

**Beaverhead County
Planning Department and Planning Board
2004 Activity Report**

During 2004, subdivision related activity stayed at about the same level as 2002 and 2003 but with fewer lots being created. During 2002 and 2003, the Planning Board reviewed a total of 6 minor subdivisions (5 or fewer lots) and 3 major subdivisions (6 lots or more) each year. In 2002 this created 64 lots, and in 2003, 43 lots.

In 2004, 10 minor subdivisions were submitted, creating a total of 20 lots.

The 15 total subdivisions and 144 lots in 2000 are the most in any one-year period in the past 10 years. The 10-year average is about 10 submittals per year that on average create 55 lots per year.

The pace of development in the Beaverhead County Sanitarian's office stayed pretty close to the level of activity of the past couple years. A total of 73 permits were issued in 2004. Of these permits 52 were for new systems, and 21 were replacements for existing residences. Comparatively 59 permits were issued for new residences in 2003 and 45 in 2002. The average for the past 10 years (1995 – 2004) is 59 new septic permits per year.

In addition, 26 Certificates of Survey's were submitted for review and processing in 2004. This number is down substantially from previous years (45-2003, 58-2002, 43-2001, and 65-2000). These surveys are exempt from subdivision review, but often times have the effect of creating a parcel of land. These surveys include family transfers, boundary relocations, agricultural exemptions, mortgage exemptions, and retracements.

The Beaverhead County Planning Board also had the opportunity to comment on a total of 5 Conservation Easements. These 5 proposed easements covered 13,755 acres.

The Planning Board completed its task of the total review and amendment of the County Subdivision Regulations and submitted them to the Commissioners in April of 2004. These amended regulations are intended to go hand in hand with the new Growth Policy that was submitted to the Commissioner in May of 2003.

The Planning Board worked on and submitted a proposed Right to Farm Ordinance to the Commissioners, which was adopted by the Commission in July of 2004.

The Board also finished work on the Big Hole River Conservation Development Standards Ordinance and permitting process. This was submitted to the County Commission in March of 2004, and went through the public hearing process in December.

The Planning Department also worked in 2004 with the County's Rural Addressing Coordinator on the process of converting Beaverhead County's Emergency Response System over to Enhanced 9-1-1.

The Planning Board formally met 13 times in 2004 for meetings and public hearings.

Planning Department and Planning Board 2005 Activity Report

During 2005, subdivision related activity stayed at about the same level as the previous four (4) years. In 2003, the Planning Board reviewed six (6) minor subdivisions (5 or fewer lots), and three (3) major subdivisions (6 or more lots). In 2004, ten (10) minor subdivisions were review. In 2003, forty-two (42) lots were created by subdivison, and in 2004, only 20 lots were created.

During 2005, the planning board reviewed seven (7) minor and one (1) major subdivision creating at total of 28 lots.

The 10-year average is about mine submittals per year that on average create 47 lots per year. The 15 total subdivison and 144 lots in 2000 are the most in any one-year period in the past ten years.

The pace of development related activity in the Beaverhead County Sanitarian's office increased substantially compared to the level of activity of the past few years. A total of 93 septic permits were issued in 2005. Of the permits issued, 75 were for new systems and 18 were replacements for existing residential system. Comparatively, 52 permits were issued for new systems in 2004, and 59 permits were issued for new systems in 2003.

The average for the past 10 years (1996 – 2005) is 60 permits for new septic systems per year. The 75 permits issued for new septic systems last year is the highest one-year total since 1996 when 86 new systems were permitted.

In addition to the eight subdivisions submitted, 51 Certificates of Surveys were processed in 2005. This is almost double the 26 C.O.S.'s that were submitted in 2004. The five-year average is about 44 surveys other then subdivison submitted per year.

These surveys are exempt from subdivision review but often times have the effect of creating a parcel of land. These types of surveys include boundary relocations, mortgage exemptions, agricultural exemptions, retracement surveys, and family member exemptions. For example: in excess of 40 lots have been created by 37 family exemptions surveys filed in the past five years.

The Planning Board had completed their work on the Big Hole River Conservation Standards and Permitting Process in December of '04, and the County Commission adopted this ordinance in March of 2005. Last year the first permit was issued in Beaverhead County as part of the new four county inter-local agreement to better deal with development along the Big Hole River.

In June, the Commissioners adopted the Beaverhead County Growth Policy and in August of last year they also adopted the revised Beaverhead County Subdivision Regulations. These new subdivison regulations reflect changes that were made to comply with, and help implement some of the goals in the Growth Policy. Also included in the revised regulations

were some procedural changes in the subdivision review process required by SB116 that was passed by the 2005 legislature.

The Planning Board also commented on a total of three (3) conservation easements during 2005. These three (3) easements covered 4,229 acres in Beaverhead County. In 2004, five (5) were reviewed totaling 13,755 acres.

Beaverhead County was selected to attend the 2005 Western Community Stewardship Forum held in October in Jackson Hole, Wyoming. Beaverhead County was selected as one of eight (8) western counties to attend from 15 total applications. The other seven (7) counties in attendance were from Montana, Wyoming, and Idaho. The County "team" consisted of four (4) Planning Board members, the County Planner, and a County Commissioner.

The forum has been held annually since 1999 and is co-sponsored by the Sonoran Institute and the National Association of Counties. Since its inception seven (7) years ago, forty-three (43) counties from eight (8) western states have attended. The forum and workshops are designed to provide team members with a variety of strategies and tools that can be used to deal with the variety of land development issues facing rural western communities.

The Planning Board formally met ten (10) times in 2005 for meetings and public hearings.

**NUMBER OF SUBDIVISIONS APPROVED
IN BEAVERHEAD COUNTY**

**1996 – 2005
(10 Years)**

Year	Minor Subdivisions (1-5 Lots)	Major Subdivisions (6+ Lots)	Total Number of Lots
1996	10	2	58
1997	4	2	42
1998	8	B	24
1999	8	B	33
2000	11	4	144
2001	7	-	15
2002	6	3	64
2003	6	3	42
2004	10	-	20
2005	7	1	28
Totals 1996- 2005	77	15	470

**NUMBER OF SEPTIC SYSTEMS
PERMITTED IN BEAVERHEAD COUNTY**

1996 – 2005

Year	New	Replacement	Total
1996	86	31	117
1997	61	21	82
1998	51	30	81
1999	66	17	83
2000	60	34	94
2001	45	19	64
2002	45	23	68
2003	59	23	82
2004	52	21	73
2005	75	18	93
Total 1996- 2005	600	237	837