



Stevensville Planning and Zoning Board Meeting
Agenda for
WEDNESDAY, DECEMBER 10, 2025
5:00 PM
206 Buck Street, Town Hall

1. Call to Order and Roll Call
2. Discussion on the Following Items
 - a. Public Hearing 2025 Growth Policy
 - b. Discussion/Decision: Recommendation to Adopt the 2025 Growth Policy and Present to the Town Council for Approval
 - c. Approval of Meeting Minutes for 10/08/2025
 - d. Approval of Meeting Minutes for 11/12/2025
3. Public Comment
4. Adjournment

Guidelines for Public Comment

Public Comment ensures an opportunity for citizens to meaningfully participate in the decisions of its elected officials. It is one of several ways your voice is heard by your local government. During public comment we ask that all participants respect the right of others to make their comment uninterrupted. The council's goal is to receive as much comment as time reasonably allows. All public comment should be directed to the chair (Mayor or designee). Comment made to the audience or individual council members may be ruled out of order. Public comment must remain on topic, and free from abusive language or unsupported allegations.

During any council meeting you have two opportunities to comment:

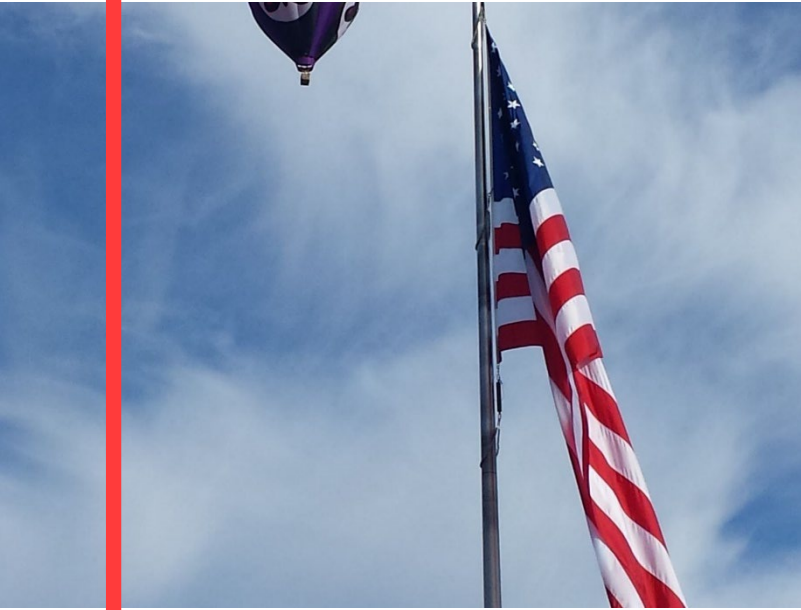
1. During the public comment period near the beginning of a meeting.
2. Before any decision-making vote of the council on an agenda item.

Comment made outside of these times may not be allowed.

Citizens wishing to speak during the official public comment period should come forward to the podium and state their name and address for the record. Comment during this time maybe time limited, as determined by the chair, to allow as many people as possible to comment. Citizens wishing to comment on a motion for decision before any vote can come forward or stand in place as they wish. Comment must remain on the motion before the council.

File Attachments for Item:

a. Public Hearing 2025 Growth Policy



Our Town, Our Future: Stevensville's Comprehensive Growth Strategy



Adopted:
XX, XX, XXXX

TOWN OF STEVENSVILLE

Montana

Growth Policy

November 2025

Prepared by: **Great West Engineering, Inc.**
Prepared for: Town of Stevensville
Stevensville, MT 59870

Funded by: Community Technical Assistance Program (CTAP)

Adopted by Resolution: **????, 2026**



RESOLUTION # _____

RESOLUTION TO ADOPT THE STEVENSVILLE GROWTH POLICY 2025

WHEREAS, under 76-1-605(2)(a), MCA, a growth policy is not a regulatory document and does not confer any authority to regulate that is not otherwise specifically authorized by law or regulations adopted pursuant to the law; and

WHEREAS, 76-1-604(3)(a), MCA, authorizes the Stevensville Town Council to revise an adopted growth policy following the procedures of Chapter 1, Title 76, Part 6, MCA, for the adoption of a proposed growth policy; and

WHEREAS, the Stevensville Town Council recently prepared an updated revision to the Stevensville Growth Policy following the procedures outlined in Chapter 1, Title 76, Part 6, MCA; and

WHEREAS, the proposed revision meets the standards of a Growth Policy, as outlined in 76-1-601, MCA, and is hereby referred to as the Stevensville Growth Policy 2025; and

WHEREAS, after due consideration including holding a public hearing on December 10, 2025, the Stevensville Planning and Zoning Board recommended adoption of the Stevensville Growth Policy 2025; and

WHEREAS, 76-1-604, MCA, allows the Stevensville Town Council to adopt, adopt with revisions, or reject a proposed growth policy after first adopting a resolution of intention to adopt, adopt with revisions, or reject the proposed growth policy or any of its parts; and

WHEREAS, on December 18, 2025, the Stevensville Town Council held a public hearing on the Stevensville Growth Policy 2025; and

WHEREAS, the Stevensville Town Council solicited public comment on the Stevensville Growth Policy 2025; and

WHEREAS, the Stevensville Town Council has duly considered all public comments and made clarifying revisions.

WHEREAS, on December 18, 2025, the Stevensville Town Council adopted Resolution No _____, to adopt the Stevensville Growth Policy 2025; and

NOW, THEREFORE BE IT RESOLVED that the Stevensville Town Council hereby adopts the Stevensville Growth Policy 2025.

PASSED and ADOPTED by the Stevensville Town Council this ____ day of _____, 2025.

APPROVED:

Bob Michalson, Mayor

ATTEST:

Jenelle Berthoud
Stevensville Town Cler

Acknowledgments

The completion of the Stevensville Growth Policy would not have been possible without the dedicated efforts and valuable input of many individuals and groups. We would like to extend our deepest gratitude to the following:

Thank you to the Stevensville Planning and Zoning Board members for their thoughtful guidance, commitment, and volunteer work throughout the development of this policy. Your time and effort in reviewing, discussing, promoting public input and refining the key elements of the Growth Policy have been indispensable.

- Greg Chilcott (County Commission Rep.)
- Stacie Barker (Council Rep.)
- Angela Lyons (Urban Area Rep)
- Dwayne Gibson (Urban Area Rep)
- John Anderson (Town Rep.)
- Tamara Ross (Town Rep.)

We also want to express our appreciation to the Stevensville Town Council for their continued support and leadership. Your collaboration and encouragement have been crucial in ensuring the success of this project. We are grateful for your dedication to making Stevensville a better place for all residents.

- Bob Michalson, Mayor
- Stacie Barker, Ward 1
- Wally Smith, Ward 1
- Samantha “Sam” Bragg, Ward 2
- Cindy Brown, Ward 2

We extend our sincere thanks to the staff for their invaluable assistance and support throughout the development of this Growth Policy. Their dedication, insight, and commitment to the community have played a vital role in shaping a plan that reflects the town’s values and vision for the future.

- Jenelle Bethoud, Town Clerk
- Andrena Case, Deputy Clerk

We extend our sincere thanks to the staff of the Montana Department of Commerce Community Technical Assistance Program for their invaluable assistance and support throughout the development of this Growth Policy.

- Dani Arps

Lastly, we want to sincerely thank the public for their active participation and feedback during the policy development process. Your engagement, suggestions, and willingness to share your thoughts have enriched this document and helped shape the future of Stevensville. We are grateful for your involvement and for helping ensure that this Growth Policy reflects the needs and aspirations of our community.

Together, through the contributions of the Planning and Zoning Board, Town Council, Town Staff, and the public, this Growth Policy represents a collective effort to guide the future of Stevensville in a thoughtful and sustainable manner.

Thank you all for your contributions to this important work.

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Executive Summary

Executive Summary

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 and is driven by State statute (76-1-601). Similar to what other states call comprehensive 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 regulations such as zoning and subdivision must be consistent with and supported by the growth policy, for the purposes of consistency and clarity.

This updated plan is meant to help the Town Council, Planning and Zoning Board, residents, and potential new residents or prospective investors make decisions regarding the economy, infrastructure, local services, and land use. The update should help these stakeholders achieve specific goals instead of reacting to individual events and applying short-term fixes year after year. Issues of concern to the Town range from providing additional housing and improving infrastructure (water-sewer-streets) to enhancing local services and reviewing the Town's land use regulations.

This document contains nine sections that provide the rationale for understanding and achieving the goals listed in this document. These sections include:

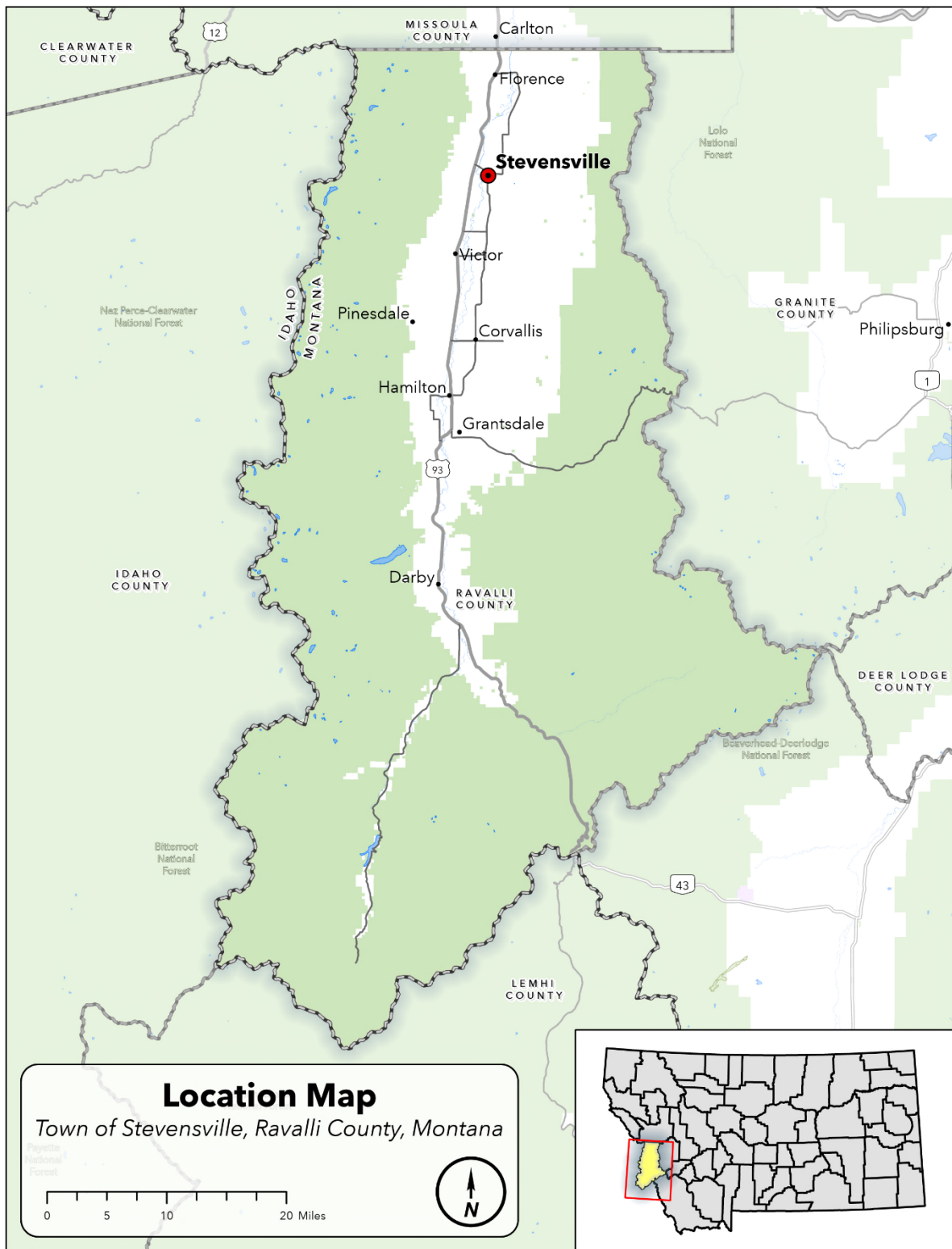
- Goals, Objectives, and Actions: Taking advantage of opportunities and overcoming challenges does not happen by chance. Town residents must be willing to set practical and achievable goals to make things happen.
- Introduction: A description of the Town, its location, features, and history.
- Population: A brief description of the Town population and demographics.
- Economy: A description of the Town's current economic situation and a vision for addressing issues and capitalizing on economic opportunities and challenges.
- Local Services and Public Facilities: A description of the Town's revenues and expenditures, and its services, including those that the Town is responsible for operating and maintaining.
- Infrastructure: A description of the Town's infrastructure.
- Housing: A description of the current housing opportunities in the Town.
- Natural Resources and Cultural Characteristics: A description of the abundant natural resources and the strong cultural characteristics of the Town.
- Land Use: A description of land use in the Town, including future growth, the impacts of flooding and wildland fire, historic preservation efforts, the potential for new land use regulations such as zoning, and the administration of subdivision regulations.

Community Description

Stevensville's name is derived from Isaac I. Stevens, a surveyor sent out to determine the feasibility of a northern connector railroad route across the continent. The Town was born from a trading post, like so many other communities across Montana, in 1863. The Town was officially platted in 1879, and after the creation of Ravalli County in 1898, served as the County seat until it lost a hotly contested election for the permanent County seat of Ravalli County.

Residing in the Bitterroot Valley, the Town sits to the east of the Bitterroot River and is sandwiched between the Sapphire Mountains and the Bitterroot Mountains.

Historically, Stevensville's economy revolved around agriculture, but was also supported by the timber industry through the development of a lumber mill. There were also small-scale mining operations, as well as a flour mill in Stevensville, which supplemented the local economy.



Map 1 – Location Map, Montana State Library

Vision

The Town of Stevensville envisions a thriving, resilient community that is deeply rooted in its rich history and natural surroundings, while promoting sustainable growth, economic vitality, and a high quality of life for all residents.

Town-County Coordination

Ravalli County has three Commissioners who serve on the board. One of which is based in the Stevensville district.

The Town will coordinate its efforts to implement this Growth Policy with Ravalli County in the following ways:

- Coordinate with the Town on maintenance of pedestrian and vehicle infrastructure to ensure the safety of all Town and County residents.
- The Town will confer with the County on all future annexations to ensure the proper procedures are followed.
- The County will provide the Town with the opportunity to provide comments on any proposed subdivision that is within one mile of the Town limits.



Community Outreach

Community Outreach

The development of this Growth Policy was grounded in public input gathered through a variety of methods. The Town conducted a community-wide survey to gather residents' opinions on topics such as housing preferences, community priorities (e.g., parks, infrastructure, housing, economic development), and desired types of development. The survey was open from July 25 to August 8, 2025, and received a total of 146 responses.

Key findings from the survey include:

- Residents identified infrastructure, community services (e.g., law enforcement and healthcare), and natural resources as top priorities.
- The most desired types of development were single-family homes, followed by senior housing.
- The top projects respondents wanted the Town to focus on included improvements to the water system, street maintenance, law enforcement, and wastewater treatment.
- Parks' priorities included restrooms, a swimming pool, and trail development.
- Respondents also emphasized the need for better promotion of community events to help revitalize the downtown area.

The Planning and Zoning Board utilized this input to inform the development of the Growth Policy's goals, objectives, and actions. A draft of these elements was presented to the public at an open house held on October 22, 2025, to gather additional feedback. The open house was held at Town Hall, and a total of 17 people attended. Though there was a small turnout, the feedback and discussions that helped drive the content found in this Growth Policy.

Public input gathered through both the survey and the open house ensured that the Growth Policy reflects the diverse perspectives and priorities of the community, particularly in the development of its goals, objectives, and action items.



Planning Efforts

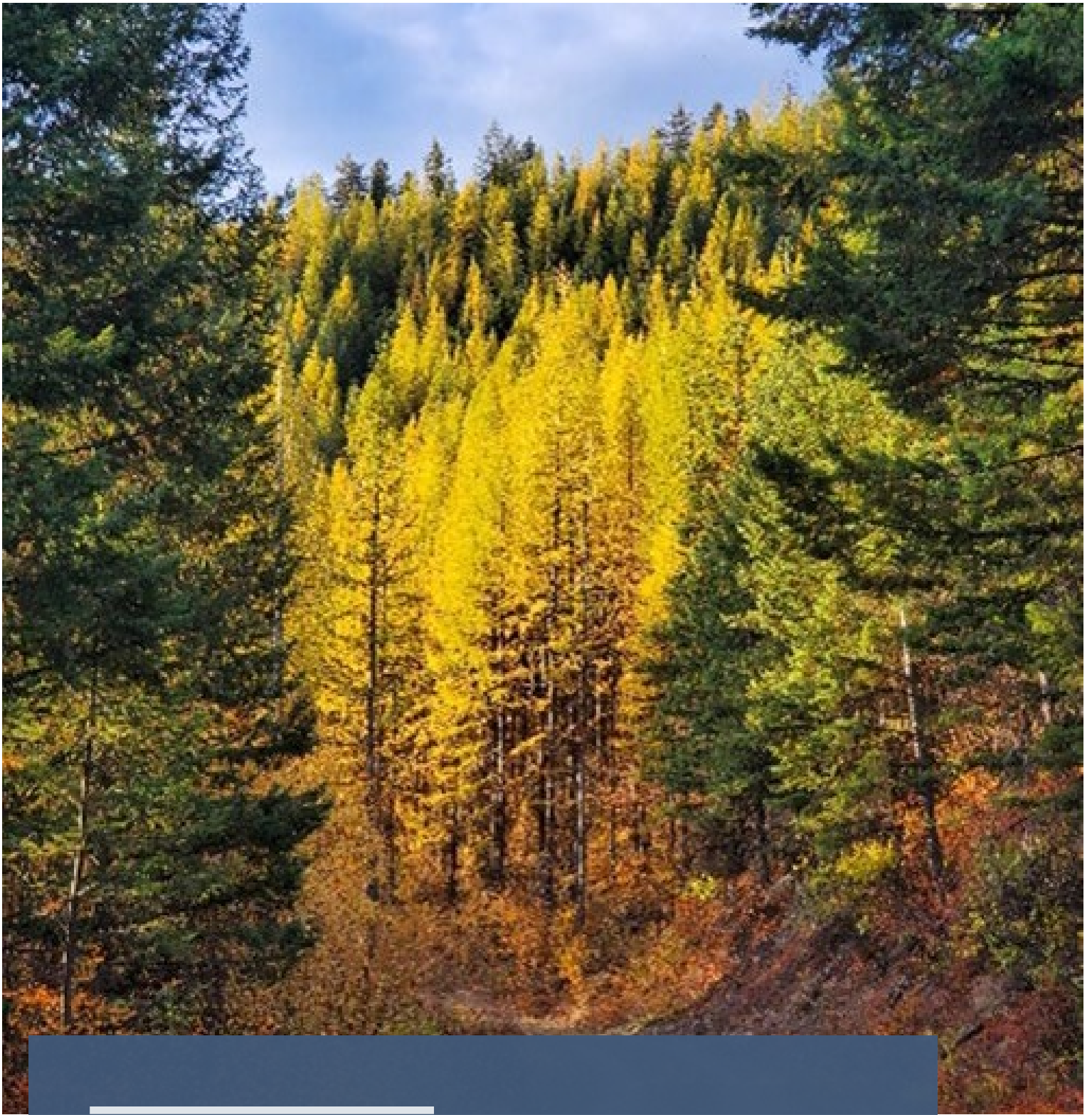
Planning Efforts

Over the years, the Town of Stevensville has steadily worked to shape its future through a series of thoughtful planning efforts. These initiatives have reflected the values, concerns, and aspirations of its residents, balancing the preservation of small-town character with the need to adapt to growth and modern demands.

- 2010 Capital Improvements Plan (CIP)
- 2012 Wastewater Preliminary Engineering Report
- 2016 Growth Policy
- 2019 HDR Wye Area Annexation Study
- 2020 Water Preliminary Engineering Report
- 2021-2023 Strategic Plan
- 2023 Airport Master Plan

This Growth Policy builds on previously adopted planning efforts, creating a unified vision for Stevensville's future over the next 5 to 8 years. In addition to integrating past initiatives, it actively supports and guides current planning documents that may evolve with legislative sessions or changes in state statutes, including but not limited to:

- 2022 Subdivision Regulations
- 2023 Municipal Code



Goals, Objectives and Actions

Goals, Objectives, and Actions

The following are the goals, objectives, and actions meant to be achieved to address the opportunities and challenges identified in this plan. The goals and objectives in this section are listed by topic and area, followed by the actions identified to achieve them. Actions intended to implement the Growth Policy include, but are not limited to, measures such as considering how to protect the historic character of the Town, evaluating the potential need for updating the Town's Zoning Code and Subdivision Regulations, ensuring cooperation between the Town and Ravalli County, upgrading infrastructure, and providing day-to-day services.

Economy

The Town's residents are experiencing steady growth and economic prosperity by expanding economic opportunities across various sectors. The town has identified goals and objectives to maintain and grow the local economy.

Goal	Objective	Action	Responsibility
E.1 – Create an attractive and business-friendly downtown	A. Maintain and improve the visual appearance of the historic downtown area while maintaining the Town's Cultural Character.	E.1-A: Consult with the Montana State Historic Preservation Office and pursue National Park Service Historic District nomination.	Town, SHPO
	B. Market business opportunities within the Creamery Targeted Economic Development District/Tax Increment Financing District.	E.1-B: Create information material on TIF and TEDD Districts such as fact sheets and packets that highlight the incentives of development in the TIF/TEDD.	Town
	C. Create a pedestrian-friendly atmosphere.	E.1-C: Conduct a walkability audit to identify gaps and safety issues in the Commercial district to ensure that residents and visitors are safe to enjoy the downtown area on foot.	Town, local civic groups (e.g., Eagle Scouts, High School students, etc.)

	D. Encourage business development that contributes to Stevensville’s sense of community and history	E.1-D: Develop incentives and guidelines that support locally owned businesses and adaptive reuse of historic buildings to strengthen Stevensville’s sense of community and historic identity	Town
E.2 – Attract and diversify business opportunities in the Town.	A. Market the Town’s quality of life, rural lifestyle, services and amenities: schools, hospital, library, trails, etc.	E.2-A: Create a “Community Events Calendar” on the Town’s website.	Town
	B. Identify the makeup of the local economy.	E.2-B: Review American Community Survey data yearly to understand year by year employment trends to ensure a strong understanding of the local economy.	Town, Bitterroot Valley Chamber of Commerce
	C. Support business investments and improvements through programs like C-PACE District and other available resources.	E.2- C: Examine the potential to adopt a C-PACE (Commercial Property-Assessed Capital Enhancements) District. E.2-C: Pursue enrollment in the Montana Main Street Program	Town
	D. Market the Town and its community events.	E.2-D: Explore marketing opportunities to continue to bring in visitors to experience Stevensville’s local events.	Town, Bitterroot Valley Chamber of Commerce

E.3 – Improve industries identified as important by the community, such as arts and entertainment, recreation facilities, hotel/motel, institutional, medical, etc.	A. Generate community-driven creative ideas for events.	E.3-A: Consider the establishment of a local working group to workshop new community events and ideas.	Town
E.4 – Maintain the historic downtown	A. Promote economic vitality in the historic downtown by supporting local businesses and incentivizing the adaptive reuse of historic buildings.	E.4-A: Explore the option of establishing a tax increment financing district in the downtown area.	Town, TIF/TEDD Board

Housing

Safe and structurally sound housing is essential for the well-being of each Town resident. The Town will work to identify ways to provide housing options for all residents.

Goal	Objective	Action	Responsibility
H.1 – Encourage the development of diverse housing types	A. Ensure all housing types are supported by existing and future Town infrastructure.	H.1-A: Update the current zoning regulations to comply with the current state statute for Accessory Dwelling Units (ADUs).	Town
	B. Identify barriers to the development of new single-family residences	H.1-B: Review the existing zoning code and amend the code if barriers towards development of single-family residences are identified.	Town

H.2 – Support additional housing needs by encouraging infill and redevelopment	A. Develop incentives for new development on vacant property and structural improvements.	H.2-A: Explore the possibilities of applying for the Montana Department of Commerce Housing Development and Rehabilitation Grant	Town
	B. Identify educational opportunities to property owners (resources, finances, lack of awareness, etc.)	H.2-B: Provide information resources through the Town’s website to assist the public in development and code compliance.	Town
H.3 – Expand access to diverse and workforce housing options by developing regulatory strategies and securing funding sources	A. Identify and implement regulatory changes that facilitate development, while also pursuing public and private funding sources.	H.3-A (1): Review and update the current fee schedules for land development permitting. H.3-A (2): Inventory the existing Short Term Rentals within the Town and review the current zoning regulations to address short-term rentals.	Town
	B. Identify grant and loan application for rehabilitation of existing housing.	H.3-B: Compile and maintain a housing funding inventory by researching available federal, state and local grant and loan programs and update the funding inventory annually.	Town
	C. Assist non-profits with identifying funding opportunities for construction of workforce housing	H.3-C: The Town will work with non-profits to identify applicable grant funding opportunities and support said non-profits by being the primary sponsor of the grant	Town, local non-profits

Land Use

To be successful, the Town will need to retain its residents and businesses and potentially attract new ones, and the Town's regulatory environment must be predictable and fair. New development should occur in areas with limited potential of natural hazards such as flooding, or wildfire and where it is efficient for the Town to provide services.

Goal	Objective	Action	Responsibility
LU.1 – Ensure that new development should complement the surrounding area in a manner that protects property value and maintains the surrounding neighborhood and Town as a whole	A. Land use ordinances and regulations shall be enforced and amended as necessary.	LU.1-A (1): Continue to review and update the existing zoning code to ensure it is in full compliance of all state statutes LU.1-A (2): Review the current subdivision regulations to determine if amendments are needed for the public infrastructure design standards.	Town

	B. The future land use map will be considered when reviewing new land development.	LU.1-B: Update the existing zoning map, to include an interactive online zoning map	Town
	C. Implementation of share-cost to public infrastructure, through impact fees with developers	LU.1-C (1): Review and implement impact fees for new development LU.1-C (2): Set up and implement an impact fee committee	Town
LU.2 – Development of existing lots within the Town will be prioritized over annexing new land when possible	A. Develop policies and procedures to address annexation.	LU.2-A: Create and annually review a strong annexation plan.	Town
	B. Incentives should be identified to encourage infill development versus annexation	LU.2-B: Discuss and adopt incentives that value infill development of annexation.	Town
	C. Ensure the Town has the capacity for water and sewer services prior to annexation	LU.2-C: Continue to upgrade current water and sewer infrastructure to handle future annexation and growth in accordance with an established annexation plan.	Town
LU.3 – Ensure new development is located in areas with minimal hazards	A. Enforce the Town zoning and floodplain ordinances.	LU.3-A: Continue to annually review all land use ordinances to ensure they are statutorily compliant and serve the best interest of the residents	Town

LU.4 - Improve the visual and structural quality of existing commercial and residential structures	A. Utilize existing resources such as the Department of Revenue's physical condition analysis to identify areas for redevelopment.	LU.4-A: Annually coordinate with the Department of Revenue to receive updated physical condition data to determine areas that are prime for redevelopment.	Town, DOR
	B. Increase density of housing where services are already available.	LU.4-B: Annually review the zoning map and code to continue to determine the most suitable areas for increased housing density in association with infrastructure capacity.	Town
LU.5 – Future residential subdivisions in the Town should be developed in a coordinated and logical manner that minimizes the cost of operations and maintenance to the Town.	A. Land use ordinances and regulations shall be enforced, updated, and amended as necessary.	LU.5-A: Coordinate with the County on annexation of a portion of Park Avenue that is maintained by the County.	Town, Ravalli County
	B. Development should be sited to minimize the infrastructure needed to provide service i.e. gravity flow sewer etc.	LU.5-B: Create an annexation area map or a Future Land Use Map to guide the growth of the Town in prioritized areas.	Town
	C. Developers should pay for needed infrastructure.	LU.5-C: The Town should review and determine the need for impact fees to be applied to the cost of infrastructure development.	Town

	D. Increase density of housing where services are already available.	LU.5-D (1): Conduct a Town wide survey to ensure the existing Town limits are correct. LU.5-D (2): Conduct an inventory and analysis of non-annexed properties.	Town
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Local Services

Quality of life for Town residents depends upon many things, particularly the provision of services such as law enforcement, fire protection, parks and recreation, healthcare, education, emergency services, senior services, and solid waste management.

Goal	Objective	Action	Responsibility
LS.1 – Ensure the hospitals and affiliated services long-term and cost-effective operation.	A. Encourage the continued cooperation between Providence Health Care and the Town.	LS.1- A: Coordinate with Providence Health Care to discuss shared priorities between Providence and the Town regarding community health needs and joint projects.	Town, Providence Health Care

	B. Retain and attract high-quality medical staff.	LS.1- B: Collaborate with local healthcare officials to identify workforce needs and barriers to housing for medical staff.	Town, Health Care providers
	C. Support Fish Wildlife and Parks and the Montana Food Bank Network's <i>Hunters Against Hunger</i> program to combat food insecurity.	LS.1- C: Promote Hunters Against Hunger through Town communication channels, with collaboration from FWP.	Town, FWP
LS.2 – Ensure that residents have high-quality school facilities and staff.	A. Work with the school district to provide incentives for retaining and attracting staff.	LS.2- A: Collaborate with the school district to identify staffing needs such as housing support, to help recruit and retain staff	Town, School District
LS.3- Ensure residents are provided effective law enforcement and emergency management.	A. Provide adequate facilities, equipment, and personnel.	LS.3- A: Annually assess all facility needs, equipment conditions, staffing levels to prioritize budget requests and to pursue grant funding.	Town
	B. Continue collaborating efforts for the enforcement of Town ordinances by both law enforcement and the Justice of the Peace.	LS.3- B: Conduct annual reviews of all Town ordinances with law enforcement and the Justice of the Peace to determine if said ordinances are applicable and can be enforced properly.	Town, Police, Justice of the Peace

	C. Improve emergency response times.	LS.3- C: Conduct periodic reviews of response times and identify needed upgrades to enhance emergency response time.	Town, Police
	D. Sustain visual blight and physical decay enforcement while supporting clean up incentive programs.	LS.3- D: Review and discuss implementation of a community clean up assistance program to support clean-up of decayed property.	Town
LS.4 – Provide additional recreational opportunities for residents, including youth facilities, parks and recreation facilities and pedestrian/bicycle trails.	A. Identify recreational needs and priorities.	LS.4- A: Conduct public outreach on the current recreational needs of the Town residents.	Town
	B. Identify funding sources for additional recreational facilities and programs.	LS.4-B: Pursue grant funding through the Montana Department of Commerce, and Montana FWP for CDBG planning grants and Land & Water Conservation Fund Recreation Grants for community recreation planning.	Town, MDOC, FWP
LS.5 – Maintain a sense of community by ensuring services are being provided to all demographics	A. Assess community needs for young families, physically disabled, seniors, etc.	LS.5- A: Support community events in the downtown area and continue to promote these events on the Town website and at Town Hall.	Town

	B. Identify gaps in community services.	LS.5-B: Support the efforts of the County's WIC program.	Town, Ravalli County
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Infrastructure and Public Facilities

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 drinking water and sewer treatment, streets and buildings and equipment such as loaders, trucks, and computers.

Goal	Objective	Action	Responsibility
IPF.1 – Improve energy resiliency through diversification, capacity building, and protection of energy resources.	A. Support homeowners who are seeking alternative energy sources. .	IPF.1-A: Coordinate with Northwestern Energy on hosting workshops for Town residents on energy resources.	Town, Northwestern Energy

IPF.2 – Provide Town residents services cost-effectively and efficiently	A. Perform regularly scheduled maintenance and replacement based on an infrastructure priority plan.	<p>IPF.2-A (1): Annually review and update the Capital Improvements Plan (CIP)</p> <p>IPF.2-A (2): Continue to upgrade public works equipment, including work trucks with four wheel drive.</p> <p>IPF.2-A (3): Maintain a GIS database</p> <p>IPF.2-A (4): Continue to upgrade all Town-owned facilities such as the Town Hall, the annex, public works maintenance building and the well house, and create a maintenance plan for each building.</p>	Town
	B. Ensure that new development is responsible for the cost of installing infrastructure.	<p>IPF2-B: Adopt and enforce development regulations, including impact fees, subdivision improvement agreements, and developer-installed infrastructure requirements</p>	Town
	C. Site new development where it is cost-effective to provide service.	<p>IPF.2-C: Continue to review annexations and make decisions based on capacity of the existing infrastructure to withstand additional Town properties.</p>	Town

<p>IPF.3- Improve the quality and long-term reliability of the Town's drinking water.</p>	<p>A. Ensure sustainability of the water system and quality.</p>	<p>IPF.3-A (1): Continue to upgrade the Town's SCADA system utilizing the remaining ARPA funding to ensure the system is fully functional and can integrate with the other SCADA systems in the future.</p> <p>IPF.3-A (2): Rehab existing water tank</p> <p>IPF.3-A (3): Identify the proper location and construct a new water tank</p> <p>IPF.3-A (4): Replace water mains annually as needed.</p> <p>IPF.3-A (5): Continue to work with the Town's homeowners to transition the water meters from the inside to the outside of homes to facilitate an easier method of meter reading.</p> <p>IPF.3-A (6): Identify planning grants such as Community Development Block Grants or Montana Coal Endowment Program Grants to produce a water PER determining existing wells that could potentially join the existing water distribution network.</p> <p>IPF.3-A (7): Continue to replace hydrants throughout the Town to</p>	<p>Town, MDOC</p>
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		<p>ensure that the Town has adequate water capacity for fire suppression.</p> <p>IPF.3-A (8): Pursue planning grant funding for an update to the water PER</p>	
<p>IPF.4 – Provide safe and efficient streets</p>	<p>A. Repair and maintain streets, particularly those with high traffic volumes or identified as being hazardous.</p>	<p>IPF.4-A (1): Create a street maintenance plan</p> <p>IPF.4-A (2): Create an annual maintenance plan for the stormwater system</p> <p>IPF.4-A (3): Conduct a thorough assessment of public parking in the downtown area.</p> <p>IPF.4-A (4): Conduct paving on West 3rd Street.</p> <p>IPF.4-A (5): Conduct paving on 2nd Street.</p> <p>IPF.4-A (6): Conduct paving in the public alley behind First Security Bank.</p>	<p>Town</p>

	B. Install traffic control devices and traffic calming measures to slow traffic on residential streets, where it is necessary.	IPF.4-B: Conduct neighborhood traffic assessments to identify problem areas and, where warranted, install appropriate traffic control devices	Town
	C. Incorporate diverse measure to reduce stormwater runoff and shallow flooding (i.e. Green infrastructure)	IPF.4-C: Integrate green infrastructure practices, such as bioswales, rain gardens, permeable pavement, and expanded tree canopy, into public projects and development review standards to reduce stormwater runoff, improve infiltration, and minimize shallow flooding in vulnerable areas.	Town
IPF.5 – Provide safe and efficient pedestrian/bicycle facilities, particularly routes used by children.	A. Repair and/or maintain existing sidewalk system, particularly in those areas most used by pedestrians.	IPF.5-A: Collaborate with local volunteers to conduct a sidewalk inventory and assess the Town's pedestrian infrastructure.	Town, local civic groups (e.g., Eagle Scouts, High School students, etc.)
	B. Promote walkable neighborhoods and interconnected trails systems in the City.	IPF.5-B: Review and update the subdivision regulations, as needed, to ensure that new developments are walkable in nature and have efficient connectivity to existing pedestrian infrastructure.	Town
	C. Identify potential funding sources to incentivize the repair of sidewalks.	IPF.5-C: Identify state and federal grant opportunities for upgrades and or repair work to existing sidewalk infrastructure.	Town

IPF.6 -Maintain and improve park and recreation facilities and programs, including trails.	A. Inventory and assess the condition of all parks and recreation facilities.	IPF.6-A: Upgrade the electrical system at Lewis and Clark Park.	Town
	B. As resources allow, expand park and recreation facilities and programs.	IPF.6-B: Create a Capital Improvements plan that is specific to parks and recreation and prioritize projects based on community needs and costs to the taxpayers.	Town
	C. Identify potential funding sources to enhance parks and recreation.	IPF.6-C: Pursue planning and construction grants through public entities and private foundations for parks and recreation upgrades.	Town
IPF.7 – Improve the quality and long-term reliability of the Town’s wastewater system	A. Continue to secure funding and continue to implement phased capital improvements to ensure a reduction in failures and to meet future demand.	IPF.7-A (1): Continue to upgrade the Town’s SCADA system utilizing the remaining ARPA funding to ensure the system is fully functional and can integrate with the other SCADA systems in the future. IPF.7-A (2): Replace the existing sewer line on Riverside Avenue.	Town
IPF.8 – Contribute to mitigating costs of improvements to facilities within the public rights-of-way.	A. Explore a cost-share program sidewalk improvements.	IPF.8-A: Conduct an impact fee study for infrastructure upgrades for new developments.	Town

	B. Identify programs and funding that the Town can leverage for improvements.	IPF.8-B: Utilize existing engineering work in the Town to build the basis for grant funding applications for infrastructure upgrades.	Town
IPF.9- Use green infrastructure such as rain gardens, swales or permeable surfaces to help the Town's existing drainage system manage stormwater at a low cost to the Town residents.	A. Continue to support and expand the urban forestry program to ensure maintenance is allocated for future trees.	<p>IPF.9-A (1): Create a "New to Stevensville" page on the Town website to provide easy education to new residents on sidewalk and tree maintenance.</p> <p>IPF.9-A (2): Educate the Town residents on how trees, landscaping, and other permeable surfaces provides filtration of stormwater to protect the Bitterroot River and reduce the cost of stormwater infrastructure.</p>	Town

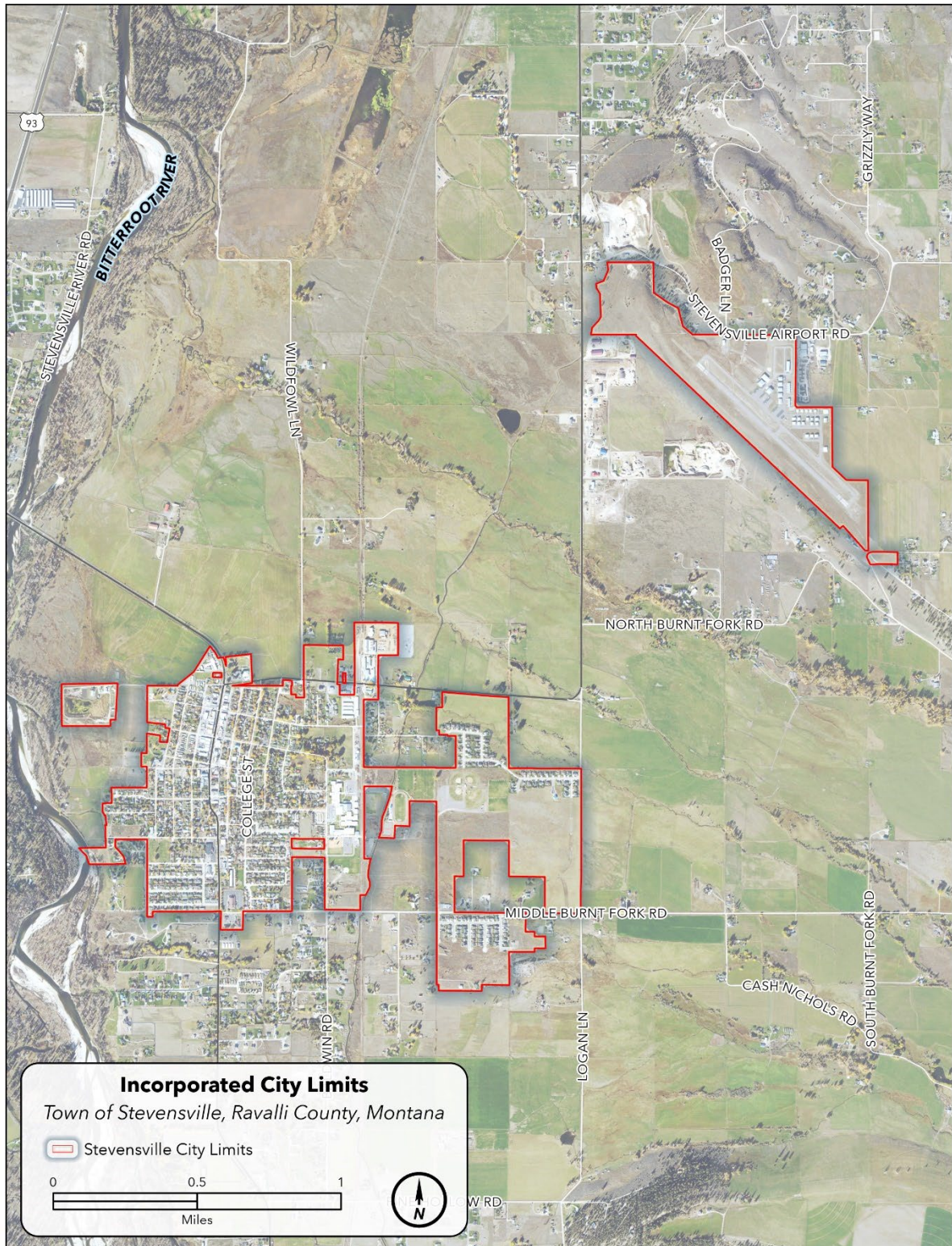
Natural and Cultural Resources

The preservation of present natural and cultural resources within the Town is vital to the well-being of the residents. The goals and objectives of this particular section hold an important place in the growth patterns of the Town.

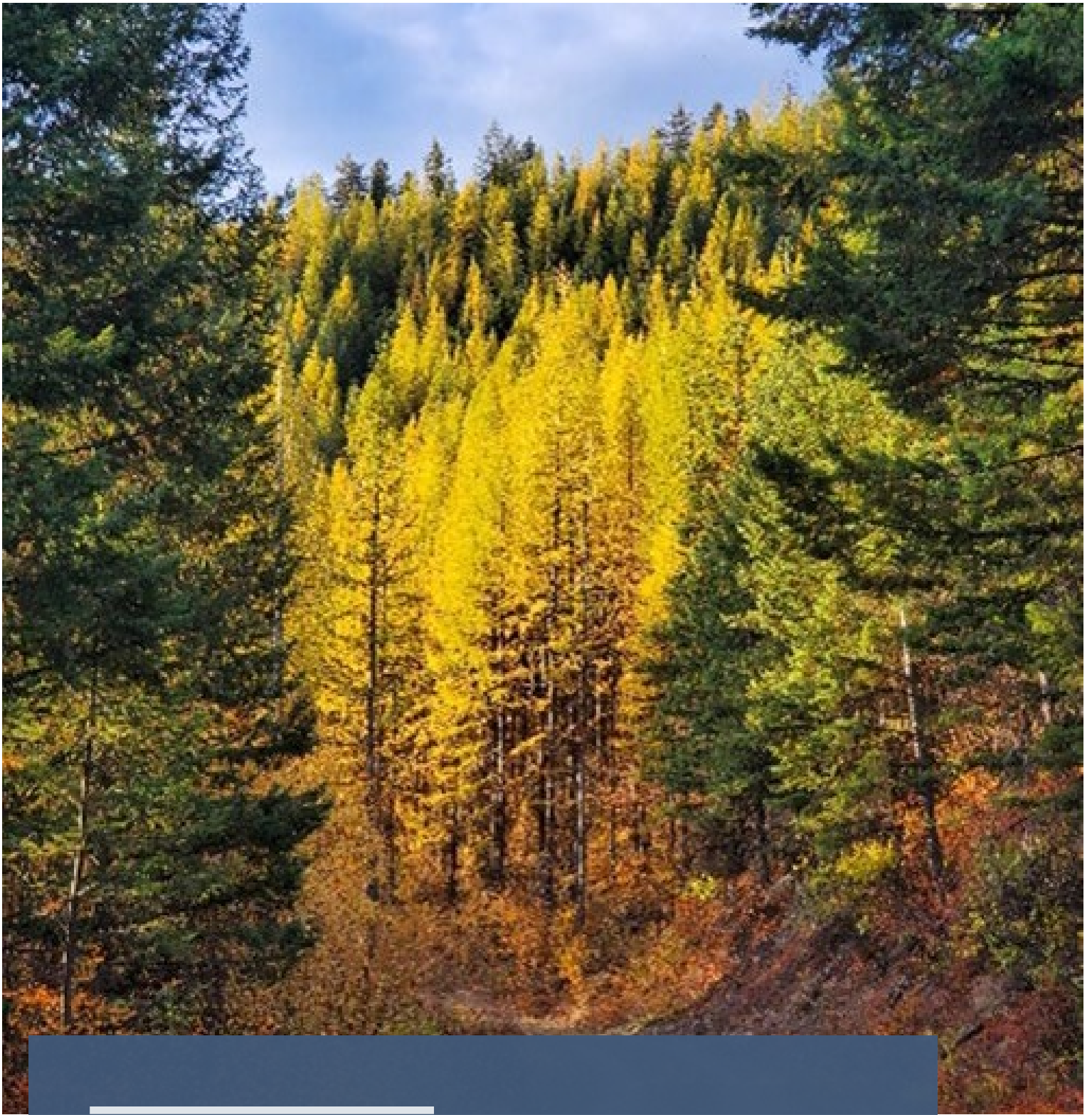
Goal	Objective	Action	Responsibility
NR.1 – Balance growth with the rural lifestyle of Stevensville.	A. Ensure that orderly development has no negative impacts to natural resources	NR.1-A: Continue to review subdivisions in a fair and predictable matter that takes into consideration development impacts on natural resources.	Town
	B. Direct growth in a way that mitigates impact on agricultural opportunities.	NR.1-B: Ensure that future development is adjacent to existing infrastructure and developments to limit the impact on agricultural areas.	Town
	C. Protect the historic character of Stevensville.	NR.1-C: Discuss and implement design guidelines that preserve the historic character and complement Stevensville's existing historic character	Town
NR.2 – Improve recreational opportunities.	A. Continue to coordinate and support other agencies and jurisdictions on identifying low impact but underutilized recreational opportunities along the Bitterroot River.	NR.2-A: As opportunities arise, continue to support other agencies, such as Fish Wildlife and Parks and private property owners in determining the feasibility of expanding recreational opportunities along the Bitterroot River.	Town, FWP, Private property owners

	B. Assess improvements to walking trails, fishing access, etc.	NR.2-B: Continue to coordinate with the County on the maintenance of existing trails, clearly establishing each jurisdiction's responsibility.	Town, Ravalli County
NR.3 – Sustain community events	A. Support community events rooted in the historic and cultural values of Stevensville.	NR.3-A: Continue to provide the community with an easy to use calendar that helps market local events to the community and visitors.	Town
NR.4 – Ensure park protections and sustainability of maintenance	A. Continue to maintain park open space primarily at River Park and Lewis and Clark Park.	<p>NR.4-A (1): Create a stakeholder and public engagement plan to discuss a Special Improvement District with the Town residents.</p> <p>NR.4-A (2): Continue to update the pool to ensure adequate ADA compliance.</p> <p>NR.4-A (3): Continue to upgrade the skate park to ensure that residents and visitors have a strong mix of features that are both safe and cost-effective to construct.</p>	Town, local stakeholders
	B. Identify sustainable funding mechanisms for park and trail maintenance and operation.	<p>NR.4-B (1): Explore the financial feasibility of creating a Special Improvements District for Parks</p> <p>NR.4-B (2): Pursue grant funding for a Parks, Trails, and Recreation master plan.</p> <p>NR.4-B (3): Discuss the need of funding and producing a feasibility study for the pool.</p>	Town

NR.5 – Reduce human-wildlife conflict.	A. Identify ways to support proper waste management for pets in the public recreation facilities.	NR.5-A: Continue to ensure that residents have pet disposal bags and trash cans and provide educational resources on why to pick up pet waste.	Town
	B. Identify wildlife corridors and crossing areas.	NR.5-B: Coordinate with Fish Wildlife and Parks on educating the public on how to reduce human wildlife conflict by using non-intrusive development methods such as wildlife friendly fencing.	Town, FWP
NR.6 – Create and sustain a community resilience to natural hazards	A. Cooperate with the County DES for hazard mitigation and readiness.	NR.6-A: Coordinate with the County DES when the hazard mitigation plan is updated.	Town, Ravalli County DES
	B. Support awareness of the Wildland-Urban Interface and creating defensible space.	NR.6-B: Work with the fire department to provide residents with information on how to manage their property to reduce fire risk, especially those located near the wildland-urban interface.	Town, Stevensville Fire Department



Map 2 – Incorporated Town Limits Map, Montana State Library



Population

Population

Population demographic analysis can assist a community in creating policies and procedures for growth that benefit the community as a whole. Likewise, an analysis of the population can identify any gaps in local services within a community for a variety of demographic groups. This could be senior services, childcare, recreational services, and so on.

Trends

Stevensville had an estimated population of 2,210 people in 2023, according to the Montana Department of Commerce’s Census and Economic Information Center (CEIC), which will be referred to as CEIC within this document. The population is 52.5% female and 47.5% male. This is a ratio of approximately 90 males per 100 females.

Population trends in Montana have been impacted greatly by the COVID-19 pandemic. This has been especially prevalent in Ravalli County. However, Stevensville saw a slight increase in population between 2019 and 2020, before trending upwards until 2023. Figure 1 below shows the percentage change in population since 2018.

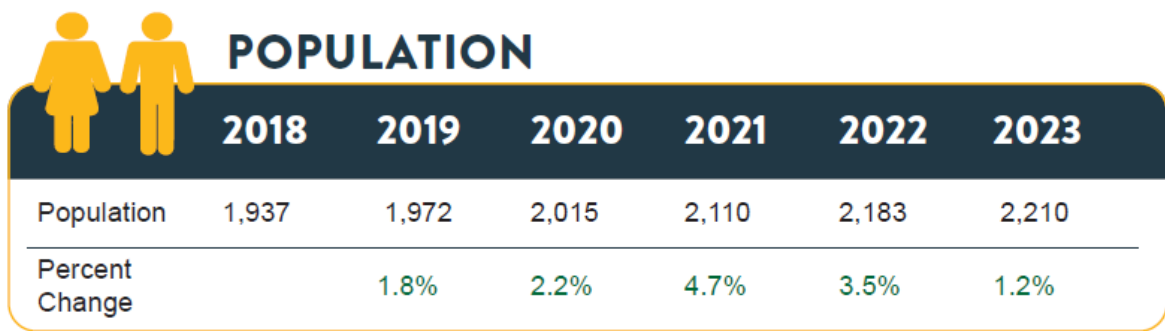


Figure 1 – Population of Stevensville, Montana Department of Commerce, Census and Economic Information Center

Estimating future population growth can be difficult to project, but it plays a key role in determining future land use policies and procedures, infrastructure upgrades and existing capacity, and upgrades to local services. For Stevensville, it was determined that since 2021, the average growth rate was approximately 4.6%. Using this growth rate could greatly skew the data and show Stevensville growing at a rate that is not sustainable.

For this analysis, the 4.6% average over three years (2021-2023) was divided by 17 years (2040) to obtain a more sustainable growth rate of approximately 0.3%. The Figure below shows two growth rates, 0.3% and a higher 0.5% growth per year.

The Town should continue tracking demographic trends closely. Significant shifts in age distribution could influence service needs such as senior care, educational and recreational facilities for youth, and workforce stability for local businesses.

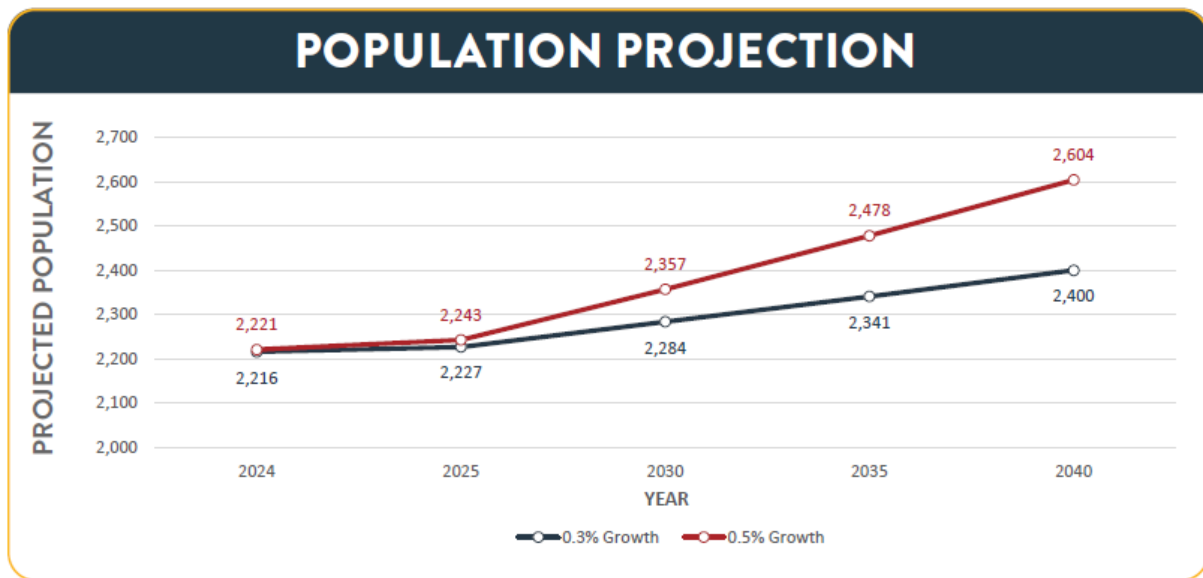


Figure 2 – Population Projections, American Community Survey, Decennial Census

Age Classes

The median age of the population of Stevensville as of 2023 was 38.9 years old, according to the ACS. This was an increase of 0.4 years since 2020, when the average age was 38.5 years.

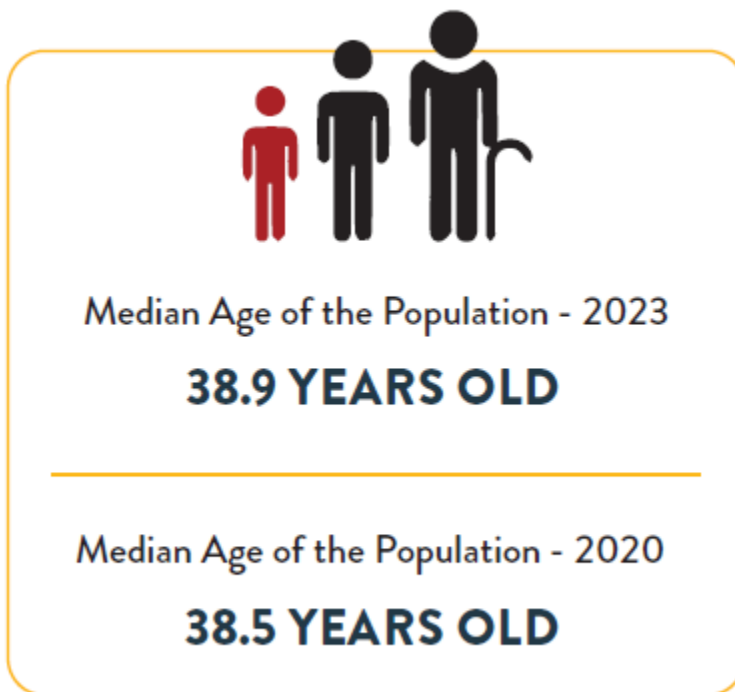


Figure 3 – Median Age of the Population, American Community Survey

Figure 4 below shows the 2023 age breakdown of the Town of Stevensville

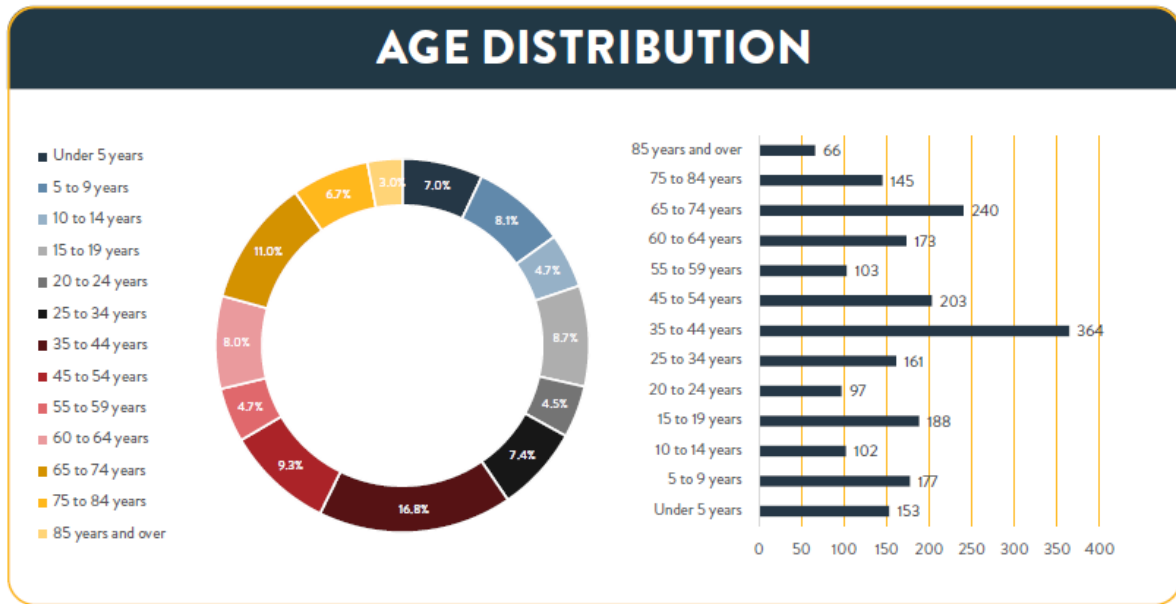
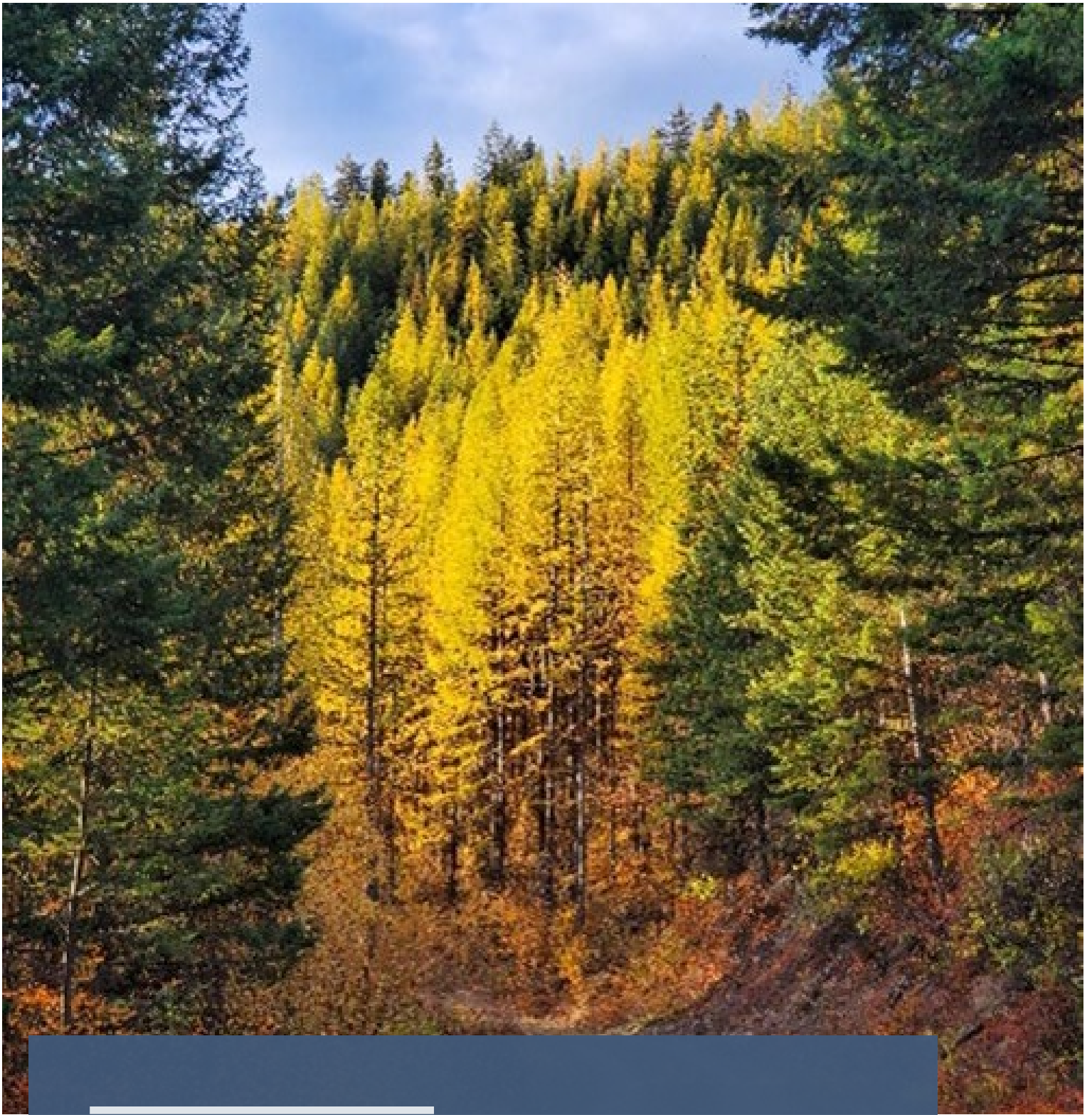


Figure 4 – Age Distribution of Stevensville, American Community Survey, Headwaters Economic Profile System



Economics

Economics

Economic analysis provides strong insight into the health of a community. Strong economies often lead to a higher quality of life. This section of the Growth Policy breaks down the economy of Stevensville by analyzing the current economic conditions, opportunities, and issues for economic growth, as well as determining strategies to support an adaptable economy.

Jobs

In 2022, the Town of Stevensville had a total of 919 jobs within the Town. The Town had been slowly increasing the number of jobs since 2018. Figure #5 below shows the trend in total jobs within the Town since 2018.

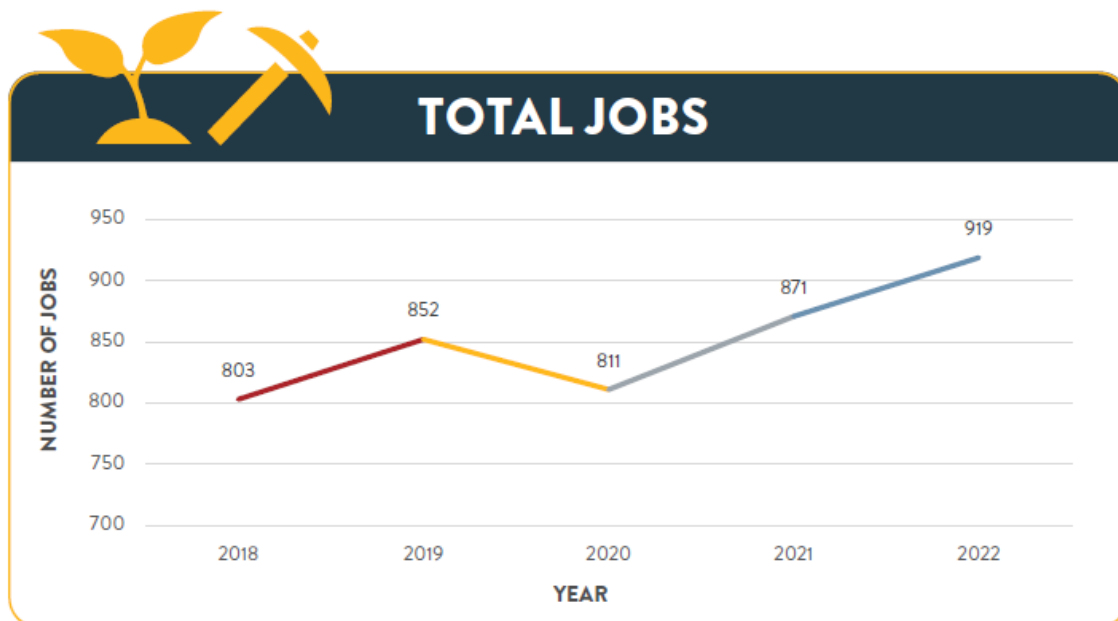


Figure 5 – Total Jobs, Census Bureau’s Center for Economic Studies Longitudinal Employer-Household Dynamics Program

Of the total jobs in 2022, 22.2% of the jobs were held by workers between the ages of 29 and younger, 49.9% between the ages of 30 to 54, and 27.9% were held by those aged 55 and older.

The top six industry sectors in Stevensville, according to the United States Census Bureau, were the following:

- Educational Services (26.8%)
- Accommodation and Food Services (19.3%)
- Health Care and Social Assistance (13.5%)
- Retail Trade (10.1%)

- Manufacturing (5.7%)
- Finance and Insurance (5.2%)

TOP 6 JOB SECTORS FOR STEVENSVILLE

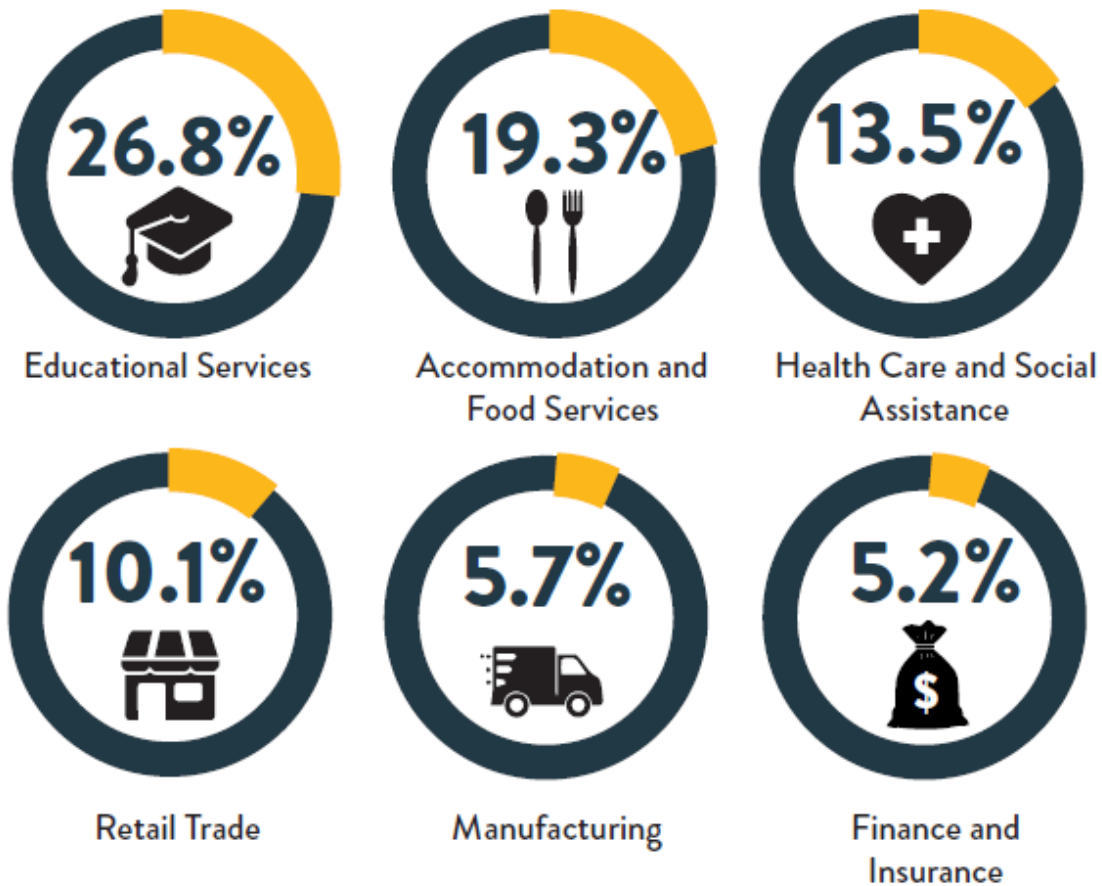


Figure 6 – Top Six Job Sectors, Census Bureau’s Center for Economic Studies, Longitudinal Employer-Household Dynamics Program

Wage Income

The Town of Stevensville had a median household income of \$52,745 in 2023. The figure below displays the household income distribution of Stevensville as of 2023.

HOUSEHOLD INCOME DISTRIBUTION, STEVENSVILLE, MT (2023)

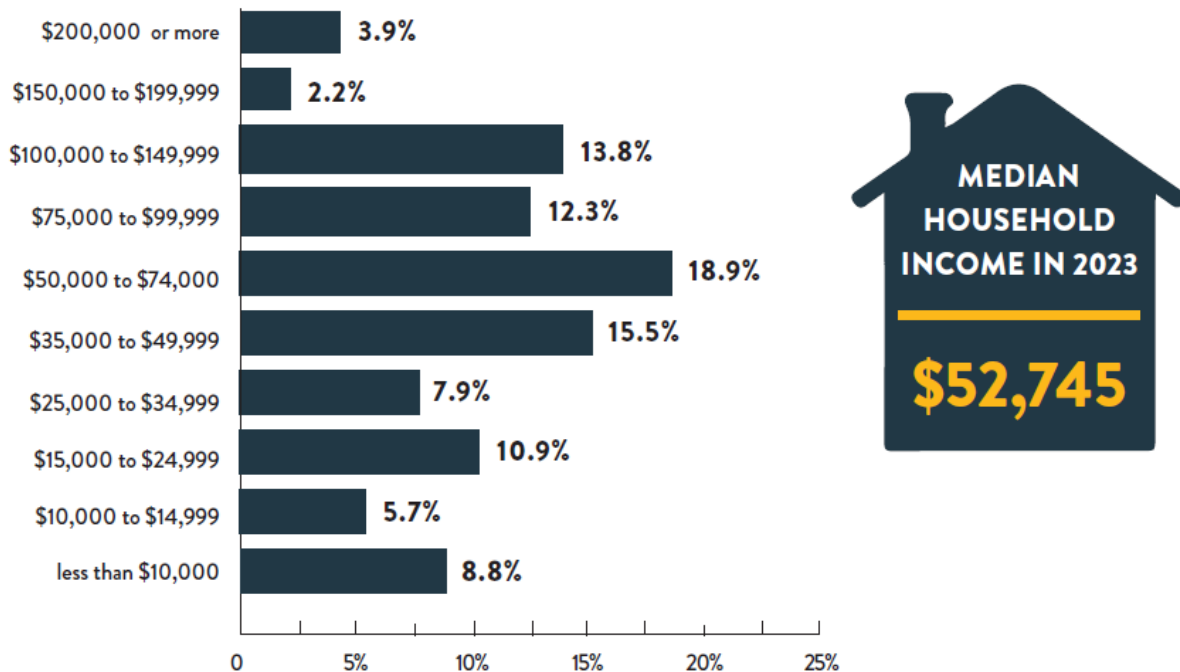


Figure 7 - Household Income Distribution, American Community Survey, Headwaters Economic Profile System

As it will also be noted in the housing section of this document, the cost of housing is outpacing the household income distribution, with 33.4% of all owner-occupied, mortgaged homes exceeding 30% of the household income. For Stevensville residents, it is equally hard financially to rent affordably with the current income distribution, with 42.8% of renters spending more than 30% of their income on rent.

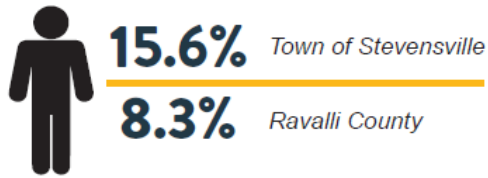
According to research conducted by the National Low Income Housing Coalition, it was estimated that a minimum wage employee in the State of Montana (\$10.30) would have to work 64 total hours to afford a modest 1-bedroom rental home at fair market rent.

These figures underscore the need for Stevensville to develop strategies or policies to address the growing gap between housing costs and income levels in the community.

Poverty

As of 2023, the Town of Stevensville had a poverty prevalence of 15.6% for individuals and 15.5% for families. Both of these percentages are above the percentage of Ravalli County, which is 8.3% and 4.4% respectively. By analyzing the poverty rate, the Town can use the data to assess land use policies associated with housing affordability, such as different housing types, and also address any gaps in the existing local services for the community.

INDIVIDUALS AT OR BELOW POVERTY LEVEL



FAMILIES AT OR BELOW POVERTY LEVEL

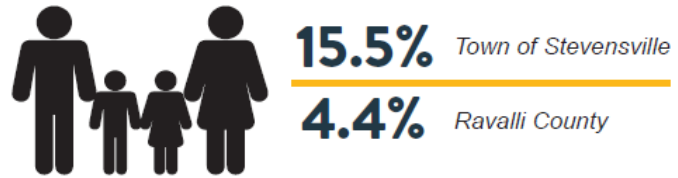
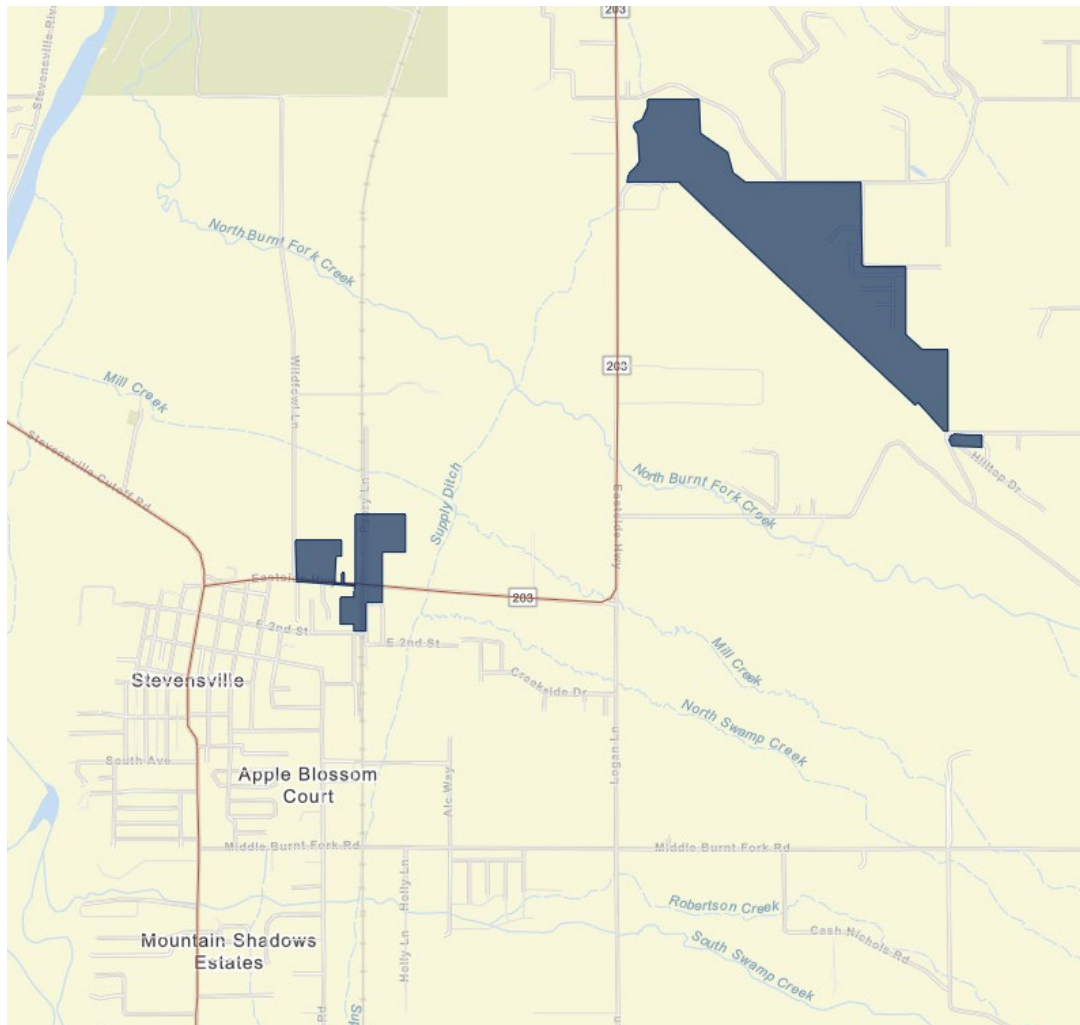


Figure 8 – Poverty Level, American Community Survey, Headwaters Economic Profile System

Tax Increment Financing & Targeted Economic Development Districts

The Town of Stevensville has one TIF district and one TEDD district adjacent to the Town.



STEVENSVILLE TAX INCREMENT FINANCING INDUSTRIAL DISTRICT

Stevensville's TIFID is situated on 40 acres at the north end of town and is home to a variety of industrial uses. The TIFID area includes properties of Selway Corporation, which is engaged in steel fabrication and serves the western United States, Alaska and western Canada, as well as some adjacent vacant land and some pre-existing residential uses. Selway Corporation's manufactured products are large and many of them must be shipped out by oversized flatbed trailers. The corporation has 135 employees with an annual payroll of \$5.5 million.

The purpose of the TIFID was to address the immediate needs of the companies in the district and then to develop additional infrastructure to encourage the location, expansion, and retention of industrial and value-added industries in the Town of Stevensville. To that end, both public water and public sewer mains were recently extended into the district, enabling existing and future industries to utilize those services.

The district provides land for a wide range of activities, including manufacturing and other light industrial businesses. Because the district is in close proximity to residential areas, the types of industrial uses will be limited to those with minimal adverse off-site impacts.

STEVENSVILLE AIRPORT TARGETED ECONOMIC DEVELOPMENT DISTRICT

The Stevensville Airport Targeted Economic Development District (TEDD) occupies 174 acres and is currently home to aircraft-related industries. Stevensville's Airport TEDD is intended to provide the local government with the ability to employ tax increment financing (increases in tax revenue) for appropriate public infrastructure projects in support of aviation-related light industrial businesses at the Stevensville Airport. There are currently nine businesses with a total of about 20 employees. Of these, seven businesses are engaged in value-added light industrial activities, and the majority of their revenue is derived from outside the State of Montana. Of those seven businesses engaged in value-added enterprises, three are also engaged in research and development associated with providing new innovations to the aircraft market, including home kits, bush aircraft, and experimental aircraft engines. However, further growth of value-adding businesses and industries at the site is limited by the lack of adequate sewer and water infrastructure.

The Stevensville Airport TEDD is located on land that was recently annexed to the town. The recently annexed airport land is suitable for value-added, light industrial, and technology development if the proper infrastructure and public improvements can be provided. One limiting factor to the development of these types of enterprises is the fact that water and wastewater infrastructure do not currently extend to the airport. The town views the Stevensville Airport TEDD as an opportunity to incentivize appropriate locations for light industrial and manufacturing businesses. Proper infrastructure for water and wastewater is a key component of this effort.

The TEDD clearly defines appropriate, sustainable space in the community of Stevensville where secondary, value-adding business growth can occur. Its purpose is to develop additional infrastructure to encourage the location, expansion, and retention of value-added industries suitable for location at an airport, compatible with Federal Aviation Agency (FAA) regulations. As the district is also in close proximity to residential and commercial areas, the types of industrial uses will be limited to those with minimal adverse off-site impacts.

Downtown Development

The Town of Stevensville has an extremely historic downtown area and also serves as a vital social and economic hub for the residents. The majority of the residents responded to the community survey stating that they would like to encourage the Town to hold more community events in the downtown area. There were also quite a few written comments submitted that address the need for increased economic vitality, as well as infrastructure upgrades in the downtown area.

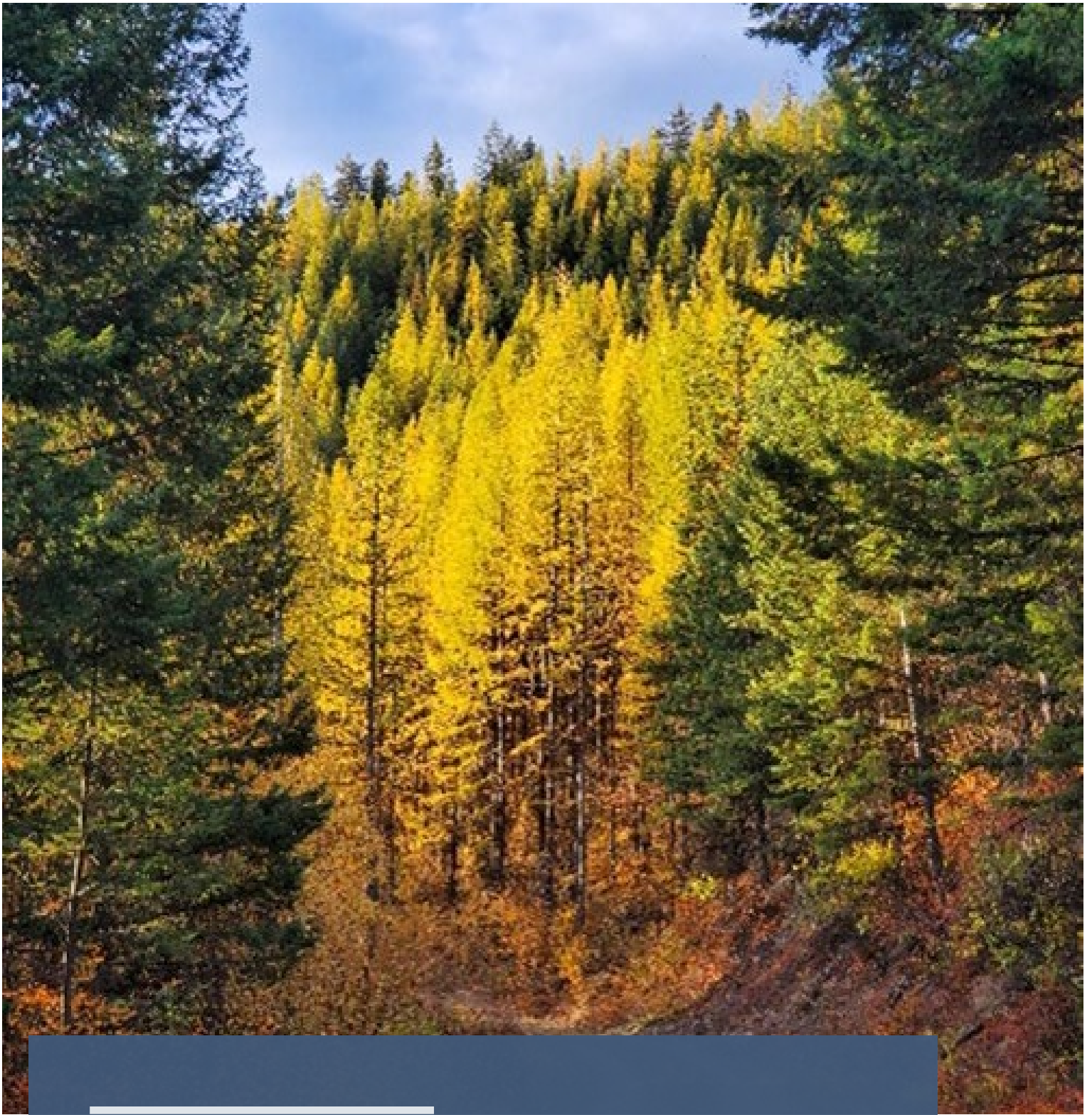


It was not outright stated by the respondents, but based on the responses that were received, the residents love the small town identity of their community and would encourage economic growth in the downtown area.

COMMERCIAL AREAS

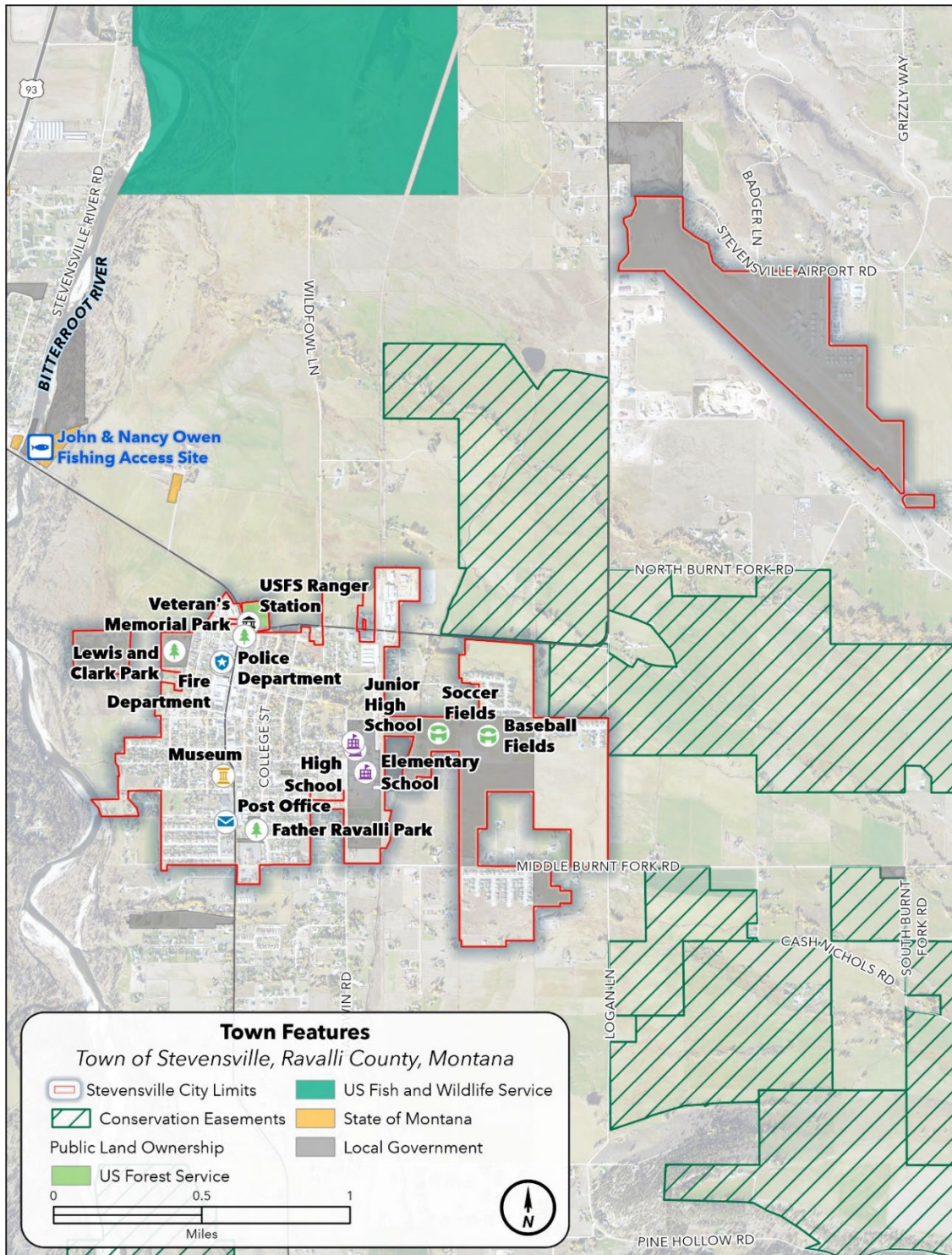
Stevensville's commercial development is unique, extending beyond its historic downtown into two additional areas. To support these districts and maintain essential infrastructure, the Town adopted Resolution 259 in 2010, which updated its Capital Improvements Plan (CIP). This plan provides a strategic framework for managing infrastructure and equipment needs within commercial-zoned properties near the current ACE Hardware along Eastside Highway and a strip of commercial development along the southern corridor of Eastside Highway.

The CIP prioritizes capital projects and equipment replacement, establishes timelines for implementation, and identifies potential funding sources. By adopting this plan, Stevensville ensures a proactive approach to maintaining and upgrading its infrastructure, supporting both existing businesses and future commercial growth in areas outside the historic downtown, as current funding is limited to these designated areas.



Local Services

Local Services



Map 3 – Town Features, Montana State Library

Government Revenues and Expenditures

Providing services and maintaining reliable, affordable infrastructure is the primary function of the Town of Stevensville. Services provided by the Town include but are not limited to street maintenance, providing drinking water, sewage collection and treatment, and emergency services. Infrastructure that the Town is responsible for maintaining includes water mains, sewer collection and treatment systems, buildings, streets, parks, and equipment such as loaders, trucks, and computers. Providing these services, infrastructure, and equipment requires the Town to collect enough revenue to cover its costs.

Based upon data from the Montana Department of Administration, and the Town, in fiscal year 2024 the Town generated over \$1.3 million in government revenues. The two largest sources of revenue in that year were taxes and assessments, which were over \$400,000, and intergovernmental payments which were over \$200,000.

Based upon data from the Montana Department of Administration, and the Town, in fiscal year 2024 the Town had expenditures of over \$995,000. The Town's largest expenditure was for public safety, being over \$430,000.

Market Value and Taxable Value

Based on data from the Montana Department of Revenue, the market value of real property in the Town has increased steadily, while the taxable value of property has remained stable. In 2014, the market value of all real property in the Town of Stevensville was over \$94 million. By 2025 this figure had increased to over \$401 million, a 326 percent increase. During the same period, taxable values in the Town only increased from over \$2.2 million to over \$3.6 million.

Law Enforcement

TOWN POLICE

The Stevensville Police Department has a very clear and concise mission statement.

“The mission of the Stevensville Police Department is to provide professional police services and reduce criminal opportunity through proactive policing, while improving the quality of life within our community. The Stevensville Police Department is committed to maintaining a safe and comfortable quality of life for all citizens and visitors of the Town of Stevensville through excellent Law Enforcement Services.”

The department is managed by the Chief of Police, who oversees two other officers.

The department is in need of updated equipment such as radios and police vehicles. As the Town creates a capital improvements plan, these items should be included in the prioritization and budgeting for the department.

The Police department should also collaborate with the Town council on further recruitment of additional officers and how to retain those officers as well.

COUNTY SHERIFF'S OFFICE

The Ravalli County Sheriff's Office provides law enforcement coverage for the area outside of the Town limits; however, the Sheriff's office will provide support for the Town Policy if needed. The Sheriff's office has over 100 employees who provide service in some regard. Below is a brief list of positions within the department.

- Patrol
- Administration
- Detective
- Reserve Deputy
- Detention Officer
- Communications Specialist
- Civil Records Clerk
- Emergency Management
- Detention Medical Services
- Search and Rescue

Fire Protection

Fire protection is essential in a town to safeguard lives, property, and the environment. A well-organized fire protection system helps prevent fires, respond quickly to emergencies, and minimize damage when incidents occur.

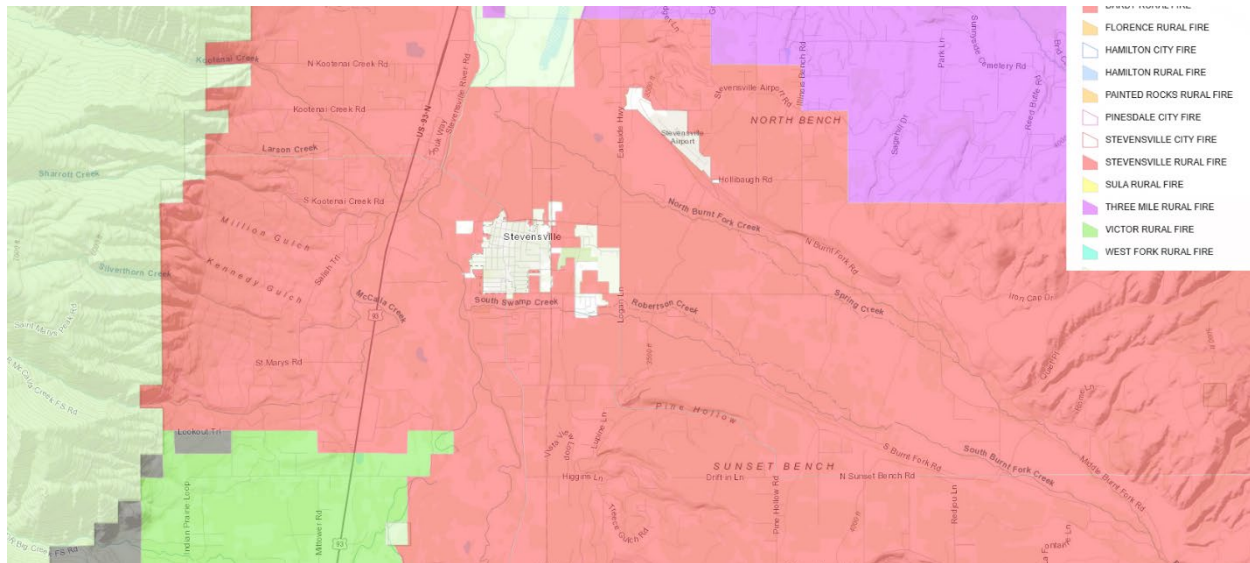
TOWN FIRE

The Town fire department has been in operation for over 125 years. There are currently 40 volunteers on the department.

RURAL FIRE

The Stevensville Rural fire department consists of 31 volunteer fire fighters with 4 different fire station locations, such as the Burnt Fork Station, Sunset Bench, Westside, and Etna stations. In 2024, the rural fire department received 705 total calls, responded to 42 active fires, 502 medical emergencies, 29 vehicle accidents, and 132 other identified responses, which include Hazardous Conditions, Other Rescues, Service Calls, Good Intent, and False Alarms.

The district provides the community with homeowner with public education, homeowner preparedness, burn permits, and community safety.



Senior Services

The Stevensville Senior Center is a community hub that is operated by the Ravalli County Council on Aging. The center offers a wide range of support to older adults. There is a congregate lunch that is offered Monday through Friday, and not only provides nutritious food to the community, but also a strong community connection for older adults. The Meals on Wheels program is a vital aspect of the center, as it provides meals to those who cannot physically be present at the center. The center also provides a strong social hub and recreational opportunities to keep seniors engaged and connected to one another.

The senior center enhances dignity, independence, and well-being for its users. Seniors remain active, social, and connected to their community through the senior center.

Medical

Stevensville has a variety of medical options within the Town. There are Bitterroot Health, Community Medical Center, and Providence primary care. These three medical services are the most widely known in the area.

Bitterroot Health offers a variety of services, such as CT scans, behavioral health, mammography, pediatric care, primary care, physical therapy, and a variety of other services.

Community Medical and Providence both offer primary care services to Stevensville and the surrounding community.

Emergency Medical Services

EMS services are provided to the community by the Stevensville Rural Fire Department and Bitterroot Health. The Rural Fire Department will often train with other volunteer departments and will often respond to a wide range of accidents, including but not limited to motor vehicle accidents.

Bitterroot Health provides 24/7 EMS services and has a wide range of up-to-date technology to be deployed in the event of an emergency. These technological tools are Power Pro stretchers, Zoll X-series defibrillators, and Sapphire IV pumps.

Schools

There are three schools located in the Stevensville School District: an elementary school, a middle school, and a high school. These schools serve kindergarten through sixth grade, seventh through eighth, and ninth through twelfth grade, respectively.

According to the Office of Public Instruction's school profiles, the 2024-2025 enrollment numbers for the three schools were 482 students in the elementary school, 145 in the middle school, and 346 students in the high school.



Oftentimes, the student teacher ratio metric is used to measure the supervision and safety of the students, more personalized instruction and attention, and better child development. Lower student-to-teacher ratios have been proven to leave a mark on children by increasing test scores, reducing the dropout rate, and increasing the graduation rate, according to the Hun School of Princeton, a private boarding school located in Princeton, New Jersey.

The student-to-teacher ratio at the elementary school in 2024-2025 was 14:1, the middle school was 13:1, and the high school was 12:1. These ratios fall below the national average for student-to-teacher ratio of 15:1 according to the National Center for Education Statistics.



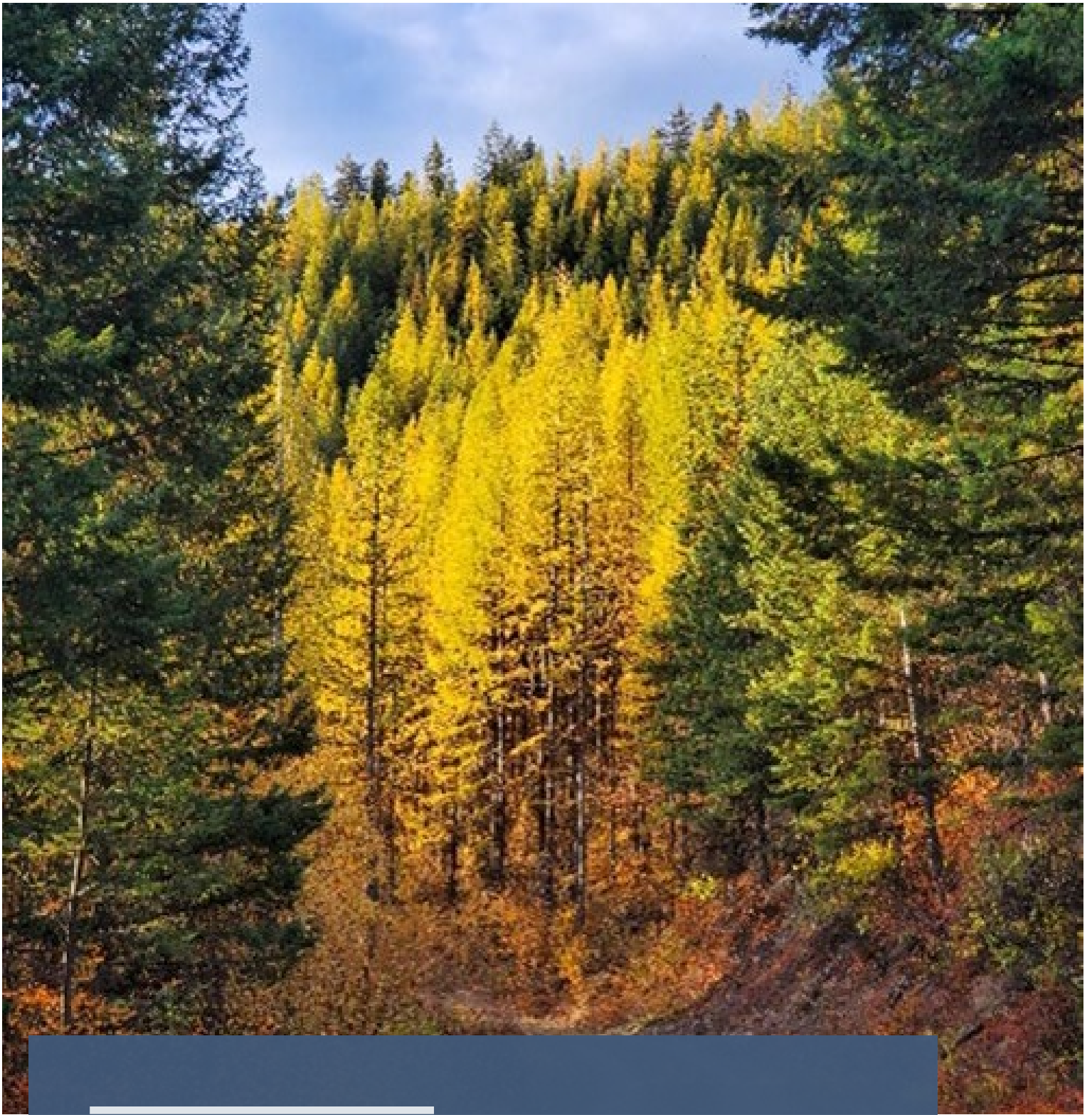
Library

The North Valley Public Library, located along Main Street, has been in operation since the doors opened in 1904, adjacent to Town Hall. Originally established as its own entity through the Reading Room Society, books, magazines, and librarian salaries were paid for by the Reading Room Society. In 1914, the library became a Town property.



The library's location was moved a couple of times in the 1980s and 90s, before Ken and Norma Bangs donated the current location of the library on Main Street, where it has been located since 1991.

The library became an independent library district, according to the Library's website, in 2004, after a local election was held. The voters passed a property tax mill levy that would go on to continue to fund the operations and services of the library. This historic election created the first independent library district in the State of Montana.



Infrastructure and Public Facilities

Infrastructure and Public Facilities

Interlocal Agreements

Interlocal agreements are an important tool for coordinating infrastructure planning, construction, and maintenance across jurisdictional boundaries. These agreements allow the Town to collaborate with neighboring municipalities, county agencies, and utility providers to share resources, align service expectations, and reduce duplication of effort. By formalizing roles and responsibilities, interlocal agreements help ensure that infrastructure systems, such as roads, water and wastewater utilities, stormwater facilities, and emergency services, are managed efficiently and consistently. Through these partnerships, the Town can leverage funding opportunities, achieve economies of scale, and improve the long-term reliability of critical infrastructure systems that serve residents, businesses, and regional users.

The Town is encouraged to continue reviewing and maintaining all existing interlocal agreements to ensure they remain relevant to the joint mission of the Town and its partners, and to actively pursue new agreements where opportunities arise. Future agreements will focus on shared responsibilities for transportation networks, water and wastewater systems, emergency services, stormwater management, and other priorities identified by the Town and collaborating agencies. By fostering collaboration, the Town aims to leverage resources, reduce duplication of effort, and secure joint funding opportunities that enhance long-term reliability and cost-effectiveness. These partnerships will be reviewed regularly to ensure alignment with community priorities and evolving regulatory requirements, creating a framework for sustainable growth and regional resilience.

Airport

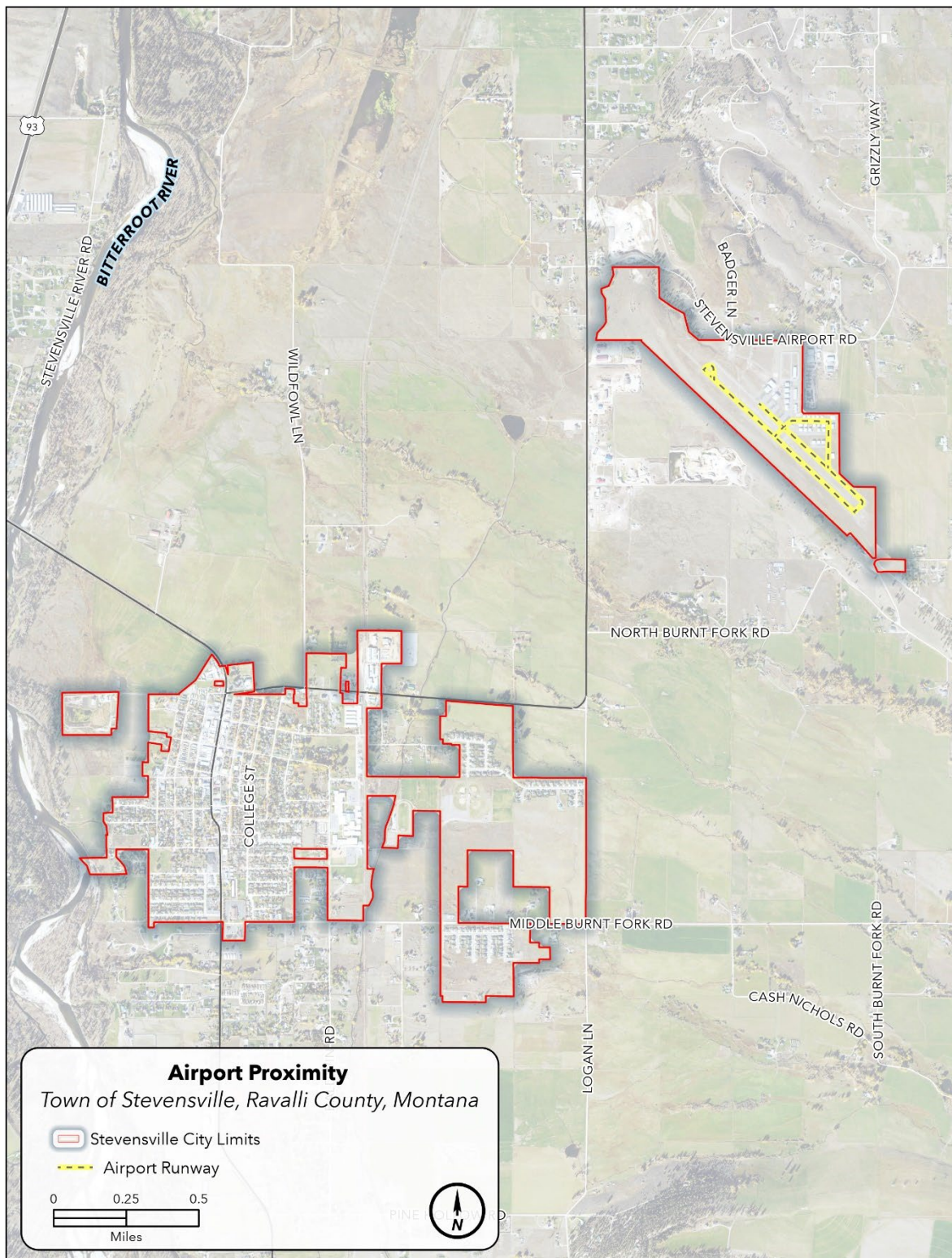
The Stevensville Airport is located two miles northeast of the Town of Stevensville. It is Montana's fastest-growing general aviation airport. The airport consists of 117 acres of land owned by the town at an elevation of 3,610 feet above sea level. There is one paved runway that is 75 feet wide and 3,800 feet long. The Stevensville Airport Board operates the airport, and the Airport is owned by the Town.

In 1989, the Town of Stevensville enacted the Airport Zoning Ordinance to limit the height of objects and address land use around the Stevensville Airport. The ordinance enables the town to identify and remove objects that penetrate the described airspace, or issue permits for non-conforming objects that may be marked and lit.

Land use at the Stevensville Airport includes aircraft hangars and automobile parking. Construction of a terminal building has been discussed. Existing land around the airport is in agricultural and residential uses, both of which are generally compatible with the existing and proposed airport operations.

There have been changes at the airport in the ownership of the fuel farm, and the fuel farm is now owned by the Town. This has been a major project, as it now supplies the Town with another revenue source, while also providing self-serve fuel for local and

transient users of the airport. Other major projects are pavement maintenance projects for the runway and taxiway. These projects are being completed in accordance with the Airport Master Plan that was adopted in 2023. Planned for 2027, the Town intends to build T-Hangars, which would be installed and owned by the airport and would also provide another revenue stream for the Town.



Map 4 – Montana State Library

Water

In 2021, the Town of Stevensville and their on-call engineering firm, HDR, created a preliminary engineering report (PER) for the existing water system. A PER is a comprehensive document that evaluates the existing conditions of the system and identifies deficiencies and priorities for new construction. There is often a multitude of alternatives for the system upgrades as well.

The PER identified that the current capacity for water storage does not meet the DEQ Circular 1 requirements for maximum day flow, and the 430,000-gallon storage tank will need to be upgraded, or an additional tank will need to come online. The recommendation from HDR was that the additional tank will need to add 500,000-1,000,000 gallons of additional storage.

Like many communities in Montana, aging infrastructure is in need of replacement, and these capital improvements typically become large-scale projects. The Town of Stevensville is in need of replacement and upgrades for the undersized water mains. There are 6-inch mains along Main Street that should be upgraded to 12-inch mains.

The Town's water system operates off a Supervisory Control and Data Acquisition (SCADA) system. These systems tend to need to be updated in order to provide better operational efficiency and system controls. The Town's SCADA for the water system should be upgraded to match the wastewater SCADA.

Finally, the Town should continue to monitor leak detection in order to monitor, repair any leaks in the system.

The Town is encouraged to continue to pursue Federal and State grant funding opportunities to assist with these upgrades to the system.

WATER RIGHTS

The Town of Stevensville is actively working to secure water rights for areas outside its current place of use. In the mid-1980s, the town was unable to successfully secure or renew these rights, and subsequent efforts over the years did not result in completion. In recent years, renewed attention has been given to this issue, and as of November 2025, significant progress has been made through collaboration between the Town's Public Works Department, legal counsel, state agencies, and consulting partners. Finalizing the water rights will bring the town into compliance with regulatory requirements and enable both ongoing and future development within town limits, including projects that are currently on hold. Approval of these water rights is anticipated in the spring or summer of 2026.

Sewer

The last wastewater PER that was conducted for the Town of Stevensville was in 2012. At the time of the last update, the following priorities were identified in the PER,

- Meet new upcoming regulatory requirements
- Upgrade the aging infrastructure
- Implementation of biological nutrient removal
- Install modern headworks.

This PER should be updated as funding becomes available in order to keep up with the changing needs and growth of the Town. Being 13 years old, the PER is out of date when it comes to regulatory requirements identification, as things may have changed since this publication date.

At the time of the PER, the sewer rates in Stevensville had exceeded the state's target affordability threshold, which makes grant funding essential for the Town.

Streets/Roads

Stevensville partnered with Professional Consultants Inc. in 2006 to create the "Street Master Plan". This plan is essentially a PER for the transportation network. Since the adoption of this plan, the Town has continued to grow, and the data in this master plan is out of date. The master plan provided recommendations on right-of-way width for future growth. For example, the development code has a 60-foot right of way (ROW) with paved streets and curb and gutters. The plan recommended that the major collector streets' ROW be increased to 70 feet.

The master plan provided recommendations that future streets provide for the organized and systematic growth of the transportation network. This recommendation should still be followed to this day. It is imperative that, as the Town continues to grow, future streets shall maintain the current structure of the transportation network.

MONTANA DEPARTMENT OF TRANSPORTATION SPEED STUDY

In 2023, the Town of Stevensville requested that the Montana Department of Transportation (MDT) conduct a speed study along Eastside Highway/Main Street (S-269) from milepost 17 north to the US-93 intersection. The study was initiated in response to concerns from the Stevensville Police Department and community members regarding speed transitions south of town, pedestrian safety at key intersections, and difficulty for vehicles turning at 2nd Street and the Eastside Highway.

The roadway transitions from rural to rural-town to downtown environments and carries between 4,800 and 8,000 vehicles daily. Shoulders are narrow or nonexistent in many areas, and on-street parking and pedestrian activity are significant within the town center. Crash data (2021–2023) shows 58 crashes, with concentrations near US-93 and at the north and south ends of town. Many crashes involved wild animals or rear-end collisions; speeding was a factor in a smaller portion.

Speed sampling at 14 locations found that actual driving speeds generally matched posted speed limits, though some sections showed slightly elevated speeds relative to what roadway design and context would support. Notably:

The short 55-mph zone north of town created a rapid speed-up/speed-down effect and had a high crash rate.

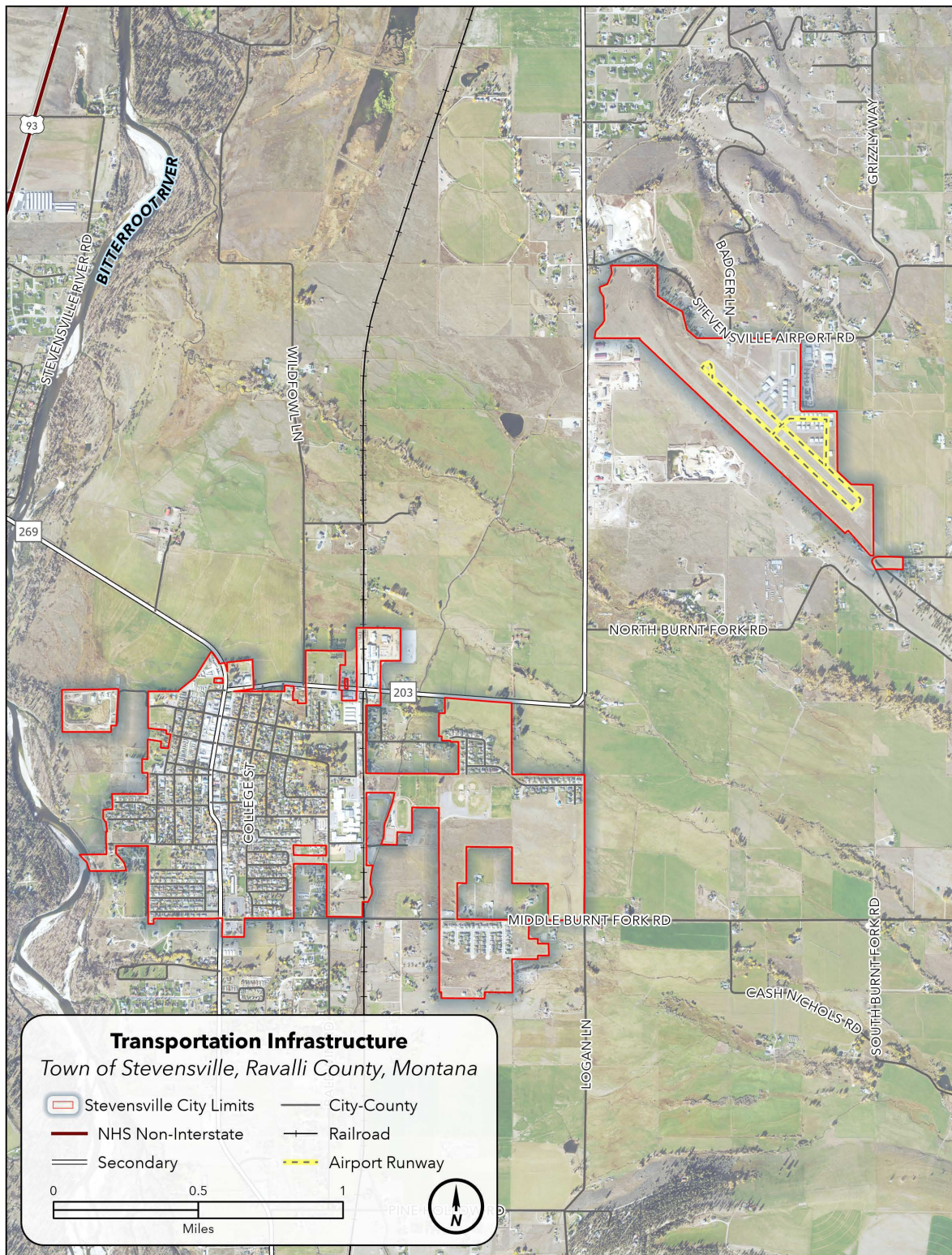
Within Stevensville, the 85th percentile speeds in the 25-mph zone were around 32 mph, indicating higher typical speeds but not enough to justify increasing the limit given pedestrian activity and local desire to maintain low speeds.

MDT also considered national research (NCHRP Report 17-76) emphasizing roadway context—such as shoulders, pedestrian activity, and roadside environment—when determining appropriate speed limits.

To create safer, more consistent speed transitions and better reflect roadway context, MDT recommends:

- Extend the south 35-mph transition zone to 1,600 feet approaching Stevensville.
- Retain the 25-mph zone through downtown but extend it 300–350 feet north to improve visibility and reflect pedestrian areas.
- Extend the north 35-mph transition zone to 1,600 feet, leaving town.
- Replace the short 55-mph section north of Stevensville with a 45-mph zone, creating a continuous 45-mph segment from town to US-93.
- Simplify the north-of-town speed sequence from four changes (45-55-45-35-25) to just three (45-35-25).

These adjustments aim to reduce abrupt speed changes, account for high pedestrian activity, better match roadway design constraints, and improve overall safety.



Map 5 – Vehicular Transportation Infrastructure, Montana State Library

Buildings

The Town owns and maintains a number of facilities, such as, Town Hall, the Town annex building, the public works maintenance building, and the well house.

The Town recognizes that ongoing maintenance of its public buildings is becoming increasingly critical. Several components within Town Hall—including the furnace, doors, and windows—are nearing the end of their service life and will soon require replacement to ensure the building remains safe, functional, and energy-efficient. Proactive planning for these upgrades will help the Town avoid unexpected failures and manage costs more effectively.

In addition to building improvements, the Town is also evaluating opportunities to modernize its utility infrastructure. A priority need is the replacement of all existing water meters with cellular-enabled meters. Although this transition represents a significant upfront investment, it is expected to provide long-term cost savings through reduced staff time and improved efficiency in monthly meter reading. The Town has begun testing five cellular meters on a trial basis to better understand their functionality and potential benefits before implementing a full system upgrade.

Parks

FATHER RAVALLI PARK

This park is located on the south end of the Town, adjacent to the Church of Jesus Christ of Latter-day Saints. This park consists of a swing set, playground equipment, a basketball court, and open green space. It should be noted, a new fence installation will be completed prior to the adoption of this Policy, which will replace the old, damaged chain-link fence that had become a safety hazard and an eyesore. This project was prioritized after community concerns and finalized through the town's fiscal budget.

LEWIS AND CLARK PARK

L&C Park is home to a majority of the Town's parks and recreation infrastructure. Located on the northwest end of the Town, this park consists of two playgrounds (Bear Mountain and the Cub Cave), a swing set, basketball and pickleball courts, two pavilions with charcoal grills, a swimming pool, a splash pad, restrooms, a skate park, and open green space. The park is in need of electrical upgrades in order to cater to more than one event by having a second electrical location.

VETERANS PARK

This park is considered a mini park by the National Parks and Recreation Association classification standards. Mini parks tend to offer specific amenities. In this case, the park consists of the Blue Star Military Memorial. There are also picnic benches, trash cans, and an informational kiosk located in this park.

RIVER PARK

This park is considered a nature park and is primarily used for open space. There is also the Nature River Trail located in the park, as well as a pavilion with a charcoal grill. This park offers a location for gatherings such as family reunions, community events, to name a few. The park also includes river access managed by Montana Fish, Wildlife & Parks, formerly known as the John and Nancy Owen Fishing Access Site, to honor their historical contributions to the Bitterroot Valley. Planned improvements for 2025 include updated signage, improved river access, campsites, and toilets to enhance public use.

RIVER PARK TRAIL

The River Park Trail allows residents to enjoy serene open space adjacent to the Bitterroot River. This Trail connects to the Stevensville bike path, creating a much larger trail network for the Town. This park is located out in the County and is not maintained by the Town of Stevensville.

TAD LANGE PARK

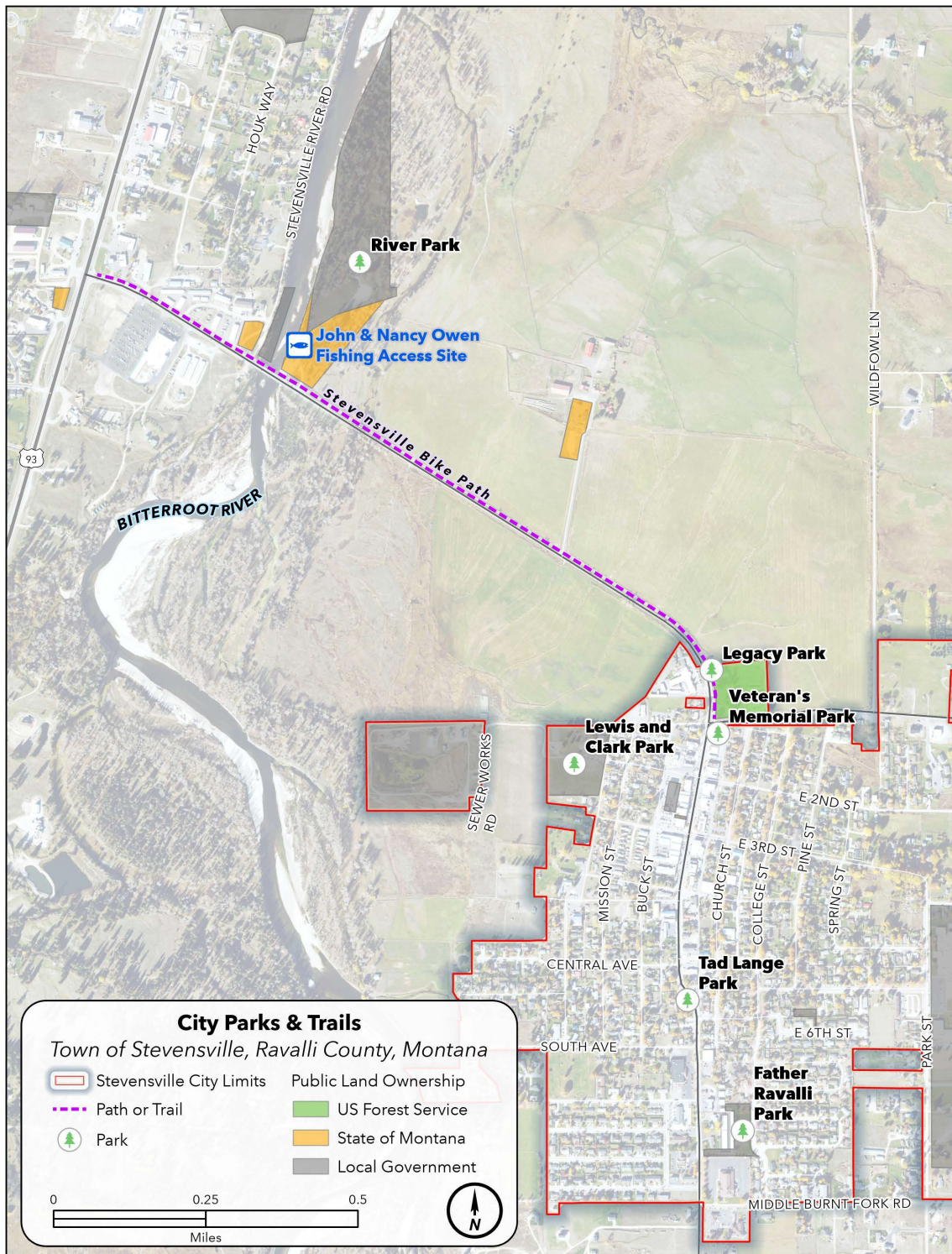
Another mini park, this park offers some landscape design adjacent to an art installation, picnic tables, and open green space. This park has tree shading. It is important to note that trees located in all of the public parks are considered Town assets and should be treated as such.

LEGACY PARK

This park is an open space park that is located off the Stevensville Bike Path. This park contains many of the native plant species of the Bitterroot Valley.

DICKERSON PARK

Dickerson Park is a fairly small park that consists of a basketball court, dog waste stations, and a small open green space. This park is located adjacent to residential homes and could be considered a neighborhood park.



Map 6 – Town Parks and Trails

PARKS MASTER PLAN

A Parks Master Plan is an essential tool for guiding the long-term development, management, and maintenance of a community's park system. As public expectations for recreation opportunities continue to grow, a master plan helps the Town identify current needs, prioritize future improvements, and ensure that limited resources are used efficiently. By evaluating existing park conditions, identifying gaps in amenities, and engaging the community in a shared vision, the plan provides a structured framework for decision-making.

Equally important, a Parks Master Plan helps the Town plan for ongoing maintenance and operational needs. Well-maintained parks support public safety, enhance community pride, and extend the life of amenities and equipment. The plan allows the Town to anticipate maintenance and replacement cycles, estimate long-term costs, and schedule improvements in a fiscally responsible manner. With clear priorities and documented needs, the Town is also better positioned to pursue grants and partnerships that can help fund park upgrades. Overall, a Parks Master Plan ensures that the community's recreation assets remain safe, attractive, and aligned with the needs of current and future residents. It is recommended that the Town annually review the need for a parks, recreation, and open space master plan and consider all funding opportunities to cover the cost of the document creation.

Trails

STEVENSVILLE BIKE PATH

The Stevensville Bike Path is a Montana Department of Transportation (MDT) and county-maintained trail system, although the Town will contribute to removing trash and conducting small maintenance items along the trail. This path connects directly to the River Park Trail, creating an extended trail network for residents.

A unique component of the Stevensville Bike Path is the strong community involvement in its improvement. Solar lights will be installed prior to 2026 by local volunteers and businesses, led by Justin Swartz of Swartz & Sons Excavating. The project was organized and funded by Jimmy Edwards, owner of Burnt Fork Market, using proceeds from the annual Scarecrow Brewfest, with additional support from local businesses providing labor and materials at reduced costs. These collaborative efforts highlight the community's commitment to enhancing this amenity for the enjoyment of its residents. This Policy aims to promote an improved maintenance plan and foster continued cooperation between Town residents, Ravalli County, and the MDT.



Swimming Pool

The Town pool offers a variety of services to the community, such as general swim, water aerobic exercise, swim lessons, and can also be utilized for private pool parties. The Town sets low-cost use rates for the various levels of service.

Pools can often be an expensive burden for a Town to manage, mainly due to rising maintenance costs. It is important that the Town annually reviews the fee schedule to ensure that any revenue generated at the pool can alleviate some of the stress of maintenance, while staying as low-cost to the community.

Like many communities across Montana, the public swimming pool can be financially straining on the Town, though it provides a great service to the residents. The pool operates on a \$52,000 annual budget from the Town, which is paid out of the Town's general fund. In the past, the Town has received approximately \$14,000 in donations for the pool, one of the donations being a \$5,000 lifeguard chair from Missoula. Also, to help alleviate two major issues for the pool, hiring and retaining staff, local businesses have partnered with the Town to sponsor lifeguards in order to keep the pool operating functionally.

In 2025, the pool underwent a significant makeover through a three-phase improvement project that included replacing filters and pump-house components, repairing the crumbling pool edge and structural elements, and sealing and painting the pool.

These upgrades were funded entirely through community donations and local partnerships, with no taxpayer dollars used. Contributions came from local businesses, fundraising events, and discounted labor and materials provided by contractors. Once again, the community demonstrated a strong commitment to maintaining public amenities. Moving forward, the Town should focus on developing a sustainable maintenance plan, continuing partnerships with local businesses and organizations, and exploring grant opportunities to reduce reliance on the general fund, as expenses will continue to increase.



Recreation

WHITETAIL GOLF COURSE

Stevensville's location offers a wide variety of recreational opportunities for its residents. The Whitetail Golf Course is located on the Lee Metcalf Wildlife Refuge and offers nine holes of scenic golfing views. Not only is this course used in the spring and summer, but in the winter, the course transitions into a beautifully maintained, groomed cross-country ski course.



LEE METCALF WILDLIFE REFUGE

The Lee Metcalf Wildlife Refuge itself offers scenic nature trails, with one being wheelchair accessible. Residents and visitors alike can enjoy 2,800 acres of pristine wildlife viewing. Recent efforts at the Lee Metcalf Wildlife Refuge have focused on habitat restoration, educational programs, and partnerships with private organizations to enhance visitor experiences and conservation goals. Infrastructure improvements include manicured hiking trails, observation areas, and ADA-compliant facilities.



FORT OWEN STATE PARK

Fort Owen State Park transports visitors back to the 1840s when the fort was established with a reconstructed cabin, root cellar, and well house to match the original style from the 1850s. Also on the property is the original barracks that is still standing and in as good condition as it can be for being 175 years old. Interpretive signage can be found throughout the park to educate the many visitors who enjoy this historically significant state park. The state funding and local partnerships supporting Fort Owen State Park's maintenance and preservation include:

- Montana Fish, Wildlife & Parks (FWP) – Oversees management and operations of the park.
- Montana State Parks Foundation – Provides fundraising and project coordination for improvements.
- Friends of Fort Owen – A local nonprofit that partners with FWP under a formal Memorandum of Agreement to assist with preservation, maintenance, and educational programming.
- The Leona M. and Harry B. Helmsley Charitable Trust – Awarded a major grant in 2020 to fund restoration of historic structures, improve access, and expand interpretive displays.
- Montana Historic Preservation Program – Contributes to restoration and conservation efforts.



Utilities

NATURAL GAS

The Town of Stevensville is served by Northwestern Energy for natural gas. The main connector for the gas line travels south down the Bitterroot valley from Missoula, where it branches off to serve Stevensville.

ELECTRICITY

Stevensville is served by two different entities for electricity: Northwestern Energy and Ravalli Electric Cooperative.

BROADBAND

The Ravalli Electric Cooperative recently acquired Grizzly Broadband and is now extending its broadband services in Ravalli County, including the Town of Stevensville. CenturyLink is a major fiber optic company that also services Ravalli County. It is also important to note that for high-speed internet, many residents across Ravalli County and the State of Montana are beginning to turn towards providers such as Starlink for their internet services.

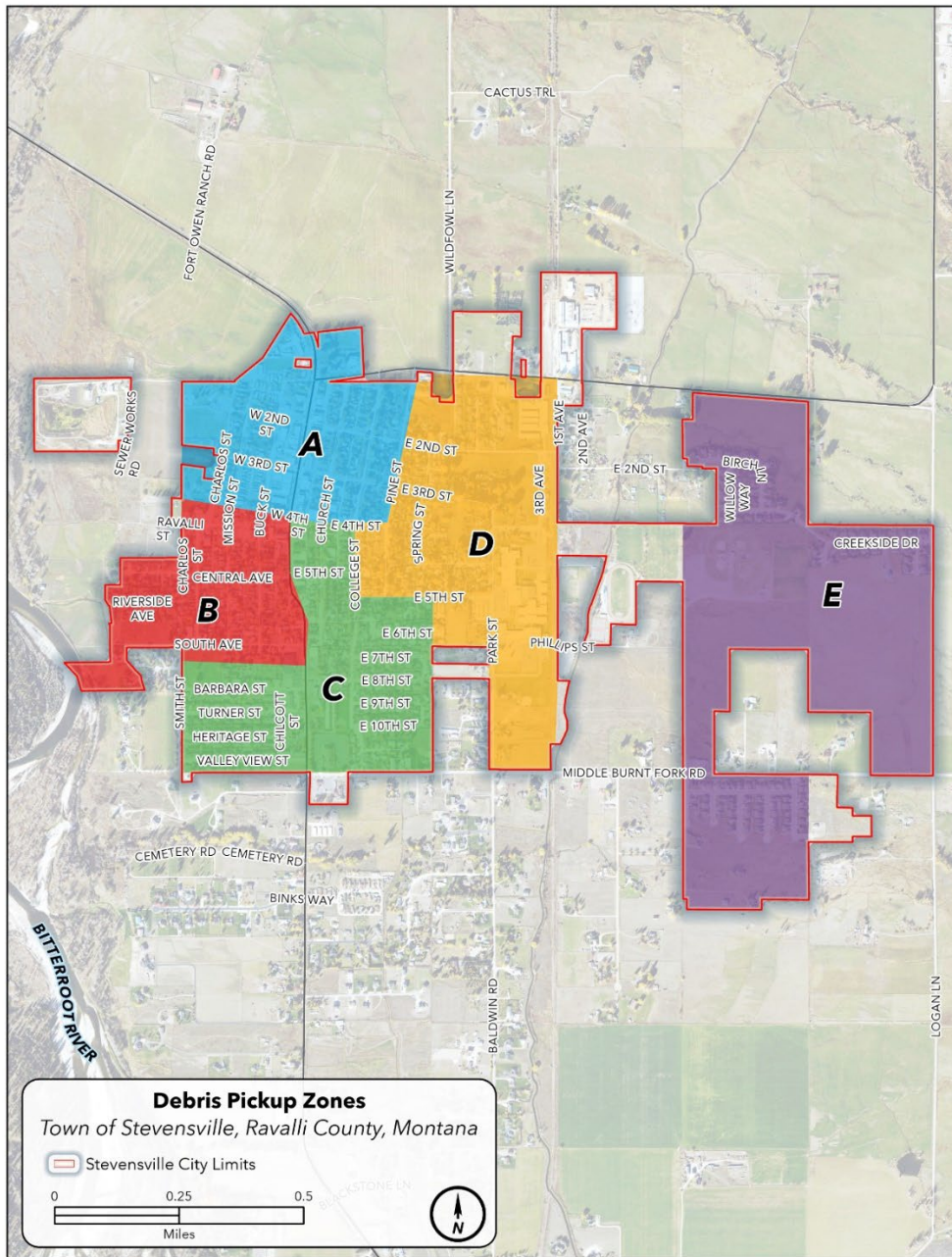
Solid Waste

The Town of Stevensville utilizes Bitterroot Disposal for its solid waste collection. Bitterroot Disposal services all of Ravalli County for residential and commercial trash collection and has a transfer station in Victor that is open Monday-Saturday. Residential garbage collection occurs on Wednesdays for Stevensville

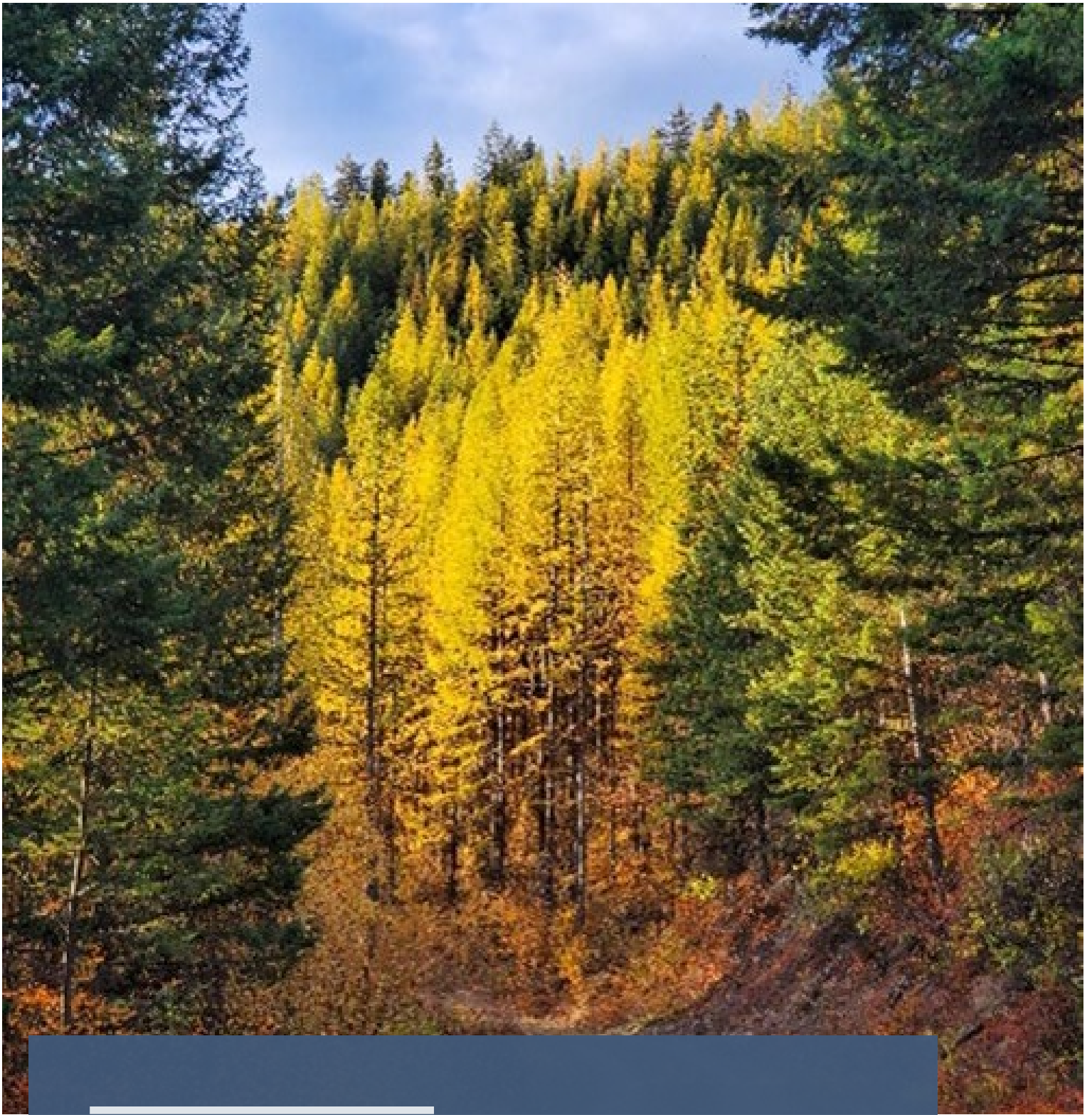
The Town of Stevensville Public Works offers the residents curbside pickup for debris removal. This service is provided to the residents for the removal of organic materials, for example, branches and leaves, but no household waste or trash. There are five different pick-up zones within the Town:

- Zone A
- Zone B
- Zone C
- Zone D
- Zone E

The Town sets a specific pick-up date for each of these zones, typically lasting one work week. The map below shows the different pick-up zones.



Map 7 – Town of Stevensville Debris Removal Zones, Town of Stevensville



Housing

Housing

As Stevensville experiences potential population growth, housing becomes a central focus. Adequate, affordable housing, as well as a diverse housing stock, can assist the Town in facilitating population growth correctly and also lead to a healthy economy and a vibrant community. The availability of housing is impactful on the quality of life that is experienced by the residents.

The Town should continue to review policies that limit housing growth, such as outdated zoning and building regulations, and also address land use patterns and infrastructure capacities. Typically, for communities that do not have the infrastructure capacities for growth through annexation, their attention turns more towards infill development of existing vacant lots and lots that are candidates for redevelopment within the Town limits.

This section details the current housing stock, age, condition of housing structures, and the housing needs of the Town.

Number of Units

The Town of Stevensville had 997 housing units as of 2023, according to the American Community Survey.

Occupied and Vacant Units

Stevensville had an occupancy rate of 89.2% in 2023, according to the ACS. This comes out to be 889 occupied housing units in the town. Of the 889, the majority of the housing units were occupied by a 1-person household (41.2%). Figure #9, below, shows the count of household size for Stevensville.

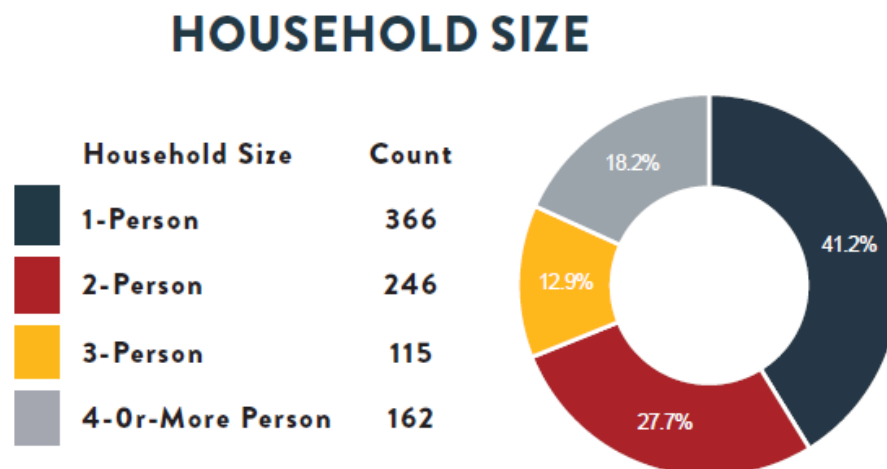


Figure 9 – Household Size, American Community Survey

The Town had approximately 108 vacant housing units. To be considered vacant, the ACS concludes that the structures can be for rent, rented but not occupied, for sale only,

sold but not occupied, seasonal, recreational or occasional, for migrant workers, or other. Figure #10 below shows the full breakdown of vacant structures. It should be noted that the ACS data for vacant housing units has a low reliability, meaning that the coefficient variation, or how far data can vary from the mean, is greater than 40%, meaning that the data is not 100% accurate.

TOTAL HOUSING UNITS

VACANT HOUSING BREAKDOWN

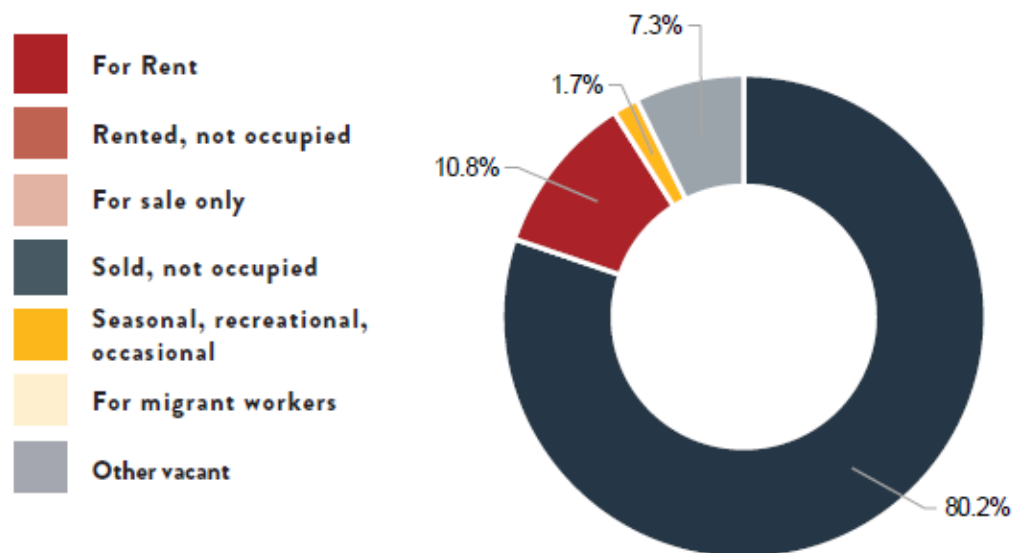


Figure 10 – Total Housing Units, American Community Survey, Headwaters Economics Profile System

Age of Structures

The median age of the housing structures in Stevensville is 48 years old. The majority of the housing stock was built in the 1970s or earlier. Figure #11 below shows the breakdown of housing age in the Town.

AGE OF RESIDENTIAL STRUCTURES

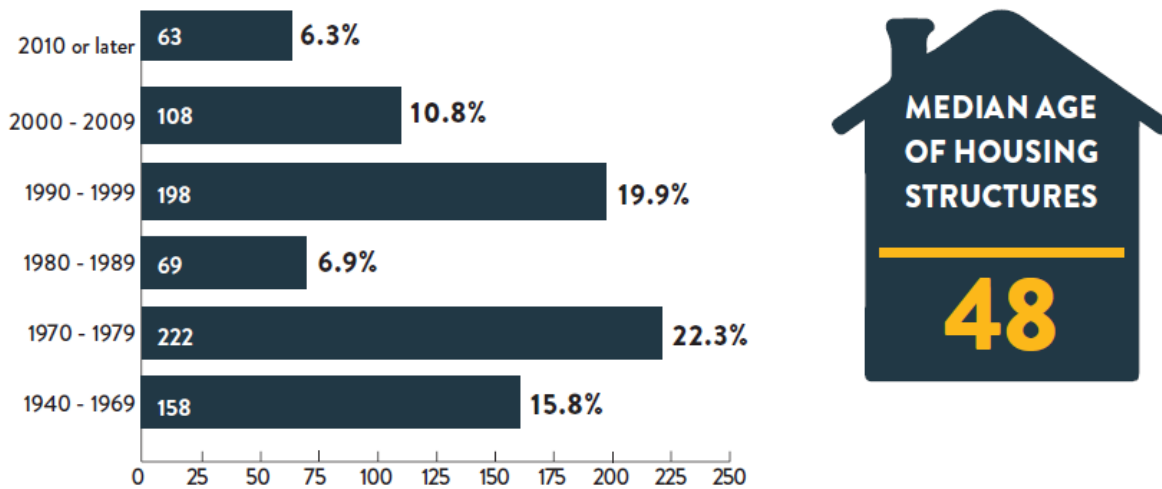


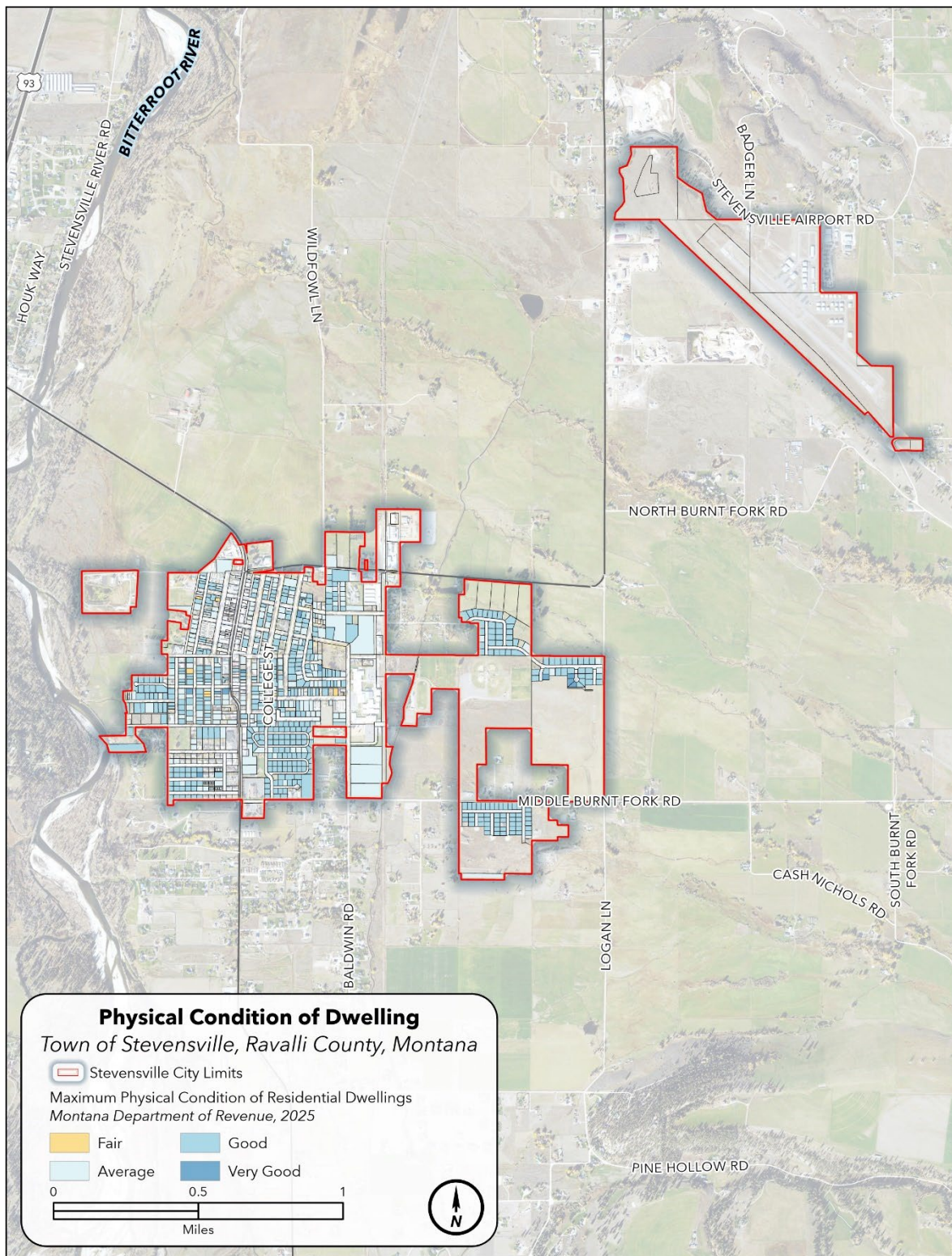
Figure 11 – Age of Residential Structures, American Community Survey, Headwaters Economics Profile System

Seasonally Occupied Units

According to the American Community Survey, there are few seasonally occupied housing units within the Town of Stevensville. However, the confidence level by the ACS for this data is considered to be low reliability. As short-term rentals continue to expand in Montana, it is recommended that if the Town has determined that STRs have become an issue for the overall housing market, the Town should invest in STR tracking software and or review and implement land use policies that control STRs.

Condition of Structures

The condition of the housing structures within Stevensville is predominantly considered to be good by the Montana Department of Revenue. The Montana Department of Revenue only takes into consideration their assessment, structures that are listed under the residential property tax identification. This means that apartment complexes that are considered to be commercial for tax purposes are not listed on the map shown below. For properties that have multiple residential structures, the Department of Revenue will also only consider the structure that is in better condition for this analysis.



Map 8 – Physical Condition of Dwellings, Montana Department of Revenue

Housing Needs

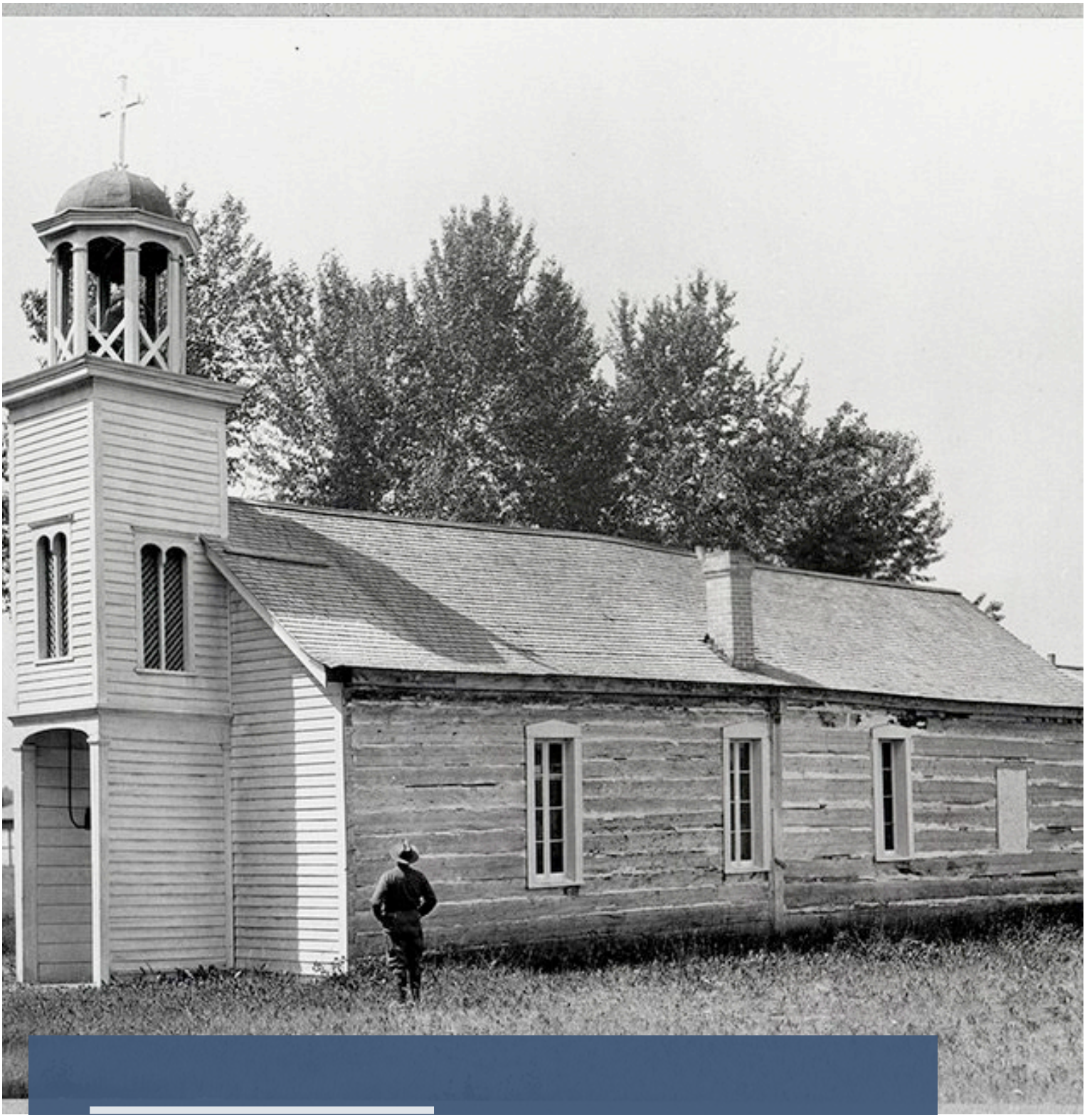
The Town completed a community survey that included a question asking what type of development is most needed in the Town. The majority of the 140 respondents stated that single-family home development is the most important development need for the community, followed by senior housing, rental homes, and duplexes and triplexes, before giving way to commercial development needs. Using a series of algebraic equations that take into consideration population growth estimates, the average household size, and the existing amount of housing units, the amount of housing units that will be needed in the future can be calculated. The table below shows the estimates of the additional housing units that would be needed in Stevensville from 2030 until 2045 using two different growth rates, 0.3% and 0.5% population growth. These calculations are based on the 2023 population estimate and the total housing units estimate.

Housing Needs Estimation*				
Year	Estimated 0.3% Population Growth	Additional Housing Units Needed	Estimated 0.5% population Growth	Additional Housing Units Needed
2025	2,227	13	2,243	22
2030	2,284	46	2,347	89
2035	2,306	90	2,478	183
2040	2,341	129	2,604	268
2045	2,374	164	2,617	330

Table 1 – Housing Needs Estimation, American Community Survey, all estimations are based on the 2023 ACS Data

Respondents also indicated that not only does the Town need sufficient single-family housing, but the housing itself needs to be more affordable, accommodating first-time home buyers and seniors on fixed incomes.

According to the Montana Regional MLS, the average sales price of a home in Ravalli County in 2022 was \$644,253. As of July 2025, the average sales price increased to \$818,112. The median home price in July 2025 was \$625,000. The definition of an affordable home is relative to a person’s income level. A commonly used benchmark is that no more than 30% of a household’s income should be spent on housing costs, including mortgage, property taxes, insurance, etc. The median household income in Stevensville was \$52,745 as of 2023, meaning that the median home price in Ravalli would be considered unaffordable to most of the residents of Stevensville.



Natural Resources- Cultural Characteristics

Natural Resources-Cultural Characteristics

Climate/Weather

Stevensville is located in what the National Oceanic and Atmospheric Administration (NOAA) calls the Moist Continental Mid-Latitude climate zone. This zone typically experiences warm to cool summers and cold winters. Winters can be severe in this climate zone with snowstorms, strong winds, and bitter cold from continental polar or Arctic air masses.

Stevensville typically receives 11.00 inches of precipitation annually, with the wettest month being May. The hottest month of the year is typically July, with an average maximum temperature of 89.2 degrees, and the coolest month of the year is January, with an average low temperature of 18.8 degrees.

AVERAGE TEMPERATURE

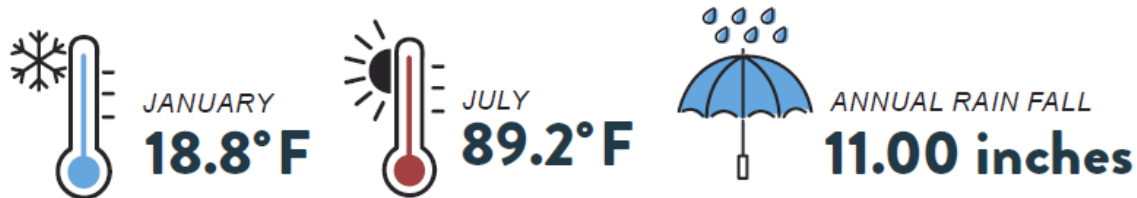


Figure 12 – Average Temperature, AgACIS, NOAA Regional Climate Centers

Topography

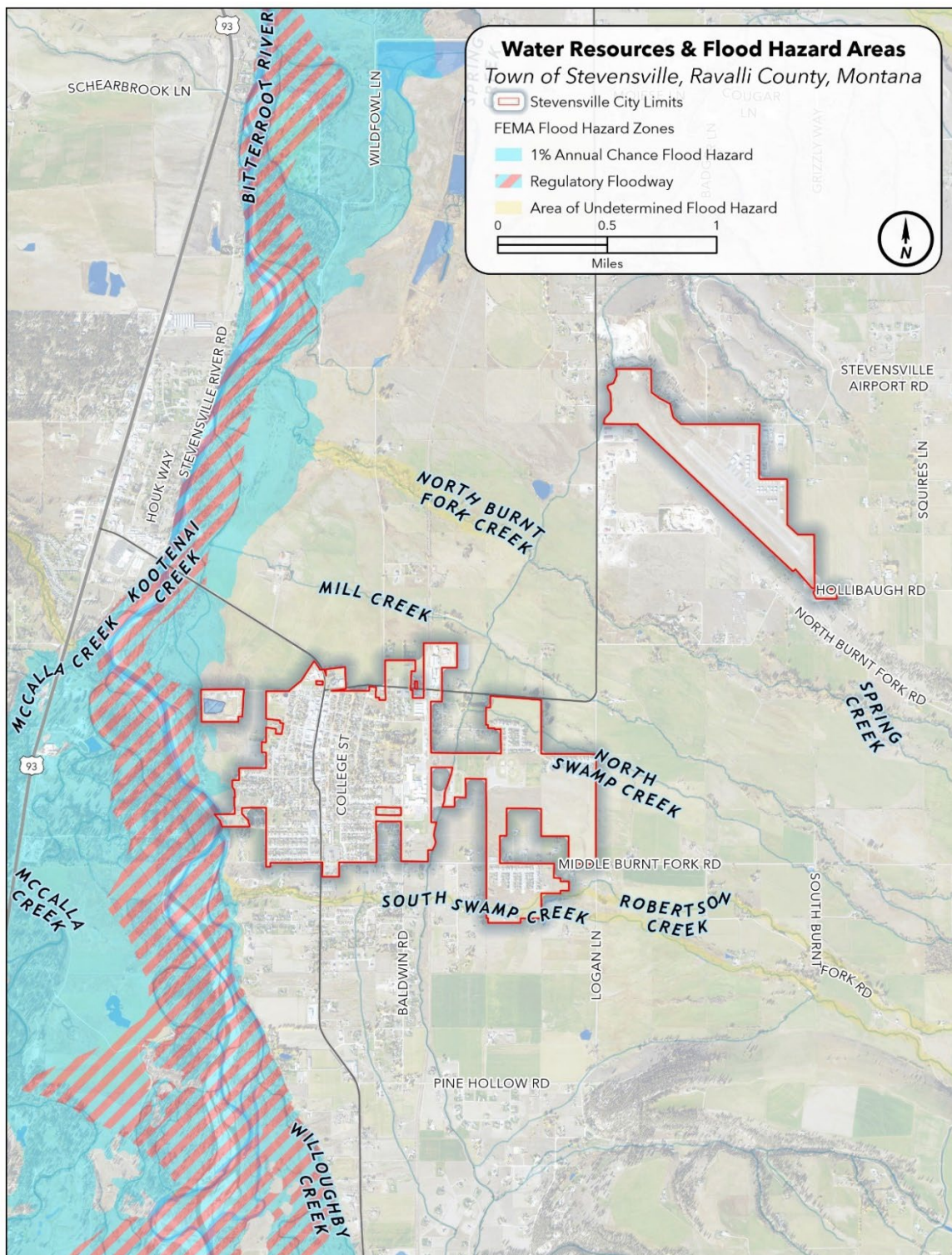
Stevensville is considered to be generally flat in nature. There is a very slight slope throughout the Town. The slope is primarily from east to west, as noticed in the direction of water flow from this side of Town towards the river.

Water Resources

Stevensville lies to the east of the Bitterroot River, that major water resource in the immediate vicinity of the Town. The Bitterroot River flows from the south to the north as it passes Stevensville, where it eventually flows into the Clark Fork River near Kelly Island.

The Town also has a small smattering of perennial and intermittent streams within the area. Mill Creek, to the north of the Town, is considered perennial from approximately Perry Lane until it flows into the Bitterroot. North Swamp Creek is a seasonal intermittent stream that flows into an intermittent irrigation ditch that runs south to north through the east side of the Town. South Swamp Creek is perennial and gains

flows seasonally at the confluence of Robertson Creek. South Swamp Creek flows from east to west before dumping into the Bitterroot River.

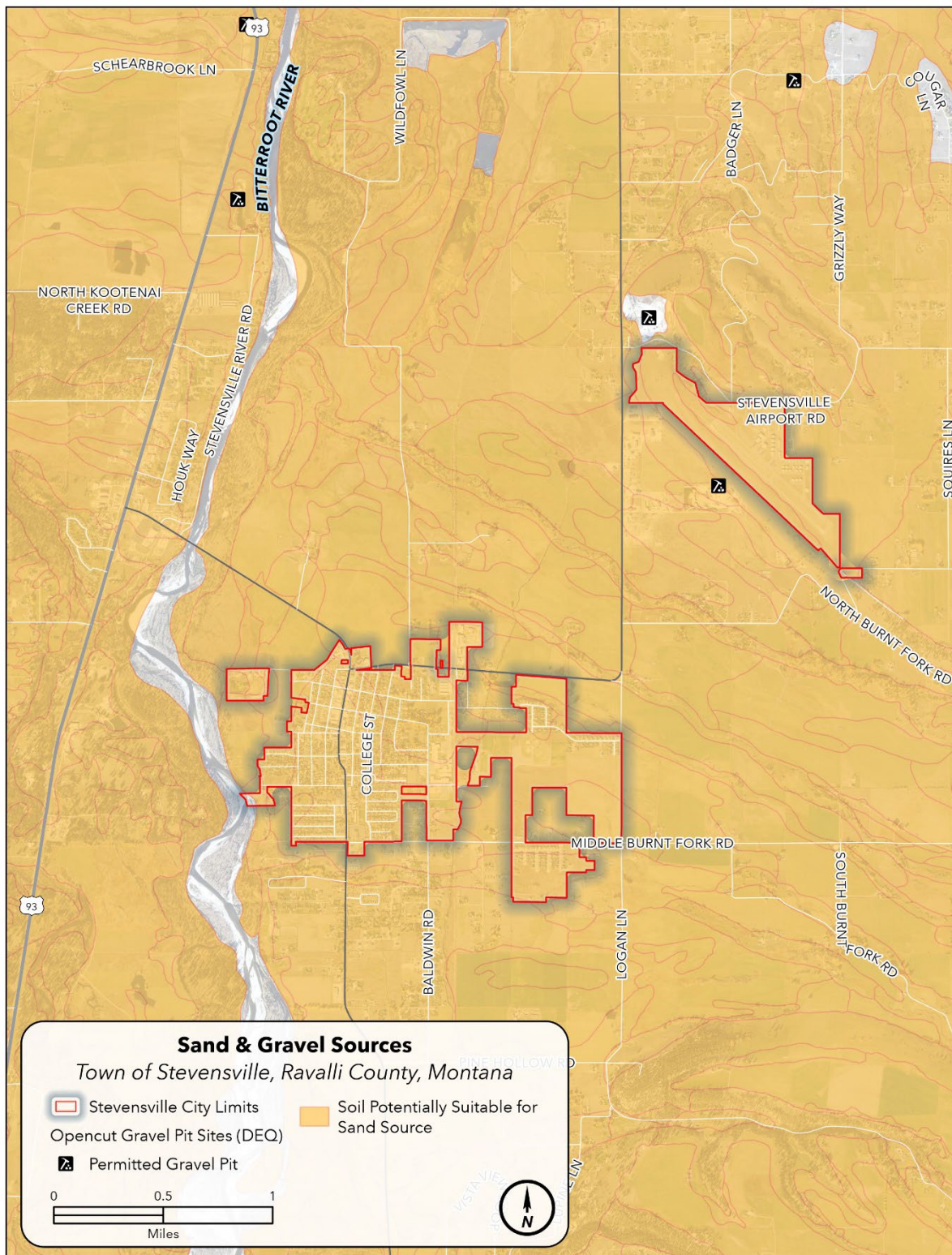


Map 9 – Water Resources & Flood Hazard Areas, Federal Emergency Management Agency (FEMA), Montana State Library

Sand and Gravel Resources

The Bitterroot Valley is a key source of sand and gravel resources. The entirety of the Town limits would be potentially suitable for sand and gravel extraction, in terms of geology. However, any municipal properties would be large enough to withstand a large industrial enterprise such as a sand and gravel mine. Outside of the Town limits, there are five permitted sand and gravel operations.

The proximity to these existing sand and gravel operations provides the Town with construction materials adjacent to the Town. The sand and gravel that is extracted can be used in public and private construction projects, for example, the development of a new road, where the gravel may be used as road base, or in private structural projects.



Map 10 – Sand and Gravel Resources, USDA Natural Resources Conservation Service Web Soil Survey

Cultural Characteristics

The Town of Stevensville currently has 45 properties that are listed on the National Register of Historic Places. These sites embody the identity of Stevensville and its rich development history. These cultural resources should continue to be protected by the community. The Town should continue to support the State Historic Preservation Office (SHPO) in its efforts to preserve Montana's rich heritage.

COMMUNITY ORGANIZATIONS AND VOLUNTEERS

Community volunteers and organizations play a vital role in the well-being and resilience of Stevensville, Montana. As one of the oldest towns in the state, Stevensville relies on the dedication of local residents who give their time to support everything from emergency services and youth programs to historical preservation and environmental stewardship. These grassroots efforts foster a strong sense of connection, pride, and cooperation, helping to maintain the town's unique character while addressing local needs. Whether it's organizing community events, maintaining public spaces, or supporting those in need, volunteers and local groups are the backbone of Stevensville's enduring community spirit. These community groups are always in search of new community members to join and continue to allow Stevensville to thrive. These groups include, but are not limited to,

- Stevensville Civic Club
- Senior Citizen Center
- Stevensville Museum
- Stevensville Community Foundation
- North Valley Public Library
- Historic St. Mary's Mission
- Stevensville Playhouse
- Genesis House
- Pantry Partners
- Garden Club
- American Legion
- The Clothes Closet
- Stevensville Rural Fire Department
- Police Commission
- Park Board
- Airport Board
- Stevensville Airport Targeted Economic Development District

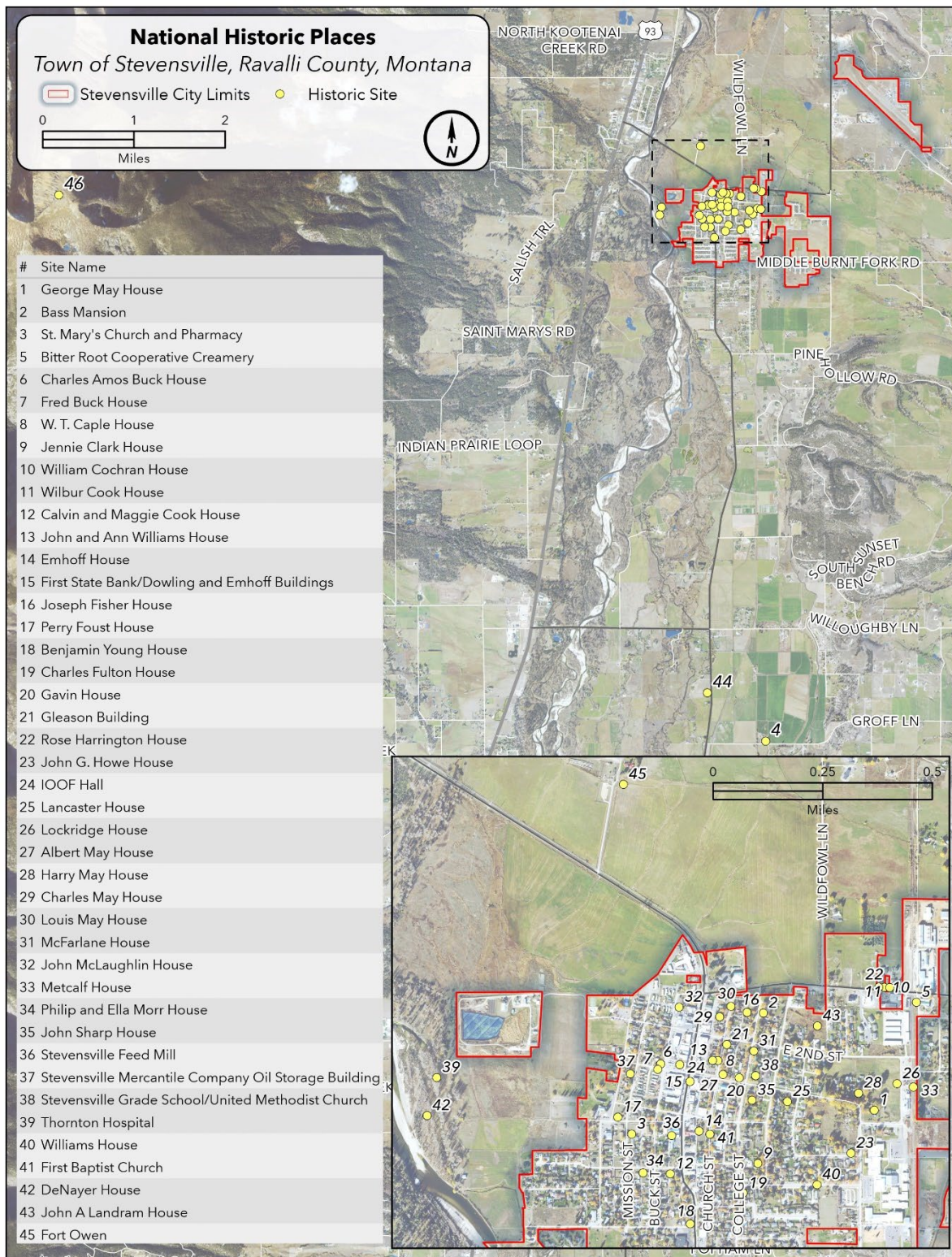
The Town shall remain a strong supporter of all of the local private, nonprofit, and public civic groups.

COMMUNITY EVENTS AND ENTERTAINMENT

The Town of Stevensville provides a variety of community events and entertainment opportunities. These events attract not only residents, but also occasionally visitors who provide economic boosts during these events. Two of the major events to mention are the Creamery Picnic and the Farmers Market.

The Creamery picnic came to life in 1907 after over 50 local dairymen formed a cooperative in Stevensville. After a fire damaged the creamery in 1911, manager John Howe stated he would throw the largest celebration they had ever seen if the creamery could be rebuilt in 30 days, and the rest is history. The creamery picnic includes a wide variety of vendors, food trucks, and live music.

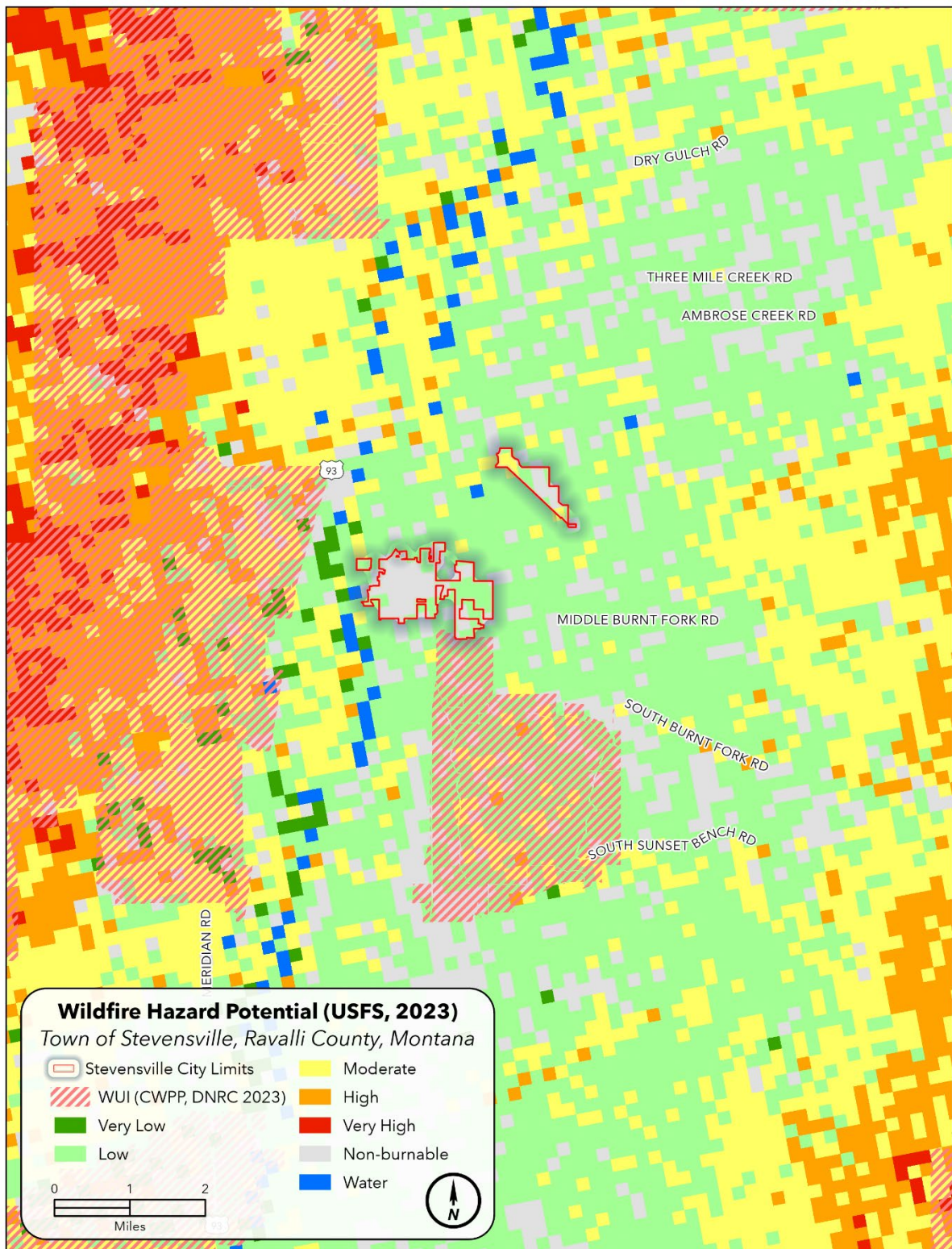
The Stevensville Harvest Valley Farmers' market has been a strong attraction for residents and visitors alike. The market includes fresh local produce, artisans, crafters, small businesses and non-profit vendors, and live music.



Map 11 – National Historic Places, National Parks Service, United States Department of the Interior

Wildland Urban Interface (WUI)

The Town is located in an area that is designated as low wildfire hazard potential, but the wildland urban interface or WUI is located adjacent to the Town to the South, and to the West of the Town across the Bitterroot River, heading towards the National Forest. Though the wildfire hazard potential is low, it is not zero. The Town should continue to educate the public on the need for wildfire mitigation techniques, such as maintaining a clear defensible space around all structures, and noxious weed and decay ordinances.

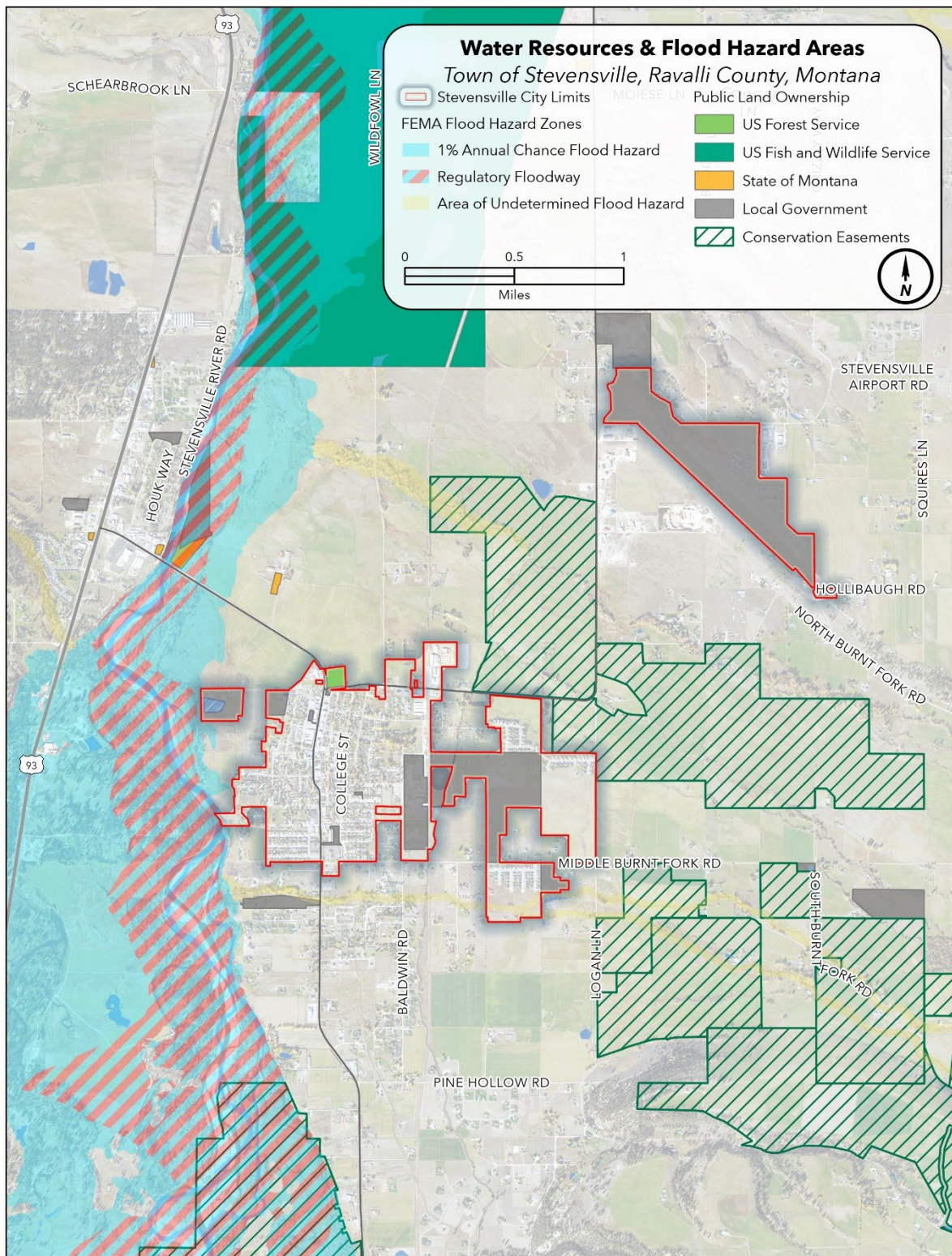


Map 12 – Wildfire Hazard Potential, USDA Forest Service

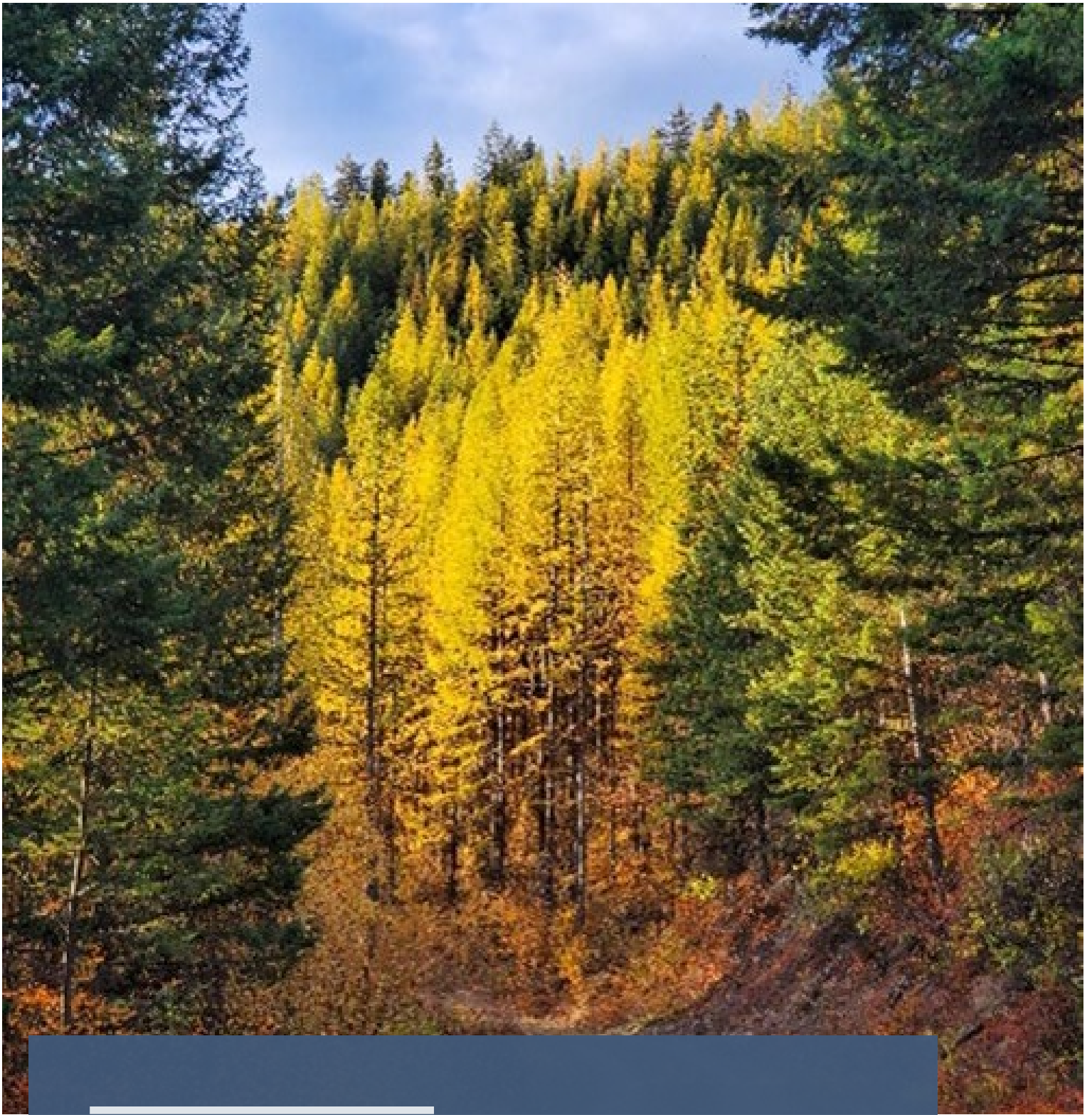
Land Ownership and Management

The proximity to public lands has long been attractive to both residents and visitors alike and often has a significant impact on the economic growth of an area. Ravalli County has an extraordinarily high number of publicly managed lands. As of 2023, within Ravalli County, there were 1,531,098 total acres of land, of which 73.8% (1,130,165 acres) is federally managed land, with the majority being managed by the U.S. Forest Service. The County also has 33,952 acres of private land that is protected by a conservation easement. A conservation easement is a legal agreement made between a landowner and a land trust or local government to limit the use of the property to protect its conservation values, such as agricultural land or a wildlife corridor. Adjacent to the Town limits, there is approximately... acres of land held in a conservation easement. These conservation easements run in perpetuity with the land. These conservation easements are located to the north, east, and southeast of the Town limits, which would impact the future growth patterns of the Town.

North of the Town is the Lee Metcalf National Wildlife Refuge. This Refuge is managed by the United States Fish and Wildlife Service. Spanning 2,800 acres, this refuge was set aside for the protection of migratory bird species, spanning 235 different species according to the National Park Service. Offering scenic views of the Bitterroot and Sapphire Mountains, the refuge often brings in a large influx of outdoor recreationists to the Stevensville area.



Map 13 – Water Resources & Public Land Ownership, FEMA, Montana State Library



Land Use Regulations

Land Use Regulations

Annexation

Adopted in 2001 and amended subsequently in 2007 and 2015, the Town maintains an annexation policy. The annexation policy addresses the zoning of annexed properties, as well as the developer's responsibility for installing infrastructure, and the Town's future ownership of said infrastructure, such as water and sewer lines.

The annexation policy, however, does not address water and sewer connection capacity. It is imperative that the Town determine how many new connections can join the existing water and sewer network to ensure that the current residents maintain their water and sewer services, and that these services have the capacity to serve a growing population. The Town should have an analysis conducted, such as a preliminary engineering report for water or wastewater, to determine the number of connections, if it has not been done already.

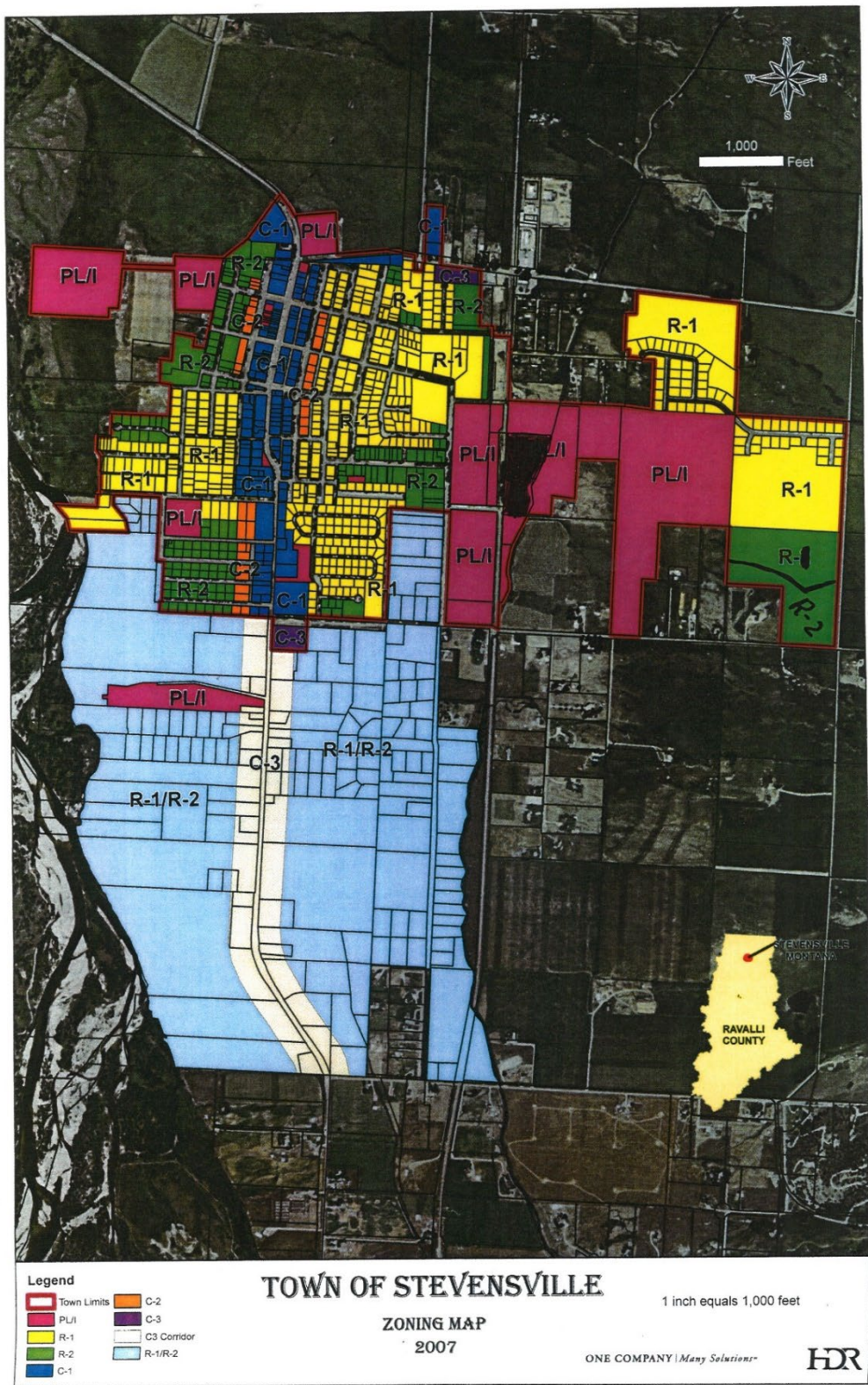
The Town should also review the annexation policy and consider creating and adopting a future land use map (FLUM) to gather public feedback on the desired growth of the Town and the applicable land use designations that the community would like to see in the event of growth.

Zoning

The Town of Stevensville has an adopted zoning and land use code. Originally adopted in 2001, the ordinance has undergone revisions in 2007 and 2015; the latter is still used today. The land use code establishes a series of land use districts and applicable land uses in said districts. The code also has associated design standards that are applicable to each district. These standards include lot dimensional standards, height standards, and lot density.

The zoning regulations establish jurisdiction over adjacent land outside of the Town limits up to one mile. This is a method of zoning called extra-territorial zoning. There are areas adjacent to the Town limits that are part of a county citizen-initiated zoning district. The Town does not have jurisdiction over these county-zoned areas, per Montana Code Annotated 76-2-310

It is recommended that the Town review the zoning regulations annually to ensure they reflect the current desires and trends of the community, as well as full compliance with statutory changes enacted at the state level. The state of Montana has had a significant push in reviewing land use requirements that hinder housing growth as well. These are items such as residential dwellings located in commercial or mixed-use areas, typically located above street-level storefronts, as well as parking minimum requirements or density requirements.



Map 14 – Town of Stevensville Zoning Map, Town of Stevensville, HDR Engineering

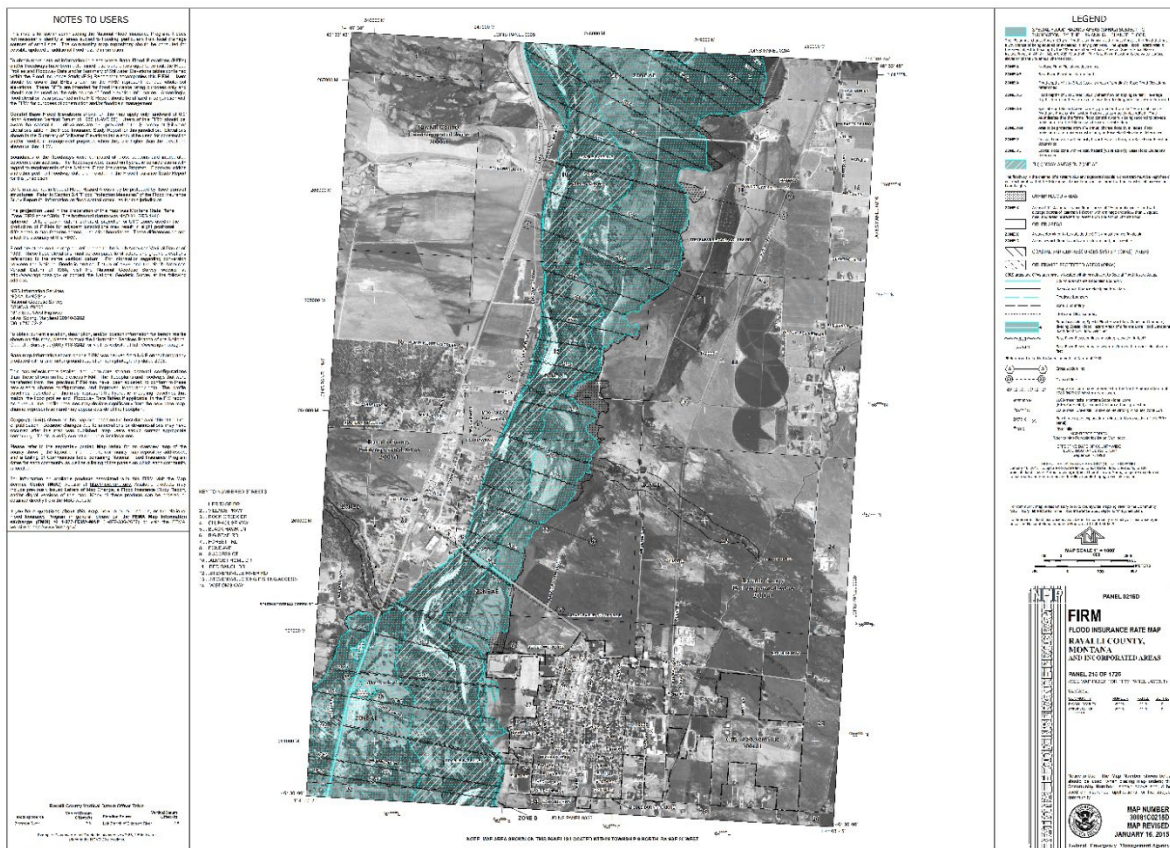
Subdivision

Stevensville has fully adopted subdivision regulations, which were adopted by Resolution No. 514 on February 9, 2023. The majority of the subdivision regulations are driven by the Montana Subdivision and Platting Act (MSPA). The Town has full control over the design standards for subdivisions, such as street design, sidewalks and curbs, and gutters. With the recent conclusion of the 69th Montana Legislature, it is recommended that the Town review the current subdivision regulations and amend the regulations to reflect any Montana state statutes that may have changed in the last legislative session.

Floodplain

The Town of Stevensville has adopted floodplain regulations and participates in the National Flood Insurance Rate Program through the Federal Emergency Management Agency (FEMA). The original floodplain maps for the community were adopted in November 1998, and the current effective regulatory maps were adopted in January 2015.

The Town does not have extensively mapped floodplains that fall within the Town jurisdiction, but should continue to review all developments to ensure that the risk of flooding is minimized. It is recommended that for properties that fall within the Special Flood Hazard Zone, the Town make consistent findings that reflect the floodplain regulations that the Town has adopted.



Map 15 – FEMA Flood Insurance Rate Map, FEMA Map Service Center

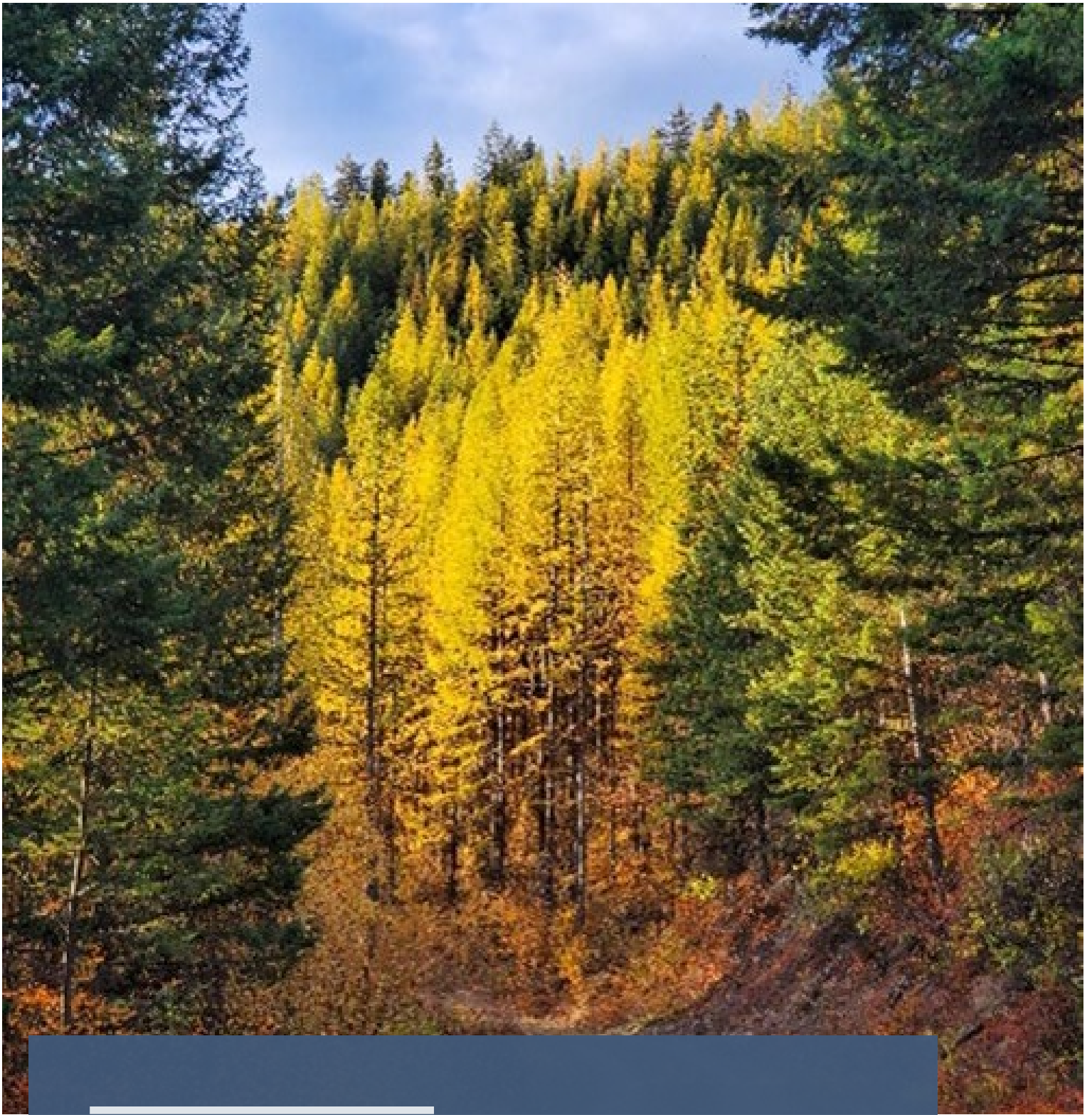
Buildings for Lease or Rent

The Town has adopted zoning regulations and therefore does not need to adopt Buildings for Lease or Rent Regulations

Other Applicable Ordinances

Similar to many other Montana communities, the Town of Stevensville has passed an ordinance that addresses public nuisances. These nuisances address a variety of issues, and the Town will provide abatement to the property of the nuisance, and the Town will assess such an abatement on the property's taxes.

The nuisance ordinance also addresses the maintenance and removal of noxious weeds on a property. Owners are responsible for maintaining their property by mowing and abating their weeds. The Town may provide notice to owners that they need to remove all such weeds from their property. Any non-compliance with this ordinance can result in a misdemeanor offense.



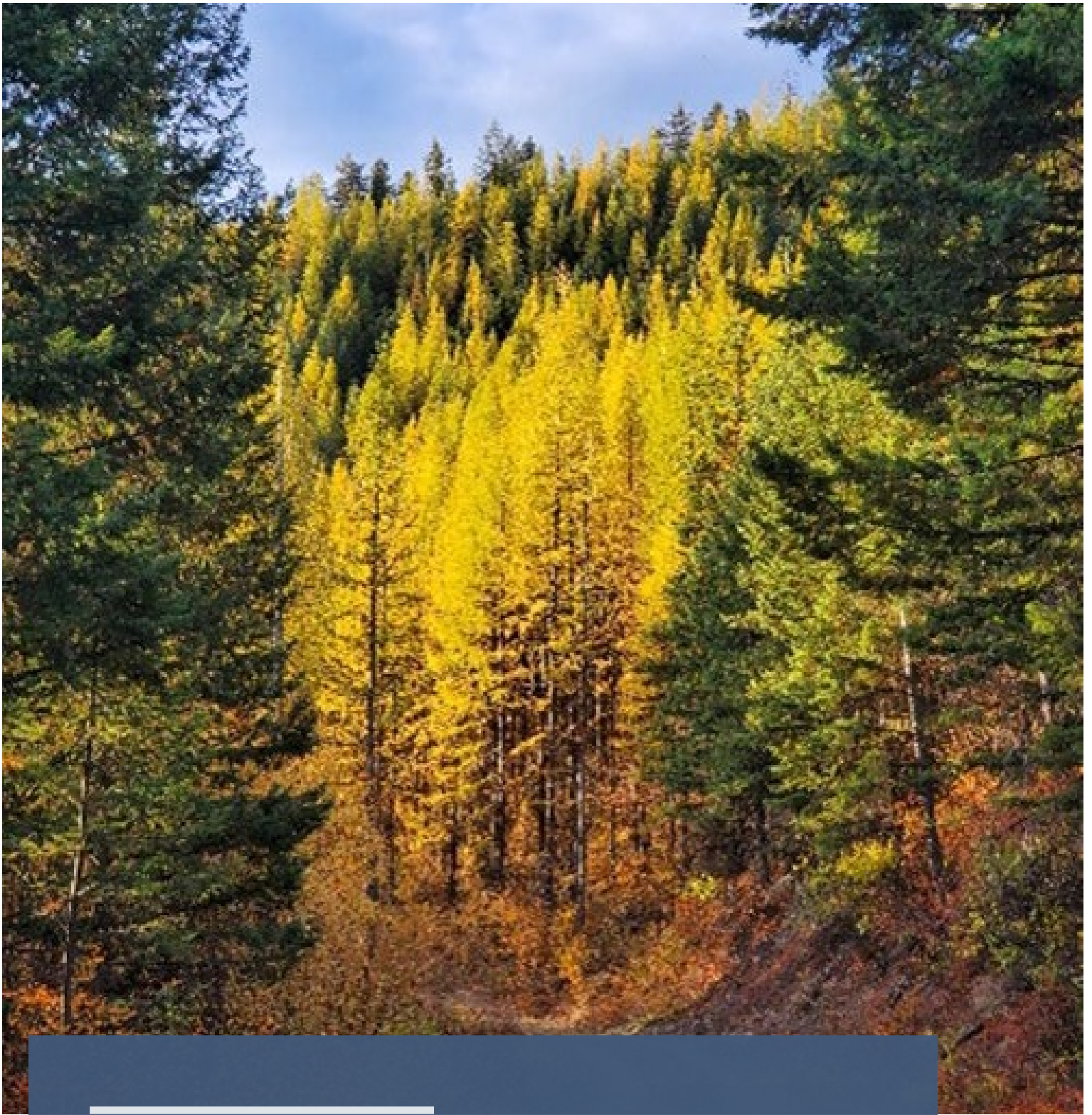
Conditions and Timing for Review and Revision

Conditions and Timing for Review and Revision

To ensure the Growth Policy remains a relevant and effective document for decision-making in the Town, the Growth Policy will need to be periodically reviewed and updated.

The document will be reviewed every 5 years from the date of its adoption. The Town Planning and Zoning Board will be the entity responsible for reviewing the Policy and will make any recommendations regarding revisions or changes to the Town Council. Future reviews will include an evaluation of every section of the Policy. It is anticipated that a full update of the Policy will be necessary within 10 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 and Zoning Board or the Town Council. It is also possible that Legislative changes to the Growth Policy statutes may require significant amendments or changes. Finally, amendments to the Policy may also be necessary when litigation in the Town or elsewhere in Montana sets legal precedent that is clearly contrary to the stated goals, objectives, or implementation strategies in the Growth Policy.

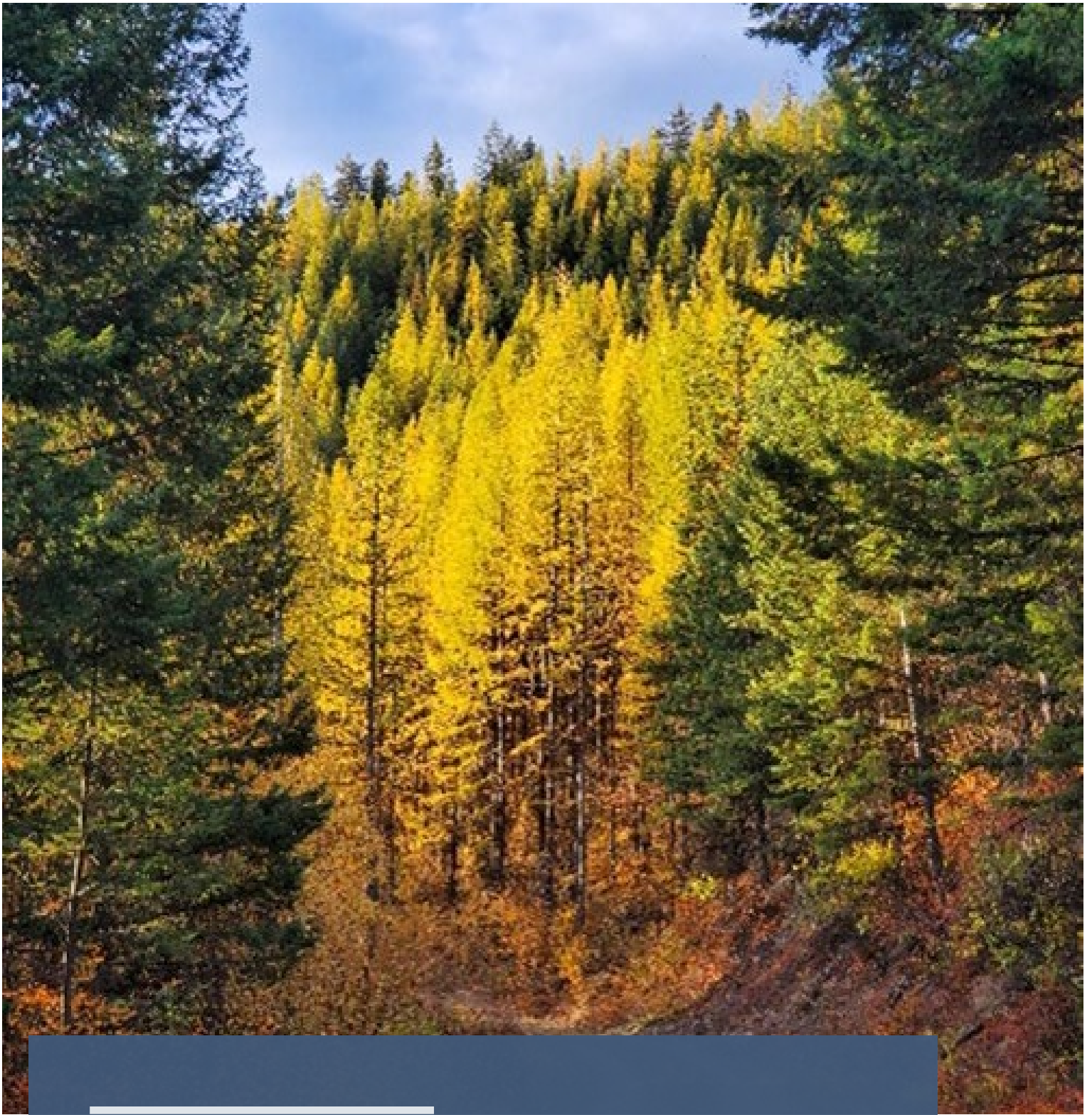


Adoption

Adoption

The Town Planning and Zoning Board held 5 work sessions to work through 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 and Zoning Board held a hearing on December 10th, 2025, to gather resident input on the Plan creation and recommend the adoption of the Plan to the Town Council. The Town Council held a public hearing on December 18th, 2025, to consider the Planning and Zoning Board's recommendation. The Council voted on [INSERT DATE] to formally adopt the updated Growth Policy.



Appendix A

Subdivision Regulations

Appendix A: Subdivision Regulations

The Montana Code Annotated requires that the Town provide information 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 Stevensville will use the following definitions, as referenced in the Town of Stevensville Subdivision Regulations, effective February 9, 2023 by resolution 514.

- Agriculture: The practice of cultivating the ground, raising crops, and/or rearing animals.
- Agricultural Water User Facility: Any part of an irrigation system used to produce an agricultural product on property used for agricultural purposes.
- Local Services: Any and all services and facilities that local government entities are authorized to provide.
- Natural Environment: The physical conditions which exist within a given area, including land, air, water, mineral, flora, fauna, noise, and objects of historic or aesthetic considerations.
- Public Health and Safety: A condition of optimal well-being, free from danger, risk, or injury for a community at large, or for all people, not merely for the welfare of a specific individual or a small class of persons.
- Wildlife: Living things which are neither human, nor domesticated nor plant.
- Wildlife Habitat: Place or type of site where wildlife naturally lives and grows.

Evaluation of Subdivisions Based Upon 76-3-608 Review Criteria

The review of subdivision applications by 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 Town 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.

Upon completion of its review and evaluation, the Town will render a decision on the proposed subdivision with respect to the requirements of the Town Subdivision

Regulations Town Zoning Code, the Town Growth Policy, other applicable plans and the Montana Subdivision and Platting Act.

Evaluation Criteria for Effects on Agriculture

- a. How many, if any, acres of land would be removed from livestock or crop production?
- b. Are any of the lands taken out of production irrigated?

Evaluation Criteria for Effects on Agricultural Water User Facilities

- a. Will the subdivision interfere with any irrigation system or present any interference with agricultural operations in the vicinity?
- b. Will the subdivision comply with water rights requirements set forth in 76-3-504(1)(i) and (j) MCA?

Evaluation Criteria for Upon Local Services

- a. Will the subdivision connect to central water and sewer systems? Who will pay the cost of connecting to the central system?
- b. What, if any, increased costs for maintenance and operation will be incurred, and what approximately will be those costs? Will the lot buyers pay regular water and sewer charges?
- c. Which agencies will provide law enforcement, fire protection, and ambulance services? Will providing these services to the subdivision create increased costs to any of these agencies or Town of Stevensville? Approximately how much will the subdivision increase agency costs? Will the subdivider or subsequent lot buyers bear those increased costs, or will the taxpayers and/or rate payers bear the costs?
- d. At an average of eight vehicle trips per day per lot, how many average vehicle trips per day will the subdivision generate? Will the extension of public streets or roads be needed and, if so, who will bear the costs? Will the subdivision increase the costs or road maintenance and, if so, by approximately how much? Will the subdivider/lot buyers or the public bear those increased costs?
- e. At an average of 1.5 school-age children per lot, how many elementary and high school students will be added to public schools? What net financial effect would these additional students have for the public schools?
- f. How much does the land affected by the proposed subdivision currently pay in local property taxes? After the subdivision is fully developed, how much will the land and improvements be expected to pay in local property taxes, at current mill levies?

Evaluation Criteria for Effect on Natural Environment

- a. Will the subdivision increase stormwater run-off: interfere with natural drainage ways, or cause or increase erosion? Has the Town Public Works Director determined that the size, location, and installation of any culverts meet design standards? Will the terrain create significant surface run-off problems? Will the grading and drainage plan minimize run-off and adverse impacts?

- b. Is the subdivision expected to adversely affect native vegetation, soils, or the water quality, or quantity of surface or groundwater. Will areas disturbed by cutting, filling, and grading be reseeded in the same season to minimize erosion?
- c. Are weed control measures proposed to prevent the proliferation of weed growth within the subdivision and on areas disturbed by construction?

Evaluation Criteria for Effect on Public Health and Safety

- Is the subdivision subject to potential natural hazards such as flooding, snow or rockslides, high winds, wildfire, or excessive slopes, or potential man-made hazards such as high voltage power lines, high pressure gas lines, nearby industrial or mining activity, or high traffic volumes? If so, what measures has the subdivider proposed to minimize those hazards?

Evaluation Criteria for Effect on Wildlife and Wildlife Habitat

- a. Will the expected effects of pets and human activity generated by the subdivision significantly affect wildlife?
- b. Will the subdivision be located in an area of significant wildlife habitat or in any critical wildlife area?

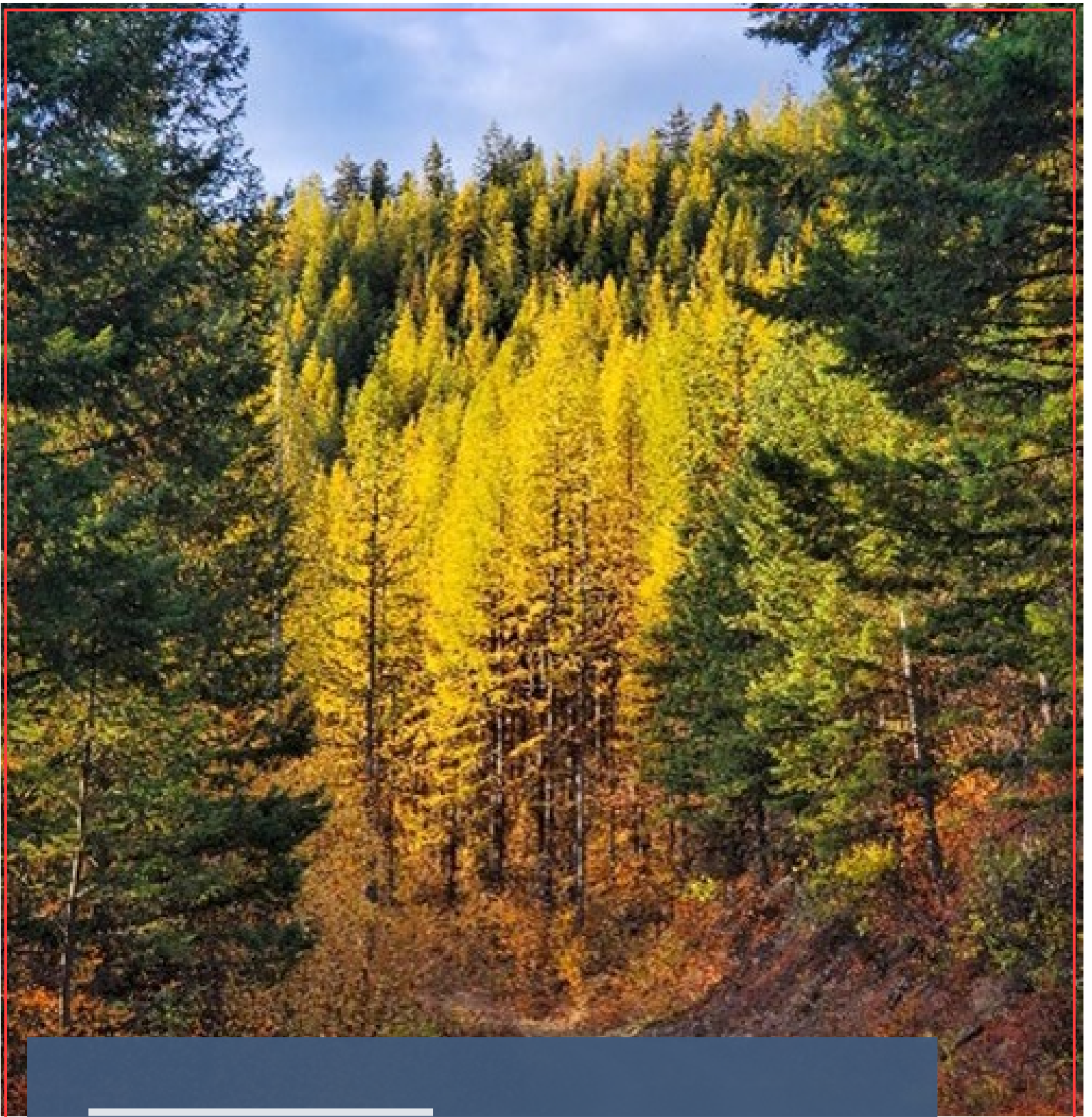
Public Hearing Procedure for Subdivision Proposals

The Town Planning and Zoning Board conducts its public meetings following the public notification requirements, as described in State statute and the Stevensville Subdivision Regulations. Major subdivisions and those minor subdivisions treated as major subdivisions are subject to public hearings.

The Town Planning and Zoning 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 and Zoning Board shall use the following format:

1. The Planning and Zoning Board Chair opens the hearing. The planner 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 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 and Zoning Board members are permitted to direct any relevant questions to the planner or the applicant.
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 Chair deems that the written comments are numerous or voluminous, he may request that the written comments be summarized.

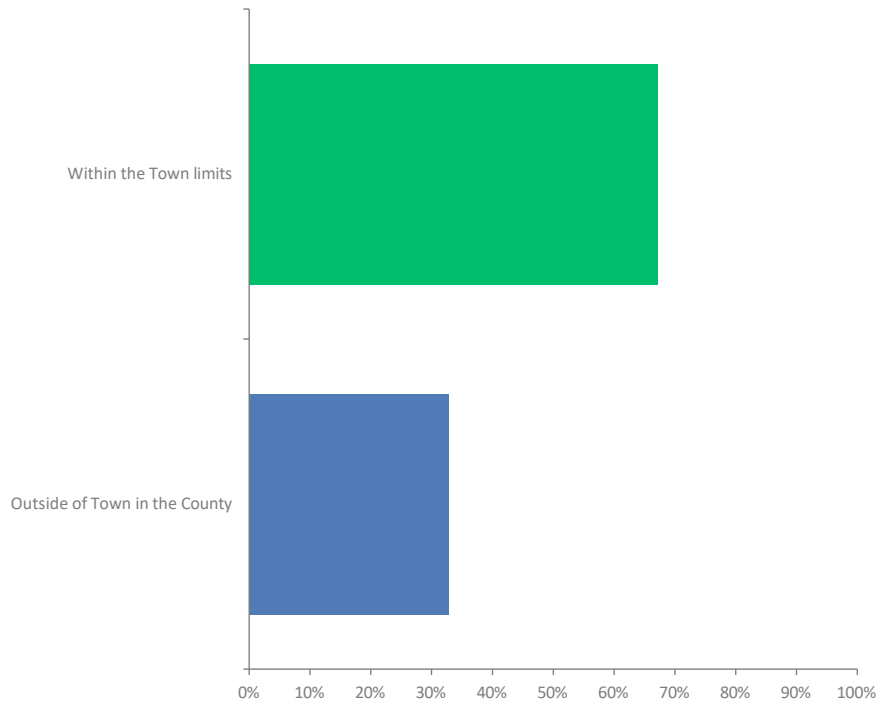


Appendix B Survey Results

Appendix B: Survey Results

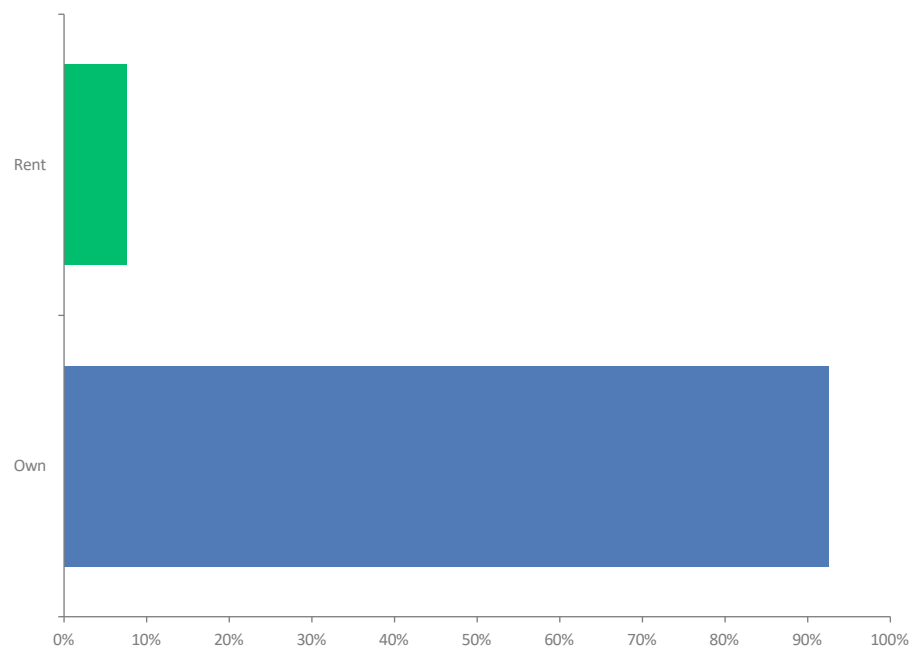
Question 1: Where do you live?

Answered: 146 Skipped: 0



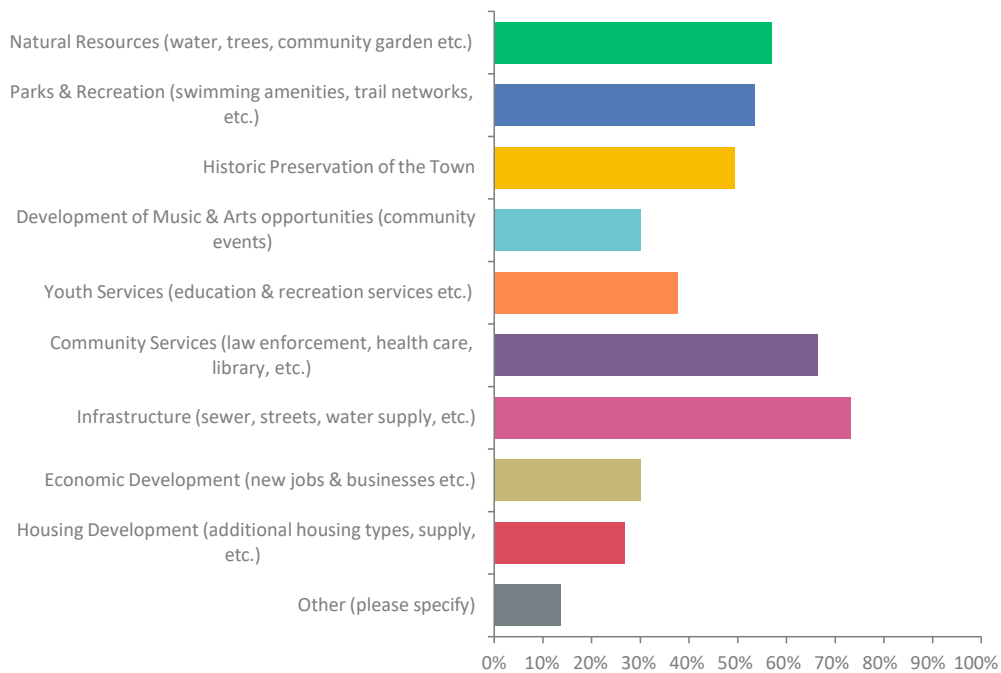
Question 2: Do you rent or own your housing?

Answered: 146 Skipped: 0



Question 3: Which of the following community topics are of greatest importance to you? Please select all that apply.

Answered: 146 Skipped: 0



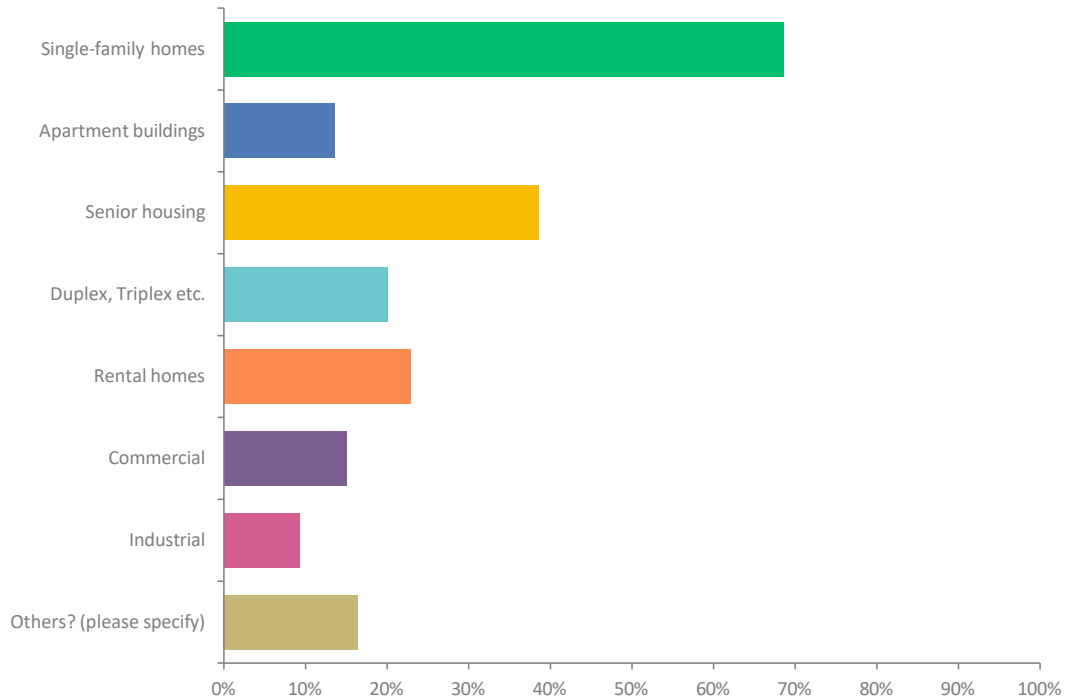
Question 3: “Other” Responses

Answered: 146 Skipped: 0

- Affordable housing.
- Lower water bill. Code enforcement and property maintenance ordinance.
- The library.
- Good government open to the public.
- Protecting land against overbuilding.
- Electric Vehicle charging infrastructure
- No out of states to change.
- Better protection on Highway 203, particularly patrolling and radar. More revenue for the Town.
- No other
- Volunteer opportunities (i.e. elderly people needing help within our community
- Senior Housing no housing developments!
- A communal sense of pride
- Lowering our property taxes and our water, sewer bills so that people can afford to live in this great little town.
- Keeping the farmer's market downtown for the community and businesses.
- upate and ENFORCE planning and zoning regulations
- I want to help build a large outdoor pool with lap lanes, that can be used year round!
- Price of water and sewer. Make it a reasonable amount
- Building new affordable homes
- Businesses and helping small local businesses.
- Community Service - Fire

Question 4: What type of development do you think is most important for our community? Select all that apply.

Answered: 140 Skipped: 6



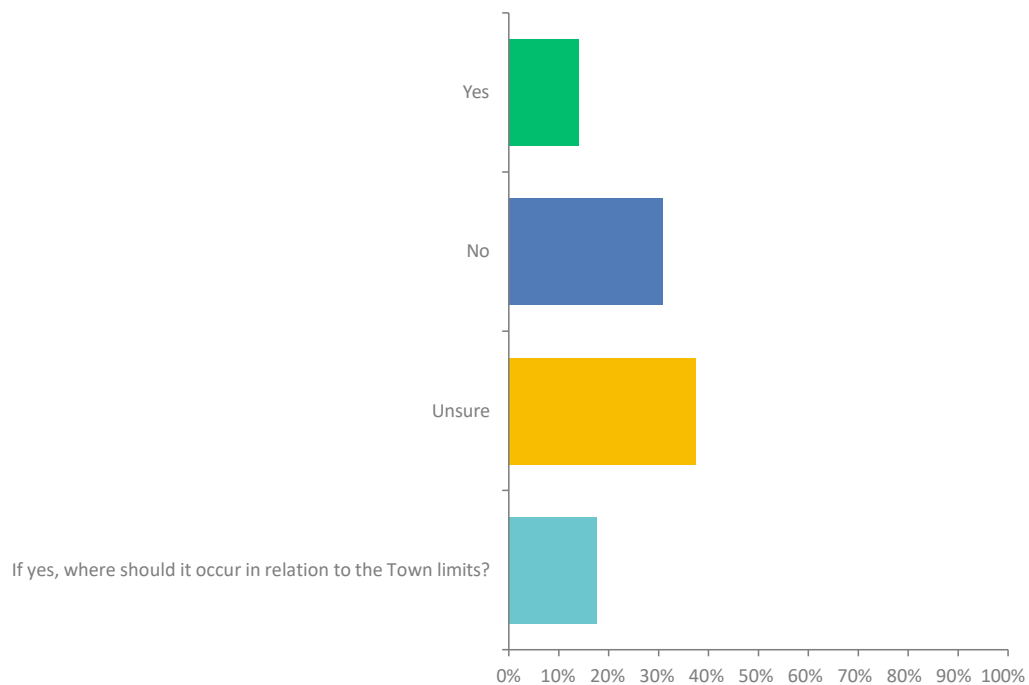
Question 4: “Other” Responses

Answered: 140 Skipped: 6

- Affordable housing.
- Always take into account infrastructure before we build anything.
- Current single-family homes are out of young family's price range.
- Clean up the community.
- Agricultural
- Live-Work-Play Mixed Use Construction is critical to reducing costs for both businesses and residents. 3 story buildings with commercial space on the first floor
- Affordable housing.
- Homes for first time buyers.
- Library
- Limit the overbuilding. Protect the agricultural land.
- Young people can't afford houses.
- Low income apartments.
- Large apartment complex with sufficient parking.
- Streets are congested, its like they are one lane.
- None. We all live here because we love this small town. Growth changes everything
- Not many in this community can afford \$1,200 P/M
- Limited
- No development, taxes out of control
- no more developments
- A Community Center.
- Condos with large square footage.
- Affordable housing! Housing for single people that doesn't require them tk have to have 2-4 roommates to be able to afford to live there!
- Housing in general regardless of type

Question 5: Do you support the annexation of land into the Town for residential and/or commercial development?

Answered: 136 Skipped: 10



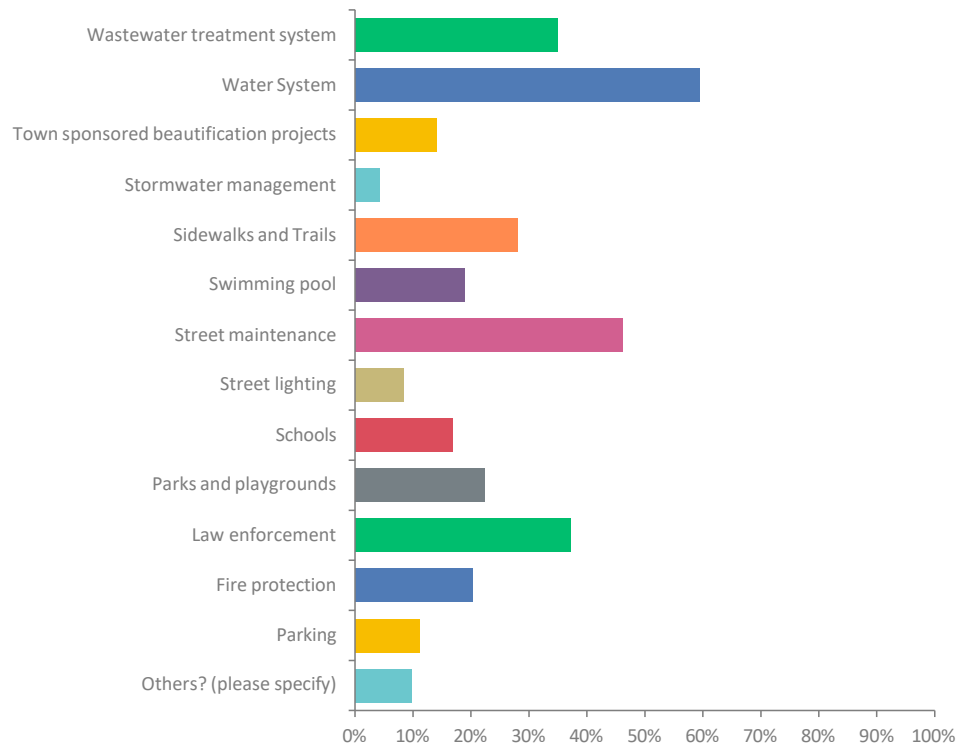
Question 5: If yes, where should it occur in relation to the Town limits?

Answered: 136 Skipped: 10

- Only if there is the infrastructure to support this.
- South or east.
- Within a 5 mile radius to north, south and east of Stevi limits.
- North
- South and east of town.
- The Town is too small to maintain tax base to pay for services. More homes need to help with the tax base and contribute to services.
- Along Eastside Highway south.
- South
- North, South and East
- All areas next to Town boundary. Family developments being built without any consideration for future amenities.
- Within a 3 mile radius.
- West and south areas
- 93
- Burnt Fork Phase II
- North and east
- U.S. 93 corridor, so water/sewer is available for hotels, etc.
- South side of Steve i cutoff
- south
- South and east.
- Near the school
- In places where the border would be contiguous with property already in town.
- West side of 93
- Annex land/houses that make sense in terms of the Town limits
- Industrial annexation HWY 93 and also on Eastside HWY north of Stevensville

Question 6: Please select the top 3 projects that you would like the Town to focus on.

Answered: 143 Skipped: 3



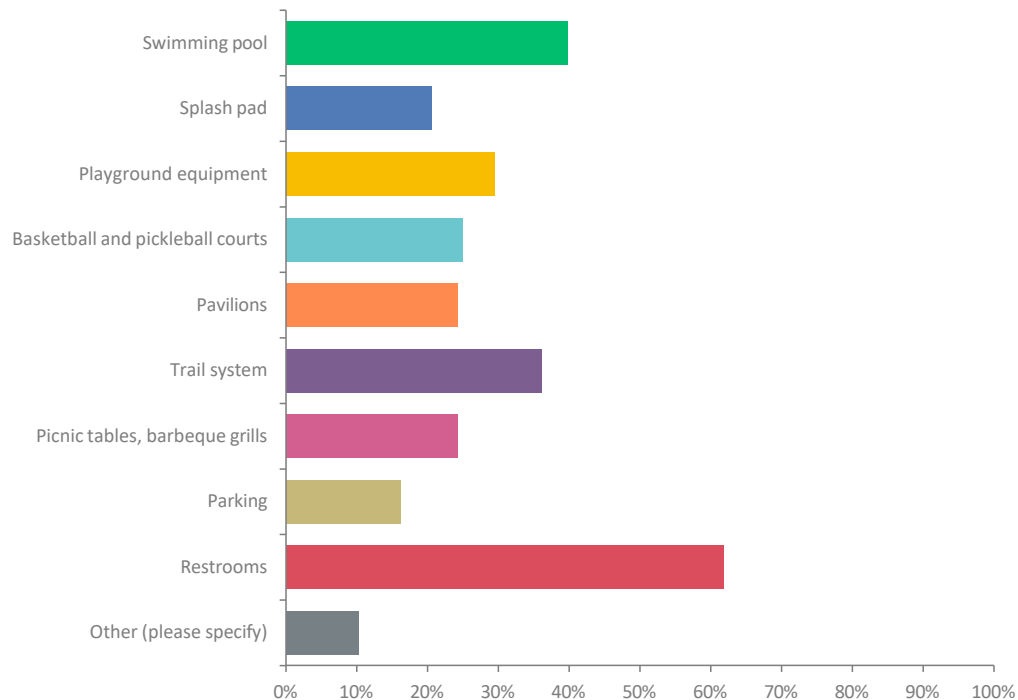
Question 6: “Other” Responses

Answered: 143 Skipped: 3

- Enforce city codes.
- Improved methods for snow removal and ice treatments on streets and sidewalks so residents can walk year round.
- Code enforcement and property maintenance ordinance.
- The Town needs to lower water rates. Residents can't afford the high water bills. The average in the northwest is \$45 per month.
- Dog park
- Simply maintain what we already have. If we can't do that, we certainly should not be considering adding anything else.
- Get the mayor to tuck his dirty tee shirt in when the governor is in town.
- Discussed with the mayor getting a street sweeper. Thank you!
- Snow removal it does not help for the plow to go down center street only and push snow in driveways/sidealks
- Community service projects
- New library, and institute a strict fireworks policy that includes no explosives and projectiles
- Community center/Library
- Winter snow removal
- Community events

Question 7: What improvements would you prioritize in our parks (e.g. Lewis & Clark Park, Father Ravalli Park, Legacy Park, Stevensville Bike Path, Veterans Park, River Park, River Park Trail, etc.) Select all that apply.

Answered: 136 Skipped: 10



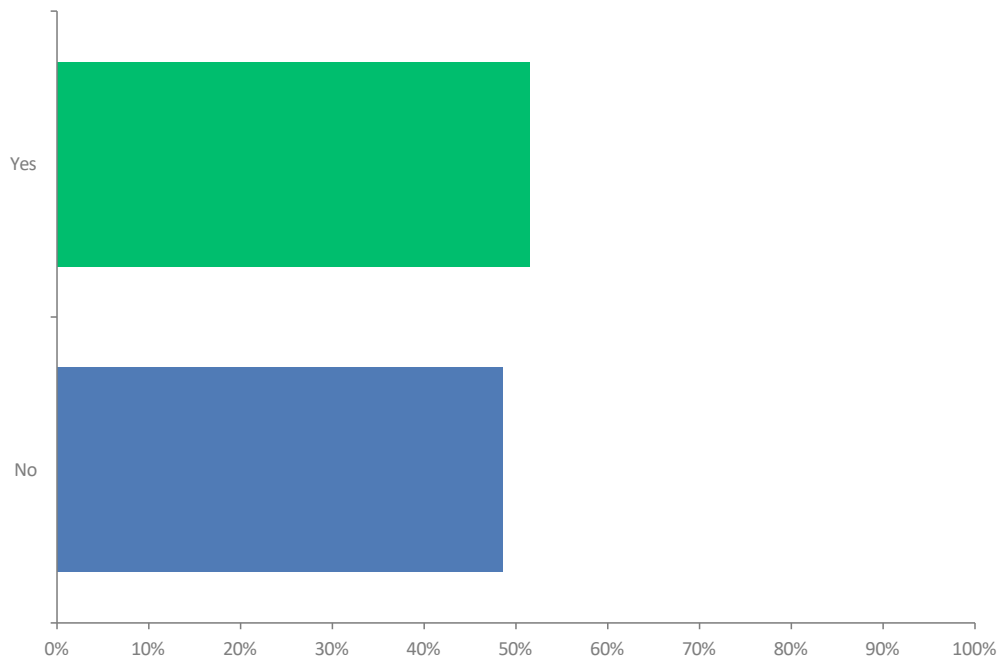
Question 7: “Other” Responses

Answered: 136 Skipped: 10

- Garbage system
- Security
- Blacktop Charlo Street from Ravalli Street, past St. Mary's Mission to Lewis and Clark Park.
- Dog park
- Disc golf course by the river walk.
- Need additional trash cans and benches need maintenance.
- To old to care.
- Thank you to all the volunteers and first responders! 75% percent of the budget in fire, police etc.
- Dog Park
- A dog park
- Sidewalks on the south side of town, off East Side near the cemetery
- I don't use these. The pool is too small for actual lap swimming, and I have no opinions on the other items.
- Shade over playground equipment
- Skate park/ bmx track

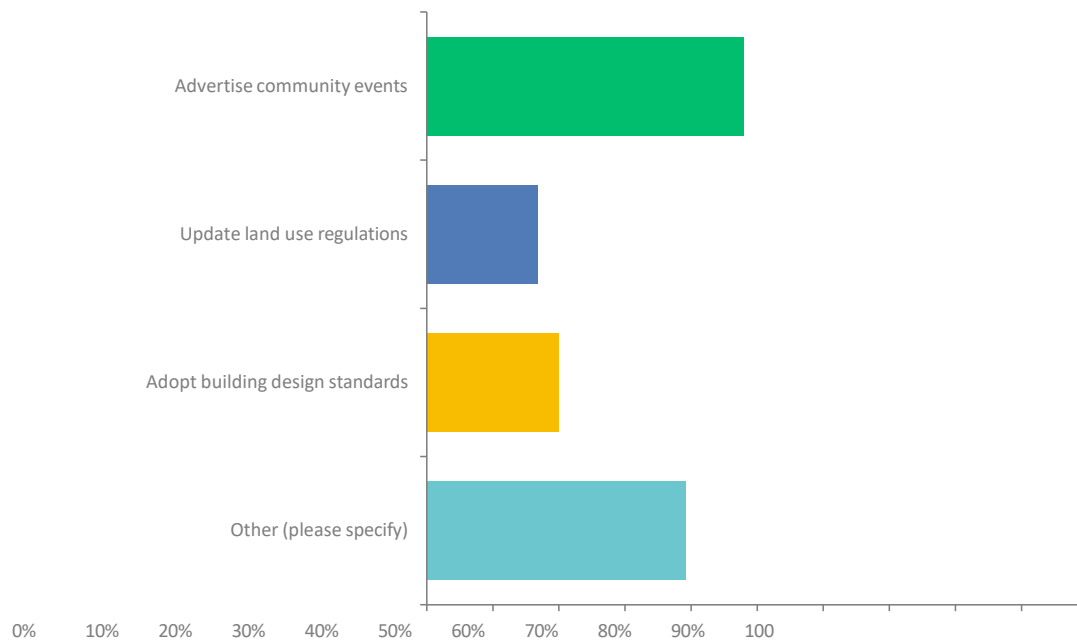
Question 8: Would you support the creation of a dedicated parks tax to help fund improvements and maintenance of our public parks and recreation facilities?

Answered: 136 Skipped: 10



Question 9: What would be the most important thing the Town could do to improve Downtown Stevensville?

Answered: 125 Skipped: 21



Question 9: “Other” Responses

Answered: 125 Skipped: 21

- Partner with business community to keep storefronts full.
- Lower water bills
- Better support or services.
- Retail businesses.
- Attract and support local businesses.
- Only for the immediate area of main street.
- Improve Town website.
- Protect historic buildings.
- Get a new Mayor
- Get the mayor to tuck his dirty tee shirt in when the governor is in town.
- Clear the snow/ice from Main Street parking areas. And especially from the drains!! It gets clogged and ice melt leaves giant puddles and floods the sidewalk.
- Loosen housing regulations to build more affordable housing.
- None of the above.
- Lower water bills
- Work with businesses to keep all buildings occupied, improve and rehab existing buildings as able.
- Live into those regulations instead of rolling over and playing to those seeking a variance e.g. Hoffmans old residence on Main Street. Main Street is not zoned residential and yet these people live in a house on Main St.
- Library needs updating.
- Update the library.
- Fix streets and sidewalks.
- Encourage business to keep spaces filled.
- Keep small businesses here versus big franchises. The Valley does a great job at this.
- Keep downtown, invite businesses, oriental restaurant.
- At this time, our town is dirty and unkept. No flowers, no banners on the light poles, the pot holes are terrible, trees need trimming etc. etc. I begin to wonder what all the employees are doing
- Keep development along the 93 corridor.
- Leave it alone.
- Close off main street during events so more people can attend
- A community billboard to promote events and activities
- Add parking
- and easier to read

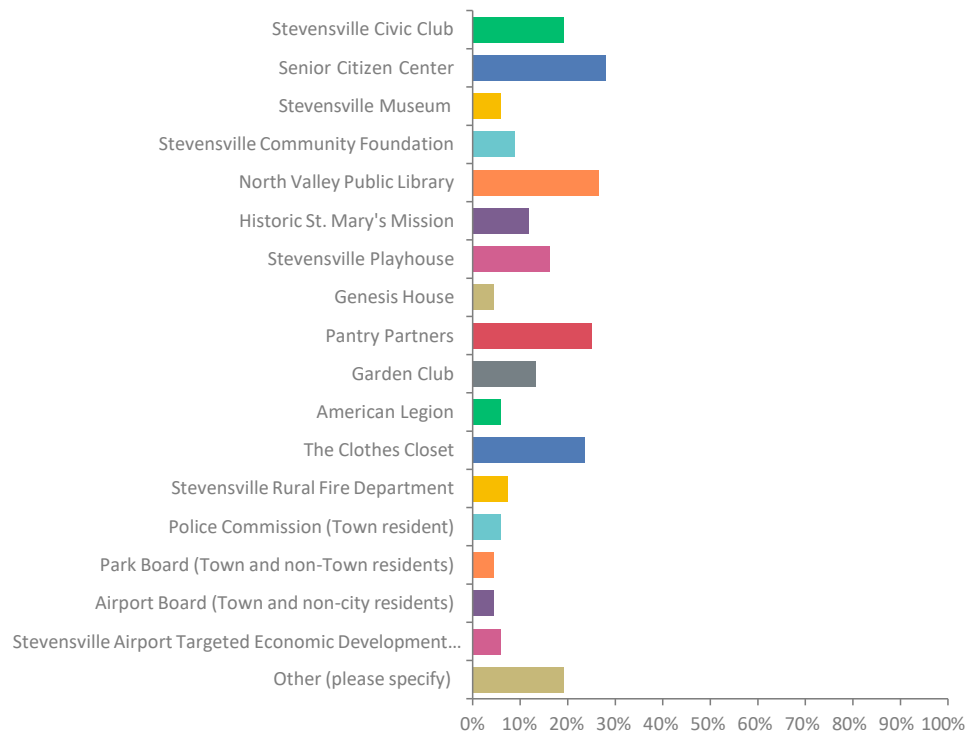
Question 9: “Other” Responses

Answered: 125 Skipped: 21

- Put in 4 way stop at Main Street and 5th. Patrol and enforce speed limit
- Leave alone
- clean up the store fronts
- Maintain character
- Bring more businesses in. Make our historic town a must visit place
- Hotel and conference center near the intersection of Cutoff Road and US93; RV dump station (fee-based) for public use
- Unsure
- Continue (as per Main St, assn) downtown beautification, and correct tree root - sidewalk situation.
- One, single collective town council or group
- Keep historic buildings accessible to public
- Add and improve sidewalks
- I don't know
- Add parking
- Allow people outside of city limits on the town council
- Active Committee
- Seasonal decor - scarecrow and Christmas lights are fabulous. The rest of the year? Blah
- Water and sewer pricing
- Add more businesses that are open a little later and on weekends. It kills business for the other businesses trying to do so.
- Implement or improve commercial and residential density laws (reduce density)
- Supporting our local business through incentives and alleviating costs
- Better business signage. I don't know what our regulations are, but the signage needs to be more attractive and easier to read

Question 10: Do you have an interest in volunteering for the Town, if so, which of the following volunteer opportunities interest you?

Answered: 68 Skipped: 78



Question 10: “Other” Responses

Answered: 68 Skipped: 78

- Already volunteer at two sites.
- Foster Care/ Children Home
- Food pantry and food bank
- A board to beautify downtown
- Would like to know more about the Genesis House
- I should but no thank you
- Wish I could volunteer - not physically able to
- General economic development committee
- Not sure at this point.
- Trying to get ahold of the contacts list, available online to volunteer is unbearable. Nobody answers or returned calls. So volunteering opportunities are limited
- Stevensville Fire Department
- Town council if it allowed “outsiders” hahaha
- If this is for the Town why does it say Stevensville Rural Fire Department? Where is the button for the City Fire Department?

Question 11: Please provide any other comments you have

Answered: 48 Skipped: 98

- New subdividing needs to be limited/scaled back until the water system leaks are removed. Pressure is already falling and expense is crippling to your existing customer base.
- The water bill is outrageous. Better management and less monthly cost. Hard for families.
- Love this town. Let's be conservative with growth.
- We need affordable housing for young families. Advertise community events on local news channels. No new taxes until we get the water rates adjusted to a more affordable level.
- Hire qualified personnel and use funds for their intended use.
- The Town must find a way to repair, improve and update the water system and not at the expense of property owners. So many people are on fixed incomes and cannot afford this costly endeavor. Grants? Federal/state assistance?
- I prefer slow controlled growth of the community to insure that infrastructure can keep pace with growth.
- I have live in Town for 26 years. What use to be a beautiful place has turned into a dump. You charge outrageous water bill like we live in some beautiful town. Properties are allow
- The water issue needs to be addressed. Adding more homes and apartments is the wrong thing to do.
- I used to be an active volunteer in town at the fire department, school and many others. After the way the town treated Mayor Dewey I am done. If you want to tear people down and complain about people trying to make a difference you can do it yourself.
- Open communication from the Town to residents.
- Look into a class action lawsuit over water pressure. California just burned to the ground with not ??? water pressure.
- Please keep in mind that we are a rural small town. Do what is possible to safeguard that.
- Get the mayor to tuck his dirty tee shirt in when the governor is in town.
- Parking in Downtown Stevi is a problem. Ice/snow should be cleared from parking areas (as mentioned above). Also, it is ridiculous that the police/fire took over an entire wall of parking spaces that are HARDLY EVER utilized - even during an emergency. (I park back there every single day so please don't try and claim they are used. They are NOT!) during an emergency, 1st responders could always park across the street in front of the houses. Even more insulting is when these parking spaces remain empty and the police cars are parked across the street in the shade. In the meantime employees and patrons are driving around trying to find a place to park 🙄
- It would be great to have more affordable housing in the area. (e.g. apartments) for gas station workers, grocery store clerks and small business workers. We need to establish a Level 3 EV charging station (that can be paid through the Infrastructure Investments and Jobs Act) so that Stevensville can be more energy independent.
- Water/sewer rates are high. From Town meeting a year ago on water rates, the City indicated a lot of leaking pipes. Water supply is getting scarcer with climate change. Must ensure we have adequate water supply for any future development.
- Improve town by making us a safe, walkable community with sidewalks. No sidewalks? Install speedbumps or stop signs in those residential neighborhoods. It isn't a matter of if someone will be hurt or killed while walking our streets its a matter of when.
- No new subdivisions.

Question 11: Please provide any other comments you have

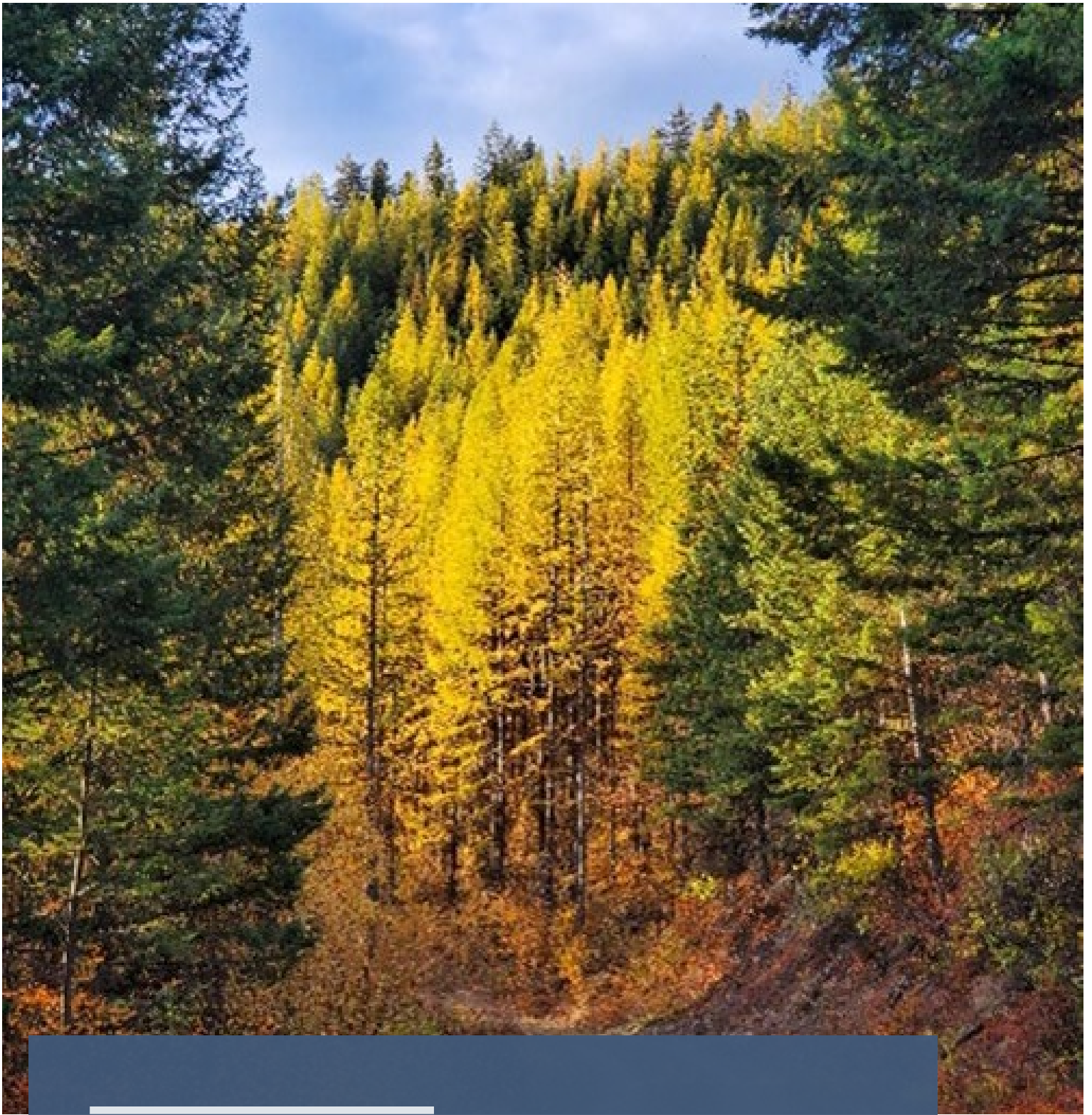
Answered: 48 Skipped: 98

- We love the Bitterroot. We moved from W Washington to get away from growth and crime. The series Yellowstone change things in a negative way. Real estate prices have become insane.
- We've been in the Stevi area for 30 years now. Great little small town America that has been lost in so many places. The best government is that governs the least.
- "Improvements can be good as long as the Town's culture is maintained I would get involved with a new pool complex."
- Protect the Town's integrity by trying to stay inside what the tax base can afford. Continue to repair and maintain the basics.
- Town council needs to be on the same page. Discussion during town-hall meetings have a lot of fancy language, which could be made into more plain language (Easier for town folk to understand).
- I believe that the city hall should be the heart of the town and it certainly isn't. It's secretive and they are extremely rude
- Get as many large parcels of land into the land trust, to keep housing development in town, and not in the open spaces.
- Downtown is embarrassing. Its rundown. The corner flower beds hold weeds not flowers. The beautiful seasonal banners that lined the streets seem to have vanished as did hanging pots...other towns have all of this. Stevensville looks lazy and uninterested in attracting visitors. The survey asks about business development. I found when you start a business here you're on your own. No one from the city welcomes you and explains things. There should at least be a welcome packet delivered by someone working for the town, without businesses a town dies.
- We all choose to live here because of the small town environment. You need to leave it alone and limit the growth or in a few years we will be Missoula!!!
- The town needs a down home restaurant where the final bill will not exceed \$45 for 2 meals for adults. Alcohol is not a necessary choice.
- Watering - People water 7 days a week at all time yet water bill says otherwise - so, what is it? (For years) Speeding tickets would produce income for speed bumps and or portable speed lights and not just for main street!
- You guys do a great job. All towns have their challenges. Thank you for all the work you do for our town. That includes, police, town workers, office workers, fire and especially the town council. Thank you!
- Mayor Bob Rocks!!!!
- Please stop the fighting and conflicts in our town government.
- Lower the water rates!
- Lack of city water/sewer along US93 in area surrounding the stoplight prevents development of a decent hotel and conference facility, which is one of the biggest roadblocks to tourism and economic development revenue. The Forge Best Western Premier along SH1 in Anaconda has been transformational. The same Montana-based investor group may be willing to look at Stevi if water/sewer services were available to the area along US93.
- I will keep my options open. That's all I'm saying at this point.
- water rates are outrages, need to be lowered, last increase was not necessary, town has plenty of money in reserves. we are one of the highest in the state,
- We will be facing a major water meter issue in near future. Our meters are running out of time regarding battery life and the amount of usage threshold.

Question 11: Please provide any other comments you have

Answered: 48 Skipped: 98

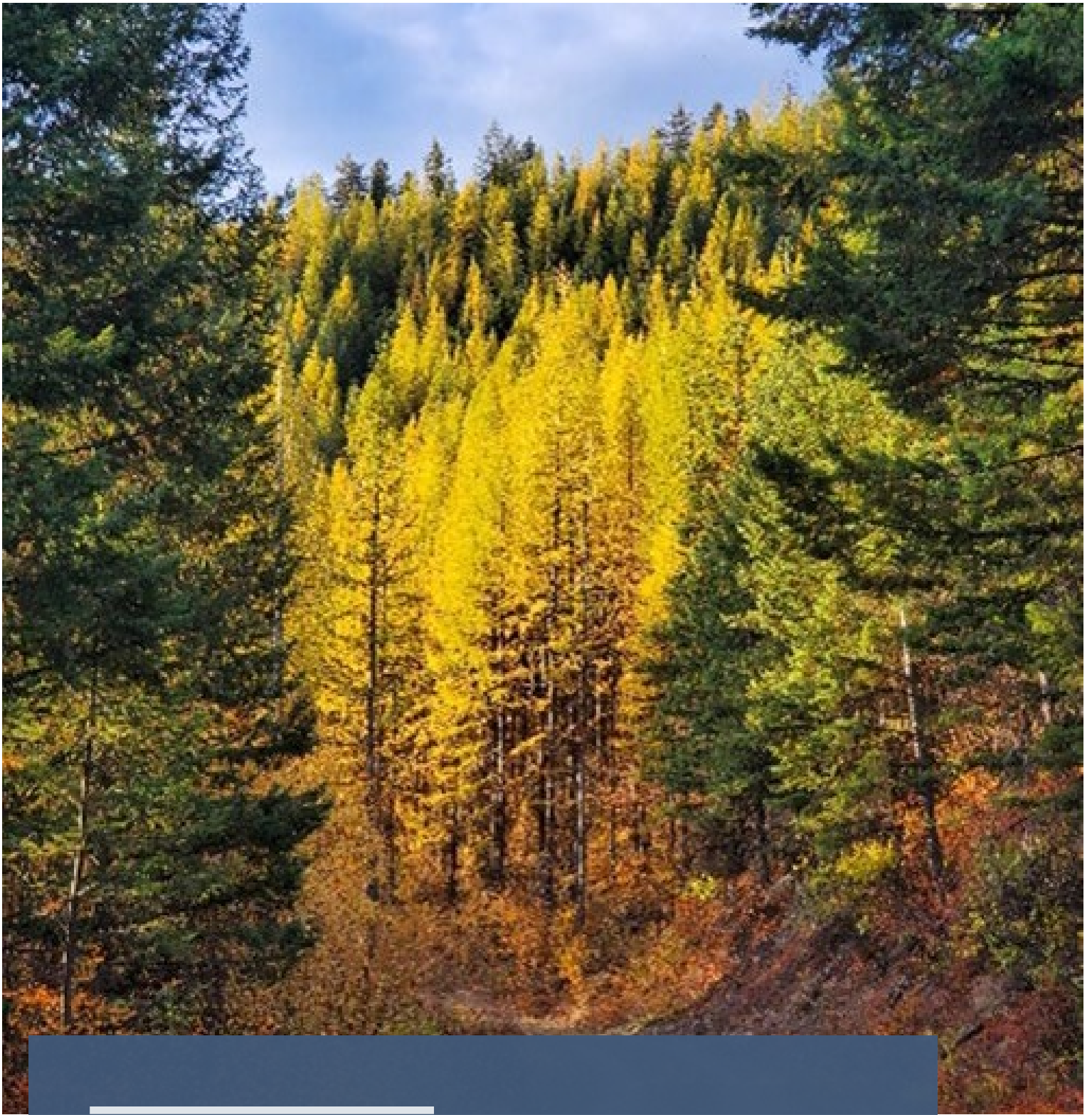
- An accident is waiting to happen with pedestrians/kids/bike and traffic on the south side of town past where the sidewalks stop. The narrow bridge by the Stihl dealer is so small for semis with round bales and trailers.
- Am concerned about the water/ sewer increases. I understand that there was a water/ sewer increase instituted about 12-15 years ago. I am at a loss about why that did not cover the upgrades to the systems and why the two recent increases were necessary. Perhaps the council should make these increases a ballot issue instead of just going forward with them. Mark Harris mharris487@gmail.com
- I volunteered to help build a larger pool but kept getting shut down bc a pool already exists. I know a lot of work went into the original pool, but I have not given up hope for a possibility of a year round outdoor option!
- "There should seriously be a firework ordinance. Our neighbors light an obscene amount of fireworks. We have to leave town with our dogs while our adult kids stay home to make sure our house doesn't burn down. One neighbor brings around flyers the day of..."
- No new taxes
- It would be great to see animal control in the Bitterroot and sidewalk maintenance.
- I sold my house to move into town! Guess what? There is no where to go. We are stuck in an apartment because the houses are tear downs or in-between. inbetween. We are forced to find another town.
- The town serves more than just the residents in the geographical limits. It would be great to see a seat on town council for those residing outside the limits.
- For what we pay in water bills the water system is a joke. Gravel is washing away down my street due to insufficient sewer drainage points. Getting around town is very hard with a stroller/walker due to inconsistent sidewalks. Walking in the street is often a must.
- Looks good



Appendix C

Appendix C: List of Sources

- Town of Stevensville
- Federal Emergency Management Agency
- Creamery Picnic
- Harvest Valley Farmers Market
- Stevensville High School
- Headwater Economics
- Montana Department of Administration
- Montana Department of Commerce
- Montana Department of Environmental Quality
- Montana Department of Natural Resources and Conservation
- Montana Department of Revenue
- Montana Department of Transportation
- Montana Labor Market Information
- MontanaPictures.net
- Montana State Library
- National Archives
- National Register of Historic Places
- NOAA Regional Climate Centers, AgACIS
- On the Map (Census.gov)
- Ravalli County
- United States Census Bureau's Longitudinal-Employer Household Dynamics
- United States Department of Agriculture
- United States Geological Survey



Appendix D

Appendix D: Acronyms

CEIC – Census and Economic Information Center
CDBG – Community Development Block Grant
CIP – Capital Improvements Plan
DOR – Department of Revenue
EDA – Economic Development Administration
EMR – Emergency Medical Responder
EMS – Emergency Medical Services
EMT – Emergency Medical Technician
FEMA – Federal Emergency Management Agency
FWP – Fish, Wildlife, and Parks
GIS – Geographic Information Systems
LLC – Limited Liability Company
MCEP – Montana Coal Endowment Program
MDEQ – Montana Department of Environmental Quality
MDOC – Montana Department of Commerce
MDT – Montana Department of Transportation
MOU – Memorandum of Understanding
PASER – Pavement Surface Evaluation and Rating
PER – Preliminary Engineering Report
RV – Recreational Vehicles
SHPO – State Historic Preservation Office
SRF – State Revolving Fund
USDA – United States Department of Agriculture
USGS – United States Geological Survey
WIC – Women, Infants, and Children
WTP – Water Treatment Plant
WUI – Wildland Urban Interface
WWTP – Wastewater Treatment Plant

File Attachments for Item:

c. Approval of Meeting Minutes for 10/08/2025

Stevensville Planning and Zoning Board Meeting Minutes
for WEDNESDAY, OCTOBER 08, 2025, 5:00 PM 206 Buck Street, Town
Hall

1. Call to Order and Roll Call

Tamara Ross called the meeting to order, John Anderson, Tamara Ross, Dwayne Gibson, Angela Lyons (virtual).

2. Discussion on the Following Items

a. Discussion: Growth Policy Draft: Questions, Additions or Removals

Tamara Ross: I know that Jenelle is asking us to take on visiting with agencies to come to the open house.

Dwayne Gibson: I can go out to the community center.

Tamara Ross: I am trying to get a hold of the airport today and left them a message, and also the Senior Center.

John Anderson: I can talk to the president she is my neighbor.

Jenelle Berthoud: I will take on the school and let them know of the open house.

Angela Lyons: I am happy to talk to anyone.

Dwayne Gibson: I will do Anytime Fitness.

Kevin Angland: I will say any place.

John Anderson: I can do Farmers Bank.

Jenelle Berthoud: I have some open house posters here at town hall so come by anytime. Angela do you want to do Bitterroot Health.

Angela Lyons: did some say something else.

Jenelle Berthoud: Providence and Community.

Kevin Angland: keep in mind, anywhere where someone is standing in line and can just look at a flyer.

Angela Lyons: Super One and Burnt Fork Market.

John Anderson: Stockman's and Farmers.

Angela Lyons: I will do the laundry mat.

Tamara Ross: I know that Kevin is still looking for photos and if you do, take a picture and send it off to Kevin.

Kevin Angland: pictures of the Police Department, the document needs to have more from you guys in it when it comes to pictures.

John Anderson: Barber shop at the junction.

Tamara Ross: Discovery Fitness.

Jenelle Berthoud: Kevin as a town we do not have social media for multiple reasons, it is not something that has ever gone well, and with everything going on with the town I am grateful that we do not have that platform. We are still good correct that anyone that wants to share this open house on their own personal social media that is okay.

Kevin Angland: if they want to take a picture of the flyer and try to get people to come, as long as it is out there that is about all that you can do. Anyway, that you can get it out is great.

Jenelle Berthoud: it is on the towns water bill, so it did go in there. Everyone has received it this week, it was free and Andrena got it out for us, thanks to her. It is on the towns website, and I will send out the link for the poster to all of you.

Tamara Ross: is it pretty dangerous Kevin/Team to put the draft online on our P&Z website.

Jenelle Berthoud: I just get really nervous that it is going to get picked apart and pieces of it get shared when you guys are not ready for it to be out there yet.

Dwayne Gibson: we don't want to come out having to defend everything.

Tamara Ross: I am just optimistic that when Missoula did theirs everyone was pretty fare. I understand that is different here.

Jenelle Berthoud: there is a mayoral race going on right now and I would like to keep things happy and this open house great, you have all done such a good job and you have all been so amazing.

John Anderson: there is a lot of negativity out there with the water bills, lets leave that until another time.

Kevin Angland: keep in mind that at the open house you want that to be the first time that the public sees the draft. Letting the community know that you have been working hard on this.

b. Update: Open House is 10/22/2025 6-7:30 at Town Hall

Tamara Ross: I know that we have already talked about this, everyone still good on coming. I believe that Kevin will be solo, I do not believe that Dani and Jerry will be attending. Kevin can you please remind us what you are brining.

Kevin Angland: this is an example of some of the poster boards that we have made before. We need to have our goals and objectives, keep it basic, action items and then feedback. Feedback is easy, green stickers if you like it and red stickers if you do not. Then there are sticky notes to make comments. 6 posters for that, 2-3 maps. A large one to show your town limits. Give comments on annexation, residential, commercial areas. You guys can use that as a future land use map. Will print out a few copies of the draft. I have about a three-day lead time for printing.

Tamara Ross: I like that the objectives are on boards.

Kevin Angland: we might want to do a comment box. Letting them be totally anonymous.

Jenelle Berthoud: I think that is a good job, I have no problem with gentle reminders on why we are at the open house and that the next night is our town council meeting.

Tamara Ross: I have been reaching out about the open house. I did not have anything specific.

Angela Lyons: are the posters done?

Jenelle Berthoud: yes, I will share the link with everyone.

Kevin Angland: does anyone have any comments on the draft. Tamara went through one of the sample ones and brought up some things. Maybe we can just go through ours and see what you think. Almost every single goal has at least 2-3 objectives with them.

The board went through the following areas and commented as needed.

Economic: objectives on improving the appearance or do you want to reword it. We could add maintain and improve. (board approved)

Historic store fronts, are there any empty ones. (comments on that they are all currently full and that there is nothing on the radar).

Angela Lyons: how is the town going to restore downtown when that is more of a private action.

Kevin Angland: that is more of an action, that the town and private owners could look for grants for rehabilitation. The way that I think about it is when we have buy in from the community on the goals and objectives then we will turn to the actions.

Market Business Opportunities in the downtown: general, that may lead to a marketing campaign. We will be identifying other responsibilities and that maybe the town works with stakeholders.

Jenelle Berthoud: I feel like, our TIFT/TEDD district that lies out by the Antique Mall and Montana Fabworks, I feel like that is an area that the town can be involved in, we have \$300,000 that sits in that district is a business does want to come in, and the town can help support pieces of that. When Montana Fabworks first came in the town limits we where the pass through for a grant.

Tamara Ross: we do not have a TIFT district on Main Street?

Jenelle Berthoud: I do not know why. I am not sure; we did get to use some of the money when they took out the railroad tracks because it borders/and is in the district.

Tamara Ross: is the town interested in introducing a TIFT district for downtown?

Jenelle Berthoud: good question I just don't know. There are a few things that have expired with new legislature.

Kevin Angland: maybe we reword this one.

Current business development: history, pretty general one.

Tamara Ross: like not having a McDonalds on Main Street.

Jenelle Berthoud: our zoning regulations keep from that happening on Main Street.

Kevin Angland: E2: you want to add this. Identify gaps in local economy. Invest in renewable resources. We can look at these as action items.

Market the town as a destination: you can look at this as tourism.

Tamara Ross: I think that making sure that Creamery Picnic and Scarecrow are still happening as local events.

Kevin Angland: we can make sure we rewrite that to keep local events going. What is the sentiment to tourism in town?

Angela Lyons: I don't think that it is a really big issue, and I would think that the business appreciate that during the summer. It is nice to bring in a lot of people from Missoula and Hamilton for events.

Kevin Angland: we could look at that going into local services. As long as the context is right. Identify spending habits of tourists.

Maintain Historic Downtown: pretty simple one. Exploring a TIFT district has been added.

Angela Lyons: I would prefer to consolidate instead of being super wordy.

Kevin Angland: I can already see that four of these can be made into one.

Housing: this is going to be a big one, looking at everything, mixed use areas. Look at barriers to new housing being built. Live work units?

Tamara Ross: I would say strike that.

Jenelle Berthoud: in our commercial area you can live on the second floor. There have been a few times and some questions around taking a commercial zone into a residential zone.

Kevin Angland: I have deleted that. Supporting additional housing needs. I think that is a big one after having our discussion with HDR and infrastructure. Filling the open areas in town before expanding outside of town limits.

Jenelle Berthoud: we are right now sitting on Twin Creeks Phase 2 and that will have around 30 homes, and they will do about 4 a year it sounds like. The other one is Burnt Fork Estates has seven phases in total R-1 and R-2. They are on hold due to being outside the place of use for water rights. And that will be about 280 dwellings. Pine Street will have about 40 town homes if that goes through DEQ. There is a lot of growth coming but some huge hurdles.

Mayor Michalson: for us to expand our water capacity would have to expand, it is right at maxed amount after Twin Creeks, BFE and Pine Street.

Kevin Angland: I do have a lot of information in the infrastructure area of the growth policy. I say we leave it in. (everyone agreed)

Decay: buildings.

Mayor Michalson: I am the one that takes that on, town code and zoning administrator roles.

Tamara Ross: I was just not sure if you needed a fee schedule for something like that.

Jenelle Berthoud: the fees are set by the citation.

Kevin Angland: do we want to move that one out of housing and into land use.

Tamara Ross: Land Use makes sense.

Mayor Michalson: the state has taken a lot away from the planning and zoning role and put it on the mayor.

Affordable Housing: tenant voucher programs. I think we should cut that out.

Jenelle Berthoud/Mayor Michalson: the town would not deal with that.

Kevin Angland: work affordable, can stir up mixed comments do we want to call it work force.

Tamara Ross: does the state have a definition of work affordable? Or the town in their regulations.

Jenelle Berthoud: when you guys say affordable housing, the first thing that pops into my mind is low income. Three areas, 11th Street, Charlos Street, Box Bird. That is a lot for this little town, a lot comes with this for law enforcement and fire department needs. I think that it is great but there are times when it is draining on the towns resources.

John Anderson: sometimes it affects the whole neighborhood with property values.

Dwayne Gibson: if you called it work force to me it has a better ring to it, it tells me that people are trying to work here and find a place to live.

Kevin Angland: that comes up a lot, for teachers and medical staff. Pretty general objectives in here and I think that we can all three into one.

Land Use: we did discuss in the last meeting. new development should compliment the surrounding areas, pretty common. Enforcing land use regulations, land use map will be part of this. Holding developers accountable for paying for new construction.

Jenelle Berthoud: it is something that really needs to be addressed, currently the only thing that we charge for is IAF for water and sewer.

Mayor Michalson: we looked at it about a year ago, it is about a year long process, form a committee they have to do a study and then bring that back to the council.

Jenelle Berthoud: good goal for our growth policy. City of Hamilton also has water, sewer, streets, sidewalks, fire and police. We need to do that.

Kevin Angland: doing a feasibility study and showing this in the growth policy is good for grants.

Land Use: develop what you have before you expand.

Angela Lyons: if you annex, it increases your tax base. We are talking about developing the lot, will it be revaluated for a higher tax base.

Jenelle Berthoud/Mayor Michalson/Dwayne Gibson: yes, it would be reassessed.

Kevin Angland: even a dilapidated structure would increase the tax base.

New developments with minimal hazards: for you guys, floodplain. Can you think of any other hazards?

Tamara Ross: wildlife corridors.

Jenelle Berthoud: wildlife corridors were a big thing when Burnt Fork Estates was being approved.

Tamara Ross: maybe just toss in wildlife and wildlife habitat in there. It will support future subdivision, an action item.

Kevin Angland:

Improving Commercial Structures: utilize resources for development. MT Commerce website, ways to look at underutilized properties.

Future Residential Subdivisions: how the town should be developed. I think that we can reduce some of these and consolidate into one, it will be good for the town, if there is not capacity then we can say why.

Increase density of Housing where Needed: I think we have discussed this one enough.

Local Services: hospitals, rollover from a lot of other communities, I am sure that you have seen it, it is hard to retain hospital staff. If it is not a problem we can take it out.

Jenelle Berthoud: for me it is a hard one, I have had 5 or 6 different doctors at Providence in the past 15 years. Either the pay is not good enough or they cannot find a place to live.

Mayor Michalson: it is kind of like the police force, the pay is low, and they cannot find a place to rent.

Jenelle Berthoud: just down the street from our deputy clerk they are renting for \$1800.00 per month. However you can word that, I think that it is needed. It is just not our doctors, it is also our teachers that live in Missoula, shop in Missoula and teach in Stevensville.

Dwayne Gibson: my daughter said that there are some teachers at Stevensville that have gotten better offers in Hamilton and there is more available space down there. Anything that we can do to keep them here would be good.

Mayor Michalson: we just hired a new officer at \$26.00 per hour for the new budget and Hamilton just raised theirs again.

Kevin Angland: that was a great discussion, and I am going to reword this to include all besides doctors; teachers, fire, police. I will then reword some of the objectives of the others. What is the grocery services like? Are there any issues with food insecurities.

Jenelle Berthoud: I think that our food bank has added another day per week, and I think that our grocery stores are really good at having everything, example is that at the market you can purchase a pre-thanksgiving bag to be given away.

Dwayne Gibson: I use Super One, I have never not been able to find something.

Kevin Angland: it is hunting season, and Fish Wildlife and Parks has a donation program where you can take your game to a local processing plant for donation.

Jenelle Berthoud: Hamilton Pac does it for the food banks.

Kevin Angland: that may just become an action item.

High Quality Schools: same as the hospitals, retaining staff, having housing. Any other ideas for schools.

Dwayne Gibson: housing is the big one.

Mayor Michalson: teacher housing, Park Project.

Jenelle Berthoud: there is another development coming in on Park Ave. he is putting in 16 units and giving a teacher preference.

Kevin Angland:

Assist the school district.

Tamara Ross: strike it.

Kevin Angland:

Making sure that Residents have law enforcement and fire: adequate personnel. This next one was a carryover, providing someone to uphold town code enforcement and having a justice of the peace.

Mayor Michalson: we do have a judge.

Jenelle Berthoud: she does review any and all town code violations.

Kevin Angland:

Improve Emergency Response Times: that is pretty general, that may have to have some questions around this, I think that it is going to be personnel. Youth court. Do we have that in Stevensville.

Jenelle Berthoud: that is held in Hamilton, youth court is not through the town.

Kevin Angland: we may want to cut out the rec-center part of this one.

Jenelle Berthoud: the walking path that connects downtown up to the "Y" is not owned by the town, it is owned and maintained by MDT and the county.

Angela Lyons: so, we are not responsible for fixing the bridge.

Mayor Michalson: no, it is not ours. There is also going to be some solar lighting being put in by Jim Edwards.

Kevin Angland: I will put in, collaborating with MDT and the County. Needs and priorities.

Angela Lyons: is the pool in there?

Tamara Ross: all facilities, that could include restrooms, pool, benches.

Kevin Angland: provide additional assisted living services for seniors. Do you have existing facilities?

Dwayne Gibson: they have a waiting list.

Kevin Angland: should we add a narrative about the shortage of senior living.

Jenelle Berthoud: they took a survey poster over there, when I take an open house poster over I will see if I can meet with them and ask what is working well or their challenges.

Kevin Angland:

This next topic could lead to funding. If you want me to go through the infrastructure one, there is a lot, but you have all pretty much gone through it.

Natural and Cultural Resources: we have balanced growth for Stevensville, this is based on the survey, this was one of the top reasons that people wanted to live in Stevi. Any comments of discussion on any of these? Additional opportunities for river corridor.

Jenelle Berthoud: we kind of already have that going on, what is ours, River Park, to get to River Park you access through FWP, and they are right now working on putting in a campground and making the area that everyone goes to park and drop off their rafts and fish a little bit more accessible. I think that we already have some collaboration with them and it looks nice as you drive back to our River Park, ties things in for us.

Tamara Ross: I meant to send you the article that links that all together Kevin.

Kevin Angland: do we just reword this, or we can just cut out objective A.

Tamara Ross: how about continued communication between the properties. Agencies.

Kevin Angland: improving trails and fishing areas, just making sure that we are not stepping on FWP.

Sustain Community Events: I think that we already discussed that in the beginning, it looks good.

Sustain Open Space: we might want to reword that; there is not much open space in Stevensville.

Jenelle Berthoud: Lewis & Clark Park is our largest, half of our park is open space as in half of it is open field, would that count as open space?

John Anderson: I would think so.

Kevin Angland: are there any conversation needs in there? How about the maintaining of open space.

Mayor Michalson: maintaining within the parks.

Kevin Angland:

Maintain a Funding Source for Park and Trail Maintenance: that will really tie into some funding sources to help with the parks maintenance and operations.

Pool: I know that pools are really expensive and can be draining on a town.

Mayor Michalson: would this be a good time to put in a special park district?

Kevin Angland: that could become an action item, special improvement district for the parks.

Jenelle Berthoud: right now, we lose \$23,000-\$26,000 per year.

Mayor Michalson: between \$20,000-\$30,000 per year on the swimming pool.

Kevin Angland: that is pretty common with many towns, a bill was created last year to provide funding for pools, it failed.

Human and Wildlife Conduct: this seems to be a problem, support for pets in the parks facilities.

Urban Wildlife: is there or has there ever been a plan for urban wildlife problems.

Kevin Angland: is there a deer problem?

Mayor Michalson: we have deer in town, eating the left-over apples. But not a problem like Missoula or other towns.

Tamara Ross: I think that you can strike it.

Kevin Angland: what about bears.

Mayor Michalson: no.

Natural Hazards: cooperate with the county, creating defensible space for fires, and green infrastructure. I think that we talked about in previous meetings about trees, they are town owned and you can have some of that by ordinance. Do you have a relationship with the county Emergency System. Hazard Mitigation Plan.

Jenelle Berthoud: yes we do.

Mayor Michalson: are we going to highlight the subdivision regulations in this growth policy.

Kevin Angland: when was that?

Mayor Michalson: 2022, Gibson started it.

Angela Lyons: I will double-check that for you.

Kevin Angland: I just wanted to make sure that we went over all of this tonight so I can get it ready for the open house.

3. Public Comment

None

4. Adjournment

Tamara Ross: I move to adjourn this meeting.

ALL: aye.

File Attachments for Item:

d. Approval of Meeting Minutes for 11/12/2025

Stevensville Planning and Zoning Board Meeting Minutes for WEDNESDAY, NOVEMBER 12, 2025, 5:00 PM 206 Buck Street, Town Hall

1. Call to Order and Roll Call

Tamara Ross called the meeting to order. Angela Lyons, John Anderson, Tamara Ross, Dwayne Gibson, Councilmember Barker were all present. Kevin Angland and Dani Arps were present via TEAMS.

2. Discussion on the Following Items

a. Approval of Meeting Minutes for 08/13/2025

Tamara Ross: introduced meeting minutes of 08/13/2025. I make a motion to approve.

Dwayne Gibson: 2nd.

Tamara Ross: vote, all in favor.

All Board Members: aye.

b. Approval of Meeting Minutes for 09/10/2025

Tamara Ross: introduced the meeting minutes for 09/10/2025. I make a motion to approve.

Angela Lyons: 2nd.

Tamara Ross: vote, all in favor.

All Board Members: aye.

Councilmember Barker: abstain I was not present at the meeting.

c. Discussion: Growth Policy Draft: Questions, Additions or Removals

Tamara Ross: introduced the discussion of the growth policy. Have Kevin and Dani online.

Jenelle Berthoud: I wonder if it is okay with the board that I make a quick comment. Want to bring everyone up to speed and the mayoral race is now been determined as complete and Bob Michalson will be done on December 31. And Jim Crews will be taking on mayor January 1st. Dani sent me an email last week I really wanted the mayor to weigh in on prepping the next mayor. This is not going to happen and will fall on myself or Dani and Kevin. You have all worked so hard on this growth policy and I want to see it move forward and be stalled. This

is the best P&Z Board that I have ever sat in front of. Dani and Kevin have you seen this before and how we should move forward.

Angela Lyons: how are we going to accomplish this.

Kevin Angland: we still have a few things to button up on the action items; we will discuss tonight. We will then move towards a public hearing and then provide a recommendation to the city council and then it falls into the hands of town council. The changing of the guards is happening in about four other communities. We are really close, you have done a very good job, and everything has gone to plan.

Dani Arps: who is on the city council?

Jenelle Berthoud: Stacie will be done, Melissa Bailey taking her place. Wallace Smith still on. One seat has an expired term and will need to be filled and possibly one more after the new year.

Councilmember Barker: who will be on the boards will have to come to the council.

Jenelle Berthoud: yes, a new member for the P&Z Board.

Dani Arps: I think the most important message that I can give is the bulk of this document is what the community has stated. There is a plan, a vision and you had some much public outreach. I am wondering if in the next two weeks you try to get on the call and make sure that you have read through the document. There is still time to make minor changes, I would recommend that they do not wait until they are on the council or going to be on the board. this contract is between Commerce and Great West and the town of Stevensville is not on the contract. They are not obligated, but it may help you. I do not want to put extra work on you Jenelle, but I would like to see those people be proactive, I would recommend if anyone is asking what they should be doing, they need to be reading the plan and coming to the meetings in December.

Kevin Angland: how are you feeling about where we are at with the draft.

Councilmember Baker: I was impressed on the number of people that showed to the open house the feedback.

Kevin Angland: that is a great segway into whether or not changes need to be made to our goals and objectives. You guys have a chance to look through the feedback and formulate. We can just walk through and summarize.

(Kevin summarized the charts and questions that were asked at the open house).

Kevin Angland: Short Term Rentals: there may need to be some more background on this by the town to see how many of them there are in town.

Jenelle Berthoud: when I go to do the business licenses in December the deputy clerk is going to help me go through water bills to determine those that are being run as short term rentals.

Dani Arps: Jenelle I wonder if there is a way on the bill that you can ask whether it is a primary, a rental. It would give you a starting point.

Angela Lyons: just to be clear, when we talk about a short-term rental we are talking about and Air B&B thing.

Dani Arps: typically, less than thirty days.

Angela Lyons: if it was not an Air B&B is it a long term. What if it is under 30 days.

Dani Arps: it is an Air B&B. You can just google in your area and get an idea of how many there are.

Kevin Angland: I am going to put that into an action item, get more information.

Economy: for the goals and objectives we got pretty good feedback. (went through all of the responses on the economic board).

Tamara Ross: it is interesting on why people are coming here.

Dani Arps: it can be more than what people are here to shop for, why are they moving here.

Angela Lyons: I think that it needs a little clarification.

Councilmember Barker: yes, clarification.

Angela Lyons: just what you said, identify the local economy.

Kevin Angland: identify the current markets in local economy.

Dani Arps: make up of local economy.

Dwayne Gibson: I don't think that everybody wants to disclose what they are spending their money on.

Councilmember Barker: I can see the influx during the summer of tourist, and Stevensville is kind of the family spot.

Angela Lyons: what would we do with that information anyways.

Jenelle Berthoud: how is the town going to benefit knowing what everyone spends their money on.

Kevin Anglad: it could be good but also could just take it out at this point. Most of the feedback on the goals was not written. Everything else in the economic section was well perceived.

Housing: I know there were some red marks. The first one, a lot of people did not agree with mixed use development.

Jenelle Berthoud: by the people that came that night are people that stay pretty informed about what is going on in town, and I feel that they answered that way because they do know concerns around water and sewer. That is my opinion.

Councilmember Barker: I totally agree, growth is a big thing right now and we are at a stand still with this issues and not having those services to offer we can't offer them out.

Angela Lyons: just like main street is mixed use, commercial on the main floor apartments on the second floor. I think a lot of people do not understand mixed use. Personally, I prefer apartments in town instead of out of town in the farmland areas.

John Anderson: multifamily situations use more water, sewer problems faster than a single-family unit. With the issue that we have now it is not really something in our favor, we are going to put ourselves in debt.

Kevin Anglad: is there a way that you would like to write that for the future.

Angela Lyons: somewhere along the lines about increasing our tax base.

Jenelle Berthoud: Aspect Engineering is working on our water rights they asked me to provide to them inside and outside our place of use how many hookups have been promised or are complete. I broke that down into all of the projects, I will send that to you. Within that, there are 32 lots in Burnt Fork Estates that are in a R-2 zone. Those lots could actually triple that really changed the number of hookups and gets us closer to being at capacity.

Kevin Anglad: sounds like we need to have something in there about reviewing proposed developments as they come in for zoning and being able to fit in with the proposed plan for water and sewer. Last bit on housing, low- and moderate-income housing, got a lot of negative responses, I think that it is because of the wording.

Councilmember Barker: I think that it needs to be reworded.

Jenelle Berthoud: what about workforce housing.

Dani Arps: yes, workforce housing. A way better term for the same thing, sounds like families.

Angela Lyons: shouldn't the town be responsible for that, why does the town need to be responsible for this. I just question it as one of our objectives at all.

Kevin Angland: Dani you might be able to talk about this from the state side. There are some grants when you need the town to carry the grant.

Dani Arps: a lot of different types of grants require the fiscal agent can not be a person. It would need to be unit of local government. I think that you could change the wording a bit and maybe identify parcels or areas that would benefit.

Angela Lyons: how about instead of identifying what about assisting developers with it.

Kevin Angland: should we remove the word developer maybe change that to non-profits.

Jenelle Berthoud: I think that would make more sense. When you see the email info when I send it to you, you will see that the developments that are scheduled to come in do not have low-income housing attached. None of the up-and-coming projects have low-income housing, but that is not to say that they would not sell a lot to Habitat for Humanity and build a house like they did at Twin Creeks.

Councilmember Barker: I know that there were discussions at one time about having smaller home projects. I think that someone will look more at a Habitat Humanity type of thing.

Kevin Angland:

Land Use: implementation of infrastructure costs like for sidewalks. I think that was not completely understood.

Dani Arps: it does sound like the cost is not going to the public it is going to the developer.

Jenelle Berthoud: if you look at the new development in Twin Creeks, you can see what the developer had to do. Streets, gutters, sidewalks.

Kevin Angland: I will just totally reword that one.

Increase housing/density. Do we want to work that one or just ax it. we will talk about it in housing as well.

Angela Lyons: does that mean to infill, like empty lots in town.

Kevin Angland: it could mean that, or it could be expansion.

Dani Arps: how about rewording it and put it into land use 4.

Kevin Angland: Dani if you would send that wording over to me.

Local Services: pretty darn good. Identify practical and additional assisted living services.

Dani Arps: is that assisted living or senior living. You want there to be options.

Tamara Ross: there is a waiting list.

Angela Lyons: I would strike it, way to specific.

Councilmember Barker: I would also say way to specific. I think that we should strike that.

ALL: strike it.

Kevin Angland:

Infrastructure of Public Facilities: participate with renewable energy resources with Northwestern Energy. They are not well liked at this time.

Councilmember Barker: we have other resources, but I think right now it is a hot topic.

Jenelle Berthoud: there has been a huge increase in solar installs over the past two years. That is the most interaction that I have had with Northwestern Energy on a positive note, where they write an email making sure that the solar install has been approved by our building inspector so that they can hook up on their end.

Dani Arps: how about support homeowners seeking alternative energy resources. As long as the town is not saying you can't have alternative energy resources. The good thing about it is if you are on Northwestern Energy power grid you generate more than you use you can store it back in the bank for future use.

Kevin Angland: we will reword that and make sure that Northwestern Energy is off of it. We will change that.

Install Traffic Control Devices: on residential streets or where it is necessary. We had one negative feedback on that one.

Jenelle Berthoud: I think that was the public works supervisor that did that, he is against speed bumps around town because of the problems when they have to plow the streets. In either 2022 or 2023, they wanted to slow the traffic down on College Street, the neighbors came and wanted speed bumps, and the public works came and said that then you will not get your street plowed, it just does not work with our plows. There are two solar speed signs in town one is on College Street, excuse me there are three, one by the school, and on 2nd Street.

Councilmember Barker: I don't think that anyone follows them at all.

Tamara Ross: I was thinking light actuated, like from MDT help to slow down traffic. Maybe the school needs more things, like striping.

Kevin Angland: as necessary, it does provide you the opportunity incase there is any funding. At least identify.

Angela Lyons: since it is for the growth policy and in the future we may need it.

Kevin Angland: areas that are growing is a good idea to mention.

Jenelle Berthoud: like Tam said, striping. When Railroad street was redone, they did a great job with painting the word SLOW in front of a high traffic spot. I think in a growth policy it is important.

Dani Arps: solar speed signs are a great idea. You can benefit from that being in the growth policy.

Kevin Angland: education on other types of speed reducing measures.

John Anderson: I would think that traffic lights would be the economical way to go, as technology advances it takes a picture of you and your speed and sends you the ticket.

Councilmember Barker: speed study, look how long it took to get it done, tomorrow night's meeting we will talk about it. It is on the agenda tomorrow night and is in the packet for review.

Kevin Angland: I will put together a narrative and an action item. I would like to see that speed study.

Jenelle Berthoud: I will send that to you.

Kevin Angland: greener resources, trees, green spaces.

Councilmember Barker: how it read to me was simple and to others it may have meant that we were taking away green spaces.

Jenelle Berthoud: that citizen that made that comment does not like the idea that they the citizen has to be responsible for the sidewalks or the trees in the boulevard even though it says it in town ordinance that it is the homeowners responsibility to maintain.

Kevin Angland: lets rework the wording.

Dani Arps: maybe the action item is education around town codes. Educate residence on town code and what does it mean to them.

Tamara Ross: is that subdivision or zoning regulations?

Jenelle Berthoud: zoning regulations.

Tamara Ross: would you issue a permit or does it have conditions.

Angela Lyons: maybe put it in with shoveling of sidewalks is your responsibility.

Jenelle Berthoud: good idea.

Angela Lyons: it is their responsibility to shovel the sidewalks.

Jenelle Berthoud: that was something that Bob was going to work on if he was still going to be here, having mini workshops for citizens. Having the deputy clerk show you how to set up your email to receive your water bill. Maybe if those mini training sessions could be in the growth policy to see if it can still move forward.

Kevin Angland: that might be a great way to carve out a space on the website to set this up.

Dani Arps: do you have frequently asked questions section or an area to give out information.

Angela Lyons: on Moving Stevensville Forward many people were asking about whether the town picks up leaves or not, and many people provided information back.

Kevin Angland: Stacie you would like to see some rewording in the objection or the action.

Councilmember Barker: I think in the objection part of it. if you find something between the action or the objective let us know.

Kevin Angland: anything else for infrastructure before we move on.

Natural and Cultural Resources: pretty good, apparently some negative marks for identifying wildlife corridors. Especially as the town grows it can be important. If can be things like fencing, bear safe containers.

Jenelle Berthoud: maybe you have other towns that have done this, a couple of years back we had Bitterroot Disposal come and speak about having bear safe containers and that you can trade up to that if need be. Maybe there is some way to put in an education item for the action.

John Anderson: having more special hunts would be a good idea, when I was a kid we did not see the wildlife in the towns.

Kevin Angland: that is an easy action item that we can work in FWP.

Jenelle Berthoud: the last two subdivisions had to prove that and provide their wildlife study to the town as one of their conditions on the check-off sheet.

Kevin Angland: green infrastructure, a lot of red marks. What we were meaning was landscaping, trees. I think that one just needs to be reworded. We could consolidate it.

Councilmember Barker and Dwayne Gibson: consolidate them.

Kevin Angland: I think that takes care of our boards. Map feedback was from some of you. I summarized here: improve sidewalks, town trees and root systems, I am going to assume that there are sidewalk problems because of the trees. If there anything that you want to do in the action items.

Councilmember Barker: it goes back to the ordinances that we have in place that are part of the property owners responsibility about 3 or 4 years ago we did have some areas that were fixed by the homeowner. And now we have some areas that there were sidewalks and not there now. Education on that.

John Anderson: there is a catch there, planting the trees and having an end result 25 years later.

Kevin Angland: we do kind of have that addressed already.

Safe Routes to School: I think that we have hit that pretty well.

Maintaining Ranching: this came up twice on the map. Down by the river area.

Councilmember Barker: Fort Owen Ranch and Ron Capps land.

Kevin Angland: that is out of the town limits but can be part of the future land map.

Councilmember Barker: they are putting in a small campground now by the river access.

Kevin Angland: I think that is what you sent to me Tam.

Tamara Ross: I tried to find it.

Kevin Angland: Parks CIP, Gerry wrote that, but I think he meant a parks master plan, so I wrote in that the town has a parks master plan that would defiantly open up some grant funding.

Dani Arps: maybe through in parks and trails all together.

Kevin Angland: an ice rink at Lewis & Clark Park and a BMX park.

Councilmember Barker: many years ago, they had an ice rink at the park.

Kevin Angland: what a lot of communities are doing is combining a splash pad and an ice rink.

Angela Lyons: I think that people would be more interested in a new swimming pool. I have heard a lot of comments on the swimming pool.

Dwayne Gibson: I have heard a lot of people that come from other areas to this pool.

Jenelle Berthoud: if there is something in that parks plan where we can talk about upkeep and maintance to the pool.

Dani Arps: last year there was a bill that almost made it, and it was specifically to fund pools. I think if we keep an eye on that next legislative session that will get revied again. It would be smart for the town to put something about the pool in the growth policy and if that does go through then you have that specific area in the growth policy that falls under pool it is a great thing when it comes to competing. If you are going up against a town with an eight-year-old growth policy. it does not hurt anything to put these items in.

Kevin Angland: if the town did go and do an open plan or open space the BMX could be in there. More public outreach for that and see if it is warranted or needed.

Councilmember Barker: one more thing for the town to take care of because no one else wants to.

Dwayne Gibson: the liability on something like that could be high.

Jenelle Berthoud: is there an area where you could put examples, maybe current interests, BMX or ice rink.

Kevin Angland: we could put in a little subsection under parks and in the narrative. The community has expressed interests in the following areas and if

there is a parks master plan these could be addressed. We will put more in about the pool. Any other pool needs please email those to me.

Jenelle Berthoud: Stacie help me out with this; we take anywhere from \$20,000-\$28,000 a year that we have to take straight out of the general fund to cover it.

Councilmember Barker: it is like a revolving door, we need to have expansion for one, new ADA compliance, several different things that need to happen to it.

Dani Arps: maybe call it renovation.

John Anderson: that is a good thing to call it.

Kevin Angland: Fort Benton just did a meeting about their pool.

Dani Arps: Choteau did something like that. The pool is owned by the Lions Club and the Lions Club raised a bunch of funds and covered up the old pool and swapped the parking lot and built a new pool and it has been very successful, and I can put you in touch with those people that did that.

Kevin Angland: a couple of others, additions to the skate park, half pike and grind rails. I think that was from Gerry. Because he said that a lot of kids use the skate park and may need some more features.

Councilmember Barker: I was talking with him about that, there are quiet a few people that come down from Missoula to use the park for that, and they said having the rails giving a little more opportunities for the kids and not just having the bowl. We do see an influx of outside the area using our park for that.

Kevin Angland: we will put that in an action item, upgrades for the skate park.

Dani Arps: Tony Hawk has a foundation, and they put in skate parks.

Kevin Angland: the final one for parks is fix sprinkler divots in field they are dangerous. I think we should put in an action item to continue park maintenance along those lines. Jenelle I think this was one of yours, annexing in homes to increase tax base. Properties that are connected to town services but are not annexed. That is a definite one.

Dani Arps: that may need to be something that starts with an inventory, calling out these specific residences. Jenelle is it just housing or a mix or other buildings.

Jenelle Berthoud: there is one small area, River Vista, they are not on our water and sewer, but they do use our streets to get to their cul-de-sac that is located in the county. And then there are these gigs and jogs along Park Ave and off of Charlos Street all of them are either receiving water or sewer, but they are not

annexed into the town. It was the back door deals in the 80's. they do not pay taxes, but they pay \$69.75 a month for water.

Kevin Angland: we will definitely keep that one in there.

Jenelle Berthoud: I think that it would be good to lay those out, new administration and zoning. And if we were to do this do we have the capacity. We have already promised what we do have to the subdivisions that are coming in.

Dani Arps: it will need to match your place of use as far as water goes.

Kevin Angland: that sums up everything from the open house, I am sure that there are some action items that we have not touched on, so I will add some others in and you guys look through and edit if need be. We are getting close to holding the public hearing time frame. Go through all of the narratives and make sure that we are not missing anything. Add if you see something.

ALL: thank you very much.

Kevin Angland: I am going to aim to have the draft sent out on the 20th. When is the next meeting in December.

Jenelle Berthoud: the 10th. I will get everything over to you tomorrow morning that I promised you.

d. Discussion/Decision: Approval of Planning & Zoning Bylaws

Tamara Ross: introduced approval of Planning & Zoning Bylaws.

Councilmember Barker: motion to approve the Planning & Zoning Bylaws.

Angela Lyons: 2nd.

Tamara Ross: all in favor say aye.

ALL: Aye.

Angela Lyons: did everyone read through them?

ALL: yes, they look good.

Jenelle Berthoud: I will put them to the town council at their next meeting.

3. Public Comment

NONE

4. Adjournment