

CITY OF THREE FORKS GROWTH POLICY

Part I

Community Goals and Objectives

A series of public meetings were undertaken throughout 2000 and 2001 to review the City of Three Forks' 1981 Master Plan Goals and Objectives and to identify new goals and objectives that might reflect existing social, cultural, economic and physical conditions and aspirations. From this review and public input the following community goals and objectives have been established:

Goal 1. Provide adequate circulation systems for automobiles, bicycles and Pedestrians.

- Objective 1a. All arterial and collector streets within the City of Three Forks should be paved.
- Objective 1b. All vehicular intersections should be appropriately signed.
- Objective 1c. Alleys must be provided and maintained for vehicular, bicycle and pedestrian access.
- Objective 1d. Sidewalks should be provided throughout the City of Three Forks.
- Objective 1e. All areas of the City of Three Forks should have access to pedestrian and bicycle trails.
- Objective 1f. A dispersed roadway system should be utilized in all new developments.

Goal 2. Encourage the commercial vitality of the City of Three Forks.

- Objective 2a. New commercial business should be encouraged to locate in the City of Three Forks.
- Objective 2b. Existing commercial business should be encouraged to remain in the City of Three Forks.

Goal 3. Encourage industrial vitality in Three Forks.

- Objective 3a. New clean industry should be encouraged to locate in the City of Three Forks.

Goal 4. Encourage planned residential development.

- Objective 4a. New residential development should be encouraged as both in-fill within the City limits and in adjacent areas subject to future annexation.
- Objective 4b. New residential development should be in keeping with the "historic" patterns of development in the City of Three Forks.
- Objective 4c. Pedestrian and bicycle trails must be included in new residential development.
- Objective 4d. Neighborhood parks, where appropriate, shall be included in all new developments.

Goal 5. Public facilities should be developed to serve the needs of the existing and future residents of the City of Three Forks.

Objective 5a. Major recreation facilities such as a recreation center, swimming pool, tennis courts, banquet facilities, etc. should be considered for the future.

Objective 5b. The planning of schools should be carried out in concert with the planning of the entire community.

Objective 5c. Fire and police service should be maintained in an appropriate manner.

Goal 6. Insure that the City of Three Forks' Growth Policy guides the development and use of land beyond the City of Three Forks' municipal boundaries.

Objective 6a. The City of Three Forks should adopt "extraterritorial regulations" (municipal zoning regulations) based on an adopted growth policy beyond the City of Three Forks corporate boundaries.

Part IV

Implementation Options

Goal 1. Provide adequate circulations systems for automobiles, bicycles and pedestrians.

Objective 1a. All arterial and collector streets within the City of Three Forks should be paved.

Implementation 1a1. A street maintenance master plan and street capital improvement plan and schedule should be developed.

Implementation 1a2. Conduct a feasibility study to determine the need for street maintenance districts.

Objective 1b. All vehicular intersections should be appropriately signed.

Implementation 1b1. A study should be completed to determine needed signage in residential areas.

Objective 1c. Alleys must be provided and maintained for vehicular, bicycle and pedestrian access.

Implementation 1c1. The City of Three Forks should develop maintenance policies with regard to insuring the accessibility of all alleys.

Objective 1d. Sidewalks should be provided throughout the City of Three Forks.

Implementation 1d1. A survey of existing sidewalks should be undertaken to determine their location and condition.

Objective 1e. All areas of the City of Three Forks should have access to pedestrian and bicycle trails.

Implementation 1e1. A master plan should be developed to identify appropriate pedestrian and bicycle trails throughout the City.

Objective 1f. A dispersed roadway system should be utilized in all new developments.

Implementation 1f1. Arterial streets should not bisect residential neighborhoods.

Goal 2. Encourage the commercial vitality of the City of Three Forks.

Objective 2a. New commercial business should be encouraged to locate in the City of Three Forks.

Implementation 2a1. Identify appropriate locations and development patterns for commercial growth.

Implementation 2a2. A social/economic study should be undertaken to determine the commercial needs and opportunities for the City of Three Forks.

Implementation 2a3. Regulatory requirements and procedures should be reviewed in an effort to make desired commercial development viable.

Implementation 2a4. Tax increment financing should be studied to determine its potential for public improvements appropriate to encouraging commercial development in the City of Three Forks.

Objective 2b. Existing commercial business should be encouraged to remain in the City of Three Forks.

Implementation 2b1. Identify the needs and opportunities available to serve existing commercial enterprises.

Goal 3. Encourage industrial vitality in the City of Three Forks.

Objective 3a. New clean industry should be encouraged to locate in the City of Three Forks.

Implementation 3a1. Identify appropriate locations and development patterns for industrial growth.

Implementation 3a2. Performance standards should be developed to insure the appropriate mediations necessary for adjacent industrial and non-industrial development.

Goal 4. Encourage planned residential development.

Objective 4a. New residential development should be encouraged as both in-fill within the City limits and in adjacent areas subject to future annexation.

Implementation 4a1. A master plan should be developed to identify appropriate locations and development patterns for residential in-fill and future annexations.

Implementation 4a2. A variety of residential types should be encouraged throughout the City of Three Forks.

Implementation 4a3. All new development should link to the existing distributed street patterns within the City of Three Forks.

Objective 4b. New residential development should be in keeping with the “historic” patterns of development in the City of Three Forks.

Implementation 4b1. Sidewalks must be included in all new residential developments.

Implementation 4b2. Boulevards and street tree planting must be included in all new residential developments.

Implementation 4b3. Alleys must be included in all new residential developments.

Implementation 4b4. Innovative patterns of development that include mixed sizes and uses of lots are encouraged.

Implementation 4b5. Review the existing zoning ordinance and subdivision regulations with regard to lot sizes, set backs and percentage of lot coverage in residential districts.

Objective 4c. Pedestrian and bicycle trails must be included in new residential development.

Implementation 4c1. New pedestrian and bicycle trails should connect to existing pedestrian and bicycle trails.

Implementation 4c2. New pedestrian and bicycle trails should be designed to connect to existing and planned recreational areas.

Objective 4d. Neighborhood parks, where appropriate, shall be included in all new development.

Implementation 4d1. A park master plan should be developed to identify future park locations, types, development and financing techniques.

Goal 5. Public facilities should be developed to serve the needs of the existing and future residents of the City of Three Forks.

Objective 5a. Major recreation facilities such as a recreation center, swimming pool, tennis courts, banquet facilities, etc. should be considered for the future.

Implementation 5a1. A feasibility study should be undertaken to determine the potential for such projects in the City of Three Forks.

Objective 5b. The planning of schools should be carried out in concert with the planning of the entire community.

Implementation 5b1. The School Board and the Planning Board should conduct an annual joint planning meeting.

Implementation 5b2. Master planning of residential, commercial and industrial areas should be reviewed by the School Board and appropriate properties should be identified for future school system use.

Objective 5c. Fire and police service should be maintained in an appropriate manner.

Implementation 5c1. A fire and police protection master plan should be developed to identify needed upgrades as the population expands.

Implementation 5c2. Impact fees should be studied as a mechanism for funding expanded fire and police services.

Goal 6. Insure that the City of Three Forks' Growth Policy guides the development and use of land beyond the City of Three Forks' municipal boundaries.

Objective 6a. The City of Three Forks should adopt "extraterritorial regulations" (municipal zoning regulations) based on an adopted growth policy beyond the City of Three Forks corporate boundaries.

Implementation 6a1. The Zoning and Planning Board shall propose and conduct public hearings to extend extraterritorial regulations guiding growth policy and zoning regulations in accordance with the Municipal Zoning Enabling Act (76-2-301 through 76-2-328) and in cooperation with Gallatin County.

Part V

Strategy for Public Infrastructure

The Three Forks City Council shall identify existing conditions with regard to drinking water systems, wastewater treatment facilities, sewer systems, solid waste facilities, fire protection facilities, roads, and bridges and from this data project future needs and possible phasing for development, maintenance and replacement of these elements of public infrastructure.

Part VI

Growth Policy Implementation Strategy

The Growth Policy is to be reviewed every five (5) years. Revisions shall be made in response to public hearings, changing infrastructure needs, social, cultural, economic, and physical characteristics and in an effort to insure the future health, safety and welfare of the Three Forks community.

The following Growth Policy Implementation Strategies are to be undertaken by the Zoning and Planning Board in the near future (1-2 years):

1. Develop a street maintenance master plan and street capital improvements plan and schedule.
2. Conduct a feasibility study to determine the need for street maintenance districts.
3. Develop a master plan to identify appropriate pedestrian and bicycle trails throughout Three Forks.
4. Insure that sidewalks are included in all new residential developments.
5. Insure that boulevards and street tree-plantings are included in all new residential developments.
6. Insure that alleys are included in all new residential developments.
7. Review the existing zoning ordinance and subdivision regulations with regard to lot sizes, set backs and percentage of lot coverage in residential districts.
8. Insure that new pedestrian and bicycle trails connect to existing pedestrian and bicycle trails.
9. Conduct a joint School Board and Planning Board meeting annually.
10. Study the use of impact fees as a mechanism for funding expanded fire and police services.
11. Develop an inter-jurisdictional agreement that allows the City of Three Forks to be informed and included in discussions with regard to planning in Gallatin and Broadwater Counties that may impact the City of Three Forks.
12. Propose and conduct public hearings to extend extraterritorial regulations guiding growth policy and zoning regulations in cooperation with Gallatin County.

The following Growth Policy Implementation Strategies are to be undertaken by the Zoning and Planning Board with the next five (5) years:

1. Develop a maintenance policy with regard to insuring the accessibility of all alleys.
2. Conduct a social/economic study to determine the commercial needs and opportunities for the City of Three Forks.
3. Develop a master plan to identify appropriate locations and development patterns for residential in-fill and future annexations.

4. Identify future school system needs and develop a master plan, in conjunction with School Board, for integrating school system requirements with the City of Three Forks land use planning.
5. Develop a fire and police protection master plan to identify needed upgrades as the population expands.

The following Growth Policy Implementation Strategies are to be undertaken by the Zoning and Planning Board in the distant future (more than 5 years):

1. A study should be completed to determine needed signage in residential areas.
2. A survey of existing sidewalks should be undertaken to determine their location and condition.
3. A street master plan should be developed to insure that arterial streets do not bisect residential neighborhoods.
4. Appropriate locations and development patterns for commercial growth should be identified.
5. Regulatory requirements and procedures should be reviewed in an effort to make desired commercial development viable.
6. Tax increment financing should be studied to determine its potential for public improvements appropriate to encouraging commercial development in the City of Three Forks.
7. Identify the needs and opportunities available to serve existing commercial enterprises.
8. Identify appropriate locations and development patterns for industrial growth.
9. Establish performance standards to insure the appropriate mediations necessary for adjacent industrial and non-industrial development.
10. Identify means by which a variety of residential building types can be encouraged throughout the City of Three Forks.
11. Insure that all new development should link to the existing distributed street patterns within the City of Three Forks.
12. Insure that new pedestrian and bicycle trails are connected to existing planned recreational areas.
13. A park master plan should be developed to identify future park locations, types, development and financing techniques.
14. A feasibility study should be undertaken to determine the potential for a recreation center, swimming pool, tennis courts, and banquet facilities in Three Forks.