

2014 Ennis Growth Policy

PHOTOGRAPH BY ABIGAIL DENNIS



December 2014

ACKNOWLEDGEMENTS

Thank you to the community members that completed surveys, attended public meetings, and submitted comments on the 2014 Ennis Growth Policy. Thank you to Keri Kensinger, Lincoln Roberts, Mariah Oliver, Abigail Dennis, and Taylor Lonsdale for providing photographs.

Planning Board

Chairman Keri Kensinger

Halsey Bishop

Brandi Palmerton

Lincoln Roberts

Dave MacKenzie

Mariah Oliver

Town Commission

Mayor Becky Vujovich

Brian Vincent

John Bancroft

Audra Bourk

Brandi Palmerton

Larry Pine

Town Staff

Ginger Guinn, Town Clerk

Susie Sprout, Town Administrator

Kelly Elser, Director of Public Works

Scott Newell, Chief of Police

Consultant

Renee Lemon

Insert Resolution of Intent and Resolution to Adopt

CONTENTS

Acknowledgements.....1

Part 1: Introduction 4

Part 2: Inventory of Existing Characteristics

and Projected Trends10

Community Facilities and Services.....10

Economic Development15

Housing19

Land Use.....23

Natural and Cultural Resources..... 26

Population33

Part 3: Community Goals, Objectives,

and Implementation Strategy38

Goal #1: Maintain Adequate Infrastructure.....38

Goal #2: Protect Natural and Cultural Resources.....39

Goal #3: Attract New Businesses39

Goal #4: Occupy Vacant Downtown Buildings..... 40

Goal #5: Increase Affordable Housing 40

Goal #6: Improve Quality of Life..... 40

Part 4: Other Information

(as required by Montana State Law)..... 44

Appendices

Appendix A: Maps

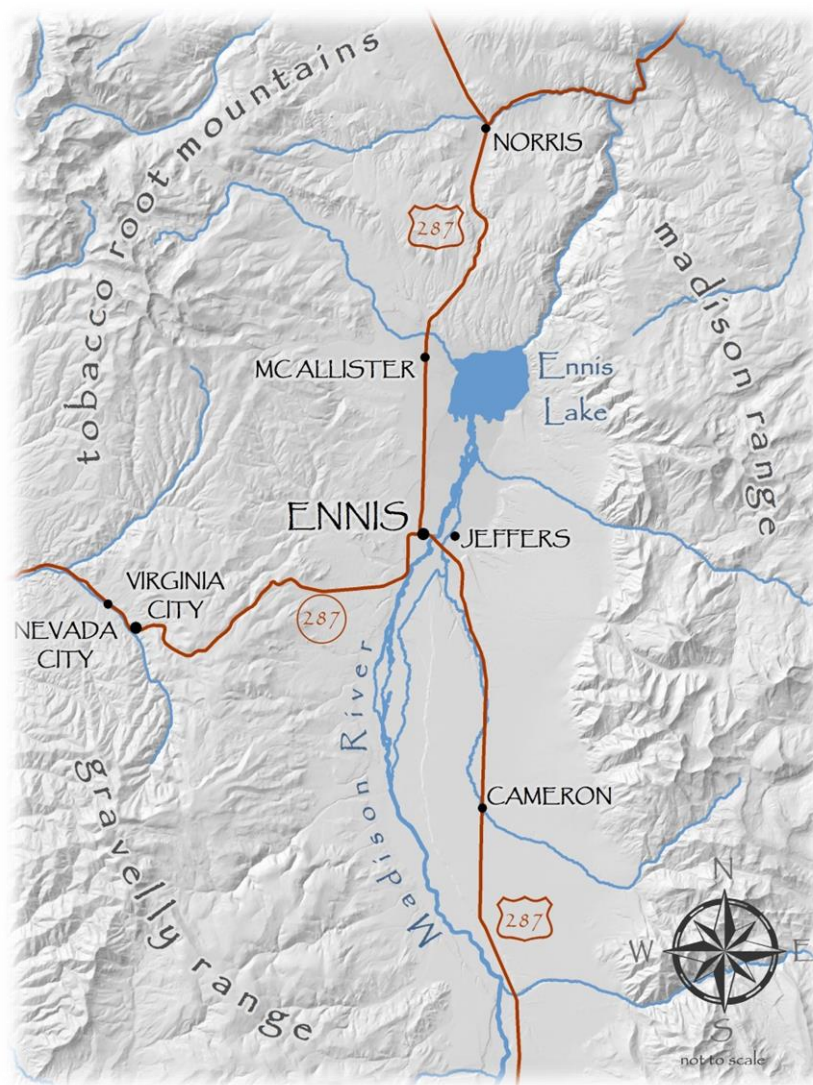
Appendix B: List of Source Documents

Appendix C: Public Interest Criteria

PART 1: INTRODUCTION

TOWN OF ENNIS

The Town of Ennis is part of Madison County, located in southwestern Montana. Ennis is set in the beautiful Madison Valley between the Madison Range to the east, and the Tobacco Root Mountains and Gravelly Range to the west. Fan Mountain and an alluvial fan provide a dramatic backdrop looking east from Main Street. Along the eastern boundary of Ennis is the Madison River, one of the most famous trout fishing rivers in Montana. Yellowstone National Park is located to the southwest and is an easy day trip from Ennis. There are many trails and campgrounds within the surrounding national forests. Nearby cities with additional services include Bozeman, Butte, and Dillon.



Map 1: Vicinity Map



The Sphinx is an iconic peak in the Madison Valley.

Following is an excerpt from the Madison County History Association's *Pioneer Trails and Trials* that describes the early Native American presence in Madison County:

Madison County appears not to have been the permanent home of any Indian tribe in historic times. Together with Beaverhead and Gallatin counties, its valleys snow in so deeply in winter that they were difficult for primitive man and even more so for his horses. In summer, however, lush grasses, fishing streams and plentiful fruits caused many tribes to visit the luxuriant valleys on a leisurely way to and from the plains where they hunted the buffalo.

In May of 1863, gold was discovered in nearby Alder Gulch and soon after Virginia City was made the capital of the Montana Territory. The fertile Madison Valley provided agricultural products for the gold camps. William Ennis, a freighter born in Ireland on St. Patrick's Day in 1828, homesteaded the land along the Madison River that is now Ennis. In 1863, he and his family started a general store, post office, hotel, boarding house, blacksmith shop, and saloon.

Throughout the years, Ennis has continued to provide services to ranching families in the Madison Valley. Because of the immense beauty of the surrounding landscape and recreational opportunities, the area has attracted many tourists and seasonal residents, as well as year-round residents.



Agriculture in the Madison Valley contributes to the local economy, provides open space, and adds to the western character of Ennis.

PURPOSE AND AUTHORIZATION FOR THE GROWTH POLICY

The purpose of the growth policy is to document how the community is changing and create a vision for the future. In order to achieve this vision, the growth policy outlines needed projects and how those projects will be completed.

Sections 76-1-601 through 76-1-606, Montana Code Annotated (MCA) list required elements and guidance on how to create and adopt a growth policy. The Ennis Planning Board collected public input, drafted the revised growth policy with help from a consultant, held a public hearing, and forwarded a recommendation to the Town Commission. The Town Commission then reviewed and adopted the growth policy. Montana State Law requires that the zoning regulations and subdivision regulations in the Ennis Town Code are in accordance with the growth policy.

BACKGROUND OF THE ENNIS GROWTH POLICY

The first growth policy (formerly referred to as a comprehensive plan) was the 1972 *Comprehensive Plan for the Ennis City-County Planning Area*. The 1972 plan covered an area extending about 10 miles beyond town limits. There was an inter-jurisdictional agreement and city-county planning board at the time, which was disbanded sometime after 1972. In 1992, another planning board was created, but was only for the Town of

Ennis. The *1996 Comprehensive Plan for the Town of Ennis*, which is an update to the 1972 plan, states:

The current Ennis Planning Board was organized per an ordinance adopted by the City Council in 1992. The City's zoning jurisdiction, and by statutory implication, its planning jurisdiction, extends one mile beyond the City limits. Subdivisions platted within the one mile area are processed by the County Commissioners after review and comment by the Ennis Planning Board.

The 1996 Ennis Comprehensive Plan is therefore confined to the town and area one mile from the Town's boundaries. The 1996 Plan includes certain areas beyond the one mile jurisdiction but land uses, facilities or actions suggested for the area beyond the one mile limit, as well as sections of the 1972 Plan adopted by reference, shall be treated as strictly advisory.

Zoning regulations, in accordance with the *1996 Ennis Comprehensive Plan*, were updated in 2002. In 2003, the growth policy was updated to meet changing legislation as a temporary fix. In 2005, the growth policy was updated with the *2005 Ennis Planning Area Growth Policy*. The Town of Ennis last updated the subdivision regulations in 2002.

In 2012, the Ennis Planning Board reviewed the *2005 Ennis Planning Area Growth Policy* and determined that an update was warranted. There was new census data (2010), and the goals and objectives needed to be revisited. A consultant was hired to assist the Ennis Planning Board in updating the growth policy.

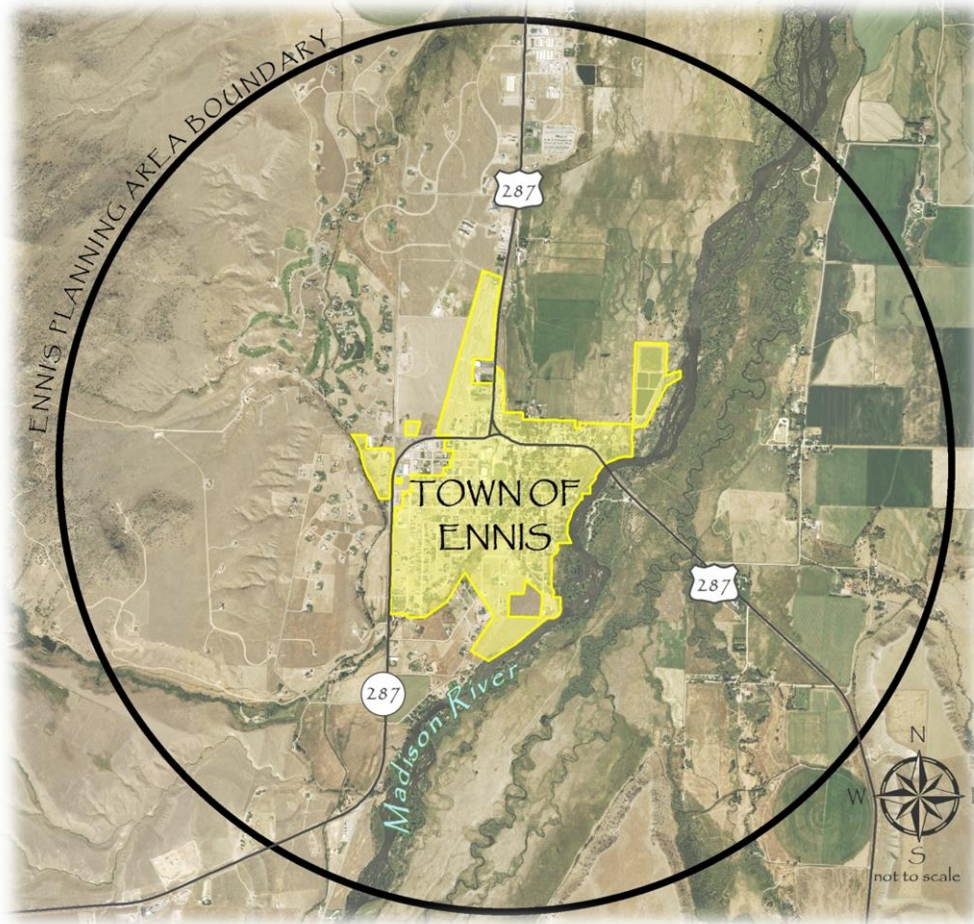
PROCESS FOR THIS GROWTH POLICY UPDATE

The *2014 Ennis Growth Policy* covers the Town of Ennis and Ennis Planning Area, which is the land within about a one-mile radius of town limits. Map 2 shows the boundaries for both the Ennis Town Limits and the Ennis Planning Area.

Part 1 of this document provides an introduction to the Town of Ennis and overview of the planning process to update the growth policy, as well as the purpose. Part 2 describes the existing characteristics of Ennis and projected trends to 2030. Part 3 outlines the goals, objectives, and implementation schedule to 2024. Part 4 includes the other information that is required by Montana State Law. Maps, a list of sources, and a description of how proposed subdivisions will be reviewed using the seven public interest criteria outline in Montana State Law are in the Appendices.

The process for revising the growth policy was to create a first draft using existing plans and reports for the town, Madison County, and southwestern Montana. Reviewing and incorporating information from other plans in the area, such as the regional economic development plan, ensured that the goals and objectives of the Town of Ennis meshed well with the goals of the greater region. Many of the goals in the previous growth

policies are still relevant today, but public input was important to determine if there were any changes to the community's vision for the future of Ennis.



Map 2: Ennis Planning Area

Public input occurred at several stages throughout the process as shown in Figure 1. The first step in gathering public input was for Planning Board members to attend meetings of various community groups to give a short presentation of the growth policy update and collect input. During this step, Planning Board members also met with identified community leaders. Revisions were made to the growth policy based on this first round of public input.

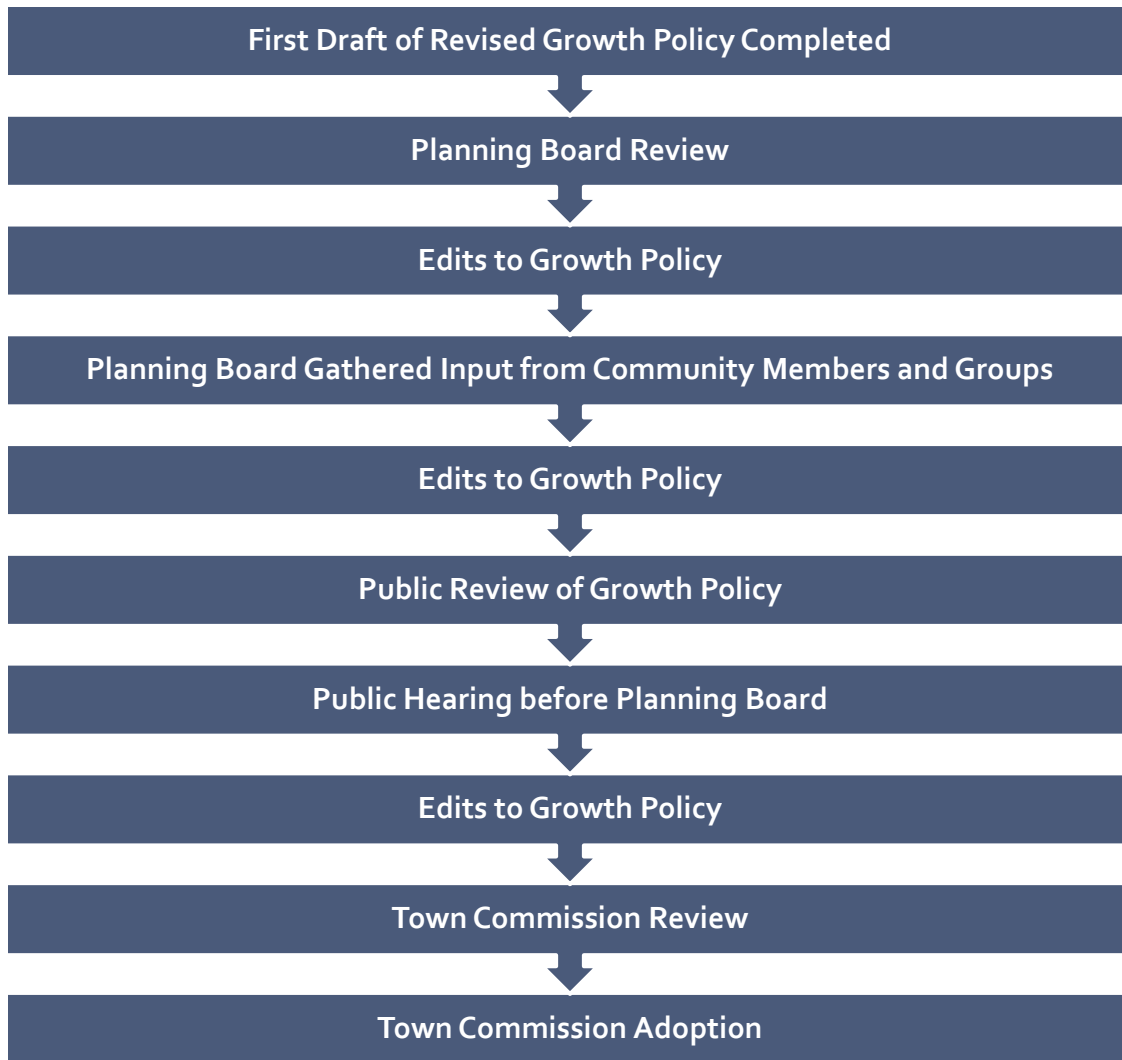


Figure 1: Process for Updating the Growth Policy

The second step to collect public input was to post the growth policy for public review. Copies of the growth policy were made available at Ennis Town Hall and the Madison Valley Public Library. Public input was submitted in writing, via email, or verbally at the public hearing. Advertisement of the public review was posted in the *Madisonian* newspaper. The third step of public input was the formal public hearing before the Planning Board.

PART 2: INVENTORY OF EXISTING CHARACTERISTICS AND PROJECTED TRENDS

COMMUNITY FACILITIES AND SERVICES

Ennis has many facilities and services for both residents and visitors. Table 1 lists the facilities and services available in Ennis, as well as descriptions.

Table 1: Community Facilities and Services

Name	Facility	Service	Description
Ennis Big Sky Airport	X	X	This is a General Aviation Airport owned by Madison County and located southeast of Ennis on the east side of the Madison Valley. www.rpa-hln.com/ennisweb/eks.html
Camp-grounds	X		The Ennis RV Village, Camper Corner, and Ennis Fishing Access Site are campgrounds located in the Ennis Planning Area.
Electric/Gas		X	NorthWestern Energy provides electric service. Many residents rely on propane tanks for gas.
Ennis Ambulance Service		X	The Ennis Ambulance Service is housed at Ennis Town Hall and has two ambulances. Staff includes one paid manager and 17 volunteers.
Ennis Area Trail System	X		This is a system of sidewalks, trails, and marked routes for walking, biking, and horseback riding. www.madisonbyways.org
Ennis Chamber of Commerce	X	X	The Chamber office and visitor's center is located on East Main Street in Ennis. www.ennischamber.com
Ennis Fishing Access Site	X		The Ennis Fishing Access Site is located just east of Ennis across the Madison River and includes camp sites, picnic tables, and a loop trail.
Ennis National Fish Hatchery	X		A broodstock fish hatchery operated by the U.S. Fish and Wildlife Service. It is one of two rainbow trout broodstock fish hatcheries in the U.S. http://www.fws.gov/ennis/
Ennis Parks	X		Lions Club Park is located on the east end of East Main Street in Ennis along the Madison River. It has paved paths, ballfields, a playground, a fishing pond, picnic tables, and restrooms. Grandma Ennis Park is located on East Main Street and has a gazebo. Another park is located on the corner of Comley Way and Armitage Street, and has playground equipment.
Ennis Police Department		X	The Town of Ennis employs one law enforcement officer. The Town of Ennis has an interlocal agreement with Madison County so that the Madison County Sheriff's Office provides assistance as needed. www.ennispolice.com
Ennis Rodeo Grounds	X		The Rodeo Grounds are located just west of Ennis on the way to the Golf Course. The 4 th of July Rodeo is held at the Rodeo Grounds, as well as other rodeos and community events.

Name	Facility	Service	Description
Ennis School Bus Barn, Track, and Ballfield	X		This school-owned property is located just north of the Ennis Rodeo Grounds.
Ennis Schools	X	X	The Ennis Elementary (Kindergarten through 6 th Grade), Junior High (Grades 7 and 8), and High School (9 through 12) are located in the center of Ennis. Enrollment for the 2012/2013 school year was 179 students in the elementary school, 47 students in the junior high school, and 98 students in the high school. www.ennisschools.org
Ennis Senior Center	X	X	The Town of Ennis has hired an architect to complete a Preliminary Architectural Report and is preparing an application to the Community Development Block Grant program to secure funds for the senior center.
Ennis Town Hall	X	X	Ennis Town Hall provides office space for the Town Clerk, Town Administrator, Zoning and Floodplain Administrator, Public Works Department, City Judge, and Police Chief. It also provides space for meetings and court proceedings. www.ennismontana.org
Ennis US Post Office	X	X	The Post Office is located at the intersection of MT Highway 287 with Armitage Street. There is no mail carrier service so residents of Ennis use PO boxes.
Ennis Water and Sewer Systems	X	X	The Town of Ennis Public Works Department maintains the water and sewer systems, serving residents within Town Limits. See Part 4 for more information.
Generations Assisted Living	X	X	This is a privately-owned, 8-bed nursing facility.
Madison Conservation District		X	The District's office is located in Lone Elk Mall on East Main Street in Ennis. www.madisoncd.net
Madison County Solid Waste Collection Site	X	X	Residents dispose of garbage at the collection site located just north of Ennis on the east side of US Highway 287. The site includes recycling bins for certain plastics, cardboard, and aluminum.
Madison Farm to Fork Geothermal Greenhouse	X		The Greenhouse is located just north of Ennis on the east side of US Highway 287. www.madisonfarmtofork.com
Madison Meadows Golf Course and Tennis Courts	X		This is a 9-hole golf course located just west of Ennis. There are also tennis courts. www.madisonmeadowsgolfcourse.com
Madison Ranger District	X	X	The Ranger District's office is located on Forest Service Road on the west side of MT Highway 287. www.fs.usda.gov
Madison Rural Fire District	X	X	The Madison Valley Fire District serves the Town of Ennis. Fire Station #1 is located just north of Ennis on the west side of US Highway 287. www.mvrfd.org

Name	Facility	Service	Description
Madison Valley Aquatic Center	X		Land on Mountain View Road west of US Highway 287 has been secured for this project in the works. www.mvacdivein.org
Madison Valley History Association Museum	X		The Museum is located 4 miles west of Ennis on Montana Highway 287. www.madisonvalleyhistoryassociation.org
Madison Valley Manor	X	X	The Manor is a 38-bed nursing facility owned by Madison County. madison.mt.gov/departments/nursing_homes/nursing_homes.asp
Madison Valley Medical Center	X	X	The Center includes a state of the art hospital, emergency department, and clinic. www.mvmedcenter.org
Madison Valley Public Library	X	X	The Library is located on East Main Street in Ennis. www.mvlibrary.org
<i>Madisonian</i> Newspaper		X	The Madisonian covers news in the Town of Ennis, as well as Madison County and surrounding areas. www.madisoniannews.com/
Multiple Internet/Fiber Optic Providers		X	

Ennis has a strong community of volunteers that work hard to make Ennis a better place to live. These grassroots efforts include building an aquatic center, senior center, greenhouse, and trail system.



Madison Byways led a community effort to construct a missing section of sidewalk along Main Street leading to Lions Club Park

There are a variety of services in Ennis that support senior citizens including the Madison Valley Manor, Generations Assisted Living, and Meals on Wheels. The Madison Valley Manor is in desperate need of improvements, which are being funded through a Community Development Block Grant (CDBG).

A senior center has been discussed in Ennis for over 20 years. As in many small towns, limited resources have hampered past efforts to create a senior center. Due to the challenges in finding space for senior meals, the aging population in Ennis, and the lack of space for senior activities, there is renewed momentum in the community to build a senior center. The senior center could also be used for other community events and will incorporate other community services, such as the local food bank. The Town recently received CDBG planning grant funding to hire an architect to prepare a Preliminary Architectural Report.

In 2012, the Ennis Town Commission mailed surveys to Town residents. The surveys gave an overview of what the Town had accomplished in the prior year and asked questions about what residents would like the Town to work on in the next year. The questions included whether or not there were adequate community meeting facilities, if the deer population is a nuisance, if gravel roads should be paved, if there should be more street lights, if sidewalks and bike trails should be constructed, if a law enforcement position should be added, and if a part-time animal control officer should be added. Included in the survey was information on how much each of the above items would cost taxpayers. The majority of respondents did not want additional services or

facilities; however, in most cases it was a small majority. For example, when asked if the Town of Ennis should work on paving more streets, 43% of respondents replied “Yes” and 57% replied “No”. It also appears that people did not want any more services or facilities because they do not want a tax increase.

COMMUNITY FACILITIES AND SERVICES Projected Trends	<i>There will continue to be strong demand for community facilities and services.</i>
	<i>Community facilities and services will continue to be integral to a healthy community and economy.</i>
	<i>There is a need to provide community facilities and services for the aging population in Ennis.</i>

ECONOMIC DEVELOPMENT

In the last decade, the economy of the U.S., Montana, Madison County, and the Town of Ennis was marked by the Great Recession. The *Southwestern Montana Comprehensive Economic Development Strategy, 2012-2017* created by Headwaters Resource Conservation and Development Area, Inc. states:

While more insulated than many parts of the county, the Great Recession affected the economy of southwestern Montana. The global financial crisis occurred in late 2007 and by 2008 the country was mired in what has come to be known as the Great Recession. The housing crisis and unprecedented unemployment numbers directly affected nearly every American.

Ennis has continued to build on local assets including the small town, western character and beauty of the surrounding landscape. New businesses and development, community events, and improvements to existing buildings and infrastructure over the last 10 years have added to the local economy. The *Strategic Economic Action Plan for Ennis and the Madison Valley, April 1998* states:

Ennis offers the touring public some of the best scenery in Montana with its beautiful valley, rugged peaks, the Madison River, Ennis Lake, the unique central business district, and downtown parks. To maintain the tourist traffic these assets must be protected and enhanced whenever and wherever possible. Without the pristine environment and the attractive street-scape Ennis becomes like any other town and the tourist will pass through without stopping and contributing to the local economy.

There are many organizations and volunteers in Ennis working to improve the economy by creating events to draw tourists. Ennis has the major services that are needed by residents including brand new school facilities and a state of the art medical clinic.

The Ennis Chamber of Commerce is constantly striving for improvements to help

benefit the community. This year the Chamber held its first annual Tap into Ennis, a microbrewery and distillery festival. The event was successful with more than 400 attendees. The Chamber maintains a website, actively runs a Facebook page, operates a visitors' center on Main Street, publishes a brochure, and sponsors and plans local events. The famed Ennis Fourth of July Parade has experienced exponential growth in attendance. It is a popular

Willie's Distillery is an example of a new business that has added to the western character of Main Street in Ennis.



event for the local community and draws people from around Montana. In 2013, there were an estimated 5,000 spectators. The Ennis Hunter's Feed, Wild Game Cook Off, and Ennis Christmas Stroll are also popular community events.



Ennis Fourth of July Parade

The Madison County Economic Development Council created the Madison Trifecta, a marathon, duathlon, and triathlon to attract endurance athletes to Ennis. The Madison River Foundation sponsors the Ennis on the Madison Fly Fishing Festival, which draws a large crowd to Downtown Ennis every Labor Day weekend.

Ennis has done an outstanding job of promoting tourism in the town and encouraging residents to shop locally. The community continues to work on economic development projects that will draw even more tourists to Ennis in the summer, establish a healthy tourism market in the winter months, and make Ennis shops and services more attractive to residents.

The Town of Ennis won a grant from the Montana Tourism Assessment and Planning Program (MTAPP) to conduct a series of workshops on tourism in Ennis. Several goals and objectives from the workshops have been incorporated into the growth policy. The following five activities, as identified through the workshops, will increase tourism in the Ennis area:

1. Create and maintain better signage. (See Town Sign Ordinance)
2. Increase marketing through social media, online resources, and local publications. (See Goal #3, Objective 3F on Page 40)
3. Find ways to utilize existing infrastructure and identify needed infrastructure improvements. (See Goal #1 on Page 38)
4. Beautify community corridors to create a more aesthetically pleasing atmosphere. (See Goal #6, Objective 6G on Page 41)
5. Bring unique events to the community that will attract repeat visitors. (See Goal #6, Objective 6H on Page 41)

EMPLOYMENT

Finding data on employment and income for a small town is difficult. The best available data is from the American Community Survey, which are 5-year estimates based on a very small sample size. There were an estimated 530 people over the age of 16 that were part of the Ennis workforce in 2012. The unemployment rate was 5.4%. Table 2 has the number of employed persons over the age of 16 classified by occupation, which describes the skill level of the work force regardless of industry. Table 3 has the number of employed persons over the age of 16 classified by industry, which describes where people work. Table 4 describes the class of workers, whether private, government, or self-employed.

Table 2: Employment by Occupation in the Town of Ennis

Estimated 2012 Civilian Employed Population 16 years and over	530	
Management, business, science, and arts occupations	213	40.2%
Sales and office occupations	119	22.5%
Service occupations	118	22.3%
Natural resources, construction, and maintenance occupations	65	12.3%
Production, transportation, and material moving occupations	15	2.8%

Source: U.S. Census Bureau, 2008-2012, American Community Survey

Table 3: Employment by Industry in the Town of Ennis

Estimated 2012 Civilian Employed Population 16 years and over	530	
Retail trade	128	24.2%
Educational services, health care and social assistance	99	18.7%
Agriculture, forestry, fishing, hunting, and mining	71	13.4%
Professional, scientific, management, administrative and waste management services	62	11.7%
Construction	61	11.5%
Other services, except public administration	54	10.2%
Transportation, warehousing, and utilities	22	4.2%
Finance, insurance, real estate, and rental and leasing	17	3.2%
Arts, entertainment, recreation, accommodation and food services	12	2.3%
Information	4	0.7%
Wholesale trade	0	0.0%
Manufacturing	0	0.0%
Public administration	0	0.0%

Source: U.S. Census Bureau, 2008-2012, American Community Survey

Table 4: Employment by Class of Worker in the Town of Ennis

Estimated 2012 Civilian employed population 16 years and over	530	
Private wage and salary workers	370	69.8%
Government workers	61	11.5%
Self-employed in own not incorporated business workers	99	18.7%

Source: U.S. Census Bureau, 2008-2012, American Community Survey

INCOME

The median household income for the Town of Ennis in 2012 was estimated at \$37,250. Table 5 shows income levels. In 2012, the percentage of families and people whose income in the past 12 months was below the poverty level was estimated at 4.6% and 4.5% respectively. For comparison, 9.8% of families and 14.8% of people are below the poverty line in Montana (Source: U.S. Census Bureau, 2008-2012, American Community Survey).

Table 5: Income and Benefits in the Town of Ennis (in 2012 inflation-adjusted dollars)

Total households	496	
Less than \$10,000	20	40.3%
\$10,000 to \$14,999	29	5.8%
\$15,000 to \$24,999	52	10.5%
\$25,000 to \$34,999	138	27.8%
\$35,000 to \$49,999	65	13.1%
\$50,000 to \$74,999	96	19.4%
\$75,000 to \$99,999	67	13.5%
\$100,000 to \$149,999	17	3.4%
\$150,000 to \$199,999	0	0.0%
\$200,000 or more	12	2.4%

Source: U.S. Census Bureau, 2008-2012, American Community Survey

ECONOMIC DEVELOPMENT

The local economy will continue to rely on the cultural and natural resources of the area.

Projected Trends

The retail trade industry will continue to grow to serve tourists, as well as seasonal and year-round residents.

Maintaining adequate infrastructure will continue to be important to the economy of Ennis.

HOUSING

The total number of housing units located within the Town of Ennis in 2010 was 527 units (Table 6). This was an increase of 93 housing units from 2000. Approximately 60.1% of the occupied units were owner-occupied and 39.9% were renter-occupied. There were 111 vacant housing units in the Town of Ennis in 2010 (Table 7). Many of these vacancies were seasonal rentals to accommodate summer tourists.

Table 6: Housing Units in the Town of Ennis by Decade

	1990	2000	2010
Total Housing Units	395	434	527
Occupied	318 (80.5%)	367 (84.6%)	416 (78.9%)
Vacant	77 (19.5%)	67 (15.4%)	111 (21.1%)
Owner Occupied	205 (64.5%)	229 (62.4%)	250 (60.1%)
Renter Occupied	113 (35.5%)	138 (37.6%)	166 (39.9%)
Average Household Size		2.20	1.91

Source: U.S. Census Bureau, 1990, 2000, and 2010

Table 7: Vacant Housing Units in the Town of Ennis in 2010

Total Vacant Units	111
For rent	26
Rented, not occupied	1
For sale only	9
Sold, not occupied	1
For seasonal, recreational, or occasional use	54
All other vacant units	20

Source: U.S. Census Bureau, 2010

The following housing data is from the American Community Survey, which provides 5-year estimates based on a very small sample size. This is the best available data, but is not very accurate for a small town like Ennis. Most of the housing stock was single family homes (Table 8). Most owners estimated that their properties had a value from \$150,000 to \$199,999. The median value of owner-occupied units was \$184,800.00. The median monthly cost of a mortgage was \$1,151.00. The Federal Housing Administration (FHA) recommends that housing take up no more than 31% of a person's gross monthly income. 36.2% of owners were paying 30% or more of their monthly income on a mortgage. The median gross monthly rent was \$670.00 and 45.8% of renters were spending 30% or more of their monthly income on rent.

Table 8: Type of Housing Units within the Town of Ennis

Type of Housing Unit	Housing Units	Percent of Housing Units
Single Family	469	76.6%
Multi Family	58	9.5%
Mobile Home	85	13.9%

Source: U.S. Census Bureau, 2008-2012, American Community Survey

Table 9: Value of Owner-occupied Housing Units in the Town of Ennis

Owner-occupied units	366	
Less than \$50,000	12	3.3%
\$50,000 to \$99,999	34	9.3%
\$100,000 to \$149,999	40	10.9%
\$150,000 to \$199,999	134	36.6%
\$200,000 to \$299,999	95	26.0%
\$300,000 to \$499,999	27	7.4%
\$500,000 to \$999,999	13	3.6%
\$1,000,000 or more	11	3.0%

Source: U.S. Census Bureau, 2008-2012, American Community Survey

Note: The data on value (also referred to as "price asked" for vacant units) were obtained from Housing Question 16 in the 2012 American Community Survey. The question was asked at housing units that were owned, being bought, vacant for sale, or sold not occupied at the time of the survey. Value is the respondent's estimate of how much the property (house and lot, mobile home and lot, or condominium unit) would sell for if it were for sale.

Table 10: Selected Monthly Owner Costs as a Percentage of Household Income in the Town of Ennis

Housing units with a mortgage	174	
Less than 20.0 percent	72	41.4%
20.0 to 24.9 percent	24	13.8%
25.0 to 29.9 percent	15	8.6%
30.0 percent or more	63	36.2%

Source: U.S. Census Bureau, 2008-2012, American Community Survey

Table 11: Gross Monthly Rent in the Town of Ennis

Occupied units paying rent	120	
Less than \$200	3	2.5%
\$200 to \$299	0	0.0%
\$300 to \$499	39	32.5%
\$500 to \$749	31	25.8%
\$750 to \$999	35	29.2%
\$1,000 to \$1,499	12	10.0%

Source: U.S. Census Bureau, 2008-2012, American Community Survey

Table 12: Gross Rent as a Percentage of Household Income in the Town of Ennis

Occupied units paying rent	120	
Less than 15.0 percent	7	5.8%
15.0 to 19.9 percent	14	11.7%
20.0 to 24.9 percent	14	11.7%
25.0 to 29.9 percent	30	25.0%
30.0 percent or more	55	45.8%

Source: U.S. Census Bureau, 2008-2012, American Community Survey

Table 13 outlines the number of vacant parcels within the Town of Ennis by parcel size. These are parcels that were listed as vacant in property records and did not have a structure visible in aerial photographs taken in 2011. The 0 to 0.249 acres range, which represents a typical town lot around 7,000 square feet, had 67 parcels. There were 137 vacant parcels listed in the table that could most likely support one or more new housing units.

Parcel Size	Number of Parcels
0-0.249 Acres	67
0.25-0.49 Acres	35
0.50-0.99 Acres	24
1.00-1.99 Acres	9
2.00+ Acres	2
Total	137

Table 13: Vacant Parcel by Size within the Town of Ennis

Source: Montana Cadastral Framework,
MT Department of Revenue

The *Montana Housing Needs Assessment* published in 2009 by the Montana Department of Commerce stated the number of lower-income households (households with incomes of 80 percent or less of the Median Family Income) in Montana is projected to increase over the next 20 years. This will create additional demand for affordable housing, both homeowner and rental units. The report also stated there is an increased need to provide housing for elderly Montanans. A survey to over 300 housing specialists across the state of Montana resulted in the following findings:

The lack of affordable land, cost of materials, and zoning/permitting requirements were the most cited barriers to the enhancement of affordable housing. The condition of rental units was also considered to have adversely affected affordable housing in Montana. Suggestions for overcoming these barriers included providing favorable tax incentives, revising zoning ordinances or creating a land trust to stimulate affordable housing production.

The *2006 Housing Needs Assessment and Five Year Plan for Madison County* found that due to a growth spurt occurring at the time and a growing tourism market in Ennis, the number of local businesses providing goods and services was increasing, creating a need for more service workers. Local Ennis business owners reported that it was difficult to find quality workers, partly due to the lack of affordable housing. The report stated: "Strong continued demand in the Ennis area will result in more households experiencing difficulty purchasing a home in the community."

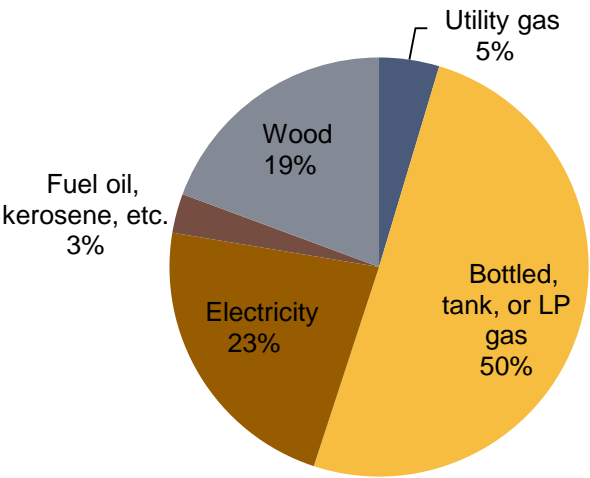


Figure 2: House Heating Fuel in the Town of Ennis (Source: U.S. Census Bureau, 2008-2012 American Community Survey)

Another factor of housing affordability is the cost of utilities. With the long and cold Ennis winters, heating bills can significantly add to the cost of housing. Most homes in Ennis rely on propane tanks as the main heating fuel, but some rely on wood or electricity (See Figure 2).

HOUSING
Projected
Trends

It will continue to be challenging for many community members to afford to purchase or rent a home within the Town of Ennis and Ennis Planning Area.

LAND USE

This section describes how the land is currently being used by people, both within the Town of Ennis and the Ennis Planning Area, and how land use is changing. General land use areas were mapped using land use classifications from the Montana Department of Revenue (DOR), aerial photographs from the National Agricultural Imagery Program taken in 2011, and the *2005 Ennis Planning Area Growth Policy*. Figure 3 shows the definitions for each land use area. The Community Facilities Category only includes facilities that are located on larger parcels in order to make the map easier to read.

Community Facilities

- These are facilities that are on a larger parcel, including the Madison Ranger District, Ennis Town Hall, Ennis Schools, Madison Valley Medical Center, and Madison Valley Manor

Commercial

- Mainly businesses with some residential

Town Residential

- Mainly residential with some commercial
- Lot size from 7,000 square feet to 0.5 acres

Rural Residential

- Mainly residential development
- Lot size from 0.5 acres to 20 acres and larger

Open Space

- These are larger areas of open space including the Madison Meadows Golf Course, Ennis Schools Bus Barn, Rodeo Grounds, Lions Club Park, and Ennis Fishing Access

Agricultural

- Land currently classified as agricultural by the Montana Department of Revenue

Vacant

- Land currently classified as vacant by the Montana Department of Revenue and where a future land use is not clear
- For example, parcels within subdivisions that are listed as vacant by the Montana Department of Revenue were mapped as residential because it is likely that they will be developed in the future.

Figure 3: Land Use Categories

Map 6 in the Appendix shows broad brush patterns of land use across the Ennis Planning Area. The map does not show the land use of individual parcels, but is coarse mapping designed to make major land use patterns stand out. This map was used as a tool to determine how land use is changing and what land use should look like in the future.

Located in the center of Ennis is the Ennis Schools Campus, hosting the elementary, middle, and high schools. Many small town schools have relocated schools outside of town where there is more space, but the Ennis community committed to keeping the school in the heart of town with a recent remodel. This makes it more convenient for students and teachers to walk or bicycle to school.

Immediately north of Campus is “the Y” or the intersection of US Highway 287 with Montana Highway 287. East of “the Y”, US Highway 287 turns into Main Street and Downtown Ennis. Commercial use is located along Main Street and stretches into the blocks both north and south of Main Street. West and north of “the Y” there is continued commercial development along the highways.

South of the Ennis Schools Campus is the traditional town development of Ennis. There is a topographic bench traveling north/south from approximately the Ennis School Athletic Field to Grizzly Street. Town development east of the bench is referred to as Lower Ennis and development west of the bench is called Upper Ennis.

In between the Rodeo Grounds and the commercial development along US Highway 287 is the North 40 Subdivision. This recently platted subdivision has a mix of commercial and residential development.

The Madison River and associated floodplain border the Town of Ennis along the eastern boundary. Lions Club Park and the Ennis Fishing Access provide the community with easy access to trails, ball fields, fishing, camping, and other recreational activities. The Ennis Fourth of July Rodeo, other rodeos, and community events are held at the Rodeo Grounds just west of town limits. Adjacent along the northern boundary of the Rodeo Grounds is the Ennis Schools Bus Barn with a large, gravel track and ball fields. Northwest of Town is the Madison Meadows Golf Course, which also has tennis courts.

Residential development is occurring west of the Town of Ennis in the Valley Garden Golf Village, Pintail Ridge, Sky View, Antelope Meadows, Glenview Heights, Elkhorn, West Terrace, and Echols Subdivisions. West of the Antelope Meadows Subdivision there are 20-acre parcels that were divided using certificates of survey. Some of these parcels have single family homes and some are vacant. There are several subdivisions south of Ennis between Town Limits and the Madison River

The predominant use along the Madison River is agricultural. There is also agricultural use west of the Golf Course on the Spanish Q Ranch, south of the Antelope Meadows development, and north of Town.

In the last 10 years, subdivision development within Ennis has occurred mainly in the southern portion of Town, except for the North 40 Subdivision north of Ennis Town Hall. Outside of Town, there has been subdivision activity west and south of Town, turning what was formerly agricultural land into larger-lot developments. As the population of Ennis and the Ennis Planning Area increases with both year-round and seasonal residents, there will be continued demand for additional housing. Population trends show that the portion of the Ennis Planning Area outside of the Town of Ennis is estimated to grow at a slightly faster rate than the population within the Town of Ennis (See Table 17).

Map 7 in Appendix A shows constraints to development, such as publicly-owned lands and riparian areas along streams. The map also shows preferred development areas for both residential and commercial. In order to maintain a strong Downtown Ennis, preferred areas for future commercial development are centered on Main Street. The preferred commercial areas stretch along the highways to the north and southwest because there is already substantial commercial development in these areas. Constructing sidewalks, adding landscaping, and ensuring new development matches the western character of Downtown Ennis will make the commercial development along the highways an extension of Downtown Ennis.

Preferred areas for residential development in the future include vacant lots in current residential areas within the Town of Ennis. Outside of Ennis Town Limits, preferred residential areas are located west and south. There has already been some development in these areas, but there are numerous vacant lots.

LAND USE Projected Trends	<i>Commercial development in the preferred growth areas (Map 7) will maintain a strong Downtown Ennis.</i>
	<i>There are vacant lots within the Town of Ennis to accomodate future population growth (see Table 13)</i>
	<i>Constraints to development (see Map 7 in Appendix A) will continue to guide adjacent development west and south of the Town of Ennis.</i>

NATURAL AND CULTURAL RESOURCES

AGRICULTURAL LANDS

Agriculture is important to the community because it is part of the area's history, contributes to the economy, provides open space and beautiful views from Ennis, and adds to the western character. Landowners, regional land trusts, community members, and planners have worked to protect an incredible amount of land within the Madison Valley through conservation easements. This work is readily apparent in the open views and lack of sprawl that can be seen from MT Highway 287 when descending the hill from Virginia City to Ennis. The Madison Valley Ranchlands Group is also working to preserve the ranching way of life.



Large ranches and conservation easements provide wide, open spaces in the Madison Valley.

Madison Farm to Fork's mission is to create a local food system. Their projects include a geothermal greenhouse just north of Ennis that provides fresh produce to the school and community, farmer's market, school garden, and summer camp for kids.

AIR

Ennis is not listed as an air quality nonattainment area by the Montana Department of Environmental Quality's (DEQ) Air Quality Program. Generally, the Madison Valley has good air quality due to the amount and force of wind. Sources of potential air pollution include woodstoves, dust from unpaved roads, cars, open burning, and wildfires in the region. There are many unpaved roads in the western portion of Ennis. The Town applies a dust abatement annually to decrease dust.

SAND AND GRAVEL RESOURCES

There are no gravel pits located within the Ennis Planning Area. Most of the Ennis Planning Area is covered by geologic units that have a relatively moderate to high potential as a source for sand and gravel. The *2012 Madison County Growth Policy* has a map of sand and gravel resources that covers the Town of Ennis.

SMALL TOWN, WESTERN CHARACTER

The Town of Ennis, especially Main Street, has a unique, small town, western character that charms residents and tourists. This is considered a cultural resource. Figure 4 includes photographs and text that define the small town, western character of Ennis. Note that some of the items listed are part of the vision for the future of Ennis and some already exist.



Common areas of green space are places for community members and visitors to gather (Lions Club Park, Grandma Ennis Park, Peter T's Park).



Most commercial buildings on Main Street are of similar scale (height and width) to protect the views and cozy, small town feel.



Buildings with western character are made of high quality, natural looking materials, such as stone or wood (or materials that look like stone or wood).



Signs are also made of natural looking materials. Ennis has unique 3-dimensional signs, such as the pack horses above the Ennis Cafe, fly above the Tackle Shop, and wheel in front of the Longbranch Saloon.



Second story apartments and overhanging structures on the sidewalks of Main Street give an old west feel.



Many small towns across the U.S. have angle parking. This parking configuration adds to the small town character in Ennis.



Family-friendly and family-owned businesses make Ennis a place where merchants know residents by name and visitors receive excellent service.



Boulevard trees, hanging baskets, and sidewalks on Main Street and the commercial corridors along the highways will make for a cohesive central business district.



Besides overhead power lines and traffic signs, there is a general lack of clutter.



Figure 4: Descriptions of Small Town, Western Character in Ennis

SOILS

According to the U.S. Department of Agriculture Natural Resources Conservation Service's *Soil Survey of Madison County Area, Montana, 1989*, soils along the Madison River and in the northeast portion of the Ennis Planning Area are poorly drained, have a shallow depth to the water table, and are prone to flooding (Map 4 in Appendix). Most of the soils across the western portion of the Ennis Planning Area are well drained.

Over 50% of the Ennis Planning Area has soils classified as farmland soils (Map 5 in Appendix). The soil survey shows general soil information appropriate for planning purposes, but a site specific soil study is needed to determine the best use of an individual property.

VEGETATION

Most of the land within Ennis Town Limits has been developed to some extent and includes vegetation planted for aesthetic purposes or erosion control. Along Moore Creek and the Madison River is riparian vegetation. The areas northeast and southwest of Town are dominated by cultivated crops. North and west of town limits, the foothills are covered with various types of sagebrush. Lower elevations in this area are scattered with development and native grasses.

Very little mapping of noxious weeds has been done within the Ennis Planning Area. The Madison Watershed Partnership mapped weeds along the Madison River and the

Madison Valley Ranchlands Group Weed Committee works with the Madison County Weed Board to treat weeds along the Madison River. The Town of Ennis treats weeds along some roads, and land owners are required to control weeds on their properties and half of the adjacent street (Section 4-2-1, Ennis Town Code).

WATER RESOURCES

Water resources within the Ennis Planning Area include the Madison River, Moore Creek, O'Dell Creek, Bear Creek, floodplains, riparian areas, wetlands, and the groundwater system. There are also irrigation ditches that traverse the Ennis Planning Area. Official floodplain boundaries have been mapped by the Federal Emergency Management Agency (FEMA) for the portions of the Madison River and Moore Creek within Ennis Town Limits. While Ennis Lake is located five miles north of Ennis and not within the Ennis Planning Area, the Lake provides many recreational opportunities to the residents of Ennis and is a draw for tourists.



Nearly every year, there is an ice gorge on the Madison River.



Ennis Lake is a popular recreation area.

Moore Creek is listed as a water quality-impaired stream by DEQ for the use of drinking water and primary contact recreation because of Arsenic and *Escherichia coli*. The probable sources of Arsenic are acid mine drainage impacts from abandoned mine lands and natural sources. The probable sources of *Escherichia coli* are agriculture and grazing in riparian zones.

O'Dell Creek is listed as a water quality-impaired stream for the use of drinking water. The probable cause is Arsenic with the source listed as unknown. It is also listed as impaired for the use of aquatic life caused by high flows and physical alterations. Sources listed include agriculture, channelization, and habitat modification. A Total Maximum Daily Load (TMDL), which is a tool to quantify water quality problems and propose solutions, has not been completed by the DEQ for the Madison TMDL Planning Area. Data has been collected and a report is expected after 2014.

The Town of Ennis has two wells that serve the public water system. This system is routinely tested to ensure it meets DEQ water quality standards. While development within the Town of Ennis utilizes the Town's water and wastewater systems, development outside Town relies on individual wells and septic systems or community water systems with individual septic systems. In recent years, there has been statewide concern over the impacts of an increasing number of individual wells and septic systems on area water quality and supply.

The Montana Bureau of Mines and Geology collected water quality and supply data from wells for a groundwater characterization study of the Madison County area. Data from the study shows that there is an abundance of groundwater in the Ennis area. Water quality may be an issue in certain areas surrounding Ennis due to elevated temperatures of groundwater and naturally occurring minerals, such as Arsenic.

The Madison Watershed Partnership is working on water conservation, water quality, range and soil conservation, fisheries and wildlife management, land use planning, and conservation education and outreach. The partnership is made up of the Madison Conservation District, Madison River Foundation, and Madison Valley Ranchlands Group. Major projects include the Madison Stream Team, which is a group of volunteers trained to collect water quality data on local streams, and weed mapping along the Madison River.

WILDLIFE

A variety of animals live in the Ennis area and surrounding mountains. According to Montana Fish, Wildlife, and Parks (FWP), portions of the Ennis Planning Area provide winter range (and to a smaller extent summer range) for moose, elk, pronghorn antelope, mule deer, and white-tail deer. Mule deer walking town streets and through residential yards is a regular occurrence during the winter. It is not uncommon to see an occasional black bear in Town. Howling wolves and coyotes can be heard in the hills to the west and east. Foxes and skunks are frequent inhabitants, as well as a variety of birds. The Madison River is a host to many fish, including brown trout, rainbow trout,

mountain whitefish, Arctic grayling, brook trout, and Yellowstone cutthroat trout. The Ennis area is known for fly fishing and employs a large number of outfitters and guides. Many tourists and residents, both year-round and seasonal, are attracted to Ennis for the fly fishing.

The Madison Valley provides important habitat linkages for montane and forest species, such as grizzly bears, black bears, wolverine, fisher, and lynx. Based on habitat models developed by the Craighead Institute and Wildlife Conservation Society, the 2012 Madison County Growth Policy identifies important corridors between the Madison Range on the east side of the Valley, and the Tobacco Roots and Gravelly Range to the west. Wildlife uses these corridors to travel from one large habitat to another. While these animals tend to stay away from developed areas like Ennis, the foothills of the Tobacco Roots and stream corridors in the area provide relatively good linkage habitat.

WIND

Ennis is known for the amount and force of wind. The 2012 Madison County Growth Policy states the following:

Several companies began investigating wind energy beginning in the mid-2000’s through data-collection meteorological towers. One company has received approval to construct 8 wind turbines in the Norris Hill area, though no towers have been constructed. Madison County adopted an ordinance in 2003, revised in 2011, to establish general standards, review criteria and a process for considering towers of 100’ or more in height.

NATURAL
AND
CULTURAL
RESOURCES

The surrounding natural and cultural resources, including the spectacular mountain views and the Madison River, will continue to define Ennis as a unique place to live and visit.

Projected
Trends

The health of the community will continue to depend on protecting natural resources, including water quality and supply, air quality, productive soils, native vegetation, and the abundance and variety of wildlife.

The local economy will continue to rely on the surrounding natural and cultural resources to attract businesses, tourists, seasonal residents, and year-round residents.

POPULATION

The 2010 Census stated that the population of the Town of Ennis in 2010 was 838 residents. This is a slight decrease from the 2000 Census count of 840 residents. While the census information shows that the Town of Ennis population has not grown, Madison County and Montana have grown by 12% and 10% respectively in the last decade.

Table 14: Population by Census Year

	1960	1970	1980	1990	2000	2010
Ennis	525	501	660	773	840	838
Madison County	5211	5014	5448	5989	6851	7691
Montana	674767	694409	786690	799065	902195	989415

Source: U.S. Census Bureau, Decennial Census

Table 15: Percent Population Change by Census Year

	1960	1970	1980	1990	2000	2010
Ennis	-	-5%	32%	17%	9%	0%
Madison County	-	-4%	9%	10%	14%	12%
Montana	-	3%	13%	2%	13%	10%

Source: U.S. Census Bureau, Decennial Census

There are two important considerations when looking at population statistics for Ennis. One is that the census defines a resident as someone who spends most of the year in Ennis. The census count does not include seasonal residents that spend summers in Ennis. The second issue is that the development immediately surrounding the Town of Ennis, such as the Valley Garden Golf Village, is not included in the census count for Ennis because it is outside Ennis Town Limits.

SEASONAL RESIDENTS

Another source for determining the number of seasonal residents within the Town of Ennis is property records. There is a permanent mailing address associated with each DOR property record within the Town of Ennis. There were 96 parcels within the Town of Ennis that have property owners with a permanent mailing address from outside Madison County or are most likely seasonal residents. The average household size for the Town of Ennis was 1.91 persons, which calculates to about 183 seasonal residents. Added to the census count of 838, the total year-round and seasonal population combined was 1,021. This analysis assumed the Town of Ennis population was approximately 17.9% seasonal residents.

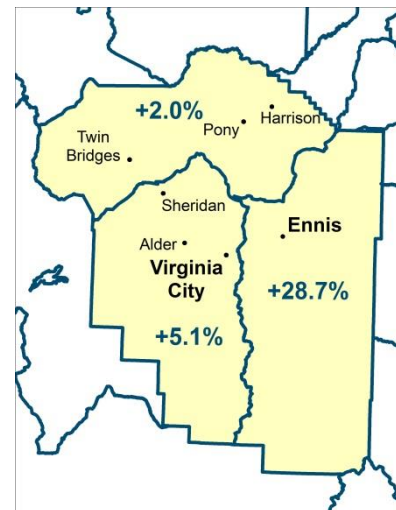
Another indicator of seasonal residents was the vacant housing units classified as seasonal, recreational, or occasional use in the census. In 2010, there were 54 vacant housing units classified as seasonal, recreational, or occasional use or 10.2% of all housing units in the Town of Ennis. In 2000, there were 24 vacant housing units classified as seasonal, recreational, or occasional use or 5.5% of all housing units. This represents a 125% increase in vacant housing units classified as seasonal, recreational, or occasional use. In order to determine vacant housing statistics, census takers rely on information from property owners, managers, neighbors, and rental agents. This may not be the most reliable or accurate data, but it appears that the number of seasonal residents within the Town of Ennis increased.

RESIDENTS LIVING IN DEVELOPMENT SURROUNDING ENNIS

Map 3 shows percent population change for the three census tracts in Madison County from 2000 to 2010. The northern tract, which includes Twin Bridges, Pony, and Harrison, grew by 2.0%. The western tract, which includes Sheridan, Alder, and Virginia City, grew by 5.1%. The population of the eastern tract, which includes Ennis and the Madison Valley, grew by 28.7% from 2000 to 2010. In 2000, the population of the Madison Valley was 2,415 and in 2010, the population was 3,108. This census data only includes year-round residents.

Based on a study done by the Madison Valley Rural Fire District (MVRFD) for their Capital Improvements Plan in 2013, the estimated number of seasonal and year-round residents in the Madison Valley was 4,452 persons. This number was calculated by taking the number of residential structures in 2012 (2,120 structures) and multiplying that number by the persons per occupied housing unit for the census tract that covers the Madison Valley from the 2010 Census (2.1 persons). The number of seasonal and year-round residents in the Madison Valley for 2022 was estimated to be 5,105 persons (see discussion under Population Estimates for methodology). This represents an additional 653 people or 14.7% population growth in the next decade.

Locations of residential structures collected by Madison County through a combination of using a Global Positioning System (GPS) and mapping structures from aerial photographs were used to approximate the population immediately surrounding Ennis. There were approximately 249 residential structures located within the portion of the Ennis Planning Area outside of Town



Map 3: Percent Population Change by Census Tract

Source: U.S. Census Bureau

limits ("Ennis Surrounding Area"). There were 2.1 persons per occupied housing unit for the census tract that covers the Madison Valley in 2010. This analysis estimated there were approximately 523 people living in the Ennis Surrounding Area. This accounts for both year-round and seasonal residents. To estimate how many of these 523 residents in the Ennis Surrounding Area were seasonal, permanent owner mailing addresses were researched. There were 50 parcels in the Ennis Surrounding Area with a permanent owner mailing address listed from outside Montana and residential property type. Using the 2.1 persons per occupied housing unit, this assumes there were approximately 105 seasonal residents or about 20.1% of the population in the Ennis Surrounding Area.

AGE

According to the U.S. Census Bureau 2010 Decennial Census, the median age in the Town of Ennis was 49.8. Madison County had the same median age. When compared to the median ages of Montana (39.8) and the United States (37.2), the median age of the Town of Ennis was substantially older. Figure 5 shows the number of people in 2010 by age group. About half of the population is male and half is female. About 97% of the population is white. According to the 2010 Census, 49.8% of households were family households and 50.2% were nonfamily households. The percentage of family households decreased from 59.9% in 2000. The age of the Ennis population increased while the average household and family sizes decreased.

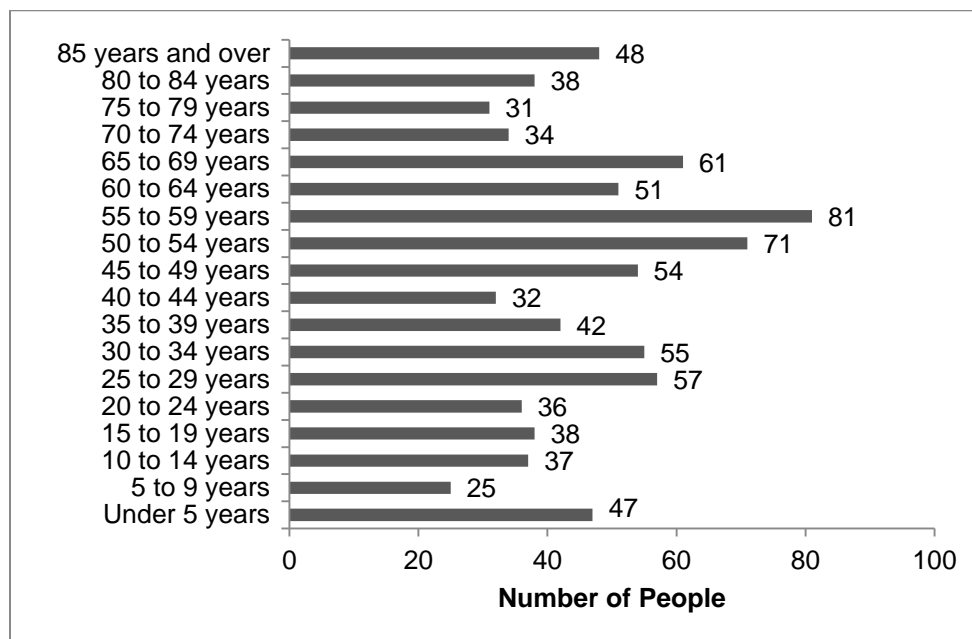


Figure 5: Population of the Town of Ennis by Age (Source: U.S. Census)

POPULATION ESTIMATES

The *2005 Ennis Planning Area Growth Policy* estimated that the population of Ennis would be 924 people in 2010 and 1,016 people in 2020. This represented a 10% increase over each decade with an annual growth of 1%. This projection was high for 2010, which had a census population of 838 people, and did not account for seasonal residents because it relied on census data. The *2005 Ennis Planning Area Growth Policy* also estimated 10% growth each decade for the Ennis Planning Area. The estimates for the Ennis Planning Area were 1,215 for 2010 and 1,336 for 2020. Using this methodology (Methodology 1), population projections for 2020 and 2030 were updated and are shown in Table 16. For comparison, Madison County analyzed historic population growth in the County and used three annual growth rate scenarios: high (1.5%), likely (1.2%), and low (1.0%).

Table 16: Population Estimates – Methodology 1

	2010	2020	2030
Town of Ennis	838	922	1,014
Ennis Surrounding Area*	523	575	633
Total Ennis Planning Area	1,361	1,497	1,647

*In 2013, there were 249 residential structures within the Ennis Surrounding Area. This was multiplied by the persons per occupied housing unit for the census tract that covers the Madison Valley, which was 2.1.

As part of the recent Capital Improvements Plan, the MVRFD estimated the number of future residential structures in the Fire District to determine where to place new fire stations. Property records from the last 50 years were researched to find the number of residences added by decade. This data was fit to a linear regression analysis to project the number of residences that will be added in the future.

This methodology (Methodology 2) was used to determine the residences that will be added to the Town of Ennis and the Ennis Surrounding Area in the next 20 years. Population projections were created by multiplying the number of residences by the average persons per occupied housing unit for the census tract that covers the Madison Valley. Table 17 shows the results of the analysis. As with any population projections, this is only an estimate. This analysis assumes a single family home on each parcel and does not account for multi-family housing, such as apartment buildings. Since there is no way to determine whether or not residential structures are vacant or occupied, this methodology may be including residential structures that are vacant year-round.

Table 17: Population Estimates - Methodology 2

	2013		2020		2030	
	Residential Structures	Estimated Population*	Estimated Residential Structures**	Estimated Population*	Estimated Residential Structures**	Estimated Population*
Town of Ennis	424	890	459	964	509	1,069
Ennis Surrounding Area	249	523	278	584	314	659
Total Ennis Planning Area	673	1,413	737	1,548	823	1,728

*Estimated population is the number of residential structures multiplied by 2.1 (persons per occupied housing unit for the census tract that covers the Madison Valley).

**The number of residential structures for 2020 and 2030 was estimated using a linear regression analysis based on the number of homes added to the Town of Ennis and Ennis Surrounding Area in the last 50 years.

This analysis shows a 20.1% growth rate over the next 17 years with an annual growth rate just over 1% for the Town of Ennis. For the Ennis Surrounding Area, the growth rate is 26.0% over the next 17 years with an annual growth rate of 1.5%. This estimates that the population outside of Town will grow faster than within Town Limits.

Methodologies 1 and 2 result in an annual growth rate around 1% for the Town of Ennis, which is similar to Madison County's range of annual growth rates (1.0% to 1.5%). Population estimates for smaller communities like Ennis are typically less accurate than projections for larger populated areas. Population and development growth should be monitored for unanticipated changes, such as new businesses and subdivisions.

POPULATION Projected Trends

The population of the Town of Ennis and Ennis Planning Area will continue to grow with a slightly faster rate of growth occurring outside of Ennis Town Limits.

The number of seasonal residents within the Town of Ennis and Ennis Planning Area will continue to increase.

The age of the population within the Town of Ennis and Ennis Planning Area will continue to increase.

PART 3: COMMUNITY GOALS, OBJECTIVES, AND IMPLEMENTATION STRATEGY

This section first describes the six main goals of Ennis and objectives designed to meet each of the goals. The goals and objectives are not in priority order, but are numbered to make it easier to reference a particular goal or objective. Many of the goals are related and many of the objectives will help accomplish more than one of the goals. For example, well-maintained infrastructure (Goal #1) and a high quality of life (Goal #6) will help attract new businesses to Ennis (Goal #3).

This is a plan for the entire community, so Town officials, community groups, and citizens will all work together to implement the goals and objectives. Table 18 outlines how the goals and objectives will be implemented. Some of the projects will be completed by Town of Ennis staff and officials, and some of the projects will be completed by other community members or groups. It is recommended that the list of goals and objectives be reviewed and updated every 5 years.

Goal #1: Maintain Adequate Infrastructure

Adequate infrastructure is needed to meet the basic needs of community members. Following is a list of infrastructure in the Town of Ennis:

- Water System
- Wastewater System
- Stormwater Drainage System
- Roads
- Sidewalks
- Parks
- Public Buildings
- Community Facilities

Goals and objectives for the operation and maintenance of infrastructure are determined through the Town's annual budgeting process, as well as facility plans. Goals and objectives for capital improvements are outlined in the Town of Ennis Capital Improvement Plan. Maintaining these documents on an annual basis is critical to ensuring there is adequate infrastructure to serve the community.

In order to ensure the infrastructure associated with new development is properly planned and constructed, the Town should develop annexation policies and procedures.

New development is needed for the community to thrive and grow, but the development should be planned to protect the qualities that make Ennis unique.

As outlined in the Population Section in Part 2, Ennis has an aging population. The community has identified needed improvements to the Madison Valley Manor, as well as the need for a senior center, to serve the growing number of seniors.

Objective 1A: Continue to annually update the Town budget and capital improvement plan.

Objective 1B: Develop annexation policies and procedures.

Objective 1C: Remodel the Madison Valley Manor.

Objective 1D: Build a senior center.

Goal #2: Protect Natural and Cultural Resources

The health of the community, economy, and the identity of Ennis depends on the surrounding natural resources (See Natural and Cultural Resources Section in Part 2). Protecting the water (both quality and supply), soil, air, vegetation, and wildlife is a high priority for Ennis. The small town, western character of Ennis, as described in Figure 4, is also an important resource for the community. Reviewing and regularly updating development regulations will ensure that development is planned to protect natural and cultural resources.

Objective 2A: Review and update subdivision regulations. Incorporate the public interest criteria in Appendix C and ensure future subdivisions are designed to fit the small town, western character described in Figure 4.

Objective 2B: Review and update zoning regulations to ensure new development occurs within Town or preferred growth areas and fits with the small town, western character described in Figure 4.

Goal #3: Attract New Businesses

While meeting with community members, the Ennis Planning Board heard many times that attracting new businesses is a high priority. An increase in new businesses will create job opportunities. Specifically, the community desires businesses that are internet-based and non-polluting. Ennis needs shops that provide the products and

services that attract Ennis residents to shop in Bozeman. There is also a need to attract businesses that will stay open year-round.

Objective 3A: Conduct a formal business infrastructure inventory of community assets.

Objective 3B: Conduct a target industry study.

Objective 3C: Build a basis of outreach and active business marketing.

Objective 3D: Proactively pursue business attraction.

Objective 3E: Explore a new business incentive plan.

Objective 3F: Fine-tune branding and develop social media avenues to promote tourism and outdoor recreation.

Goal #4: Occupy Vacant Downtown Buildings

There are vacant buildings and spaces on Main Street in Ennis. There are several buildings that are in disrepair and detract from the aesthetic appeal of Main Street. The community would like to have incentives that encourage developers to fill these vacant spaces.

Objective 4A: Create incentives to develop vacant, Downtown buildings and spaces.

Goal #5: Increase Affordable Housing

New business owners and employees require affordable housing. There is currently a lack of affordable housing, as described in the Housing Section in Part 2. Creating a housing task force appointed by the Town Commission is the first step toward addressing this issue.

Objective 5A: Create a housing task force.

Goal #6: Improve Quality of Life

With the Madison River, surrounding mountain views, and friendly people, Ennis already has a high quality of life. Many people in the community are working to make

the quality of life even better by projects such as a local food system, sidewalks and trails, an aquatic center, and a new senior center. The following objectives reflect the high priority projects that are generally supported by the community.

Objective 6A: Become a Tree City USA.

Objective 6B: Consider a parks district.

Objective 6C: Construct one high priority bicycle or pedestrian path each year.

Objective 6D: Continue to develop a local food system.

Objective 6E: Work with MDT to develop a safe, but still unique Y intersection.

Objective 6F: Build the Madison Valley Aquatic Center.

Objective 6G: Beautify community corridors to create a more aesthetically pleasing atmosphere.

Objective 6H: Continue to bring unique events to the community that will attract repeat visitors.

Table 18: Implementation Strategy

Short-term Objectives (1-2 Years)	
Objectives	Cooperating Partners*
1A: Continue to annually update the Town budget and capital improvements plan	Ennis Town Commission
1B: Develop annexation policies and procedures	Ennis Planning Board
1C: Remodel the Madison Valley Manor	Madison County
1D: Build a senior center	Ennis Town Commission
2A: Review and update subdivision regulations	Ennis Planning Board and Town Commission
3A: Conduct a formal business infrastructure inventory of community assets	Ennis Planning Board and Town Commission
3B: Conduct a target industry study	Ennis Planning Board and Town Commission
4A: Create incentives to develop vacant, Downtown buildings and spaces	Ennis Town Commission
5A: Create a housing task force	Ennis Town Commission
6A: Become a Tree City USA (meet the four standards of Tree City USA)	Ennis Town Commission and Ennis Tree Board
6B: Consider a parks district	Recreational agencies: Tennis Club, Madison Meadows Golf Course, Madison County, and Ennis Town Commission
6C: Construct one high priority bicycle or pedestrian path each year	Madison County, Ennis Town Commission, Montana Fish, Wildlife, and Parks, Montana Department of Transportation, Madison Byways
6D: Continue to develop the local food system	Madison Farm to Fork and Madison Conservation District
6E: Work with MDT to develop a safe, but still unique Y intersection	Ennis Town Commission, Montana Department of Transportation

Mid-term Objectives (5 years)	
Objectives	Cooperating Partners*
2B: Review and update zoning regulations	Ennis Planning Board and Town Commission
3C: Build a basis of outreach and active business marketing	Ennis Planning Board and Town Commission
3D: Proactively pursue business attraction	Ennis Planning Board and Town Commission
3E: Explore a new business incentive plan	Ennis Planning Board and Town Commission
6F: Build the Madison Valley Aquatic Center	Madison Valley Aquatic Center
6G: Beautify community corridors to create a more aesthetically pleasing atmosphere	
6H: Continue to bring unique events to the community that will attract repeat visitors	
Long-term Objectives (10 years)	
Objectives	Cooperating Partners*
3F: Fine-tune branding and develop social media avenues to promote tourism and outdoor recreation	

*The Cooperating Partners are not mutually exclusive.

PART 4: OTHER INFORMATION (AS REQUIRED BY MONTANA STATE LAW)

STRATEGY FOR DEVELOPMENT, MAINTENANCE, AND REPLACEMENT OF PUBLIC INFRASTRUCTURE

WATER SYSTEM

The existing water system consists of two groundwater wells, a storage reservoir, a 14-inch wide Polyvinyl Chloride (PVC) transmission main line, distribution lines of various widths and materials, service lines of various widths and materials, valves, and fire hydrants. A map showing the locations of the water system is located at Ennis Town Hall.

Well #1 is located on First Street and Well #2 is located several blocks to the west on Armitage Street. Generally there is good water quality and supply from these wells. The water is moderately hard. These wells pump water directly into the distribution piping which in turn feeds the user demands and fills the storage tank northwest of Ennis. The storage reservoir, which consists of a 500,000-gallon on-grade steel tank, was constructed in 1994 to provide sufficient pressure and capacity to all areas of the town.

Well #1 was recently replaced with a new well at the same location. Future needs include looping water lines in Downtown Ennis to improve water pressure and upgrading old hydrants. These improvements will be completed as the budget allows.

General maintenance of the water system is performed by the Town of Ennis Public Works Department and includes the following:

- flushing hydrants
- exercising valves to ensure they are working properly and to make them easier to open
- routine water sampling
- fixing occasional breaks or leaks in lines

SEWER SYSTEM

The existing sewer system consists of nearly nine miles of main line and a three-cell aerated lagoon treatment facility, which is located just northeast of Lions Club Park. A map showing the locations of sewer system infrastructure is located at Ennis Town Hall.

A new lagoon treatment system was built in 2005 to meet a design population of 1,600 people and the standards of the Montana Department of Environmental Quality.

The Town is currently working to solve several issues with the wastewater system:

1. Peak flows at the design population would exceed the capacity of the 10-inch trunk line on the southeast corner of town.
2. As common with many other small towns in Montana, the Ennis lagoon system has an algae problem. During the summer months, the level of Total Suspended Solids in the system is above the required standards. The Town of Ennis is under an Administrative Order on Consent with DEQ and in the application process for a new discharge permit.

General maintenance of the sewer system is performed by the Town of Ennis Public Works Department and includes the following:

- cleaning main lines
- checking manholes for flow levels
- monitoring the water chemistry in the lagoon

ROADS

The road system in Ennis is centered on U.S. Highway 287 (Main Street) and Montana Highway 287 ("the Y"), which function as regional arterial routes through town. Both highways are administered and maintained by the Montana Department of Transportation (MDT). The paved roadways are in good condition and maintained on a regular basis. The *1996 Town of Ennis Comprehensive Plan* describes the purpose of the proposed roundabout at "the Y":

The "roundabout" proposed for the intersection of U.S. 287 and S.R. 287 will improve efficiency, safety and overall appearance of the current, three way intersection. Consideration has been given to reconfiguring the intersection as a standard "T" with an electronic signal system. This would force the removal of the "Fisherman" sculpture from its central position and even if it were relocated within the expansive right-of-way area its importance as a community icon would be diminished. The roundabout would not only accommodate the fisherman but provide an ideal opportunity to further enhance this important community feature and the surrounding right of way with improved landscaping.

MDT determined that the roundabout would not work because there would be too many business access points on the roundabout. Soon after this determination, MDT made improvements to the intersection, but it is still a Y configuration. This

intersection is located in the center of Town and effectively separates Downtown Ennis on East Main Street from the commercial development to the north along US Highway 287 and west along Montana Highway 287. With the help of Madison Byways, the Town recently received a grant to construct sidewalks around the Y. The community wants to make the Y safer for vehicles, as well as pedestrians and bicyclists, maintain the beauty and interest of the Y with the green space and fisherman statue, and avoid installation of a traffic light.

Most of the roads in Lower Ennis are paved. The harsh winter weather takes a heavy toll on the condition of paved roads each year due to frost heave and rapid freeze- thaw temperature variations. Most of the roads in Upper Ennis and in the southern portion of Town are gravel roads. There are no scheduled improvements to the road system beyond general maintenance. General maintenance of the road system is performed by the Town of Ennis Public Works Department and includes the following:

- patching potholes and sealing cracks on paved roads
- grading, adding gravel, and applying magnesium chloride to gravel roads
- snow removal only when there is drifting that makes a road impassable

REVIEW AND REVISION OF THE GROWTH POLICY

Growth policy review will occur at a maximum five-year interval. The next growth policy review will most likely occur in 2020. If there are any major changes, such as annexation of a major subdivision, the growth policy should be reviewed. Following is a list of questions to consider when determining whether or not the growth policy should be revised:

- Is there new data available (census, water quality, etc.)?
- Has there been a significant change in demographics or the economy?
- Have the Montana State Laws regarding growth policies changed?
- Are the community's goals and objectives current and valid?
- Have the projects in the implementation schedule been completed?
- Does additional public input suggest the need to make changes?

COORDINATION WITH MADISON COUNTY

The Town of Ennis will consult with Madison County on annexation proposals, growth policy revisions, and any other planning documents. The Madison County Planning Department provides some subdivision review services for the Town, as well as administrative support at Ennis Planning Board meetings through interlocal agreements. There is also an interlocal agreement between the Town and County for

law enforcement services. The Town has a police officer, but can request additional assistance from the Madison County Sheriff's Office as needed.

The *Town of Ennis Subdivision Regulations, 2002* outline the process for subdivision review. Subdivision applicants are required by Montana State Law to contact agencies for review of proposed subdivisions 30 days prior to submitting a subdivision application. The Town of Ennis will ensure that the Madison County Planning Department is included on the list of agencies.

If a subdivision is proposed in Madison County within 2 miles of the Town of Ennis, the Madison County Subdivision Regulations require that the Town of Ennis be contacted to review the proposal. The Town of Ennis Planning Board will review the proposal and provide comments to the applicant and the Madison County Planning Department.

STATEMENT OF HOW THE TOWN COMMISSION WILL REVIEW SUBDIVISIONS AGAINST THE PUBLIC INTEREST CRITERIA, EVALUATE AND MAKE DECISIONS WITH RESPECT TO THE CRITERIA

Prior to making a decision on a subdivision proposal, the Town must consider the impacts of a proposed subdivision on the seven primary review criteria listed in Section 76-3-608(3)(a), Montana Code Annotated. Following is a list of the seven criteria with definitions:

- ❖ Agriculture: The practice of cultivating the ground, raising crops, and/or rearing animals.
- ❖ Agricultural Water User Facilities: 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.
- ❖ Wildlife: Living things which are neither human nor domesticated nor plant.
- ❖ Wildlife Habitat: Place or type of site where wildlife naturally lives and grows.

- ❖ **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.

Appendix C has discussion questions associated with each of the seven criteria. The questions are designed to identify whether or not a proposed subdivision is likely to trigger significant changes, whether or not these changes are positive or negative or neutral, and whether or not any negative impacts can be mitigated. These questions, in combination with the definitions listed above, serve to define the seven criteria. The questions and definitions need to be incorporated into the *Town of Ennis Subdivision Regulations*.

At the time of pre-application, subdivision applicants are informed that their projects will be evaluated against the seven review criteria. All subdivision applications must address these criteria to some degree; those that include an environmental assessment must consider them in more detail.

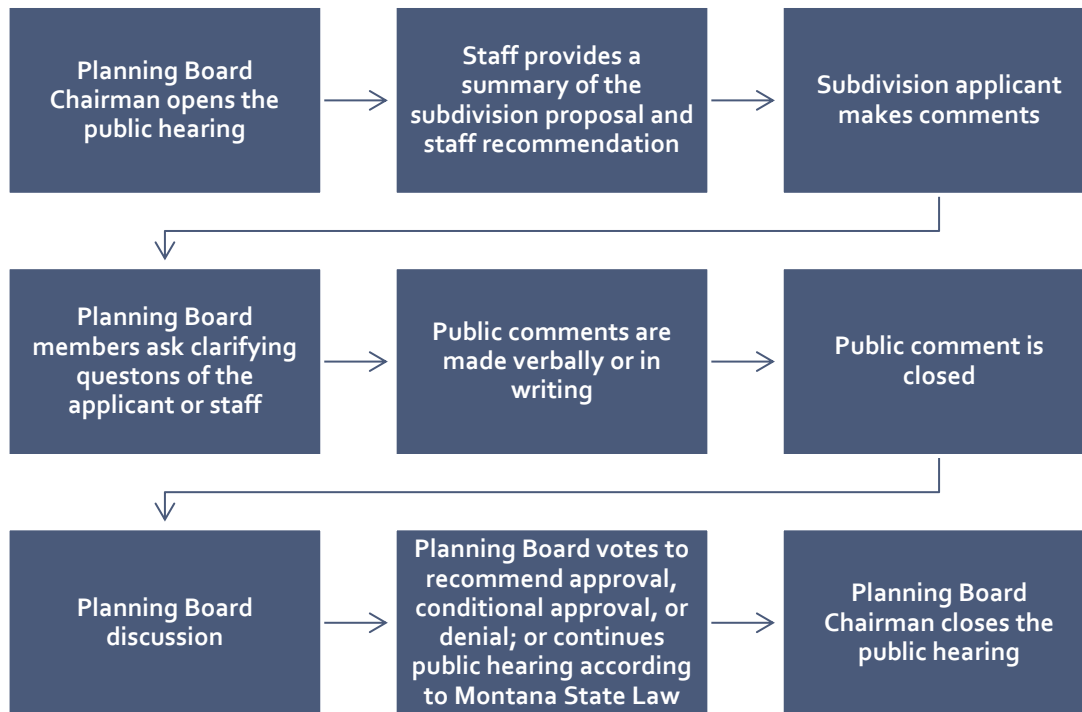
As a part of their evaluation of each proposed subdivision, the Ennis Town Commission, Planning Board, and Planning staff consider these review criteria. The Planning staff's written report on each proposed subdivision includes a discussion of each review criterion, followed by a set of recommended Findings of Fact which provide a conclusive statement about each criterion. The Planning Board's written recommendations to the Town Commission do likewise. The Town Commission's written decision on each plat outlines, criterion by criterion, both a discussion and a concluding Finding of Fact. In addition, the Town Commission provides the subdivider with a written statutory and regulatory justification for their subdivision decision.

In cases where a proposed subdivision is deemed likely to generate negative effects, the Town Commission's written decision on the project reflects whether or not the impacts can be mitigated and, if so, how. Methods of mitigation are expressed as preliminary plat approval conditions which must be met before final plat approval can be granted.

A subdivision application may be exempted from being evaluated against the review criteria, as outlined in state law (MCA 76-3-201 et seq.). A subdivision proposal must also meet the *Town of Ennis Subdivision Regulations* and Montana State Law.

STATEMENT OF HOW PUBLIC HEARINGS REGARDING PROPOSED SUBDIVISIONS WILL BE CONDUCTED

Public hearings on proposed subdivisions are conducted according to the following procedures:

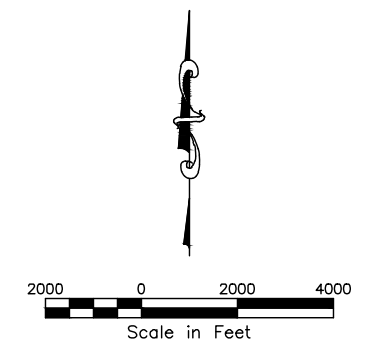
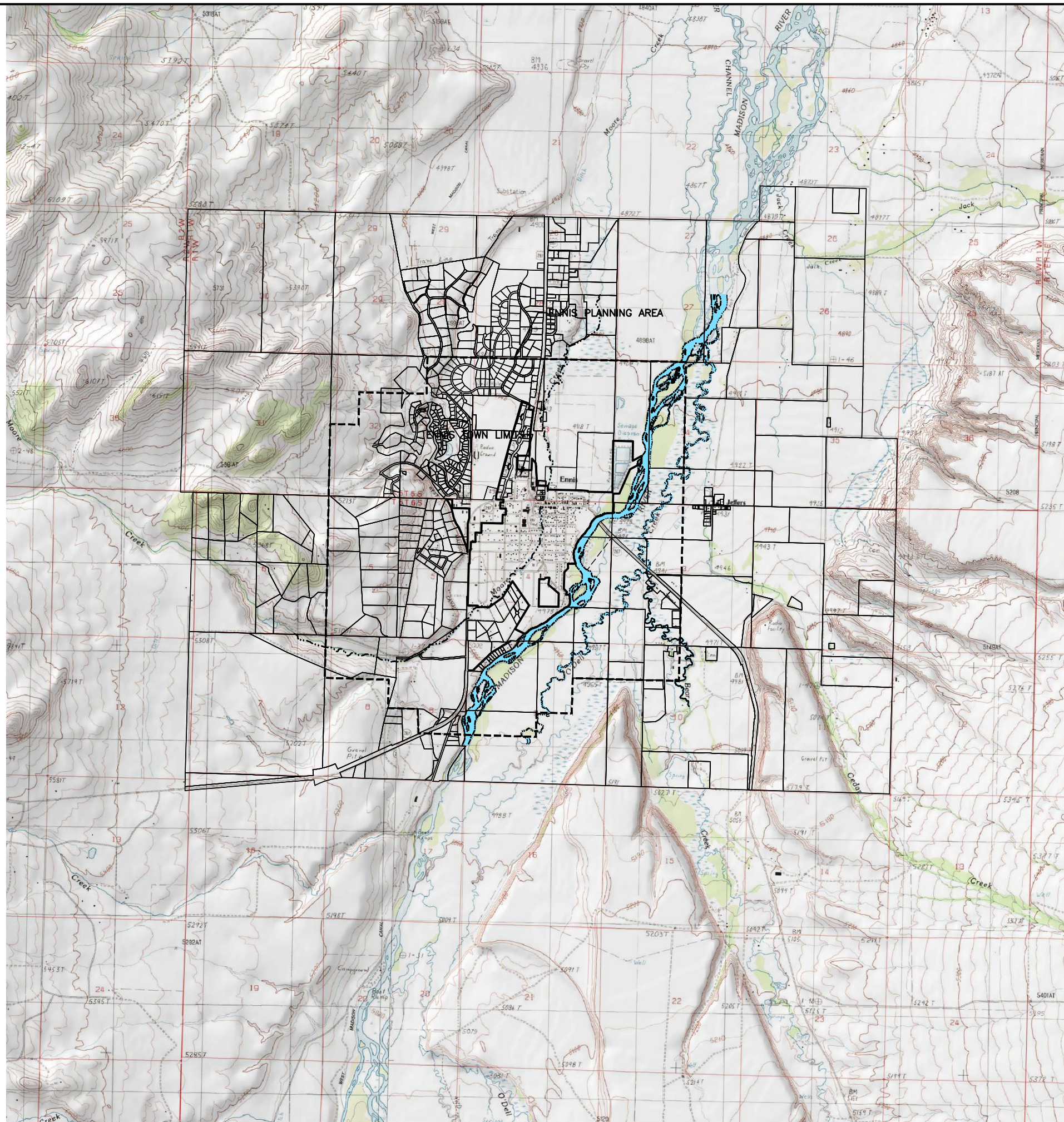


EVALUATION OF THE POTENTIAL FOR FIRE AND WILDLAND FIRE, INCLUDING WHETHER THERE IS A NEED TO DELINEATE THE WUI AND ADOPT WUI REGULATIONS

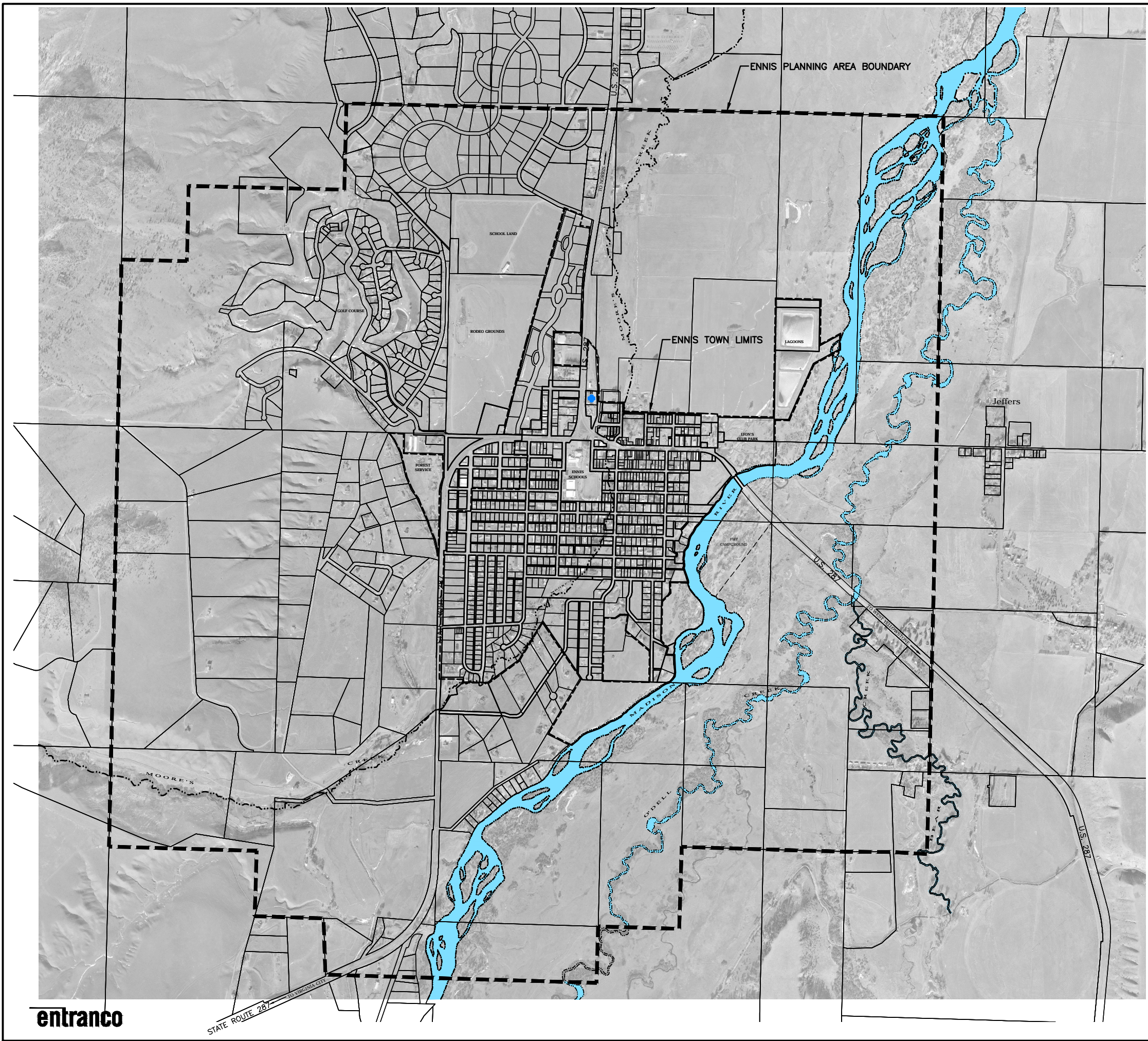
The *Madison County Community Wildfire Protection Plan* (CWPP) was updated in August of 2013 and includes the Town of Ennis. The CWPP states: "The wildland urban interface is defined as the area or zone where structures and other human development meet or intermingle with undeveloped wildland or vegetative fuels." The entire Madison County is defined as the wildland urban interface because of the potential for development and abundance of vegetation. Certain areas of the County are mapped as high priority, moderate priority, or low priority based on the current or potential wildfire risk. The Town of Ennis and Ennis Planning Area are shown as low to moderate priority, which means significant negative effects from wildfire are less likely because the area is within five miles of a fire station. According to the CWPP, all areas of Madison County have vegetative fuels that could be hazardous in a wildfire situation except for irrigated areas of agriculture and urban settings.

The *Town of Ennis Subdivision Regulations* addresses fire protection standards for new development. Section 4-2-2, Ennis Town Code, addresses removing vegetation that is a fire hazard for all properties within town limits.

APPENDIX A



TOWN OF ENNIS, MONTANA
VICINITY MAP
FIGURE 1



TOWN OF ENNIS, MONTANA
ENNIS PLANNING AREA

FIGURE 2

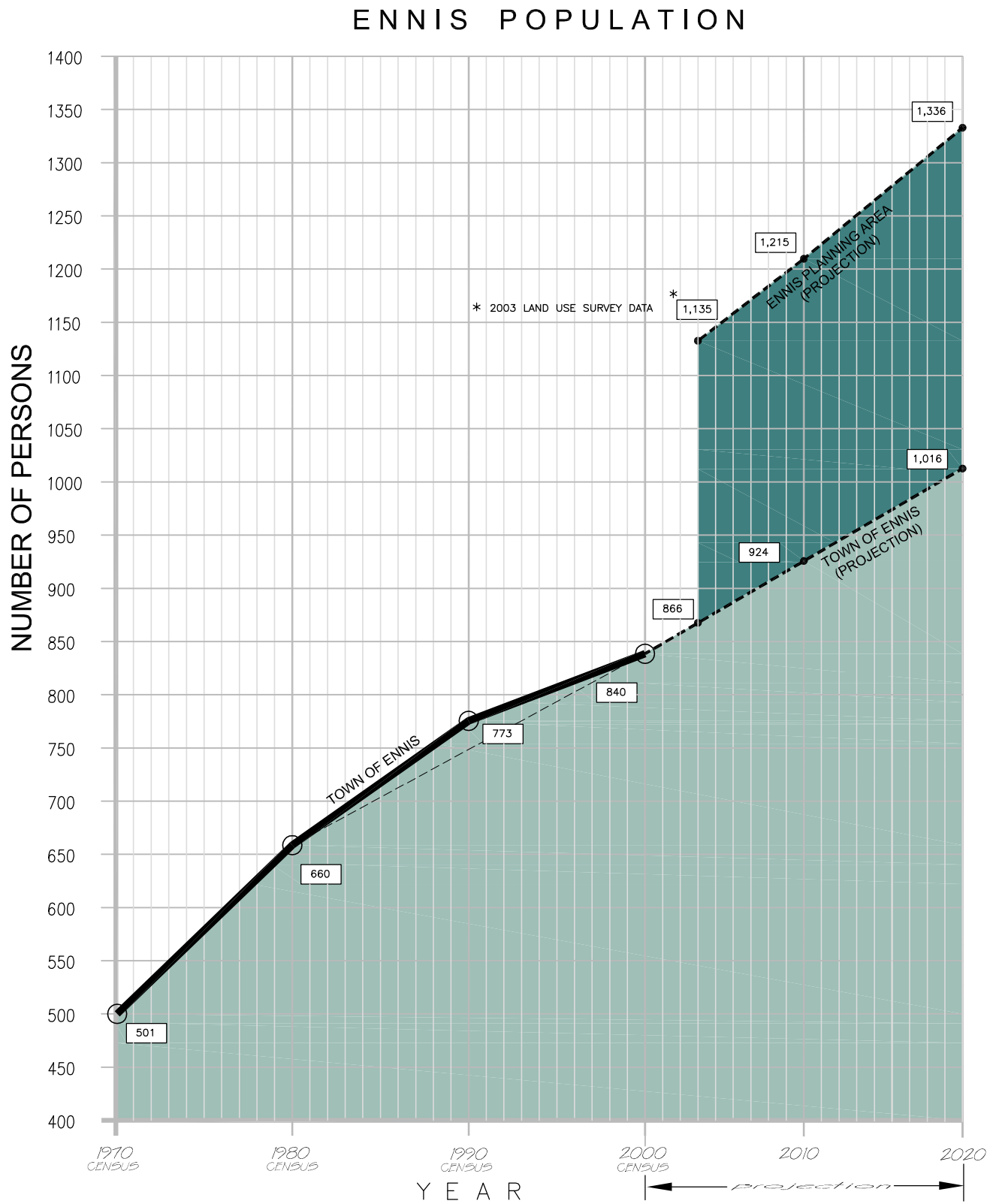
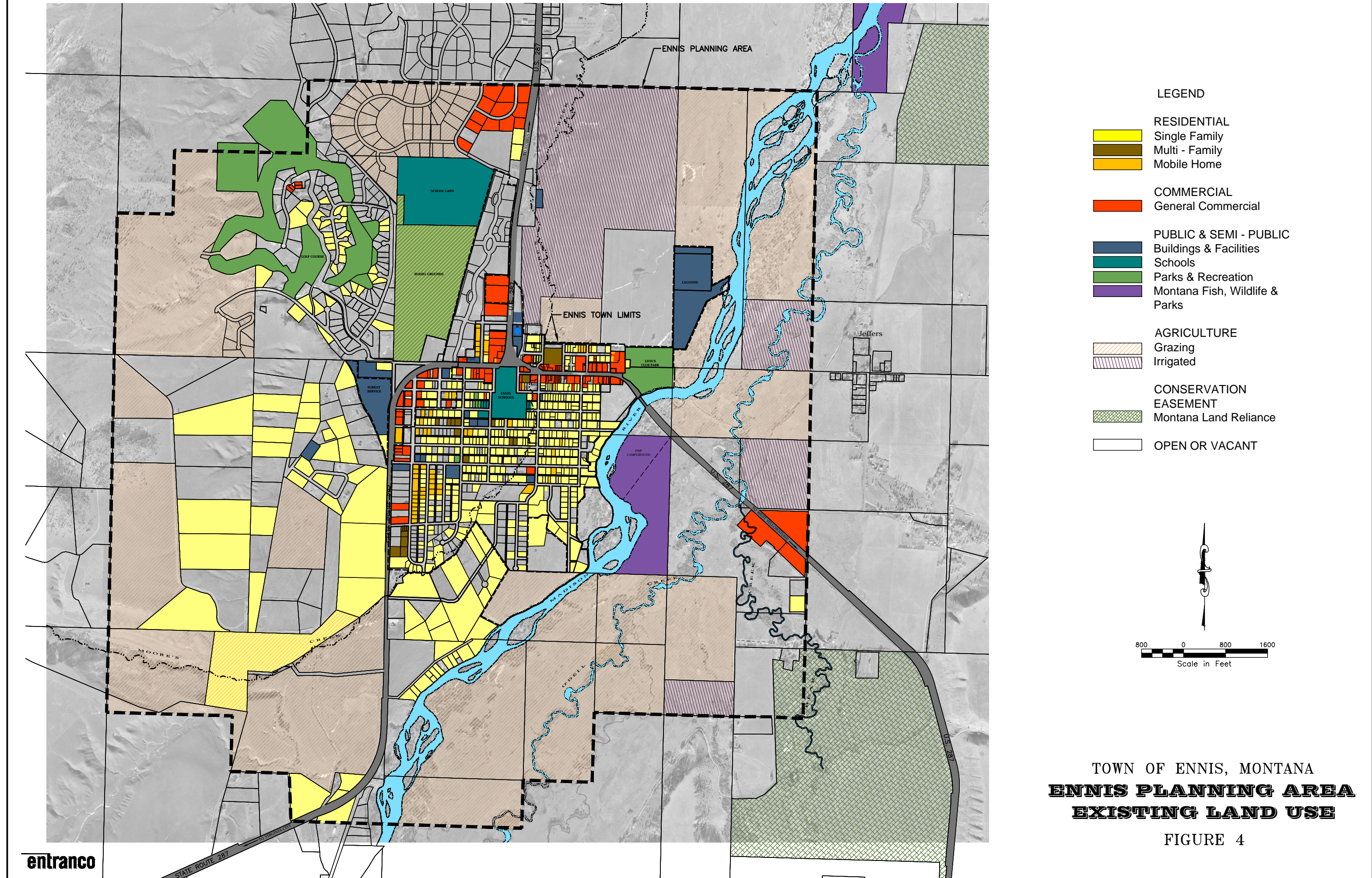
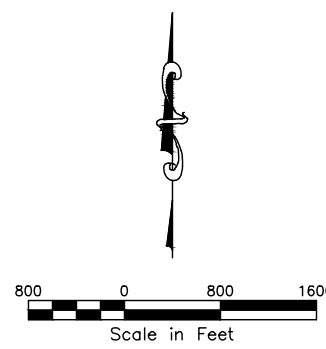


FIGURE 3



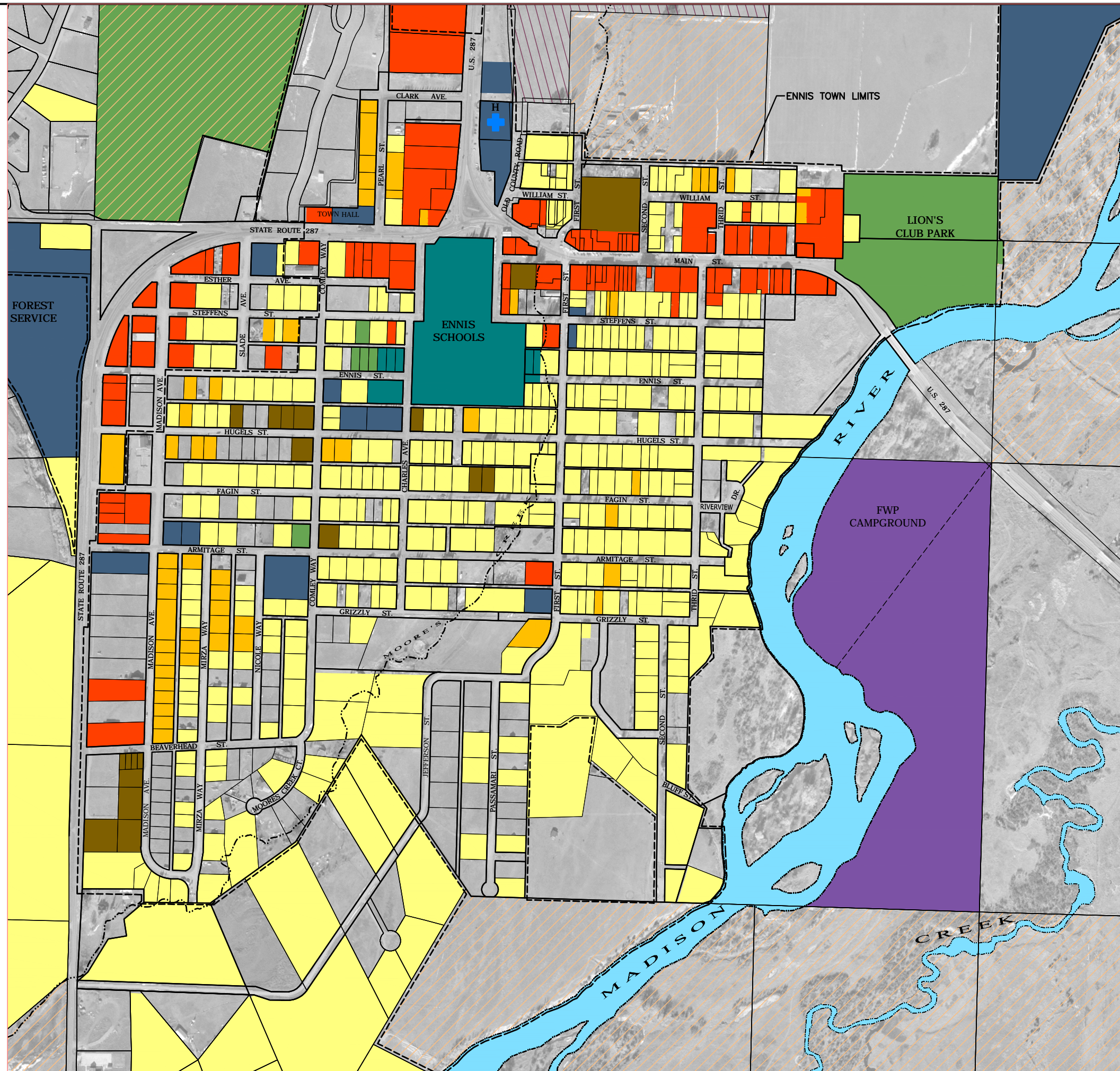
LEGEND

- RESIDENTIAL**
Single Family
Multi - Family
Mobile Home
- COMMERCIAL**
General Commercial
- PUBLIC & SEMI - PUBLIC**
Buildings & Facilities
Schools
Parks & Recreation
Montana Fish, Wildlife & Parks
- AGRICULTURE**
Grazing
Irrigated
- CONSERVATION EASEMENT**
Montana Land Reliance
- OPEN OR VACANT**



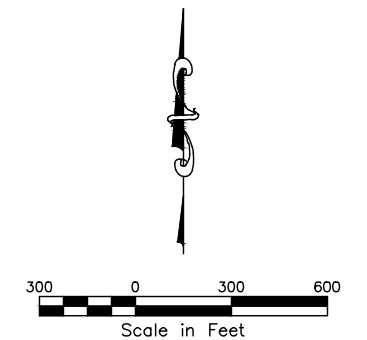
TOWN OF ENNIS, MONTANA
ENNIS PLANNING AREA
EXISTING LAND USE

FIGURE 4

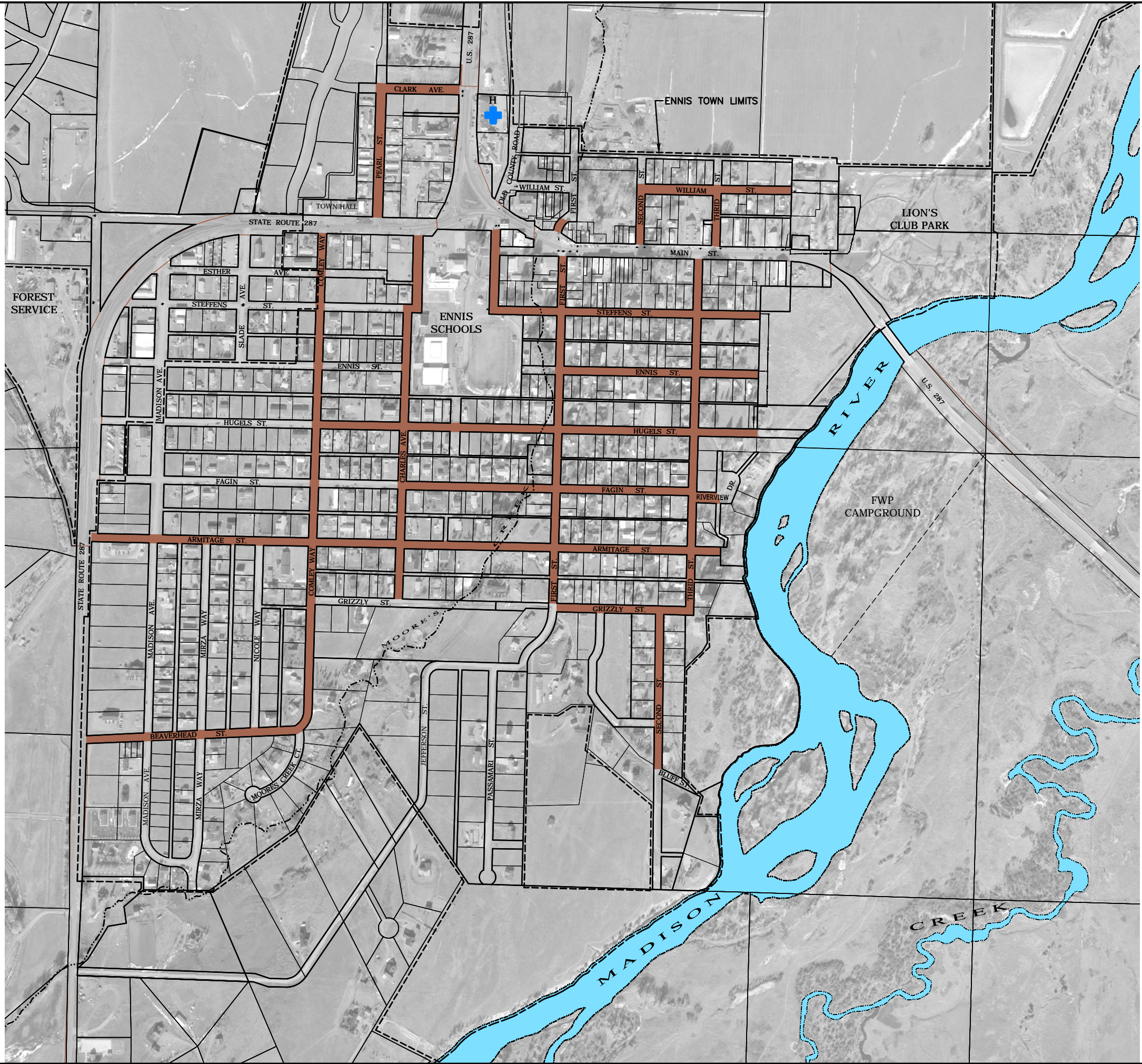


LEGEND

- RESIDENTIAL
 - Single Family
 - Multi - Family
 - Mobile Home
- COMMERCIAL
 - General Commercial
- PUBLIC & SEMI - PUBLIC
 - Buildings & Facilities
 - Schools
 - Parks & Recreation
 - Montana Fish, Wildlife & Parks
- AGRICULTURE
 - Grazing
 - Irrigated
- OPEN OR VACANT



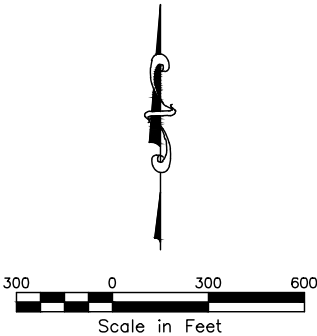
TOWN OF ENNIS, MONTANA
EXISTING LAND USE
 FIGURE 5



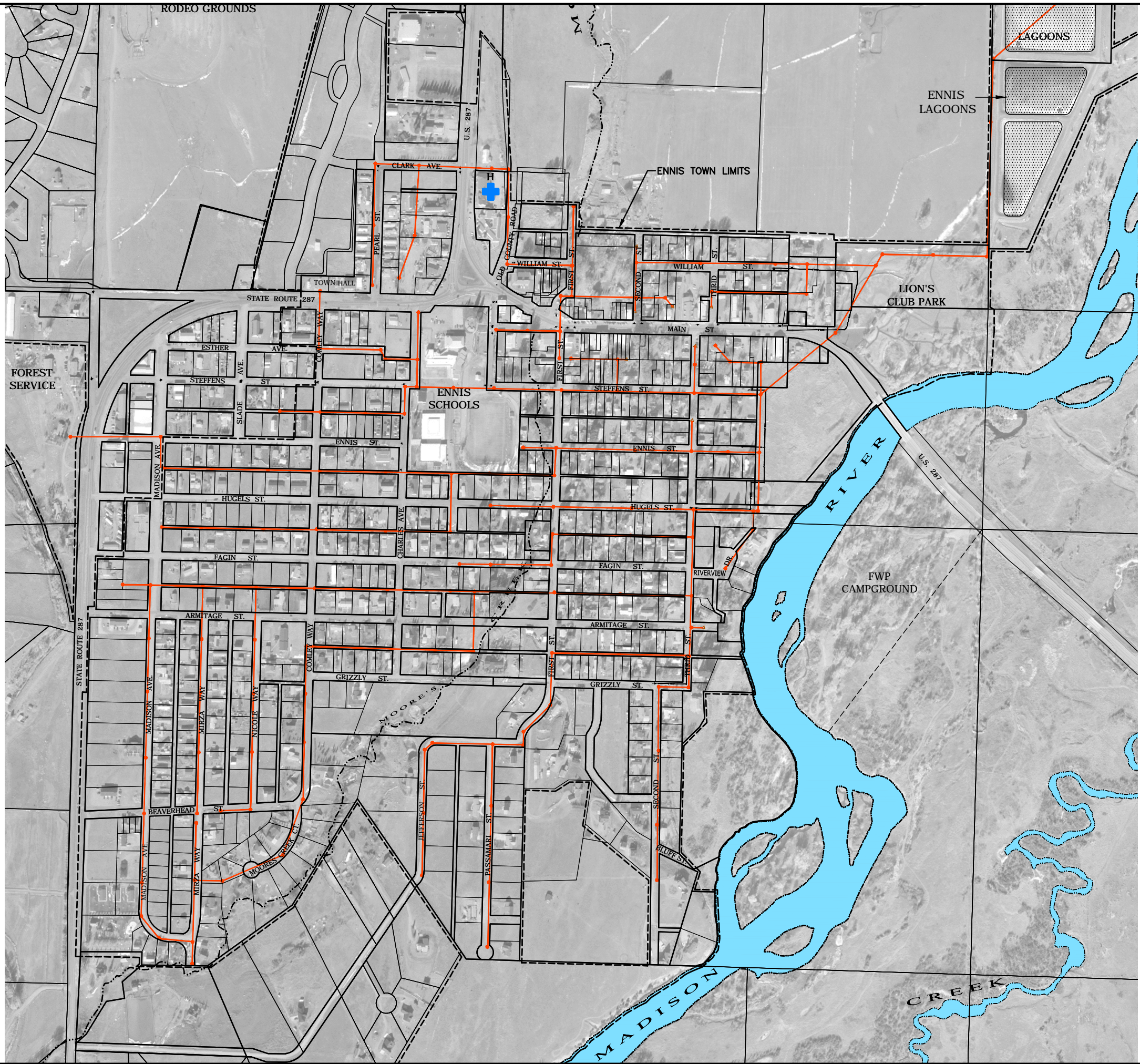
ENNIS STREET SURFACING *

- Asphalt (5.13 Miles)
- Gravel (3.92 Miles)

* Mileage shown excludes highways and area outside of the Town Limits.

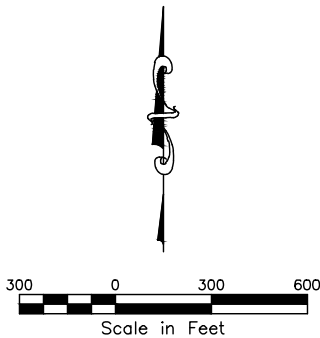


TOWN OF ENNIS, MONTANA
STREETS
FIGURE 6

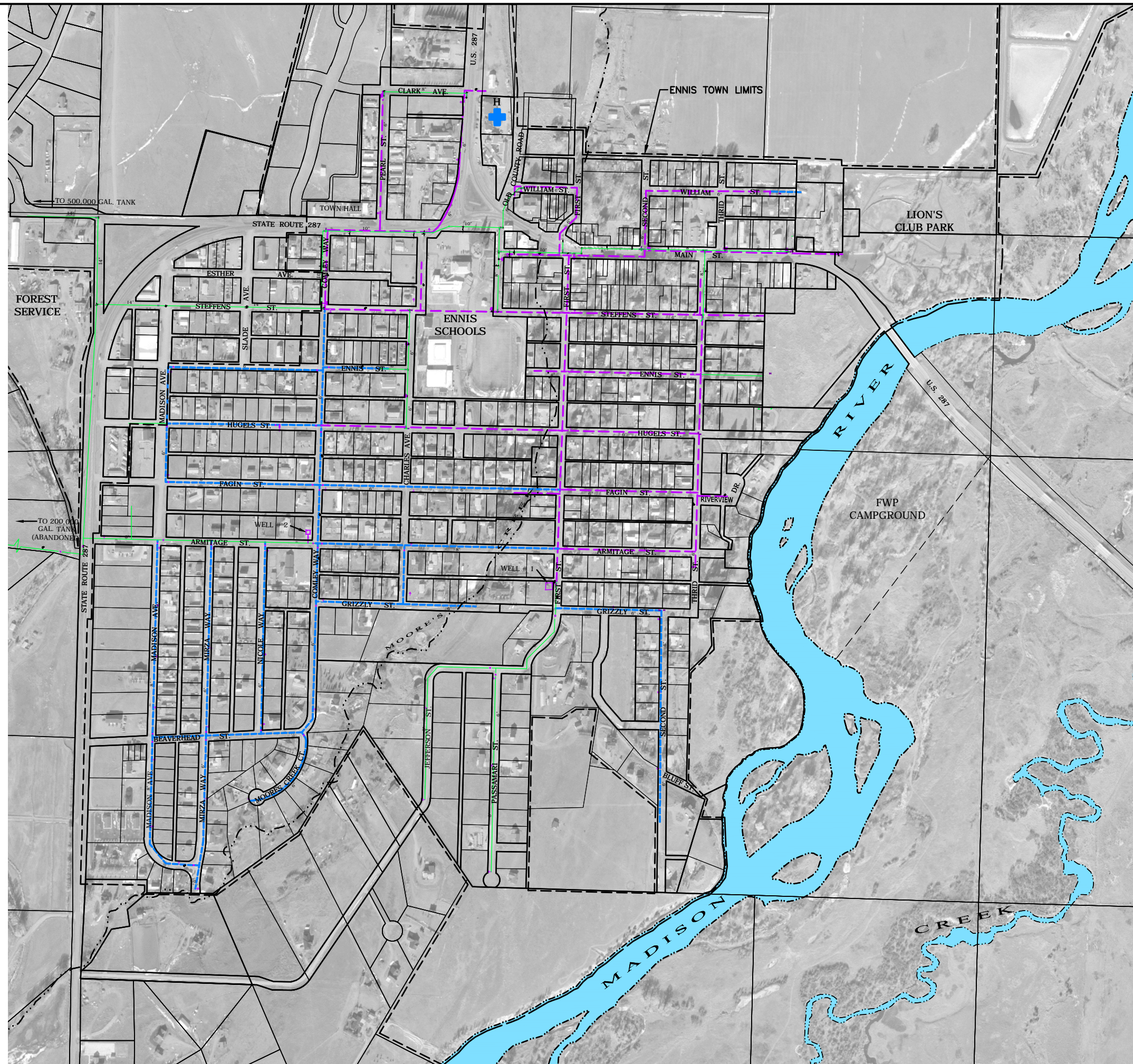


EXISTING SEWER SYSTEM

- Sewer Main
- Manhole

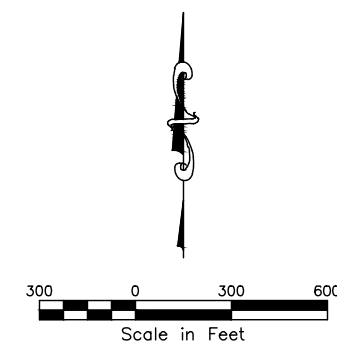


TOWN OF ENNIS, MONTANA
SEWER SYSTEM
FIGURE 7

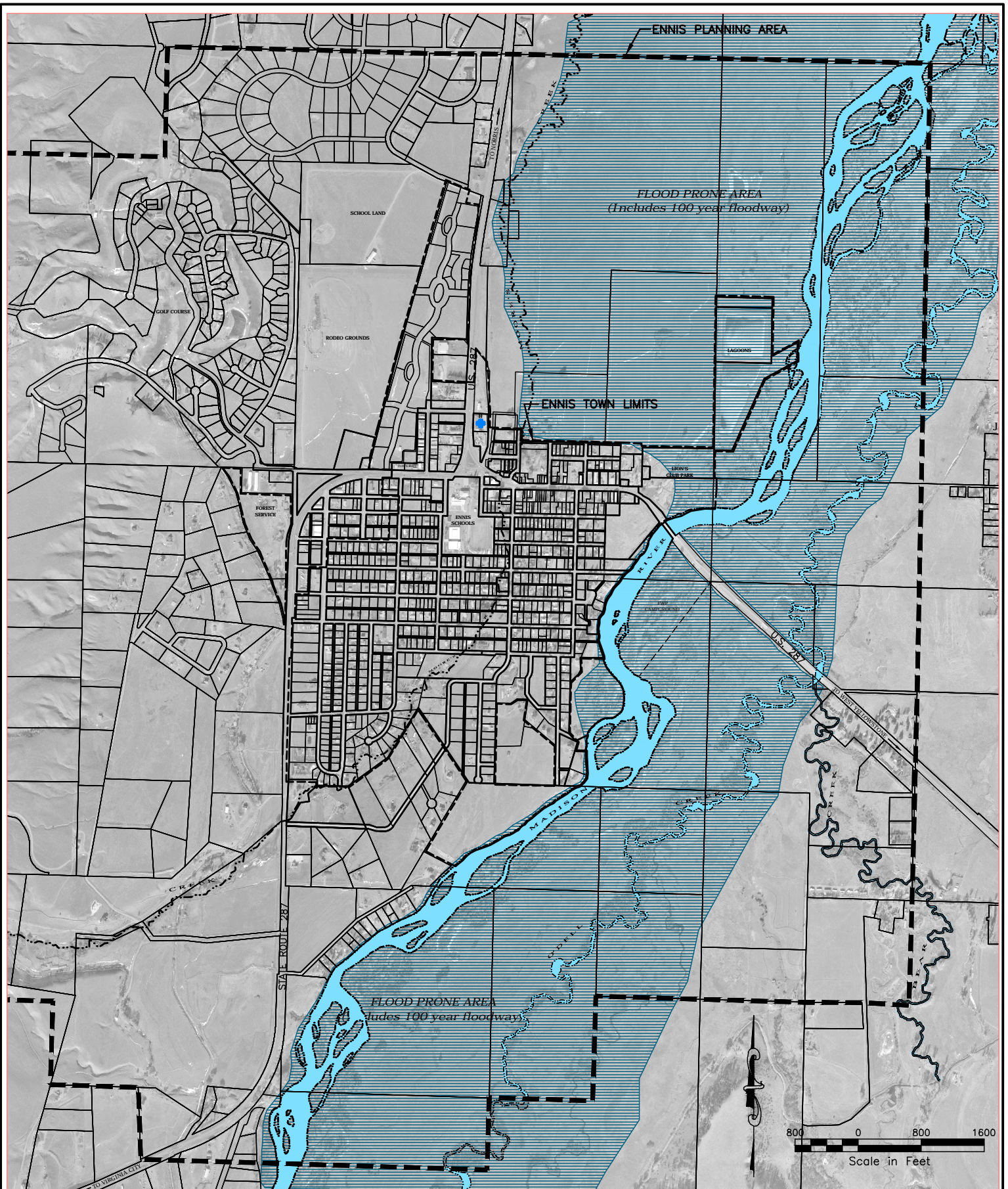


WATER SYSTEM

- C. I. Main
- A.C. Main
- PVC Main



TOWN OF ENNIS, MONTANA
WATER SYSTEM
 FIGURE 8



LEGEND

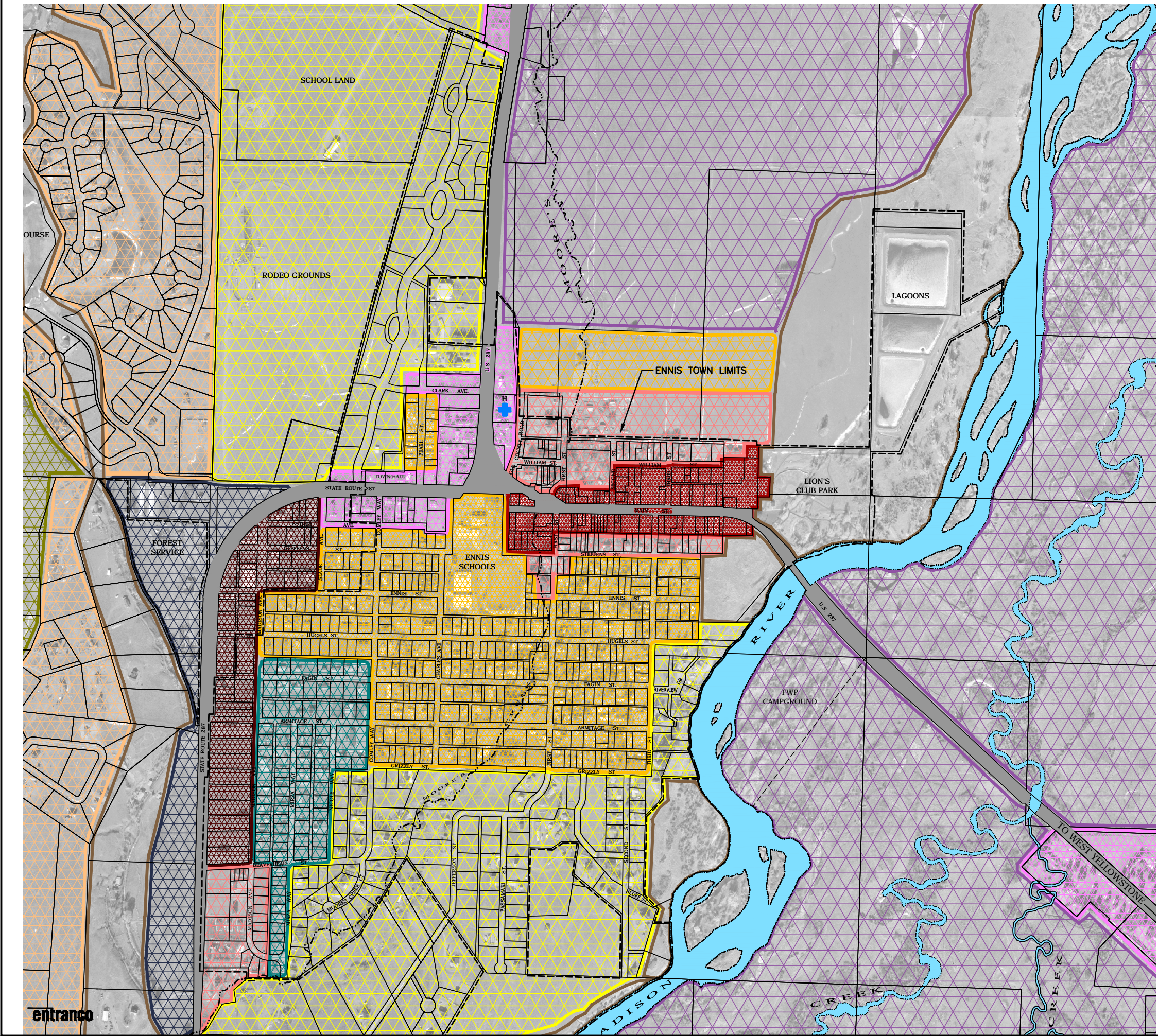


FLOOD PRONE AREA

(NOTE: SEE FLOOD
INSURANCE RATE MAP
FOR ZONE A
DESIGNATIONS INSIDE
ENNIS)

TOWN OF ENNIS, MONTANA ENNIS PLANNING AREA FLOOD PLAIN

FIGURE 9



LEGEND

RESIDENTIAL

- Rural Residential (RR)
- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- Town Density Residential (TDR)

COMMERCIAL / RESIDENTIAL

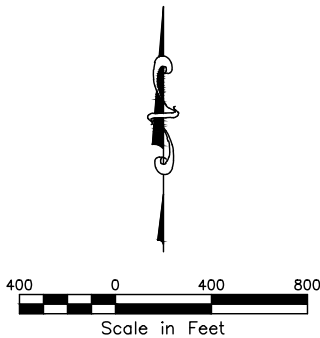
- Core Commercial / Residential (CCR)
- Local Commercial / Residential (LCR)

NON-RESIDENTIAL

- Highway Commercial (HC)
- Commercial Industrial (CI)
- Planned Industrial (PI)

AGRICULTURAL

- Agriculture / Open (AO)
- Agriculture Low Density (AgLD)
- Agriculture Medium Density (AgMD)



TOWN OF ENNIS, MONTANA
**TOWN OF ENNIS
LAND USE PLAN**

FIGURE 11

APPENDIX B

Appendix B: List of Sources

Community Facilities and Services

Town of Ennis. 2012. Community Survey.

Economic Development

Beck Consulting. 1998. Strategic Economic Action Plan, Ennis and the Madison Valley.

Headwaters Resource Conservation and Development Area, Inc. 2012. Southwestern Montana Comprehensive Economic Development Strategy 2012-2017.

U.S. Census Bureau. 2008-2012 American Community Survey Selected Economic Characteristics for the Town of Ennis and Montana.

Housing

U.S. Census Bureau. 1990 Census Summary File 1 for the Town of Ennis.

U.S. Census Bureau. 2000 Census Summary File 1 for the Town of Ennis.

U.S. Census Bureau. 2010 Census Summary File 1 for the Town of Ennis.

U.S. Census Bureau. 2008-2012 American Community Survey Selected Housing Characteristics for the Town of Ennis.

Montana Department of Commerce. 2009. Montana Housing Needs Assessment.

Madison County. 2006. Housing Needs Assessment and Five Year Housing Plan.

Land Use

Town of Ennis. 1996. Comprehensive Plan for the Town of Ennis.

Town of Ennis. 2002. Subdivision Regulations.

Town of Ennis. 2002. Zoning Regulations.

Town of Ennis. 2005. Ennis Planning Area Growth Policy.

Madison County. 2012. Madison County Growth Policy.

Natural Resources

Carstarphen, Camela A. 2013. Personal communication with Camela A. Carstarphen, Associate Research Hydrogeologist, Montana Bureau of Mines and Geology.

Madison County. 2012. Madison County Growth Policy.

Montana Department of Environmental Quality. 2013. Clean Water Act Information Center (<http://deq.mt.gov/wqinfo/CWAIC/default.mcp>).

Montana Department of Environmental Quality. 2013. Drinking Water Watch, Public Water Supply Systems Search (<http://sdwisdww.mt.gov:8080/DWW/>) .

Montana Department of Environmental Quality Air Quality Program. 2013. Air Quality Nonattainment Information (<http://www.deq.mt.gov/AirQuality/Planning/AirNonattainment.mcp>).

U.S. Department of Agriculture, Natural Resources Conservation Service. 1989. Soil Survey of Madison County Area.

Other

Madison County. 2014. Madison County Community Wildfire Protection Plan.

Madison County History Association. 1976. Pioneer Trails and Trials: Madison County, 1863-1920.

Population

Madison County. 2012. Madison County Growth Policy.

Madison Valley Rural Fire District. 2012. Estimated Future Population Data and Maps.

Montana State Library and Montana Department of Revenue. 2013. Montana Cadastral Framework GIS Data.

Town of Ennis. 2005. Ennis Planning Area Growth Policy.

U.S. Census Bureau. 1990 Census Summary File 1 for the Town of Ennis, Madison County, and Montana.

U.S. Census Bureau. 2000 Census Summary File 1 for the Town of Ennis, Madison County, and Montana.

U.S. Census Bureau. 2010 Census Summary File 1 for the Town of Ennis, Madison County, and Montana.

Maps (Geographic Information Systems (GIS) Data)

Federal Emergency Management Agency. 2011. Flood Hazard Areas.

Madison County. 2013. Roads.

Montana Natural Heritage Program. 2014. Montana Wetland and Riparian Framework. Note: One small wetland area was removed on the Ennis Rodeo Grounds based on comments from the public that there were no wetlands on the Rodeo Grounds.

Montana State Library. 2013. Conservation Easements.

Montana State Library. 2013. Montana Cadastral Framework.

Town of Ennis. 2014. Ennis Planning Area, Existing Land Use, Madison River, Preferred Growth Areas, Town limits, and Wells.

U.S. Department of Agriculture, Natural Resources Conservation Service. 2010. Soil Survey Geographic (SSURGO) Data for Montana.

U.S. Geological Survey. 2013. National Elevation Dataset 30-meter Digital Elevation Model

U.S. Geological Survey. 2013. National Hydrography Dataset.

APPENDIX C

Appendix C: Public Interest Criteria

Note: The following questions are intended to be used as a guide for addressing the public interest criteria. The subdivider must demonstrate, through the environmental assessment, that the proposed subdivision has been designed with consideration of these criteria.

1. Effect of proposed subdivision on agriculture

- a. Has the land historically been used for agriculture? How is the land currently used, and what are the proposed uses? If the land is not currently used for agriculture, does it have potential as highly productive agricultural ground?
- b. What percentage of this land is considered "prime or unique farmland" (according to Natural Resource Conservation Service definition), or "prime forestland" (according to U.S. Forest Service definition)?
- c. What percentage of this land can be described as "productive" agricultural land, taking into consideration factors such as: soil quality, topography, climate, vegetation, availability of water, existing land use patterns, technological and energy inputs required, suitability for crop-raising/livestock grazing/timber growth, and accepted agricultural practices?
- d. Is the proposed subdivision designed to keep a portion of the land in agricultural use? Is the proposed subdivision designed to avoid development of the most productive acreage? Is the proposed subdivision designed to avoid development of acreage that plays a vital role in an existing agricultural operation (e.g., spring pasture)?
- e. If the subdivision is approved, how much land will be taken out of agriculture?
- f. Is this proposed subdivision intended to provide an agricultural producer with funds that will help maintain or expand an existing agricultural operation in the Ennis area?
- g. Will irrigation water rights be conveyed with the proposed lots? If so, is there a plan for the distribution of water to the lots?
- h. Are upslope or downslope properties currently irrigated? If so, how will the proposed subdivision affect them? How will they affect the proposed subdivision?
- i. What are the adjacent land uses? Is the majority of adjacent land in agricultural use? Is the majority of adjacent land subdivided into lots less than 160 acres in size?
- j. What measures will be taken to ensure that the proposed subdivision will not conflict with nearby agricultural operations (e.g., perimeter fencing, strategies to control

wildlife populations and prevent wildlife displacement or attraction, restrictive covenants pertaining to domestic pets, etc.)?

2. Effect of proposed subdivision on agricultural water user facilities

- a. Are there irrigation ditches, canals, and other water user facilities (and associated easements) on this land? If so, have affected water users been notified of the proposed subdivision, and have they expressed any concern about its effect on their facilities? Are the easements adequate to protect water user facilities and allow for routine maintenance?
- b. Will water rights stay with the land proposed for subdivision? If so, how will distribution of the subdivision water be managed?

3. Effect of proposed subdivision on the natural environment

- a. *Surface water quality.* Does the proposed subdivision contain or lie adjacent to a water body? If so, is it designed to prevent erosion or other potential surface water quality problems?
- b. *Groundwater quality.* Do soil characteristics indicate the land may be vulnerable to groundwater pollution from development? If so, how is the proposed subdivision designed to minimize the potential for groundwater pollution?
- c. *Soil erosion potential.* Are soils on the land considered erodable, according to the Madison County Soil Survey and on-site inspection? Is the proposed subdivision designed to avoid or minimize construction on the more erodable soils? If not, what measures are proposed to prevent erosion?
- d. *Surface water run-off.* Is the proposed subdivision designed to avoid or minimize drainage problems? Has a grading and drainage plan been prepared to prevent potential drainage problems?
- e. *Vegetative health.* Is the land located in an area where threatened and/or endangered plant species are known to exist? If so, what mitigation measures are proposed to protect the species? Is the proposed subdivision designed to protect natural vegetation and limit road length, so as to prevent the spread of noxious weeds? What is the noxious weed condition of the land? Has the subdivider begun the process of preparing a weed management plan for review and approval by the Ennis Town Commission?
- f. *Air quality.* Does this proposed subdivision have the potential to degrade neighborhood air quality? If so, what mitigation measures are proposed to protect air quality?

- g. *Riparian areas, wetlands, flood-prone areas.* Do soils, vegetation, and flood-prone maps indicate that the land includes any of these types of areas? If so, is the proposed subdivision designed to avoid construction (buildings and/or roads) in these areas? If not, have the necessary permits been applied for?
- h. *Natural topography.* Does the contour map identify areas of steep slope (25% or greater)? If so, is the proposed subdivision designed to avoid these steep slopes? Will construction of the subdivision reasonably maintain the natural topographic features of the land?
- i. *Open landscape, scenic beauty.* Is the proposed subdivision designed to conserve land by clustering homesites and maintaining significant open space? Is it designed to avoid ridgetops and visual encroachment into river corridors? Is it designed to conserve any views and vistas which are identified in an adopted land use plan?

4. Effect of proposed subdivision on wildlife

- a. What types of wildlife are found (or likely to be found) in the habitat where this proposed subdivision is located? Consider both game species and non-game species of animals, birds, reptiles, amphibians, and fish. Consider both permanent and seasonal wildlife populations.
- b. Is the proposed subdivision located in big game winter range, an area of elk calving, and/or a wildlife migration corridor?
- c. Is the proposed subdivision located in a wildlife breeding area?
- d. Is the proposed subdivision located in habitat which supports threatened and/or endangered species?
- e. Is the proposed subdivision located in or adjacent to an area considered by wildlife specialists to be rich in wildlife resources?
- f. If the proposed subdivision is located in an area considered rich in wildlife resources, is the subdivision designed to minimize negative impacts on the wildlife?

---- Development design measures could include clustering, reduced number of lots, buffer zones, access or use limitations, conservation easements, restrictive covenants, wildlife habitat enhancement projects, and wildlife habitat replacement areas.

---- Negative impacts could include wildlife harassment, displacement, endangerment, and either population loss or uncontrolled population increase.

- g. If the proposed subdivision is located adjacent to an area rich in wildlife resources, what measures are proposed to protect the adjacent habitat and wildlife population from being negatively impacted by the development?
- h. Is the proposed subdivision likely to put the immediate area close to, at, or over the limits of being able to sustain existing wildlife populations?
- i. Is the proposed subdivision likely to displace wildlife in a way that will create problems for adjacent landowners?

5. Effect of proposed subdivision on wildlife habitat

See #4 Effect of proposed subdivision on wildlife.

6. Effect of proposed subdivision on local services

- a. Can the Town's water and wastewater systems handle the additional demand? What capital improvements will be necessary?
- b. How much additional traffic will the proposed subdivision generate? Can local roads/bridges handle the additional load on a year-round basis? If not, what capital improvements will be necessary?
- c. Is the proposed subdivision likely to put local services close to, at, or over their limits of service capability?
- d. At full build-out, what will the proposed subdivision require of local law enforcement, fire district, quick response unit, ambulance service, and school district (Estimate in terms of annual cost, increased demand, or other measure)? How does this compare with the local services demanded of the current land uses?
- e. At full build-out, what will the proposed subdivision generate in annual property tax revenues (using current dollars)? How does this compare with the property tax revenues being paid currently?
- f. If the proposed subdivision appears likely to generate insufficient property taxes to cover the local services it will require, has the applicant agreed to make any payment towards bridging the gap?
- g. Will this proposed subdivision add to the Town's affordable housing stock ("affordable", as defined by the U.S. Dept. of Housing and Urban Development)?
- h. Will this proposed subdivision have adequate utility service (power, telephone, solid waste disposal)?

7. Effect of proposed subdivision on public health and safety

- a. Is the proposed subdivision located in an area of natural hazard (e.g., flooding, earthquake zone, steep slopes/unstable soils/slides, high water table, high fire hazard or designated wildland/urban interface area, habitat for potentially dangerous wildlife such as bears and mountain lions)? If so, is the subdivision designed to eliminate or overcome the hazard?
- b. Is the proposed subdivision located in an area of manmade hazard (e.g., high voltage line, high pressure gas line, shooting range or public hunting grounds, airport, heavy industrial activity, heavy traffic volume, unmaintained/seasonal public road, polluted air or water supply)? Will the proposed subdivision attract potentially dangerous wildlife such as bears and mountain lions? If so, is the subdivision designed to mitigate any such hazards?
- c. What is the proposed subdivision's fire risk rating? What is the fire district's Insurance Service Office rating? What fire protection measures will be taken as a part of the subdivision proposal, to maintain low risk?
- d. What is the estimated response time (under good weather conditions) of various emergency services (fire protection, law enforcement, ambulance service, quick response unit) to the site? In the view of the emergency service providers, are these response times adequate to provide reasonable public health and safety protection?
- e. Does the proposed subdivision itself include any activity or facility which could potentially endanger the public (e.g., commercial fuel storage tank, airport activity, irrigation canal, ponds)? If so, what measures will be taken to reduce, eliminate, or overcome the hazard?

?

?