital for ten years, until the gold ran out, and has been noted as the territory's first social center and transportation hub, in addition to the home of Montana's first newspaper, the Montana Post.

One mile north on Montana Highway 287 sits the western town of Nevada City. Both towns have been extensively restored and preserved, becoming living examples of the true Old West. The Montana Historical Society has certified over 150 buildings as authentic. Many of these buildings were built prior to 1900 and are filled with merchandise and implements used when gold camps flourished in the West. In 1962, the town received National Historic Landmark status and many buildings were added to the National Register of Historic Places. Today, the Historic District of Virginia City and Nevada City is operated by the Montana Heritage Commission, a state of Montana agency, with financial and technical assistance from the National Park Service.

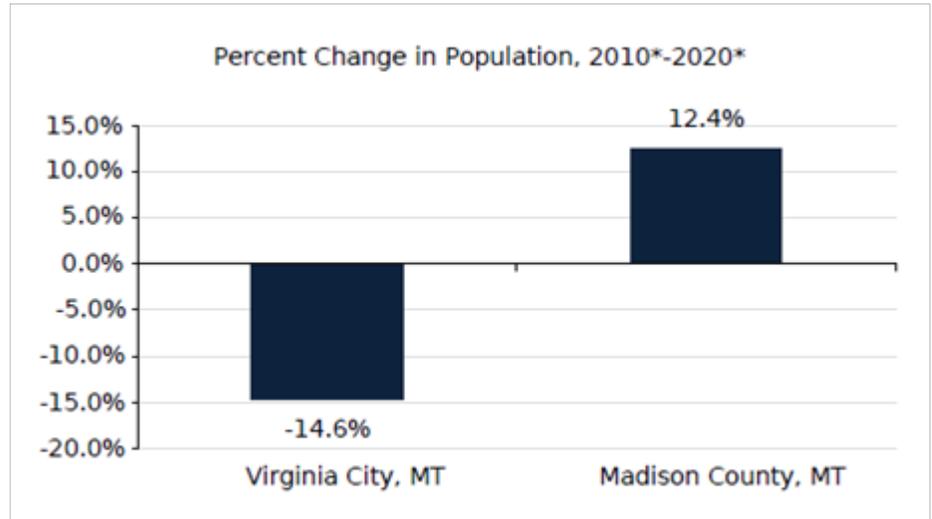
Virginia City offers many opportunities to relive the adventure of the gold rush days. Boot Hill Cemetery, Alder Gulch Short Line Railroad, gold panning, museums, and many active restaurants, gift shops, and other retail businesses have made Virginia City a top tourism destination between the Memorial Day and Labor Day holidays.

POPULATION CHARACTERISTICS

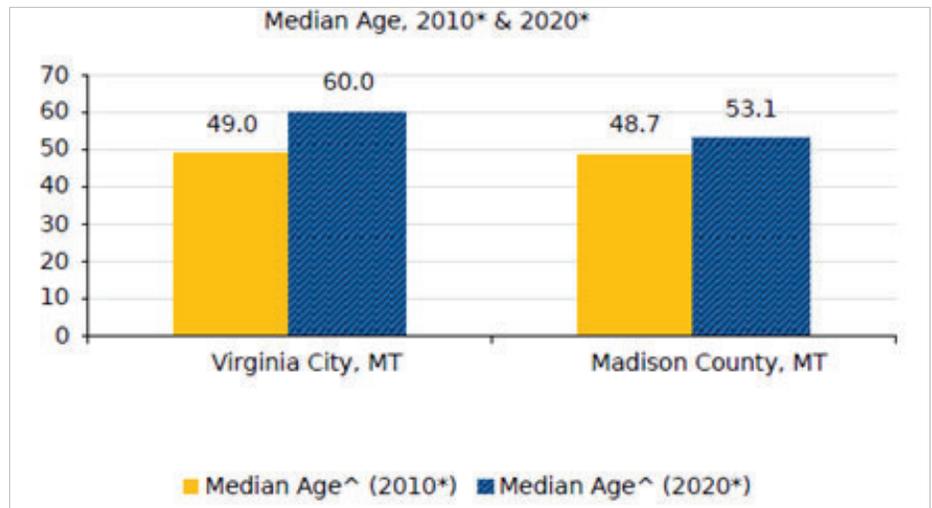
In 2019, Virginia City was estimated by the Census Bureau to have a population of 207 people, while Madison County had an estimated population of 8,623, which includes Virginia City.

Demographically, Virginia City finds itself in a situation familiar to many other communities in Montana, the median age of residents has increased. Economic Profile System (EPS) data from the Census Bureau showed that in 2010, the median age for Virginia City was estimated at 49.0 years of age and by 2019 it had increased to 60.4. For Madison County, EPS data indicates the median age of residents has increased from 48.7 to 53.0 from 2010 to 2019.

Another trend that should be watched closely in the Town is the increase in the number of people aged 65 and over. In 2010, the Census estimated this number at 19 persons in the Town, by 2020 it was estimated to be 58 persons, or approximately 34 percent of the total Town population.



▲ **Figure 1 - Percentage Change in Population, 2010-2020**
(Census Bureau, 2022 Washington, D.C.)



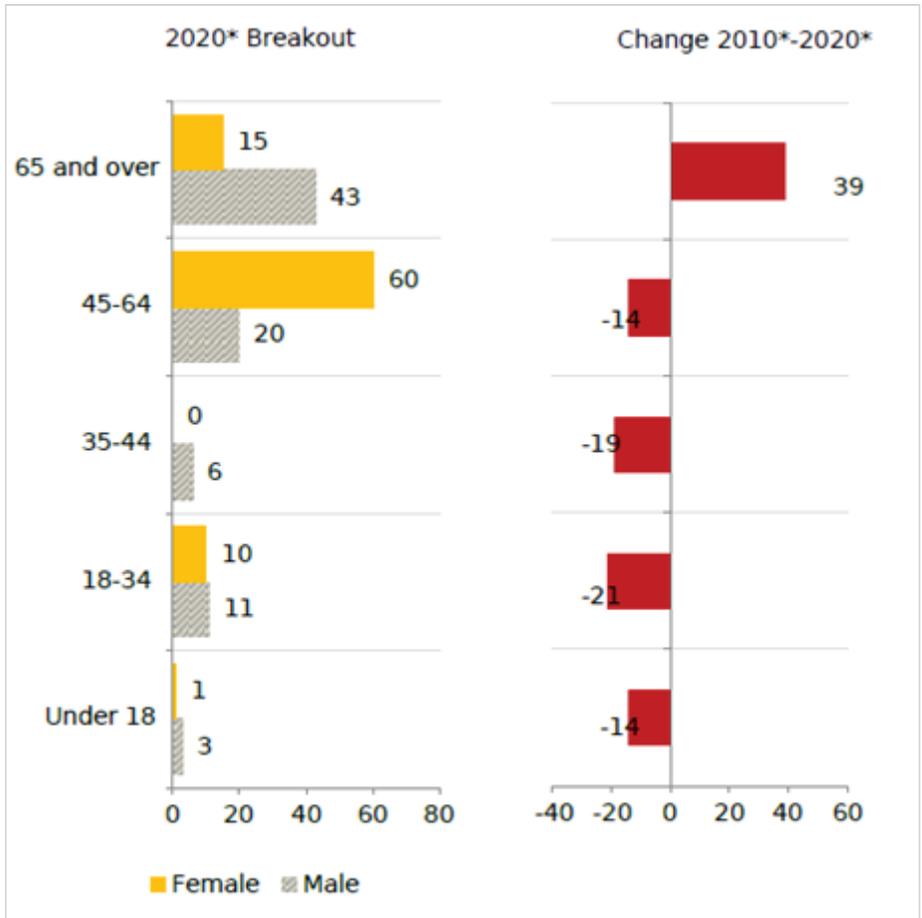
▲ **Figure 2 - Population Median Age, 2020**
Census Bureau, American Community Survey, 2022, Washington, D.C., as reported in Headwaters Economics' Economic Profile System (headwaterseconomics.org/eps).

POPULATION CHARACTERISTICS

There are several factors that are leading to an aging population. Some of these include:

- People of retirement age find Virginia City an attractive place to retire due to the quality of life and rural, quieter lifestyle; and
- Young people find it economically difficult to stay.

Like many other Montana communities, an aging population and a continued decrease in the number of younger people is something the Town needs to continue to watch closely. The trend could affect the ability of each jurisdiction to provide or facilitate services such as senior services, healthcare, housing, a stable workforce, and a viable fire department.



▲ **Figure 3 - Population Age Breakout, 2020**

Census Bureau, American Community Survey, 2022, Washington, D.C., as reported in Headwaters Economics' Economic Profile System (headwaterseconomics.org/eps).



ECONOMY AND LOCAL SERVICES

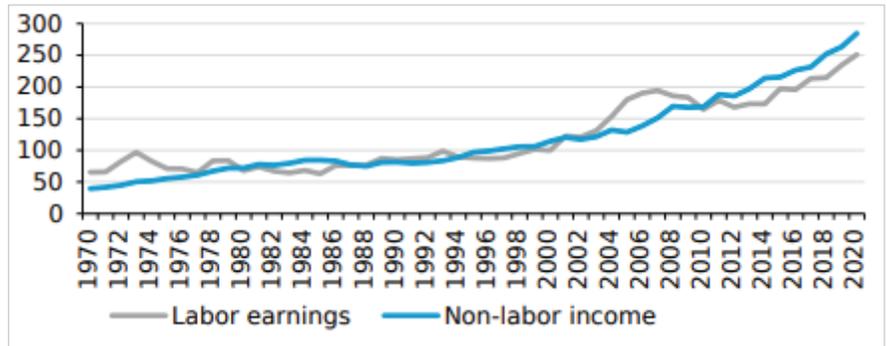
INCOME AND EMPLOYMENT

Income consists of personal income, labor and non-labor income, and income per capita for individuals within a community. Personal income is the total amount of money derived from wages, salaries, investment enterprises, and other sources. Specific data for the Town of Virginia City is difficult to obtain through Census data but Madison County data is readily available and can serve as a proxy for the Town.

From 2000 to 2020, Madison County's personal income increased by 150.5%. Non-labor income, which includes money earned from investments and benefits, accounted for 53.1% of the total personal income in 2020. This non-labor income grew from \$39.5 million to \$284.6 million from 1970 to 2020, a 621% increase. Additionally, service income, or labor income which includes service or trade sectors, accounted for 46.9% of total personal income. From 1970 to 2020, labor earnings grew from \$65.3 million to \$251.1 million, a 285% increase.

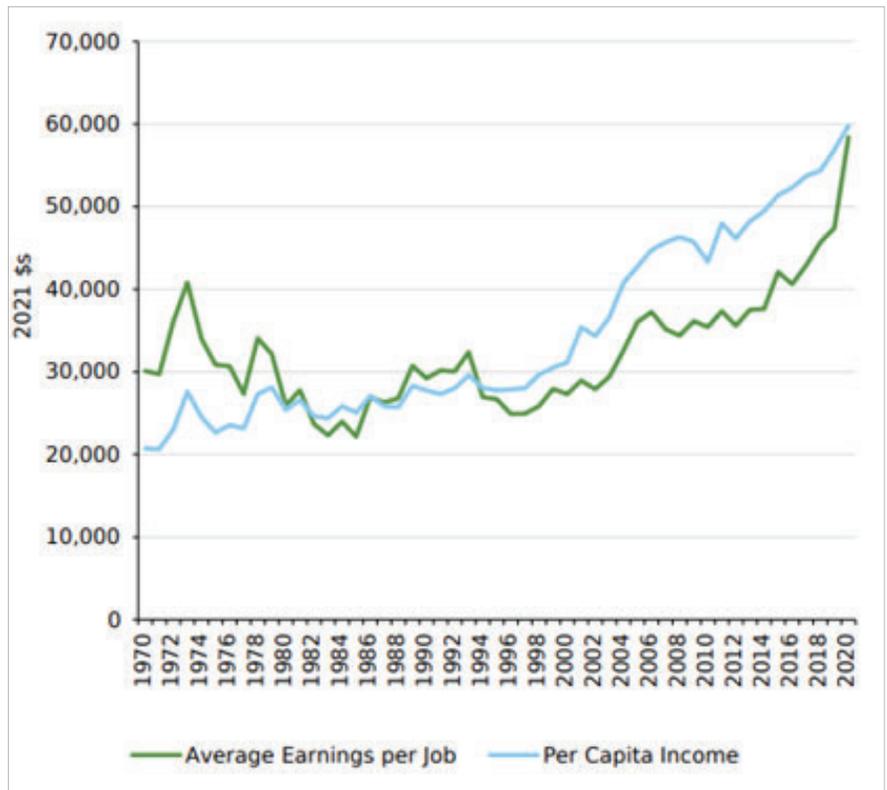
Median per capita income for Madison County in 2020 was \$59,797 with an annual unemployment rate of 3.2%, both below the national averages. From 1970 to 2020, per capita income grew from \$20,744 to \$59,797 for a 188% increase.

In 2020, the top three employment sectors in Madison County were accommodation and food services (1,137 jobs), agriculture/farming (700 jobs), and government (569 jobs). From 2001 to 2020, the top three industry sectors that added jobs were arts, entertainment and recreation (275 new jobs), accommodation and food services (240 new jobs), and real estate and rental and leasing (204 new jobs).



▲ **Figure 4 - Components of Personal Income, Madison County 1970-2020**

U.S. Department of Commerce, 2021. Bureau of Economic Analysis, Regional Economic Accounts, Washington, D.C., reported by Headwaters Economics' Economic Profile System (headwaterseconomics.org/eps).



▲ **Figure 5 - Average Earnings per Job and Per Capita Income, Madison County 1970-2020**

U.S. Department of Commerce, 2021. Bureau of Economic Analysis, Regional Economic Accounts, Washington, D.C., reported by Headwaters Economics' Economic Profile System (headwaterseconomics.org/eps).

ECONOMY AND LOCAL SERVICES

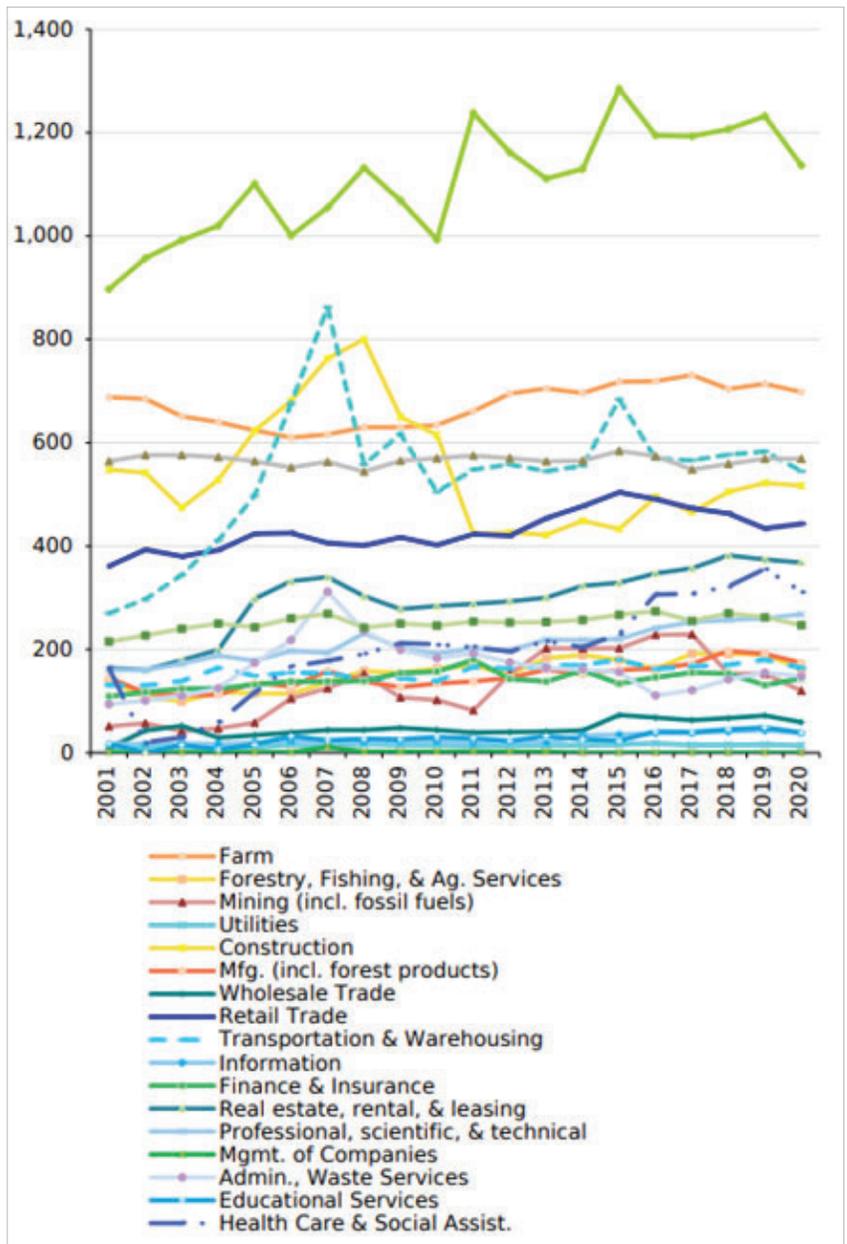
From 2001 to 2020, jobs in nonservice related industries (farm/ag/mining) grew from 1,571 to 1,671, a 6% increase. During that same time, jobs in service-related industries (retail/healthcare/entertainment.) grew from 2,621 to 3,926, a 50% increase. Over that same time, the number of government jobs grew from 564 to 569, an increase of less than 1%.

TAX BASE AND TAX REVENUES

Based on figures from the Montana Department of Revenue and US Census, the market value of real property in the Town has increased steadily, while the taxable value has slightly increased. In 2018, the median property value was \$167,486 and in 2020, this value was \$231,500. During the same time frame, the annual taxable values remained mostly between \$800 to \$1,500.

The Town of Virginia City is one of Montana’s resort tax communities. As a small community (population <5,500) that petitioned the State to be included in a resort area district, the Town can levy their own resort tax and decide how to utilize the proceeds. The logic behind resort tax communities is to allow smaller places that experience high tourist/visitor numbers but have relatively few residents to manage infrastructure maintenance without financially overburdening residents. In fiscal year 2020-2021 (FY20-21), the Town collected \$77,000 via local option tax, or “resort tax”.

The Town reported \$145,277 total revenue for FY20-21 but anticipates significantly higher revenues moving forward, as the reporting period included the COVID-19 shut-downs and resulting economic challenges of the pandemic. The Town’s revenue includes funding from local taxes, licenses and permits, intergovernmental revenues (historical preservation grants, state entitlement share, and gambling machine permits), service charges, royalty earnings, interfund operating sources, and miscellaneous revenue. The Town also gains revenue from the resort tax, permissive medical levy, police reserve, gas apportionment tax, and gas tax, with the resort tax being a major revenue source.



▲ **Figure 6 - Employment by Industry in Madison County, 2001-2020**
 U.S. Department of Commerce, 2021. Bureau of Economic Analysis, Regional Economic Accounts, Washington, D.C., reported by Headwaters Economics’ Economic Profile System

ECONOMY AND LOCAL SERVICES

FIRE PROTECTION

Fire protection is provided by the Virginia City Rural Fire Department. The Department's station is located on MT Hwy 287, also known as Wallace Street, approximately one-quarter mile from Town Hall. The Department has 19 volunteers and four fire engines. The Town has a mutual aid agreement with the Virginia City Rural Fire Department.



LAW ENFORCEMENT

The Town does not have its own police department or services, which is similar to other small communities in Madison County. Instead, the Madison County Sheriff's Department provides police protection, emergency response, and search and rescue services, via the volunteer Madison County Search and Rescue Ruby Valley and Madison Valley Units.

MEDICAL

Healthcare services are provided by nearby Madison Valley Medical Center, located 14 miles east in the Town of Ennis, and Ruby Valley Medical Center, located 21 miles west in the Town of Sheridan. Both medical centers operate urgent/emergency care, clinic, imaging, laboratory, rehabilitation, behavioral health, transitional care, and transport options.

LIBRARY

The Thompson-Hickman County Library, constructed in 1918 and opened in 1922, is located within the Town, just one block off the main thoroughfare. Services include a large collection of books, audio books, DVDs, music CDs, magazines, newspapers, historical artifacts, and Montana and local history collections. Patrons can access various online databases through the library's website. The facility has six computers, scanner, copier, and a fax machine, all available for public use as well as free Wi-Fi. The library also offers a community room, for public use by reservation, and a variety of both adult and children's programming.



ECONOMY AND LOCAL SERVICES

COMMUNITY EVENTS AND ENTERTAINMENT

The Town of Virginia, often in conjunction with the Virginia City Chamber of Commerce and Montana Heritage Commission, hosts a variety of community events including a weekly seasonal Open-air Street Market, the Labor Day Horseback Poker Ride, Vigilante Brew Fest, Road Agent Rally Car Show, The Chautauqua Series, Spencer-Watkins Museum, Thompson-Hickman Museum, Victorian Ball, Stagecoach and Historical Fire Truck Tours, Art Walk, Quick Draw, Duck Races, Irish Weekend, and Fourth of July Fireworks, and Virginia City Treaty Days, to name a few.

Virginia City also offers plenty of entertainment, including the seasonal Nevada City Living History Museum, Virginia City Players live musical theater, ghost tours, Brewery Follies comedy theater, horse-drawn carriage rides, gold panning, and a variety of restaurants and retail shops.



HISTORIC PRESERVATION

As Montana’s oldest incorporated community, Virginia City is a remarkable combination of commercial architecture of the mid-19th century and a surrounding landscape that has been relatively undisturbed since the end of the mining era in 1942. The entire town is a designated National Historic Landmark. After the State of Montana purchased a large portion of Virginia City in 1997, the Montana Heritage Commission assumed care of portions of the Town to ensure the preservation of its historic resources.

The Advisory Council on Historic Preservation recognizes Virginia City as one of Montana’s most popular heritage tourism destinations. The Town is also an important educational resource for students throughout the State, as it hosts a variety of educational history camps and programs each summer. Additionally, Virginia City has been designated a Certified Local Government by the National Park Service.

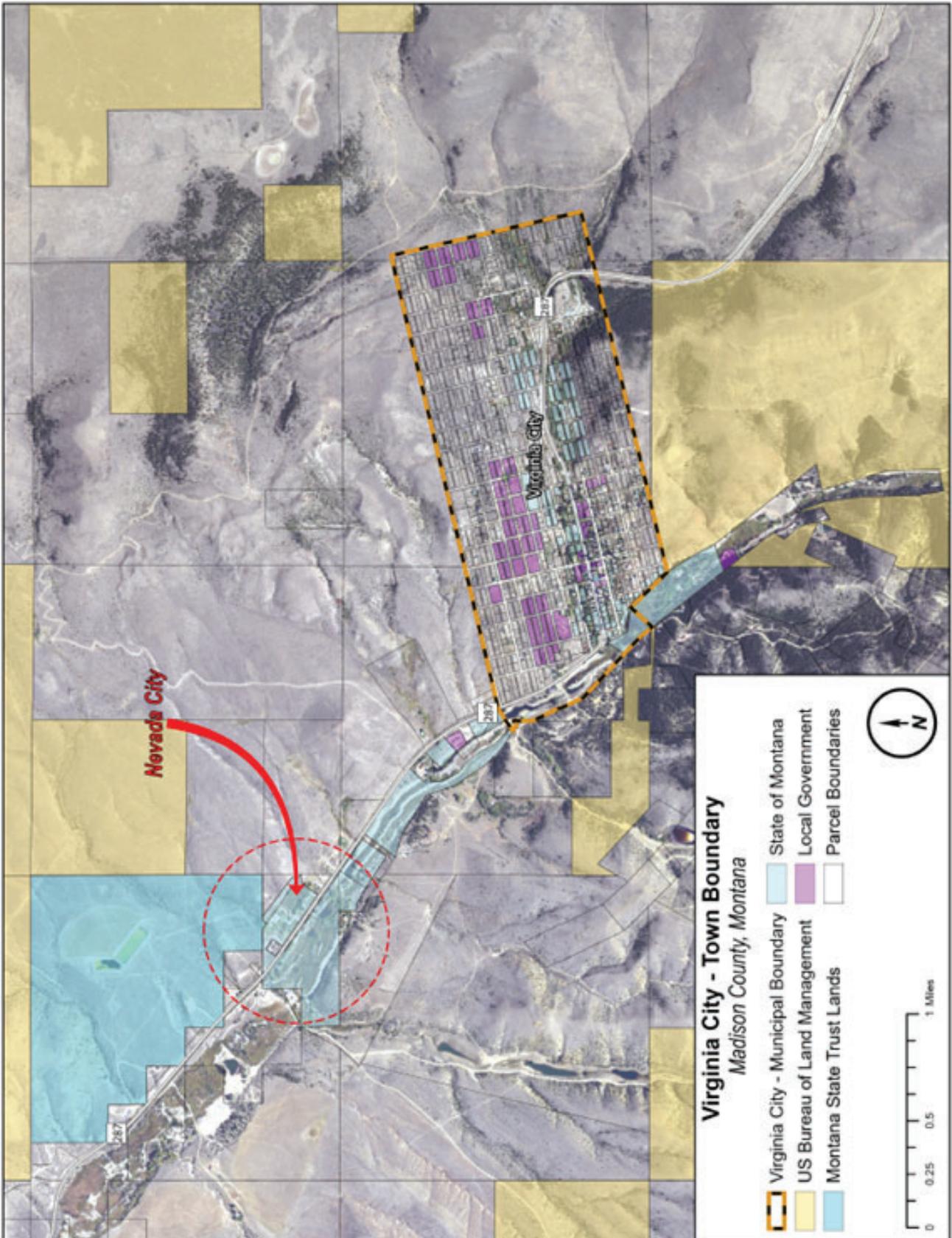
For these reasons and many others, preserving the historic character of the Town is a top priority for Virginia City residents. Similar to other rural Montana communities, the Town has recently experienced economic pressures for not only additional services and housing but services and housing that are environmentally responsible and resource-conscious.

Virginia City has four zoning districts, all of which are based on historic preservation guidelines. All new development, improvements, and proposed uses are reviewed by the Historic Preservation Advisory Council and/or the Town Planning/Zoning Board with final approval by Town Council.



HISTORIC PRESERVATION

▼ Map 3 - Town Boundary



TOWN WATER SUPPLY & INFRASTRUCTURE

TOWN WATER SUPPLY

Source water refers to sources of water (such as rivers, streams, lakes, reservoirs, springs, and groundwater) that provide water to public drinking water supplies and private wells. The Town of Virginia City's water supply, or source water, has been on the Town's priority list for years. In 2000, the Town created a Source Water Protection Plan that identified one additional potential spring, located in the northeast quadrant of town limits, as a viable source of water for utilization by the Town.

Source Water Protection is a planning process conducted by local water utilities, landowners and government agencies to protect drinking water sources from overuse and contamination. The process includes identification of water sources, assessment of known and potential threats of contamination, notification of the public, and steps to eliminate the contamination within a Source Water Protection Area (SWPA).

Protecting source water can reduce risks by preventing exposure to contaminated water. Other benefits of source water protection include protecting water quality for wildlife and recreational use and protecting the availability of and quantity of water supplies.

Some examples of source water protection that the Town could benefit from are:

- Land protection/easements;
- Best management practices for agricultural and forestry activities or stormwater control;
- Local ordinances to limit certain activities in source water or wellhead protection areas;
- Developing emergency response plans; and
- Educating local industry, businesses, and citizens on pollution prevention and source water protection.

Water supply has been a concern with reliance on the sole spring source; peak demands are not met if the largest spring is out of service and does not meet DEQ requirements. Therefore, the Town should consider a redundant supply. It's important to note that the Town is in the process of updating its Source Water Protection Plan and has identified at least one additional source water spring.

STREETS

The Town has about ten miles of streets and alleys which it maintains. The majority of these streets are not paved and could benefit from maintenance due to water runoff (snowmelt), high traffic volume, and potholes and some of the streets have been modified from original plat to compensate for topography.

Wallace Street, which serves as the main street through Virginia City, is also part of Montana Highway 287 and therefore, maintenance is the responsibility of the Montana Department of Transportation (MDT). Residents have had long-standing concerns about pedestrian safety on this section of the roadway. This is particularly true due to the lack of facilities and signage to ensure safe pedestrian crossings of Wallace Street from the north side of the street to the businesses and services located on the south side.

Because MDT is regularly evaluating and scheduling maintenance and reconstruction on the roadways under its jurisdiction, it would be beneficial for the Town to collaborate with the Department to determine when any future maintenance and/or reconstruction may occur on MT Highway 287 and what type of work that might entail. Discussions regarding future considerations for safer pedestrian traffic would be beneficial.

TOWN WATER SUPPLY & INFRASTRUCTURE

WASTEWATER TREATMENT

A Preliminary Engineer Report (PER) was completed in 2016. The PER noted that, in general, wastewater treatment capacity is not currently an issue, as the average peak and non-peak demands have been well below the design capacity. The Town is currently exploring funded water projects to address some of the concerns noted in the PER.

STRATEGIES

Providing services and maintaining infrastructure in a safe and economical manner are the primary functions of the Town. Services include but are not limited to providing drinking water, collecting and treating wastewater, maintaining streets, police protection, emergency services, and parks/recreation. Development in the Town is not only limited by topography but also by a lack of water pressure and supply, specifically in the Northeast corner of Town limits. It's important to note that Town water bills do not reflect census population data and instead indicate growth, which emphasizes the need for being considerate with water supply.

The Town is not alone in providing services to its residents. Other local governments such as Madison County and Montana Heritage Commission, and local organizations like the Virginia City Chamber of Commerce, also provide services to residents and visitors. A comprehensive list of the services and facilities found in the Town has been described previously in this document.



Statute requires that a growth policy provide a strategy for the maintenance and replacement of infrastructure.

TOWN WATER SUPPLY & INFRASTRUCTURE

▼ Map 4 - Source Water and Waterways



HOUSING



The houses in Virginia City, in general, are older homes, some dating back to 1863. As homes have developed from the center of the Town outward, age and condition vary. Most of the housing in the platted Town limits consist of conventionally built single-family units with some group/dormitory style housing for seasonal employees.

Data from the Census Bureau American Community Survey estimated that there were 149 residential housing units in 2020. Of the total number of residential structures identified in 2020, 116 were identified as occupied and 30 of those were identified as nonfamily households.

Typically, the older a home is, the more maintenance it requires. Older homes are often less energy efficient and the increased cost to heat them in a normally long winter can add to the overall cost of living. As of 2022, Montana does not have any restrictions on short term rental properties, which has been demonstrated to increase housing costs and limit the availability of long-term rentals.

HOUSING ISSUES AND OPPORTUNITIES

There is an expressed need for additional housing options in the Town. In order to better understand all of these issues and opportunities, the Town should consider working with the Montana Department of Commerce CDBG Program to fund the development of a detailed housing assessment and plan. This analysis could identify the types of housing residents need, potential partnerships, resources, goals, and objective to address housing availability and affordability.

LAND USE

EXISTING LAND USE

Development within the Town is relatively even between private residential and government historical/exempt, with roughly half of the platted lots within the Town still undeveloped. The newest residential development is scattered toward the scattered perimeters of town, with the majority focused north of MT Highway 287 in the Boot Hill area. Existing residential structures were constructed between 1863 and 1900. Development is somewhat limited within Town limits due to topography.

ANNEXATION

While some new development will occur via the construction of homes and businesses on existing vacant land, the annexation of new land into the Town may become necessary. It will be important for new annexations to be reviewed to ensure that they become an asset to Town residents and to determine what their effect will be on the Town's ability to provide services including fire protection, water, sewer, stormwater drainage, and street maintenance. Typical requirements for the annexation of property include a plan that describes how Town services such as water and sewer will be installed and how the construction of additional streets including curb, gutter, and sidewalks will be completed.

The Town of Virginia City does not currently have an annexation policy to provide a formalized and predictable process for annexing new properties. Developing and adopting such a policy and procedures is something the Town will consider. It is important to note that if the Town is proposing to annex property that will also be subdivided, the Town Council must officially annex the properties prior to deciding on whether to approve a subdivision application.

ZONING REGULATIONS

The Town currently has a zoning code that governs land use and development. These regulations are applied through a Site/Zoning Permit Application and are applicable to any development that:

- Adds more than 500 square feet to the building footprint
- Creates any change in public right of ways
- Creates any changes to public utilities

The permit application is reviewed by the Public Works Director, Fire Department Chair, Historic Preservation Advisory Committee Chair, Town Council, and the Board of Adjustment. The Town also utilizes a Development Permit Application for any exterior alteration or erection/modification to a building or structure over 100 square feet within the Town of Virginia City.

SUBDIVISION REGULATIONS

The Town has not yet adopted its own subdivision regulations, instead utilizing the Madison County Subdivision Regulations and Madison County Planning Board via Interlocal Agreement. Subdivision regulations can be used by the Town to address the issues related to new residential and commercial development by ensuring accurate surveying, providing legal and physical access, provision of utilities, parkland requirements, right-of-way location, mitigating hazards and ensuring the overall development fits the character of the Town. Subdivision review can also help ensure that the installation of infrastructure (water, sewer, streets and sidewalks) is completed in accordance with Town standards.

BUILDINGS FOR LEASE OR RENT REGULATIONS (BLR)

Because the Town has a zoning code that governs land use, it does not need to develop and adopted regulations for the leasing or renting of buildings.

LAND USE



FLOODING AND FLOODPLAIN

According to the Federal Emergency Management Agency (FEMA), the Town of Virginia City is not recognized as being located within a mapped floodplain or floodway. The Town also is not currently participating in the National Flood Insurance Program and has not adopted floodplain regulations as of 2022; however, Madison County does participate in the program.

SAND AND GRAVEL RESOURCES

Access to sand and gravel is important for the construction and maintenance of streets and roads as well as the construction of new homes and businesses. According to the Montana Department of Environmental Quality Open Cut Mining Program, no permitted gravel pits are located within three miles of the Town of Virginia City.

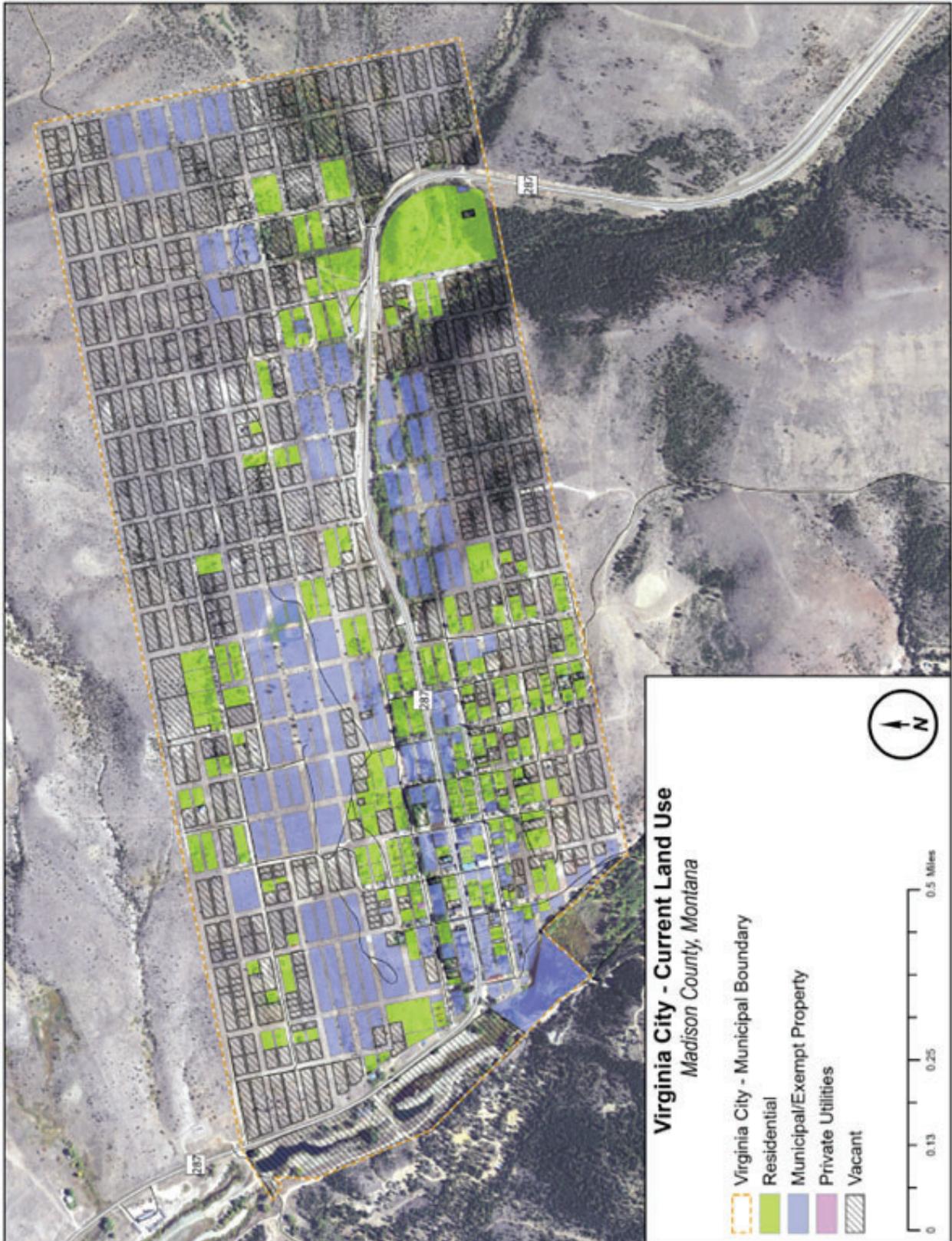
WILDLAND-URBAN INTERFACE

The Wildland-Urban Interface (WUI) is the zone of transition between unoccupied land and human development or, in other words, the area where structures and other human development meet or intermingle with undeveloped wildland or vegetative fuels.

According to the USDA and USFS, the Town of Virginia City has a relatively lower risk of wildfire damage to homes but is at a 47% greater risk than other Montana communities. The need for regulations addressing development within the WUI, including ingress-egress, defensible space, and fire protection water supplies should be considered.

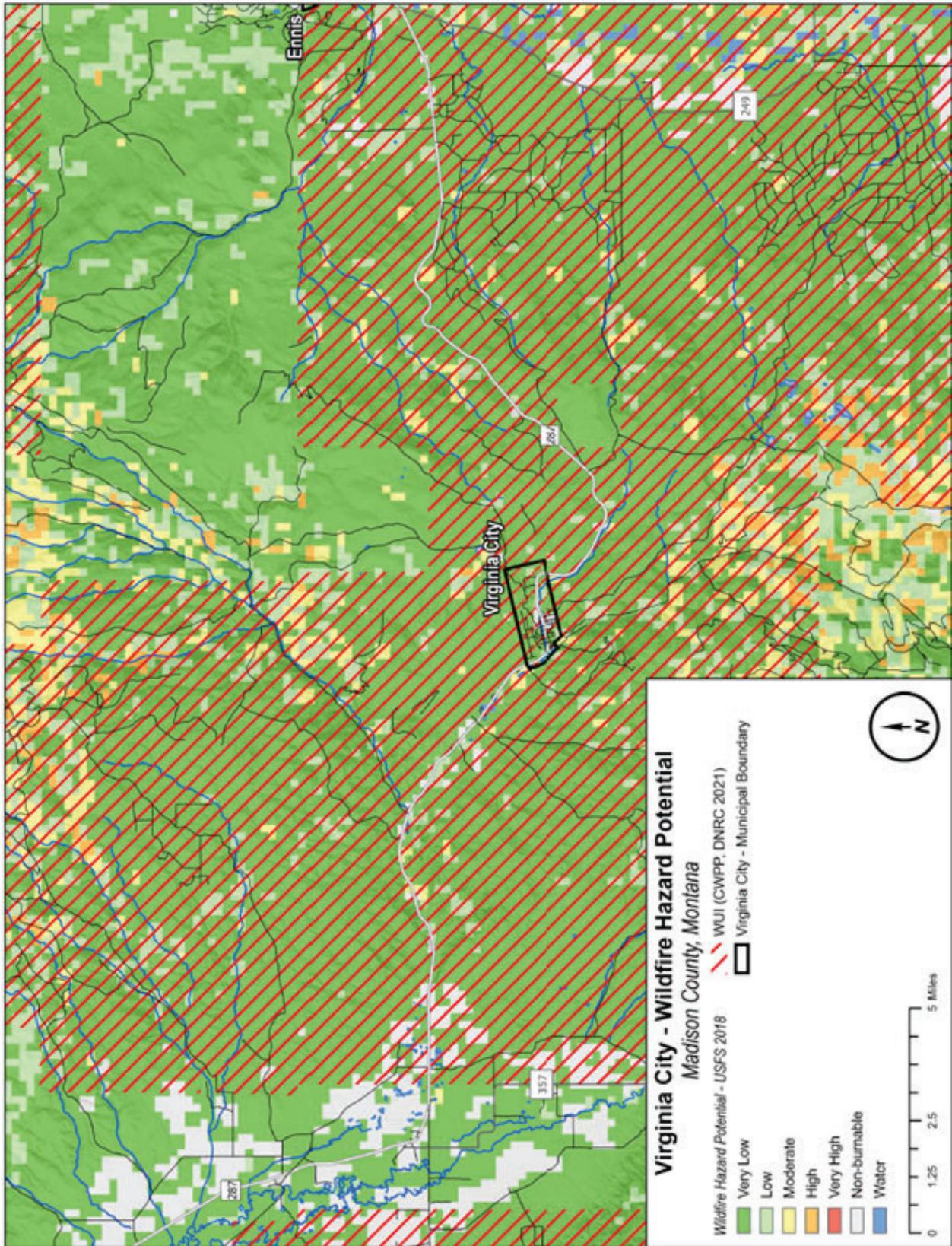
LAND USE

▼ Map 5 - Current Land Use



LAND USE

▼ Map 6 - Wildfire Hazard Potential



LAND USE

SUBDIVISION REVIEW

The Montana Code Annotated requires that the City Council provide a statement in this plan explaining how they will:

- Define the review criteria found in 76-3-608 (3)(a) M.C.A. i.e., impacts upon agriculture, local services, public health, and safety etc.; and
- Evaluate and make decisions regarding proposed subdivisions with respect to the criteria in 76-3-608 (3)(a) M.C.A.

DEFINITION OF 76-3-608 CRITERIA

The Town of Virginia City will use the following definitions as found in the current Madison County Subdivision Regulation for each of the review criteria listed below.

- **Agriculture:** All aspects of farming or ranching including the cultivation or tilling of soil; dairying; the production, cultivation, growing, harvesting of agricultural or horticultural commodities; raising of livestock, bees, fur-bearing animals, or poultry; and any practices including, forestry or lumbering operations, including preparation for market or delivery to storage, to market, or to carriers for transportation to market.
- **Agricultural Water User Facilities:** Those facilities that provide water for irrigation or stock watering to agricultural lands to produce agricultural products. These facilities include but are not limited to, ditches, headgates, pipes, and other water conveying facilities.
- **Local Services:** Local services are defined as all services that local governments, public or private utilities are authorized to provide for the benefit of their citizens.
- **Natural Environment:** The physical conditions which exist within a given area, including land, air, water, mineral, flora, fauna, sound, light, and objects of historic or aesthetic significance.
- **Public Health and Safety:** The prevailing healthful, sanitary condition of the community at large. Conditions that relate to public health and safety include but are not limited to disease control and prevention; emergency services; environmental health; flooding, fire, or wildfire hazards, rockfalls or landslides, unstable soils, steep slopes, and other natural hazards; high voltage lines or high-pressure gas lines; and air or vehicular traffic safety hazards.
- **Wildlife:** Those animals that are not domesticated or tamed, or as may be defined in the Town Growth Policy.
- **Wildlife Habitat:** The place or area where wildlife naturally lives or travels through.
- **County Resources:** County land and water-based assets which support a significant portion of the local economy
- **County's Economy:** Economic diversification, employment, effect on farms/ranches, and contribution to the local economy.
- **Public Services Provided by Other Entities in the County:** Effects on availability and cost of services.

EVALUATION OF SUBDIVISIONS BASED UPON 76-3-608 REVIEW CRITERIA

The review of subdivision applications by Madison County via an interlocal agreement with the Town will include documentation and an analysis as to whether or not the proposed subdivision will impact agriculture, agricultural water user facilities, local services, the natural environment, wildlife, wildlife habitat, and public health and safety.

The County will evaluate each subdivision with regard to the expected impacts upon each of the criteria and the degree to which the subdivision applicant proposes to mitigate any adverse impacts. This evaluation will be based upon the subdivision application, staff review, reports, and the information gathered from public hearings and other sources of information as deemed appropriate.

LAND USE

Upon the County’s completion of its review, evaluation, and recommendation, the Town Council will render a decision on the proposed subdivision with respect to the requirements of the Madison County Subdivision Regulations, the Town Growth Policy, and the Montana Subdivision and Platting Act.

EVALUATION CRITERIA FOR EFFECTS ON AGRICULTURE

- Has the land historically been used for agriculture? How is the land currently used, and what are the proposed uses? If the land is not currently used for agriculture, does it have potential as highly productive agricultural ground?
- What percentage of this land is considered “prime or unique farmland” (according to Natural Resource Conservation Service definition), or “prime forestland” (according to U.S. Forest Service definition)?
- What percentage of this land can be described as “productive” agricultural land, taking into consideration factors such as: soil quality, topography, climate, vegetation, availability of water, existing land use patterns, technological and energy inputs required, suitability for crop-raising/livestock grazing/timber growth, and accepted agricultural practices?
- Is the proposed subdivision designed to keep a portion of the land in agricultural use? Is the proposed subdivision designed to avoid development of the most productive acreage? Is the proposed subdivision designed to avoid development of acreage that plays a vital role in an existing agricultural operation (e.g., spring pasture)?
- If the subdivision is approved, how much land will be taken out of agriculture?
- Is this proposed subdivision intended to provide an agricultural producer with funds that will help maintain or expand an existing agricultural operation in Madison County?
- Will irrigation water rights be conveyed with the proposed lots? If so, is there a plan for the distribution of water to the lots?
- Are upslope or downslope properties currently irrigated? If so, how will the proposed subdivision affect them? How will they affect the proposed subdivision?
- What are the adjacent land uses? Is the majority of adjacent land in agricultural use? Is the majority of adjacent land subdivided into lots less than 160 acres in size?
- What measures will be taken to ensure that the proposed subdivision will not conflict with nearby agricultural operations (e.g., perimeter fencing, strategies to control wildlife populations and prevent wildlife displacement or attraction, restrictive covenants pertaining to domestic pets, etc.)?

EVALUATION CRITERIA FOR EFFECTS ON AGRICULTURAL WATER USER FACILITIES

- Are there irrigation ditches, canal, and other water user facilities (and associated easements) on this land? If so, have affected water users been notified of the proposed subdivision, and have they expressed any concern about its effect on their facilities? Are the easements adequate to protect water user facilities and allow for routine maintenance?
- Will water rights stay with the land proposed for subdivision? If so, how will distribution of the subdivision water be managed?

EVALUATION CRITERIA FOR EFFECTS UPON LOCAL SERVICES

- Will the proposed subdivision connect to existing community water and sewer systems? If so, can these existing systems handle the additional demand?
- How much additional traffic will the proposed subdivision generate? Can local roads/bridges handle the additional load on a year-round basis? If not, what capital improvements will be necessary?
- Is the proposed subdivision likely to put local services close to, at, or over their limits of service capability?

LAND USE

- At full build-out, what will the proposed subdivision require of local law enforcement, fire district, quick response unit, ambulance service, and school district (Estimate in terms of annual cost, increased demand, or other measure)? How does this compare with the local services demanded of the current land uses?
- At full build-out, what will the proposed subdivision generate in annual property tax revenues (using current dollars)? How does this compare with the property tax revenues being paid currently?
- If the proposed subdivision appears likely to generate insufficient property taxes to cover the local services it will require, has the applicant agreed to make any payment towards bridging the gap?
- Will this proposed subdivision add to the County's affordable housing stock ("affordable", as defined by the U.S. Dept. of Housing and Urban Development)?
- Will this proposed subdivision have adequate utility service (power, telephone, solid waste disposal)?



EVALUATION CRITERIA FOR EFFECT ON NATURAL ENVIRONMENT

- Surface water quality. Does the proposed subdivision contain or lie adjacent to a water body? If so, is it designed to prevent erosion or other potential surface water quality problems?
- Groundwater quality. Do soil characteristics indicate the land may be vulnerable to groundwater pollution from development? If so, how is the proposed subdivision designed to minimize the potential for groundwater pollution?
- Soil erosion potential. Are soils on the land considered erodible, according to the Madison County Soil Survey and on-site inspection? Is the proposed subdivision designed to avoid or minimize construction on the more erodible soils? If not, what measures are proposed to prevent erosion?
- Surface water run-off. Is the proposed subdivision designed to avoid or minimize drainage problems? Has a grading and drainage plan been prepared to prevent potential drainage problems?
- Vegetative health. Is the land located in an area where threatened and/or endangered plant species are known to exist? If so, what mitigation measures are proposed to protect the species? Is the proposed subdivision designed to protect natural vegetation and limit road length, so as to prevent the spread of noxious weeds? What is the noxious weed condition of the land? Has the subdivider begun the process of preparing a weed management plan for review and approval by the Madison County Weed Board?
- Air quality. Does this proposed subdivision have the potential to degrade neighborhood air quality? If so, what mitigation measures are proposed to protect air quality?
- Riparian areas, wetlands, flood-prone areas. Do soils, vegetation, and Madison County flood-prone area maps indicate that the land includes any of these types of areas? If so, is the proposed subdivision designed to avoid construction (buildings and/or roads) in these areas? If not, have the necessary permits been applied for?
- Natural topography. Does the contour map identify areas of steep slope (25% or greater)? If so, is the proposed subdivision designed to avoid these steep slopes? Will construction of the subdivision reasonably maintain the natural topographic features of the land?
- Open landscape, scenic beauty. Is the proposed subdivision designed to conserve land by clustering homesites and maintaining significant open space? Is it designed to avoid ridgetops and visual encroachment into river corridors? Is it designed to conserve any views and vistas which are identified in an adopted land use plan?

EVALUATION CRITERIA FOR EFFECT ON PUBLIC HEALTH AND SAFETY

- Do well logs from nearby wells demonstrate a clean and adequate water supply in the area (Well logs should pertain to nearby lands which are comparable in elevation, soil type, and topography to the land proposed for subdivision)? If there are no nearby well logs available, what information has been provided to indicate adequacy of the water supply? Have any test wells been drilled on-site and been found to produce water in accordance with state standards?
- Is the proposed subdivision located in an area of natural hazard (e.g., flooding, earthquake zone, steep slopes/unstable soils/slides, high water table, high fire hazard or designated wildland/urban interface area, habitat for potentially dangerous wildlife such as bears and mountain lions)? If so, is the subdivision designed to eliminate or overcome the hazard?
- Is the proposed subdivision located in an area of manmade hazard (e.g., high voltage line, high pressure gas line, shooting range or public hunting grounds, airport, heavy industrial activity, heavy traffic volume, unmaintained/seasonal public road, polluted air or water supply)? Will the proposed subdivision attract potentially dangerous wildlife such as bears and mountain lions? If so, is the subdivision designed to mitigate any such hazards?
- What is the proposed subdivision's fire risk rating? What is the fire district's Insurance Service Office rating? What fire protection measures will be taken as a part of the subdivision proposal, to maintain a low risk?
- What is the estimated response time (under good weather conditions) of various emergency services (fire protection, law enforcement, ambulance service, quick response unit) to the site? In the view of the emergency service providers, are these response times adequate to provide reasonable public health and safety protection?
- Does the proposed subdivision itself include any activity or facility which could potentially endanger the public (e.g., commercial fuel storage tank, airport activity, irrigation canal, ponds)? If so, what measures will be taken to reduce, eliminate, or overcome the hazard?

EVALUATION CRITERIA FOR EFFECT ON WILDLIFE AND WILDLIFE HABITAT

- What types of wildlife are found (or likely to be found) in the habitat where this proposed subdivision is located? Consider both game species and non-game species of animals, birds, reptiles, amphibians, and fish. Consider both permanent and seasonal wildlife populations.
- Is the proposed subdivision located in big game winter range, an area of elk calving, and/or a wildlife migration corridor?
- Is the proposed subdivision located in a wildlife breeding area?
- Is the proposed subdivision located in habitat which supports threatened and/or endangered species?
- Is the proposed subdivision located in or adjacent to an area considered by wildlife specialists to be rich in wildlife resources?
- If the proposed subdivision is located in an area considered rich in wildlife resources, is the subdivision designed to minimize negative impacts on the wildlife? Was WildPlanner used to evaluate the subdivision's design for impacts on wildlife and wildlife habitat?
 - o Development design measures could include clustering, reduced number of lots, buffer zones, access or use limitations, conservation easements, restrictive covenants, wildlife habitat enhancement projects, and wildlife habitat replacement areas.
 - o Negative impacts could include wildlife harassment, displacement, endangerment, and either population loss or uncontrolled population increase.
- If the proposed subdivision is located adjacent to an area rich in wildlife resources, what measures are proposed to protect the adjacent habitat and wildlife population from being negatively impacted by the development?
- Is the proposed subdivision likely to put the immediate area close to, at, or over the limits of being able to sustain existing wildlife populations?
- Is the proposed subdivision likely to displace wildlife in a way that will create problems for adjacent landowners?

LAND USE

EVALUATION CRITERIA FOR EFFECT ON OTHER COUNTY RESOURCES

- Will the proposed subdivision impact the utilization of the County’s mineral resources? Does the subdivider propose mitigating measures to reduce any potential negative impacts?
- Will the proposed subdivision impact the outdoor recreation, tourism, scenic, cultural and historic resources of the County? Does the subdivider propose mitigating measures to reduce any potential negative impacts?
- Is the proposed subdivision located on land that was previously publicly owned and then purchased or traded from a public land management agency?
- Overall, how is the proposed subdivision likely to affect the County’s resource base? Is it likely to cause conflicts between resource users? What are its long-run implications, in terms of cumulative impacts?

EVALUATION CRITERIA FOR EFFECT ON THE COUNTY’S ECONOMY

- Will the proposed subdivision help to strengthen the major sectors of our local economy (e.g., agriculture, forestry, mining, recreation and tourism, retirement-related services, entrepreneurial enterprises, and construction activity)?
- Will the proposed subdivision help to diversify the economic base?
- Will the proposed subdivision utilize and protect the resources which support the major economic sectors?
- Will the proposed subdivision support the economic viability of family farms and ranches?
- Will the proposed subdivision promote new businesses and industries which are compatible with the major economic sectors and do not put a financial strain on public services?
- Will the proposed subdivision help to expand the opportunities for year-round employment?
- How will the proposed subdivision affect the land’s contribution to the local economy?
- Overall, what economic impact is the proposed subdivision likely to have in the short-term? The long-term?

EVALUATION CRITERIA FOR EFFECT ON PUBLIC SERVICES PROVIDED BY OTHER ENTITIES IN THE COUNTY

- Will the proposed subdivision raise the cost of services being provided by other entities (e.g., property owners association, road maintenance district)?
- Will the proposed subdivision have other impacts on the services being provided by other entities?

PUBLIC HEARING PROCEDURE-SUBDIVISIONS

The Madison County Planning Board conducts its meetings open to the public following the public notice requirements as prescribed by state code. Major subdivisions and those minor subdivisions treated as major subdivisions are subject to public hearings.

The Madison County Planning Board shall provide public notice of proposed subdivisions following the notice requirements as prescribed by statute. Public hearings are required for major subdivisions and subsequent minor subdivisions. Hearings are not permitted for first minor subdivisions.

Public hearings held by the Planning Board shall use the following format:

1. The Planning Board President opens the hearing. The planning staff will present a report that provides background information and describes the key technical points of the application and the proposal’s relationship to any land use regulations and the Growth Policy, and the draft Findings of Fact.
2. The subdivider or representative may present information and testimony relating to the proposed subdivision. Planning Board members are permitted to direct any relevant questions to staff or the applicant.

LAND USE

3. Any written comments submitted prior to the hearing will be noted and made available to the public upon request. The President may read correspondence aloud. If the President deems that the written comments are numerous or voluminous, he may request that the written comments be summarized.
4. Members of the audience will be given an opportunity to comment on the application or proposal. Comments should be factual and relevant to the proposal. Each person speaking must give his or her name, address, and nature of interest in the matter.
5. After public comment is complete, the subdivider or representative may respond briefly.
6. Planning Board members may voice other considerations and may pose any relevant questions through the President.
7. The President closes the hearing on the subdivision proposal.
8. The Planning Board will then deliberate the Findings of Fact and Conditions outlined in the planner's report, then vote to make a recommendation to the Town Council for approval as proposed, approval with conditions, or denial.
9. Town Council will hold a public meeting to review the Madison County Planning Board's recommendation and render a decision for approval, conditional approval, or denial of the proposed subdivision.

COORDINATION WITH MADISON COUNTY

As the County seat, the Town Council for Virginia City has the opportunity to engage in frequent conversations with the County Commission.

The Town of Virginia City will coordinate its efforts to implement this Growth Policy with Madison County in the following ways:

- Coordinate efforts for the utilization of County-owned properties within Town limits.
- Collaborate regarding library and schoolhouse improvements.
- Bring all County-owned structures within Town limits into Historical Preservation compliance.

CONDITIONS AND TIMING FOR REVIEW AND REVISION

This document will be reviewed every five years from the date of its adoption. The Town Planning Board will be responsible for reviewing the Plan and making any recommendations regarding revisions or changes to the Town Council. Future reviews will include an evaluation of every section of the Growth Policy. It is anticipated that a full update will be necessary within ten years of its original adoption.

The Growth Policy may also be revised when a situation or issue has been identified by the public that necessitates changes or when changes are deemed to be in the public interest by the Planning Board or the Town Council. It is also possible that legislative changes to the land use statutes may require significant amendments or changes. Finally, amendments to this document may also be necessary when litigation elsewhere in Montana sets a legal precedent that is contrary to the stated goals, objectives, or implementation strategies in the Growth Policy.

RESIDENT OUTREACH

Gathering the ideas and advice of Town residents was a critical step in creating the new Growth Policy. The creation of the Growth Policy has been based upon the advice and guidance of Town residents over the last six months.

The Town created a community survey to assist in gathering advice and guidance from residents about what opportunities and issues were their priority. The survey was available to residents in a hardcopy format and online. 69 people participated in the survey. Some of the more notable results of the survey showed the following:

- Respondents like the history and character of the Town, the quality of life, and they consider it a safe place to live.
- The top three most important issues that respondents thought should be improved included:
 - Housing options
 - Infrastructure provided by the Town (sewer, streets, water, stormwater)
 - Job/business opportunities
- Given the choice, most respondents felt that the Town should focus on maintaining the historic character of the Town (historic preservation) over any other issues.

In addition to the community survey, the Town held an open house on May 9, 2022, to gather additional advice and guidance from residents. Approximately 20 people participated in the open house.

The Town Planning/Zoning Board held two work sessions to edit and discuss the various drafts of the Growth Policy. Each work session was publicly noticed, and varying numbers of Town residents participated in each session.

The Town Planning/Zoning Board held a hearing on November 16, 2022, to gather resident input on the Growth Policy and recommend adoption to the Town Council. The Town Council held a public hearing on December 1, 2022, to consider the Planning/Zoning Board's recommendation. The Council voted on December 1, 2022, to formally adopt the Board's recommendation.



ACTION PLAN

Implementation of goals identified in this Growth Policy will take time and resources. Most important, it will require a commitment by Town residents and the Town Council to follow through on the guidance provided by the document. The projects and policies to be pursued by the Town are identified below by the broad category they fall under.

Historic Preservation		
Action	Responsibility	Schedule
<ul style="list-style-type: none"> Coordinate efforts for the utilization of County-owned properties within Town limits. 	Planning/Zoning Board and Madison County	2027
<ul style="list-style-type: none"> Collaborate and share ideas for library and schoolhouse improvements (accessibility, renovations, etc). 	Planning Board, City Council and Madison County	2027
<ul style="list-style-type: none"> Bring all County-owned structures within Town limits into compliance with Historic Preservation design regulations. 	Historic Preservation Advisory Council, Town Council and Madison County	2024
<ul style="list-style-type: none"> Research funding solutions to assist landowners with qualifying historical repair projects 	Planning/Zoning Board	2024
<ul style="list-style-type: none"> Update Historical Preservation Guidelines 	Planning/Zoning Board	2023

Town Water Supply		
Action	Responsibility	Schedule
<ul style="list-style-type: none"> Update Sourcewater Protection Plan 	Planning/Zoning Board	2023
<ul style="list-style-type: none"> Updates to main cistern, including metering/monitoring and isolation valves. 	Public Works	2027
<ul style="list-style-type: none"> Extend water mains (and increase size) 	Public Works	2027

Infrastructure		
Action	Responsibility	Schedule
<ul style="list-style-type: none"> Prepare cost analysis for road improvements and stormwater run off. 	Planning/Zoning Board and Public Works, with outsourced assistance	2027
<ul style="list-style-type: none"> Communicate with MDT regarding Wallace Street/MT Hwy 287 improvements (pedestrian access, off-street parking, drainage, etc). 	Planning/Zoning Board, Town Council, and MDT	2027

ACTION PLAN

Housing		
Action	Responsibility	Schedule
<ul style="list-style-type: none"> Complete a Community Housing Needs Assessment study. 	Planning/Zoning Board, potentially with outsourced assistance	2025
<ul style="list-style-type: none"> Complete renovations in Daylight Village. 	Montana Heritage Commission	2027
<ul style="list-style-type: none"> Research economic practicality of workforce housing. 	Planning/Zoning Board	2025

Land Use		
Action	Responsibility	Schedule
<ul style="list-style-type: none"> Research options for designating Daylight Creek a critical wildlife habitat and implementing protection measures. 	Planning/Zoning Board and US Army Corps of Engineers	2025
<ul style="list-style-type: none"> Gather information regarding annexation-eligible properties adjacent to Town. 	Planning/Zoning Board	2026
<ul style="list-style-type: none"> Investigate how to become/finalize a Dark Sky Community 	Planning/Zoning Board	2025
<ul style="list-style-type: none"> Develop Community Wildfire Protection Plan 	Planning/Zoning Board	2024



CONDITIONS & TIMING FOR REVIEW & REVISION



This document will be reviewed every five years from the date of its adoption. The City Planning Board will be responsible for reviewing the Growth Policy and making any recommendations regarding revisions or changes to the Town Council. Future reviews will include an evaluation of every section. It is anticipated that a full update of the Growth Policy will be necessary within ten years of its original adoption.

The Growth Policy may also be revised when a situation or issue has been identified by the public that necessitates changes or when changes are deemed to be in the public interest by the Planning Board or the Town Council. It is also possible that Legislative changes to the policy statutes may require significant amendments or changes. Finally, amendments to the Growth Policy may also be necessary when litigation elsewhere in Montana sets a legal precedent that is contrary to the stated goals, objectives, or implementation strategies that have been detailed.

SOURCES

Introduction

1. Town of Virginia City
2. Madison County
3. National Weather Service
4. United State Census Bureau

Population Characteristics

1. Madison County
2. Headwaters Economics, Economic Profiling System, 2022
3. United States Census Bureau

Economy & Local Services

1. Montana Final Budget Document, Town of Virginia City (6/30/22)
2. Headwaters Economics, Economic Profiling System, 2022
3. Virginia City Chamber of Commerce
4. Montana Department of Revenue

Historic Preservation

1. Town of Virginia City
2. United States Census Bureau
3. Headwaters Economics, Economic Profiling System, 2022
4. National Park Service
5. Montana Heritage Commission

Town Water Supply

1. Town of Virginia City
2. “Town of Virginia City Source Water Protection Plan” by R Kleindorfer, 2000
3. “An Overview of the Virginia City Groundwater Investigation” by MBMG, 2022
4. Preliminary Engineering Report- Water/Wastewater System Improvements by Great West Engineering, 2016

Infrastructure

1. American Community Survey, Census Bureau
2. Town of Virginia City
3. Preliminary Engineering Report- Water/Wastewater System Improvements by Great West Engineering, 2016

Housing

1. American Community Survey, Census Bureau
2. Montana Department of Revenue

Land Use

1. Town of Virginia City
2. Madison County
3. Montana Department of Natural Resources and Conservation
4. United States Department of Agriculture
5. United States Forest Service





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