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MINERAL COUNTY AND COMMUNITY DEVELOPMENT

GOAL: Provide for the orderly development of the rural area of Mineral County and improve development conditions in the towns of Alberton and Superior.

Objectives:

- Establish land use patterns which accommodate growth, preserve the identity and character of existing communities, and minimize conflicts with agriculture and existing businesses and industries.
- Encourage new developments and public facility improvements that reflect densities and development patterns identified in the Growth Policy.
- Protect environmentally sensitive areas from adverse effects of development.

Policies

- 1) Adopt zoning regulations in Superior, update adopted zoning regulations for Alberton if needed and update subdivision regulations to guide future development to areas of greatest community benefit following the intent of the Growth Policy.
- 2) Identify practical areas for annexation around Alberton and Superior and estimate probable impacts to agricultural land.
- 3) Consider the need for land use regulations in areas adjacent to incorporated areas and in developing portions of Mineral County.
- 4) Require land divisions to provide adequate water, drainage and sanitary and transportation facilities (including right-of-ways).
- 5) Encourage round-out and in-fill in existing areas or partially developed subdivisions and encourage new residential subdivisions in preferred development areas adjacent to existing communities.
- 6) Assure that local governments are staffed to administer planning and land use regulations.
- 7) Encourage new rural subdivisions to plan in a “fire wise” manner and be consistent with the Mineral County Community Wildfire Protection Plan.

ECONOMIC DEVELOPMENT

GOAL: Improve the economy of Mineral County and the towns of Alberton and Superior by encouraging stable and diversified economic development and retention of existing businesses.

Objectives:

- Encourage development that provides a public benefit and that will minimize increases in public facility and service costs and/or increasing the tax burden.
- Promote new business opportunities and support improvements to existing commercial and light industrial facilities.
- Work to improve the economy by encouraging growth in timber and agricultural support services and commodities.
- Encourage local governments to assist in the recruitment of “clean industries.”

Policies

- 1) Support tourism development and the need for properly planned highway commercial areas along the Interstate corridor.
- 2) Encourage expansion of business in existing commercial areas.
- 3) Provide for new commercial enterprise in areas with good public access and minimal adverse community impacts.
- 4) Promote the use of innovative financing methods for new and existing business enterprise.
- 5) Expand and support opportunities for value-added forest products and agriculture based business.
- 6) Assist the recreation and tourism industries as a vital part of the local economy.
- 7) Promote responsible expansion of river recreation opportunities.
- 8) Encourage awareness of changes in the agricultural community and resultant impact on existing businesses and community services.
- 9) Promote community beautification and cleanup projects and encourage civic support of aesthetic improvements in the community.
- 10) Work with Mineral County and the Towns of Alberton and Superior to assist eligible entities with funding opportunities from federal, state, or local sources.
- 11) Encourage local government to provide economic incentives for improvements and or expansion of existing facilities.
- 12) Encourage and assist unincorporated communities of St. Regis, DeBorgia, Haugan and Saltese in enhancement of existing public facilities and in development of new public facilities to promote infrastructure that meets current and future expectations for the betterment of area residents and visitors.

TRANSPORTATION AND TRAFFIC

GOAL: **Maintain and improve the condition and operational level of service of the existing road system.**

Objectives:

- Identify and protect road corridors to serve future developments and public lands.
- Ensure that new public road construction directs development into areas best suited for such development.
- Develop design and improvements standards for roads which apply throughout the towns and county according to the population and traffic levels served.
- Support land use planning that will result in the most efficient expenditure of public funds for road construction and maintenance consistent with public safety and adequate traffic circulation.
- Establish safe pedestrian and bicycle access in designated areas of the planning area as part of the nonmotorized circulation system.
- Develop a plan for the airport property addressing public facility needs.

Policies:

- 1) Implement long range capital improvement plans for roads, streets and bridges.
- 2) All roads shall meet or exceed minimum standards adopted by the responsible town or county jurisdiction.
- 3) Encourage the repair and upgrade of roads and streets through maintenance districts.
- 4) The primary responsibility for development of new roads shall be the users of the properties receiving direct benefit from and/or access to the new road. In cases where the new road system is designed to serve the public, development shall be the obligation of the agency or party initiating the road.
- 5) Roads constructed meeting proper design and standards may be offered to the local government (town or county). If accepted and dedicated by the local government, the local government will assume maintenance responsibility for the road.
- 6) Establish a curb/sidewalk improvements program in the towns of Alberton and Superior.
- 7) Continue American Disability Act (ADA) improvements in the towns and county.
- 8) Construct a trail system (obtain easements) on the north side of the Clark Fork River near Superior to connect with the Fish, Wildlife and Parks fishing access site.

- 9) Encourage Mineral County and the Towns of Alberton and Superior to jointly use Community Transportation Enhancement Program (CTEP) funds for community wide pedestrian facilities and other improvement projects.
- 10) Develop a funding mechanism for resurfacing gravel roads in Alberton to provide long term dust abatement.
- 11) Verify right-of-ways and easements for roads under Mineral County jurisdiction.
- 12) Encourage the Towns of Alberton and Superior to finish and continually update a Pavement Management Plan.
- 13) Encourage Mineral County to develop a Road Management Plan that facilitates cooperation with Federal and State entities.
- 14) When access across National Forest land is proposed, the proponent should contact the Forest Service early in the planning process to discuss the process for obtaining access rights and time frames for processing access requests.

NATURAL RESOURCES

GOAL: Protect and conserve the natural resources, clean air and water, and environment by promoting land use patterns which balance economic benefits and environmental stewardship and preserve the quality of life for all residents of Mineral County, including those in towns and unincorporated communities.

Objectives:

- Maintain and preserve the quality and quantity of surface and groundwater for both consumptive and nonconsumptive use.
- Encourage the protection of agriculture, soil conservation, and continuation of noxious weed control; and provide education to enable long term and new residents to identify noxious weeds, especially new weed varieties that have been recently introduced.
- Encourage the protection of wildlife and wildlife habitat, realizing the economic benefits of these valuable resources.
- Protect the natural environment of Mineral County.
- Use landscaping or natural environmental features to mitigate or buffer areas of incompatible land uses.
- Preserve and maintain existing open spaces and parks.
- Recognize the value and benefit of the National Forest land, the Clark Fork River, and the mineral resources of the area.
- Participate in the Department of Natural Resources Map Modernization Program to update and provide accurate 100-year floodplain maps.

- Develop a long range plan for the modernization of the existing Mineral County Fairgrounds to provide for expanded meeting and demonstration buildings, and to address parking and other site limitations of the present location.
- Preserve and maintain existing parks and participate in the development of a public recreation area that provides a shooting range and place for outdoor events.
- Recognize and protect the values and benefits of stream and river corridors.

Polices:

- 1) Limit and discourage development of lands having severe physical limitations, including slope, soils, flood plains, etc. if limitations cannot be overcome with special engineering designs.
- 2) Encourage better partnerships between the State, Federal and local governments for access, recreational, and educational opportunities.
- 3) Work with Federal and State agencies in developing long-term plans which promote the economic benefits derived from publicly owned lands, while protecting the resources on these lands.
- 4) Encourage the Towns of Alberton and Superior and Mineral County to maintain existing river access and continue to facilitate other recreational sites along the Clark Fork River.
- 5) Expand pedestrian and bicycle trail facilities to promote appreciation of the natural resources of Mineral County and Alberton and Superior.
- 6) Protect riparian areas adjacent to surface waters by designating buffers that are appropriate for the site under consideration.
- 7) Promote the wise use and development of surface and groundwater rights so that the needs of water users are balanced with instream flows in public waters.
- 8) Support the restoration and protection of wild fisheries and the habitats that sustain them.

PUBLIC FACILITIES

GOAL: **Provide adequate and cost-effective public services, facilities, and infrastructure to serve the citizens of Mineral County and Alberton and Superior.**

Objectives:

- Develop and operate long range capital improvement programs for new and existing public facilities and services.
- Develop additional or new museum space of approximately 10,000 square feet to facilitate the display of collected materials.

- Evaluate and continually update public facility master plans for potential growth patterns and expansions.
- Ensure high quality, coordinated community services.
- Require land divisions to provide adequate access, streets, drainage, water, sanitary facilities, fire protection and necessary public facilities.
- Explore the quantification of existing levels of service and determine the feasibility of impact fees for future development proposals.
- Provide for quality recreational facilities to serve all age groups within the planning area.
- Construct a new fire hall for the Superior Fire Department to house response vehicles to serve Superior and Superior Rural Fire Districts.

Policies:

- 1) Develop park facilities and recreation programs through establishment of a park and recreation plan addressing needs in the urban and rural areas.
- 2) Encourage the use of land application systems for public sewer treatment discharge to reduce impacts on the Clark Fork River at Superior and Alberton.
- 3) Expand public sewer and water facilities in Superior to include all areas within the town limits and to include adjacent potential development areas.
- 4) Renovate the public pool at Superior to eliminate water loss.
- 5) Upgrade the Alberton water storage system to provide adequate flow to meet demand for the Alberton schools.
- 6) Update and implement the E 911 system for centralized dispatch services.
- 7) Require adequate storm water facilities be designed, installed, and maintained.
- 8) Expand pedestrian, equestrian and bicycle trail facilities where feasible.
- 9) Seek funding to construct a new fire hall for the Superior Fire Department to house response vehicles to serve Superior and Superior Rural Fire Districts.