

Yellowstone County Board of County Commissioners

Resolution No. 16-57

Resolution of Intent to Adopt the 2016 Lockwood Growth Policy

WHEREAS, pursuant to Section 76-3-60, et. seq. of the Montana Code Annotated, a board of county commissioners may adopt by resolution a Growth Policy for all or part of the jurisdictional area of the Yellowstone County Board of Planning. The planning area encompassed by the 2016 Lockwood Growth Policy lies completely within the Planning Board's jurisdiction.

WHEREAS, on April 26, 2016, the Yellowstone County Board of Planning held a public hearing on the proposed 2016 Lockwood Growth Policy pursuant to 76-1-602 (1), MCA. A legal notice was published in the Yellowstone County News at least 10 days prior to the hearing on April 14 and April 21, 2016. Following the public hearing, the Planning Board passed a resolution recommending the Board of County Commissioners adopt the proposed Lockwood Growth Policy.

NOW THEREFORE, BE IT RESOLVED,

The Yellowstone County Board of County Commissioners intends to adopt the proposed 2016 Lockwood Growth Policy. On May 17, 2016, the Board will hold a public hearing on the adoption of the proposed 2016 Lockwood Growth Policy. At the hearing, the Board will receive comments on the adoption of the proposed Growth Policy. The Board orders the Yellowstone County Clerk and Recorder to provide notice of the hearing, make copies of the proposed 2016 Lockwood Growth Policy available to the public, receive written comments on the adoption of the Lockwood Growth Policy and provide the comments to the Board before the hearing. Following the hearing, if the Board believes that it is in the best interest of the public to adopt the proposed 2014 Lockwood Growth Policy, by passing this Resolution, the Yellowstone County Board of County Commissioners acknowledge the Growth Statement and Guidelines for the planning area of Lockwood, Montana.

2016 Lockwood Growth Policy Statement

Lockwood is a community that will evolve with a Main Street-style TOWN CENTER surrounded by a range of housing options that support and sustain, both fiscally and socially, the community investments in schools, public water and sewer, transportation, recreation, and public safety while providing economic opportunities in general commercial and light and heavy industry businesses in areas shown on the preferred land use map.

Lockwood Growth Guidelines

- The existing zoning of R-15,000 *may* be changed to higher densities of 7 - 10 dwelling units per acre
- The existing zoning of R-9,600 *may* be changed to higher densities of 4 - 6 dwelling units per acre
- A mixed-use zoning district *may* be applied to properties within the area designated as the TOWN CENTER
- Consider constructing private and public improvements to higher design standards in the more densely developed area
- Take into account pedestrian safety when designing private and public infrastructure
- Industrial development *may* be located along existing and proposed transportation corridors north of the interstate

- A Targeted Economic Development District (TEDD) *may* be used to foster secondary, value adding economic development. Properties within the general area of the TEDD may be initially zoned as agriculture with the intent to rezone to an industrial zoning district when and if the TEDD is implemented.
- Consider connectivity and convenient access for all users when designing future road network
- The County Floodplain Regulations *may* be the best regulatory tool to protect the floodway and flood fringe in the regulated flood hazard zones.
- A ‘resource conservation overlay zone’ *may* be considered to protect natural habitat and other conservation resources along the Yellowstone River

Passed and Adopted on the 3rd day of May, 2016.

BOARD OF COUNTY COMMISSIONERS
YELLOWSTONE COUNTY, MONTANA

Bill Kennedy, Chairman
Yellowstone County Commissioners

James E. Reno, Member
Yellowstone County Commissioners

John Ostlund, Member
Yellowstone County Commissioners

ATTEST:

Jeff Martin, Clerk and Recorder
Yellowstone County, Montana

Chronology

Agenda – April 26, 2016

Resolution of Intent – May 3, 2016

Publication of Notice of Hearing - May 8, 2016 and May 15, 2016

Public Hearing and Resolution – May 17, 2016

Documents

2016 Lockwood Growth Policy

Planning Department Report

Planning Board Resolution Recommending Adoption

Resolution of Intent – County Attorney will review

Notice of Public Hearing – County Attorney will review

Resolution – County Attorney will review