

# TOWN OF VALIER

## 2025 GROWTH POLICY UPDATE



*Photo courtesy of Valier Development Corporation*



*Photo courtesy of Town of Valier*

**ADOPTED**  
**NOVEMBER 10, 2025**



*Photo courtesy of Town of Valier*

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### Participants at Public Meetings

Thanks to all those people who attended public meetings, participated in the 2024 community survey, and provided comments.

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**\*INSERT TOWN COUNCIL RESOLUTION TO ADOPT THE 2025 GROWTH POLICY UPDATE\***

**\*INSERT PLANNING BOARD RESOLUTION RECOMMENDING ADOPTION OF THE 2025 GROWTH POLICY  
UPDATE\***

# TABLE OF CONTENTS

|                                                            |    |
|------------------------------------------------------------|----|
| INTRODUCTION.....                                          | 2  |
| COMMUNITY INVENTORY AND TRENDS.....                        | 3  |
| 1. Land Use.....                                           | 4  |
| 2. Population.....                                         | 8  |
| 3. Housing.....                                            | 11 |
| 4. Economic Conditions.....                                | 13 |
| 5. Public Facilities.....                                  | 17 |
| 6. Local Services.....                                     | 21 |
| 7. Natural Resources.....                                  | 24 |
| COORDINATION BETWEEN OTHER CITIES, TOWNS AND COUNTIES..... | 26 |
| EVALUATION OF SUBDIVISIONS.....                            | 26 |
| PUBLIC HEARINGS ON SUBDIVISION APPLICATIONS.....           | 27 |
| VISION, GOALS AND OBJECTIVES.....                          | 27 |
| IMPLEMENTING THE PLAN.....                                 | 33 |

## APPENDICES

- A. Maps
  - 1. Valier, Montana
  - 2. Land Use Tax Classification
  - 3. Land Ownership
  - 4. Zoning
  - 5. Future Land Use
  - 6. Water Infrastructure
  - 7. Wastewater Infrastructure
  - 8. Wildland Urban Interface
- B. Public Meeting Documents
- C. 2024 Community Survey
- D. Implementation Checklist

# INTRODUCTION

## Statutory Requirements

Montana Code Annotated (MCA) Title 76, Chapter 1, governs local planning and authorizes the local governing body to adopt, revise, or repeal a growth policy. The Town of Valier adopted its Growth Policy in 2011. In 2024, Town of Valier Planning Board initiated the process of updating the policy to address, as applicable, changing conditions, updated demographic data, and community goals. Under Montana law, any adopted growth policy is required to undergo a formal review at least once every five years and be revised as necessary to reflect changing conditions.

## Description of a Growth Policy

The following is an excerpt from the *Montana's Growth Policy Resource Book* (Montana Department of Commerce, 2020) that describes a growth policy.

*"A growth policy is an official public document adopted and used by Montana cities, towns, and counties as a guide for making decisions about their future, particularly with regards to land use. A growth policy is not a regulation; rather it is a community's official policy meant to guide and help manage change for the benefit of residents. For communities in Montana that are declining in population or experiencing very slow growth, the term "growth policy" can seem like a misnomer. Nonetheless, whether growing or declining, a growth policy is an essential tool that communities can use to make themselves resilient in the face of inevitable change. While the statutory requirements for a growth policy focus primarily on land use, the document should also address topics such as economic development, housing needs, local services, infrastructure, natural environment, and other issues of importance to each individual community.*

*A growth policy is essentially a dynamic long-range plan meant to help guide the development of a city, town or county and identify policies and projects that it will use to influence its physical, economic, social, and environmental character.*

*A growth policy is not a regulatory tool and cannot be used solely to make decisions on proposed land use projects or development. That being said, a growth policy can provide the legal basis for the adopting or updating of zoning or subdivision regulations which can be used to achieve the goals of the plan."*

## Reasons to Update a Growth Policy

There are several reasons why a growth policy should be updated, based on best practices in planning and the requirements of the Montana Code Annotated (MCA):

1. reflect current community conditions,
2. respond to community priorities,
3. incorporate new data and mapping,
4. address emerging issues,
5. support land use and subdivision decisions,
6. comply with Montana law and best practices,
7. qualify for grants and funding, and

8. ensure consistency with local plans and regulations.

## History of 2011 Valier Growth Policy

The 2011 Growth Policy was initiated in 2009 by Conrad, Valier, and Pondera County. The three jurisdictions identified committees to begin the work. In 2010, Cossitt Consulting was procured to provide technical assistance in preparing the 2011 Growth Policy. The three jurisdictions continued to coordinate but each had a separate 2011 Growth Policy corresponding to their jurisdictional planning area. Inventory information and maps for all three jurisdictions were included in the document.

## 2011 Valier Growth Policy Foundation for 2025 Growth Policy Update

The 2025 Growth Policy Update was initiated in 2023 by Town of Valier Town Council. In 2023, Town Council requested, of the Town of Valier Planning Board, that the 2011 Growth Policy be updated. The Valier Planning Board held its first meeting to begin work on the 2025 Growth Policy Update in January 2024. Nittany Grantworks was procured to provide technical assistance in preparing the 2025 Growth Policy Update. Preparation of the 2025 Growth Policy Update was financed with American Rescue Plan Act (ARPA) funds. The format of the 2025 Growth Policy Update deviates from the 2011 Growth Policy in that it focuses solely on the Town of Valier.

The 2025 Growth Policy Update builds upon the foundation established in the 2011 Growth Policy. Many of the goals, objectives, and community values identified in 2011 remain relevant today and have been carried forward, with updates to reflect current conditions, new data, and evolving priorities. This update involved reviewing the 2011 Growth Policy in detail, assessing its effectiveness, and identifying areas where adjustments were needed to address changes in demographics, land use, infrastructure, and public input. By using the 2011 document as a starting point, the 2025 document maintains continuity while providing a modernized framework for guiding future development and community planning efforts.

## COMMUNITY INVENTORY AND TRENDS

According to the Town of Valier's website, in the late 1800s, the Conrad brothers, Charley and W.G., acquired nearly 200,000 acres in Montana, establishing the Seven Block Ranch. They strategically selected land with water sources, understanding that controlling water meant controlling the land. Around 1908, plans were made to develop a town of 3,000 people along the bank of Lake Frances. The town was named after Peter Valier of LaCrosse, Wisconsin, who oversaw the construction of the Montana Western Railroad. Valier's early infrastructure included multiple saloons, churches, and a hotel built adjacent to the railroad tracks. The town's first newspaper, *The Valierian*, remains in publication today. These historical insights are drawn from "Harvest of Memories," a book chronicling Valier's history and its founding families.

Montana Code Annotated (MCA) Title 76, Chapter 1, the statute governing growth policies, requires that a city, town, or county create an inventory of its existing characteristics and features, including trends and changes, using narratives and maps. In the narrative sections that follow, an inventory of Valier's land use, population, housing needs, economic conditions, local services, public facilities, and natural resources are described.

## LAND USE

This inventory provides an overview of land use in Valier. It describes land use in terms of tax classification, ownership, zoning, regulations, municipal growth, and development patterns.

### Land Use and Ownership

The Town of Valier encompasses approximately 525 acres (0.82 square miles). Land use within the Town of Valier consist primarily of residential housing and various businesses such as an agricultural supply store, restaurants, grocery store, butcher shop, parks, a convenience store, newspaper publisher, and a mix of downtown businesses. There is also a bank, post office, library, clinic, and school (K-12). Several construction companies are in Valier and a grain elevator is located on the northeast edge of town. The Valier Airport, a general aviation airport, is located on the south edge of town, within the jurisdiction boundary. **A Valier, Montana, map is included in Appendix A.**

According to the Montana Department of Revenue and local planning documents, the predominant land use categories within the town are rights-of-way and tax-exempt properties, which together constitute the largest share of land area. The remaining land is allocated among residential, commercial, agricultural, and other uses. This distribution reflects Valier's character as a small, rural community with essential public infrastructure and services. The significant presence of tax-exempt properties includes municipal buildings, schools, churches, and other public facilities. The town's land use pattern supports its role as a local hub for surrounding agricultural areas, providing residential neighborhoods, commercial services, and community amenities. **Land Use Tax Classification and Land Ownership maps are included in Appendix A.**

| TABLE 1: TOWN OF VALIER LAND USE TAX CLASSIFICATION SUMMARY |                    |                 |
|-------------------------------------------------------------|--------------------|-----------------|
| Land Use                                                    | Acres              | Percent of Area |
| Exempt Property                                             | 119.5187006034     | 21.7            |
| Residential Urban                                           | 96.7699497182      | 17.6            |
| Vacant Land Rural                                           | 64.7480357965      | 11.8            |
| Commercial Urban                                            | 21.3801342772      | 3.9             |
| Residential Rural                                           | 0                  | 0               |
| Agricultural Rural                                          | 5.6812970526       | 1.0             |
| Industrial Rural                                            | 1.4432932412765536 | 0.3             |
| Industrial Urban                                            | 1.0326562631       | 0.2             |
| Farmstead Rural                                             | 0                  | 0               |
| Non-Valued Property                                         | 239.8580512275     | 43.6            |
| TOTAL                                                       | 550.4321181799     | 100*            |

\*The percents rounded to 1 decimal point, as shown here, add to 100.1

### Zoning

The Town of Valier has a simple Zoning Ordinance that divides the town into commercial, industrial, and three residential zones. Much of the Zoning Ordinance dates to 1965. **A Zoning Map is included in Appendix A.**

| TABLE 2: TOWN OF VALIER ZONING DISTRICTS SUMMARY |             |                                                                                                                        |                                                                                                                                                          |                   |                    |                               |                   |                        |                                                                                                                                                                                                                                                       |
|--------------------------------------------------|-------------|------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------------|-------------------------------|-------------------|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Zone                                             | Type        | Permitted Uses                                                                                                         | Minimum Lot Area                                                                                                                                         | Minimum Lot Width | Minimum Front Yard | Minimum Side Yard             | Minimum Rear Yard | Building Height Limits | Special Provisions                                                                                                                                                                                                                                    |
| A                                                | Residential | One-family dwellings and related uses and golf courses                                                                 | 10,000 ft <sup>2</sup>                                                                                                                                   | 75 ft             | 35 – 50 ft         | 10 ft with sum of sides 25 ft | 50 ft             | 35 ft                  | Minimum house size if 1,200 ft <sup>2</sup> or 1,680 ft <sup>2</sup> two-story; Maximum lot coverage is 35%                                                                                                                                           |
| B                                                | Residential | A Zone uses plus two-family dwellings                                                                                  | 5,000 ft <sup>2</sup>                                                                                                                                    | 50 ft             | 25 ft              | 8-20 ft                       | 25 ft             | 35 ft                  | Minimum lot area and width are 7,500 ft <sup>2</sup> and 60 ft for lots containing a two-family dwelling; Minimum house size is 650 ft <sup>2</sup> for two family units and 850 ft <sup>2</sup> for any two-story dwelling; 40% maximum lot coverage |
| C                                                | Residential | A and B Zone uses plus boarding houses, clubs, apartments, nursing homes, row houses, and two-family dwellings         | 1,500 ft <sup>2</sup> per housing unit for buildings with more than 2 units and 6,000 sf <sup>2</sup> minimum, 4,000 sf <sup>2</sup> for one-family unit | 40 ft             | 20                 | 5 ft with sum of sides 15 ft  | 20 ft             | 35 ft                  | 45% maximum lot coverage; 300 ft <sup>2</sup> minimum unit size for multiple family dwellings; no land in Valier is Zoned C                                                                                                                           |
| D                                                | Commercial  | A variety of commercial uses including retail stores, offices, motels, restaurants, taverns, and wholesale businesses; | None                                                                                                                                                     | None              | None               | None                          | 15 – 20 ft        | 45 ft                  | Automobile and trailer sales are allowed as a conditional use; Front and side yards required when abutting residential districts                                                                                                                      |

| TABLE 2: TOWN OF VALIER ZONING DISTRICTS SUMMARY |            |                                                                                          |                  |                   |                    |                                              |                   |                        |                             |
|--------------------------------------------------|------------|------------------------------------------------------------------------------------------|------------------|-------------------|--------------------|----------------------------------------------|-------------------|------------------------|-----------------------------|
| Zone                                             | Type       | Permitted Uses                                                                           | Minimum Lot Area | Minimum Lot Width | Minimum Front Yard | Minimum Side Yard                            | Minimum Rear Yard | Building Height Limits | Special Provisions          |
|                                                  |            | apartments are also allowed                                                              |                  |                   |                    |                                              |                   |                        |                             |
| E                                                | Industrial | Machine shops, maintenance shops, manufacturing, processing, storage, and wholesale uses | None             | None              | 50 ft              | 5 ft with sum of sides 15 ft with exceptions | 25 ft             | 45 ft with exceptions  | Maximum lot coverage is 75% |

A wide variety of public and quasi-public uses are allowed in all zones by conditional use permit. The Zoning Ordinance also includes specifications for parking areas, signs, and non-conforming uses.

According to Valier's Zoning Map, there is a substantial area that is not zoned. This area consists mostly of the county-owned land along the south side of town.

| <b>TABLE 3: TOWN OF VALIER GENERALIZED ZONING SUMMARY</b> |                       |                        |
|-----------------------------------------------------------|-----------------------|------------------------|
| <b>Zoning District</b>                                    | <b>Acres</b>          | <b>Percent of Area</b> |
| Commercial                                                | 45.2672517945         | 15.4                   |
| Industrial                                                | 4.2252840821          | 1.4                    |
| Residential Zone A                                        | 159.2486611438        | 54.3                   |
| Residential Zone B                                        | 84.7412923961         | 28.9                   |
| <b>TOTAL **</b>                                           | <b>293.4824894166</b> | <b>100</b>             |

\*\*Total does not include 256.9496287633 acres of street rights-of-way and other unzoned locations in town

### **Land Use Regulations**

Local land use regulations other than zoning typically include regulations on subdivision development, floodplain management, and airport protection. Counties and municipalities may also have regulations on wildland urban interface issues which typically address wildfire hazards that may exist at the edges of urban development areas. The Town of Valier has none of these land use regulations.

### **Municipal Growth/Annexation**

Municipal growth and annexation are important considerations in a growth policy. The amount of land that a city or town annexes is generally related to amount of development pressure in the greater area. Residential construction trends are usually indicative of growth and development dynamics within a community. According to the 2011 Growth Policy, 14 homes were constructed between 1999 and 2008. Current Mayor Glenn Wunderlich has held office since 2018 and estimates 20 new housing units have been constructed since around 2018. Data for the eight-year period between 2009 and 2017 could not be found

| <b>TABLE 4: TOWN OF VALIER NUMBER OF NEW DWELLINGS BUILT, 1999-2008 and 2018-CURRENT</b> |                  |                     |
|------------------------------------------------------------------------------------------|------------------|---------------------|
|                                                                                          | <b>1999-2008</b> | <b>2018-current</b> |
| New Dwellings Built                                                                      | 14               | 20                  |

### **Development Patterns in Un-zoned Areas**

There is little significant development in areas near Valier. The Town of Valier has received inquiries about providing water service to a potential development west of town. However, the Town currently does not provide water or wastewater service outside its limits (Wunderlich, 2025).

### **Projected Future Land Use Trends**

Population growth dynamics are a key driver of land use change. Unless there is a shift from past trends of minimal development pressure, land use patterns in Valier are unlikely to change significantly in the near future. Given the large supply of vacant land within town limits, there is little anticipated need for future annexation.

A land use plan is intended to be fairly general. The boundaries between different types of areas are not distinct and the specifications for development in each area are general, as well. The **Future Land Use map, included in Appendix A**, provides guidance for zoning decisions but it is not as precise as a zoning ordinance. The original land use plan, developed in 2011 as part of the Growth Policy, remains a guidance for community development and will continue to inform future land use decisions. The plan organizes all the expected future growth, development, and redevelopment into a pattern that is consistent with Valier’s vision statement and goals. The plan represents how Valier may develop over the next 20 years by showing the locations and characteristics of major land use types such as commercial, residential, and so forth. As part of the planning process in 2011, the Expansive Community Alternative plan was adopted with flexibility to work with Pondera County on options for the airport. In the Expansive Community Alternative plan, Valier will have more sprawling land uses. Development outside of town will likely occur on small acreages or very large lots especially if the Town extended water to those locations. The airport will stay in place which will push new development to outside of existing town boundaries.

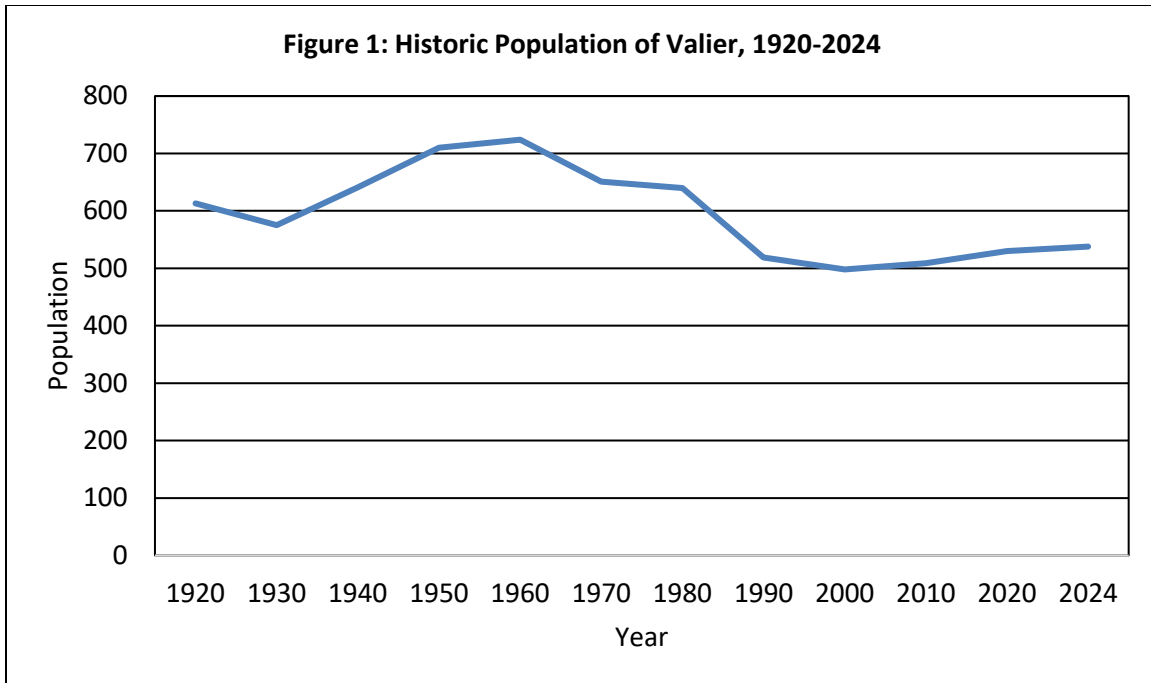
## POPULATION

This inventory provides an overview of the population in Valier. It describes population in terms of size and characteristics.

### Historic Population Trends and Current Estimates

Anticipating changes in population numbers and composition is essential to planning for future needs in Valier. Table 5 below presents a summary of historical population counts, from U.S. Census Bureau data, in Pondera County and Valier from 1920 to 2024. Based on historical data, Pondera County has experienced a general population decline since 1960, apart from a slight increase in 1980. Oil and gas production peaked in Pondera County around 1960. Also, the Cargill Company left Valier in 1960. These factors likely impacted the population of Valier. The population in Valier peaked in 1960 with 724 people and then decreased steadily through 2000. A slight increase in population through the last two decades brings the current Valier population to 530. The population comprises approximately 7-10 percent of the county population.

| TABLE 5: TOWN OF VALIER POPULATION, 1920-2024 |       |       |       |       |       |       |       |       |       |       |       |       |
|-----------------------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Population Center and Parameter               | 1920  | 1930  | 1940  | 1950  | 1960  | 1970  | 1980  | 1990  | 2000  | 2010  | 2020  | 2024  |
| Pondera County                                |       |       |       |       |       |       |       |       |       |       |       |       |
| Population                                    | 5,741 | 6,964 | 6,716 | 6,392 | 7,653 | 6,611 | 6,731 | 6,433 | 6,424 | 6,153 | 5,898 | 6,078 |
| Percent Change                                |       | 21.3  | -3.6  | -4.8  | 19.7  | -13.6 | 1.8   | -4.4  | -0.1  | -4.2  | -4.1  | 3.1   |
| Valier                                        |       |       |       |       |       |       |       |       |       |       |       |       |
| Population                                    | 613   | 575   | 641   | 710   | 724   | 651   | 640   | 519   | 498   | 509   | 530   | 538   |
| Percent Change                                |       | -6.2  | 11.5  | 10.0  | 20.0  | -10.1 | -1.7  | -18.9 | -4.0  | 2.2   | 4.0   | 1.5   |
| Percent of County Population                  | 10.7  | 8.3   | 9.5   | 11.1  | 9.5   | 9.8   | 9.5   | 8.1   | 7.8   | 8.3   | 9.0   | 9.0   |



#### Historic and Existing Population Characteristics

Data suggests that the population in Valier is aging at a faster rate than the state as a whole. According to U.S. Census 2000 data, the median age in Valier was 42.7 in 2000 and in Montana was 37.5. According to U.S. Census 2023 American Community Survey 5-Year Estimates data, the median age in Valier was 51.6 and in Montana was 40.6.

| <b>TABLE 6: TOWN OF VALIER MEDIAN AGE, 2000 and 2023</b> |                  |                  |
|----------------------------------------------------------|------------------|------------------|
|                                                          | <b>Year 2000</b> | <b>Year 2023</b> |
| Valier                                                   | 42.7             | 51.6             |
| Montana                                                  | 37.5             | 40.6             |

The racial composition of the community has shifted over time, as shown by U.S. Census 2000 and U.S. Census 2020 Decennial data.

| <b>TABLE 7: TOWN OF VALIER POPULATION BY RACE, 2000 and 2020</b> |                  |                  |
|------------------------------------------------------------------|------------------|------------------|
| <b>Race</b>                                                      | <b>Year 2000</b> | <b>Year 2020</b> |
| One race; White                                                  | 92.2%            | 76.6%            |
| Once race; American Indian and Alaska Native                     | 5.2%             | 14.5%            |
| Two or more races                                                | 2.6%             | 8.9%             |

Educational attainment levels among residents have increased since 2000, according to U.S. Census 2000 and U.S. Census 2023 American Community Survey 5-Year Estimates data.

| <b>TABLE 8: TOWN OF VALIER EDUCATIONAL ATTAINMENT, 2000 and 2023</b> |                  |                  |
|----------------------------------------------------------------------|------------------|------------------|
| <b>Level</b>                                                         | <b>Year 2000</b> | <b>Year 2023</b> |
| High School Graduate or Equivalent                                   | 24.0%            | 30.5%            |
| Bachelor's Degree or Higher                                          | 9.3%             | 18.0%            |

The proportion of community members living with a disability has decreased over time, according to U.S. Census 2000 and U.S. Census 2023 American Community Survey 5-Year Estimates data.

| <b>TABLE 9: TOWN OF VALIER DISABILITY STATUS OF THE POPULATION, 2000 and 2023</b> |                    |                  |
|-----------------------------------------------------------------------------------|--------------------|------------------|
|                                                                                   | <b>Year 2000</b>   | <b>Year 2023</b> |
| Disabled Population                                                               | 22.8%              | 19.5%            |
| Hearing difficulty                                                                | data not available | 11.5%            |
| Vision difficulty                                                                 | data not available | 3.7%             |
| Cognitive difficulty                                                              | data not available | 5.5%             |
| Ambulatory difficulty                                                             | data not available | 8.1%             |
| Self-care difficulty                                                              | data not available | 2.0%             |
| Independent living difficulty                                                     | data not available | 8.0%             |

### **Projected Population Trends**

The population in Valier has been steadily decreasing since 1960 but seems to have leveled out over the past three decades. Some growth may be seen as people migrate out of the rural areas into Valier. The population projections described here are drawn from the 2023 Capital Improvements Plan (CIP). U.S. Census population data is collected every 10 years using the American Community Survey. Four scenario-based projections, using U.S. Census data as a basis, are described and presented in the figure below.

**Scenario 1:** Unchanging trend in population over the next 20 years

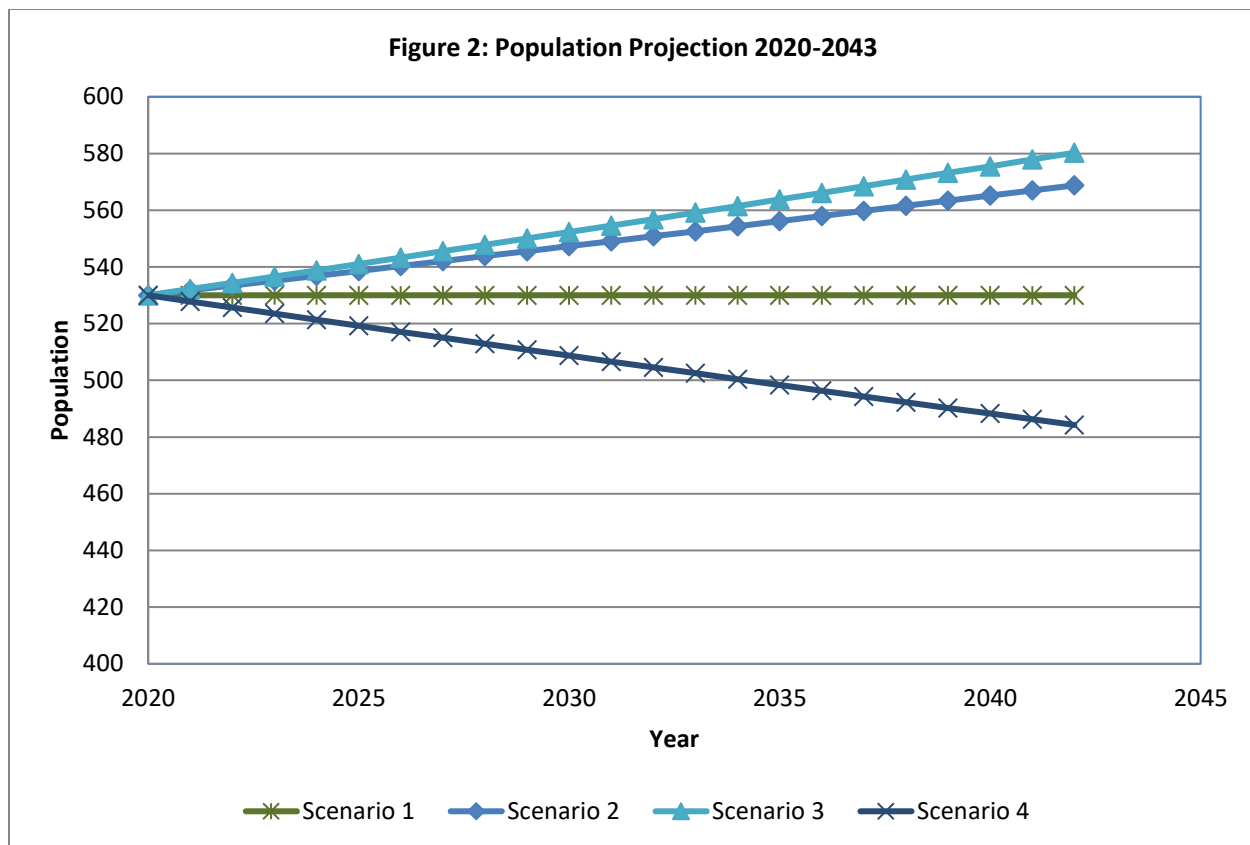
**Scenario 2:** Applying the growth rate observed in Valier from 2000 to 2020 to the next 20 years

**Scenario 3:** Applying the growth rate observed in Valier from 2010 to 2020 to the next 20 years (This trend shows more aggressive growth than scenario 2 and may be more representative of recent growth in Valier.)

**Scenario 4:** Applying the decline rate observed in Pondera County from 2000 to 2020 to the next 20 years in Valier



*Photo courtesy of Town of Valier*



During compilation of the 2023 Capital Improvements Plan (CIP), Valier Town Council unanimously agreed that the population could reach 600 residents by 2043. The decision was based on the population growth recently observed across Montana and allows Valier infrastructure to keep up with future population growth.

## HOUSING

This inventory provides an overview of housing in Valier. It describes housing in terms of quantity, occupancy, household size, type, costs, ownership-rant, and special needs.

### Historic Number of Housing Units and Current Estimates

Data from the Montana Department of Revenue indicated that during the nine-year period of 1999 to 2008, 14 new housing units were established in Valier, a considerable growth spurt compared to the ten-year period of 1990 to 2000 when only two new units were added. According to the 2011 Growth Policy, there were 275 housing units in Valier in 2000. According to U.S. Census 2023 American Community Survey 5-Year Estimates, there were 289 housing units in Valier in 2023. The data stands to reason because current Mayor Glenn Wunderlich has held office since 2018 and estimates 20 new housing units have been constructed since around 2018. The table below shows this data for Valier and shows data from the same sources for Montana.

| <b>TABLE 10: TOWN OF VALIER NUMBER OF HOUSING UNITS IN 1990, 2000 and 2023</b> |             |             |             |
|--------------------------------------------------------------------------------|-------------|-------------|-------------|
| <b>Location and Parameter</b>                                                  | <b>1990</b> | <b>2000</b> | <b>2023</b> |
| <b>Valier</b>                                                                  |             |             |             |
| Number of Housing Units                                                        | 273         | 275         | 289         |
| Change                                                                         |             | 0.7%        | 5.1%        |
| <b>Montana</b>                                                                 |             |             |             |
| Number of Housing Units                                                        | 361,155     | 412,633     | 514,803     |
| Change                                                                         |             | 14.3%       | 24.8%       |

### Occupancy

According to the 2011 Growth Policy, there were 275 housing units in Valier in 2000 and 80% were occupied. According to U.S. Census 2023 American Community Survey 5-Year Estimates, there were 294 housing units in Valier in 2023 and 79% were occupied.

| <b>TABLE 11: TOWN OF VALIER HOUSING UNITS BY OCCUPANCY, 2000 and 2023</b> |             |             |
|---------------------------------------------------------------------------|-------------|-------------|
|                                                                           | <b>2000</b> | <b>2023</b> |
| Total Housing Units                                                       | 275         | 294         |
| Occupied                                                                  | 80%         | 79%         |

### Household Size

Average household size is the total population divided by total occupied housing units. According to the 2011 Growth Policy, the average household size in Valier was 2.26. According to U.S. Census 2023 American Community Survey 5-Year Estimates, the average household size in Valier in 2023 was 2.86.

| <b>TABLE 12: TOWN OF VALIER AVERAGE HOUSEHOLD SIZE, 2000 and 2023</b> |             |             |
|-----------------------------------------------------------------------|-------------|-------------|
|                                                                       | <b>2000</b> | <b>2023</b> |
| Average household size                                                | 2.26        | 2.86        |

### Housing Units by Type

Most of all housing stock in Valier is single-family detached homes. According to the 2011 Growth Policy, there were 213 single-family detached homes in Valier in 1990 and 222 in 2000. According to U.S. Census 2023 American Community Survey 5-Year Estimates, there were 248 single-family detached homes in 2023.

| <b>TABLE 13: TOWN OF VALIER HOUSING UNITS BY TYPE; 1990, 2000 and 2023</b> |             |             |             |
|----------------------------------------------------------------------------|-------------|-------------|-------------|
| <b>Type</b>                                                                | <b>1990</b> | <b>2000</b> | <b>2023</b> |
| Single-family Detached                                                     | 213         | 222         | 248         |
| 2-or-more-unit structures                                                  | 21          | 12          | 13          |
| Mobile homes and all other types of units                                  | 39          | 41          | 28          |

### Housing Costs

According to the 2011 Growth Policy, the median housing value in Valier in 2000 was \$58,600 and the median rent was \$381. According to U.S. Census 2023 American Community Survey 5-Year Estimates, the median housing value in 2023 was \$137,500 and the median rent was \$682.

| <b>TABLE 14: TOWN OF VALIER HOUSING COSTS, 2000 and 2023</b> |             |             |
|--------------------------------------------------------------|-------------|-------------|
|                                                              | <b>2000</b> | <b>2023</b> |
| Median Housing Value                                         | \$58,600    | \$137,500   |
| Median Rent Value                                            | \$381       | \$682       |

### **Home Ownership – Renter Ratio**

According to the 2011 Growth Policy, Valier had a high ownership ratio, 4.1 to 1. According to U.S. Census 2020 Decennial Census, the ratio decreased to 1.4 to 1.

| <b>TABLE 15: TOWN OF VALIER OWNER AND RENTER OCCUPIED HOUSING RATES, 2000 and 2020</b> |             |             |
|----------------------------------------------------------------------------------------|-------------|-------------|
|                                                                                        | <b>2000</b> | <b>2020</b> |
| Owner occupied                                                                         | 80.5%       | 58.6%       |
| Renter occupied                                                                        | 19.5%       | 41.4%       |

### **Senior and Special Needs Housing**

Lake Frances Court is a low-income housing complex that provides affordable rental units.

### **Projected Housing Trends**

Valier experienced a period of increased housing development in the early 2000s compared to the previous decade. Recent data and local estimates suggest a continued, modest increase in housing construction in recent years. Over time, the number of housing units in Valier has increased slightly, while the occupancy rate has remained relatively stable with only a small decline. Over time, Valier has seen growth in both the number of single-family homes and the average household size. Housing values and rental costs have increased notably, reflecting broader economic trends. While homeownership remains common, the ratio of owners to renters has declined, indicating a shift toward more rental occupancy.

## **ECONOMIC CONDITIONS**

This inventory provides an overview of the economy in Valier. It describes the economy in terms of personal income; businesses and industry; and government. The section on personal income examines per capita income; household and family incomes; and poverty. The section on businesses examines labor availability, employment and unemployment. The section on government examines annual budgets and annual taxable valuation.

### **Personal Income and Earnings**

Per capita income is a key indicator of residents' economic well-being and the overall strength of local consumer markets. It serves as a benchmark for assessing a region's economic performance over time and for comparing relative economic prosperity across different areas. According to the 2011 Growth Policy, the per capita income in Valier in 2000 was \$14,862 and according to U.S. Census 2020 Decennial Census, remained the same in 2020. It is remarkable that the per capita income in Valier remained unchanged over two decades, highlighting stagnant economic growth.



*Photo courtesy of Town of Valier*

### **Household Income and Family Incomes**

Median income is the mid-point of total income – half of the households or families have income less than the median and the other half have incomes high than the median. For purposes of this measure, household income for non-family households, which includes householders living alone. Because many older persons live alone, their income is included in the “household” category. According to the 2011 Growth Policy, the median household and median family incomes in Valier in 2000 were \$30,000 and \$36,750, respectively. According to U.S. Census 2020, the median household was \$40,097. Specific data for median family income in Valier was not available.

### **Poverty Rate**

The poverty rate is a key socioeconomic indicator used to measure the percentage of individuals or families whose income falls below a defined threshold established by the federal government. This threshold, known as the poverty line, varies based on family size and composition and is adjusted annually to reflect changes in the cost of living. The poverty rate helps assess the level of economic hardship within a community and provides insight into the need for social services, public assistance programs, and targeted policy interventions. According to U.S. Census 2000, approximately 8.4% of Valier’s population lived below the poverty line. According to 2023 American Community Survey 5-Year Estimates, the poverty rate in Valier in 2023 was 21.7%. As indicated by the data, the poverty rate in Valier has increased significantly since 2000, indicating a growing economic challenge for the community over the past two decades.

### **Labor Availability**

According to U.S. Census 2000, the labor force in Pondera County included 2,908 persons, of which 203 were in Valier. According to the 2023 American Community Survey (ACS) 5-Year Estimates, Valier had an estimated 239 employed residents in 2023. This figure reflects the number of individuals aged 16 and older who were employed during the survey period.

### **Employment**

The employment rate is a measure of the proportion of the working-age population that is currently employed. It reflects the percentage of people who have jobs out of the total number of people eligible and actively participating in the labor force. This rate is often used to gauge the health of an economy and labor market by showing how many individuals are gainfully employed. It differs from the unemployment rate, which measures the percentage of people actively seeking work but currently without a job. According to the 2000 U.S. Census, the employment rate in Valier was approximately 52.5%. This means that just over half of the working-age population was employed at that time. According to 2023 American Community Survey 5-Year Estimates, the employment rate in Valier in 2023 was 45.2%.

## **Unemployment**

The unemployment rate is the percentage of people in the labor force who are actively seeking work but are currently without a job. It measures the portion of the workforce that is unemployed and available for employment, reflecting the health of the job market. Unlike the employment rate, which counts those who have jobs, the unemployment rate focuses on those who want to work but cannot find jobs. According to the 2000 U.S. Census, the unemployment rate in Valier was approximately 4.2%. According to 2023 American Community Survey 5-Year Estimates, the unemployment rate in Valier in 2023 was 5.4%.

## **Business and Industry**

Valier is home to a variety of locally owned businesses that support the needs of this self-reliant community. Residents and visitors alike can access lodging, dining, and essential goods and services within town. Community infrastructure includes a public library, kindergarten through 12<sup>th</sup> grade schools with an adjacent public swimming pool, four churches, a local bank, and healthcare facilities—contributing to the overall quality of life and convenience in this rural setting. According to the 2023 American Community Survey 5-Year Estimates, Valier has a diverse employment landscape. The town's workforce is primarily engaged in Educational Services, Agriculture, Forestry, Fishing and Hunting, and Construction. These sectors form the backbone of Valier's economy, reflecting its rural setting and community needs.



*Photo courtesy of Town of Valier*

## **Wages**

According to the 2023 American Community Survey (ACS) 5-Year Estimates, Public Administration is the highest-paying industry for Valier residents, with median earnings of \$97,917. This sector includes government jobs at the local, state, and federal levels and may reflect high-paying roles in administrative leadership, law enforcement, emergency services, and public sector management. The presence of such well-compensated positions suggests that public sector employment plays a significant role in the local economy, even in a small-town setting.

The Professional, Scientific, and Technical Services industry ranks second, with median earnings of \$84,250. This category typically includes occupations such as legal professionals, accountants, architects, consultants, and other specialized service providers. Although this sector may represent a smaller portion of Valier's workforce, the high earnings suggest the presence of experienced or credentialed professionals, likely self-employed or working remotely in high-skill roles.

Management and Administrative Services comes in third with median earnings of \$83,500. This industry includes business management, office administration, and support services that facilitate daily operations of businesses and organizations. These relatively high earnings may indicate roles involving strategic oversight, business ownership, or contracting services.

## **Economic Development Efforts**

Valier is served by three different agencies that work to promote business and the general economy: Valier Area Development Corporation, Pondera Regional Port Authority, and Sweetgrass Development.

The Valier Area Development Corporation is an organization devoted to making Valier a better place to live and visit. The corporation sponsors events year-round and promotes local attractions and services. The corporation specifically emphasizes Lake Frances and the community's strategic location along the fastest route to Glacier National Park. Lake Frances is a manmade reservoir serving Pondera County farmers and offering recreation opportunities for fishermen and water sports enthusiasts. The lake area features two boat docks and excellent year-round fishing for walleye, northern pike, and perch. During the winter months, it becomes a hub for ice fishing and snowmobiling. Town of Valier operates 50 campsites with electrical hookups. The camping area includes public restrooms, a playground, a fish cleaning station, and a pavilion.

According to the Pondera Regional Port Authority website, the agency was created in 2004 to stimulate and develop commerce, create opportunities for employment, and work towards the advancement of general welfare and prosperity within Pondera County. The authority is available for business technical advice, business relocation and expansion assistance, and financial assistance. The purpose of the authority is fourfold: (1) promote, stimulate, develop and advance the general welfare, commerce, economic development, and prosperity of its jurisdiction and of the state and its citizens; (2) increase the volume of commerce within the jurisdiction of the port authority and the state through planning, advertising, acquisition, establishment, development, construction, improvement, maintenance, equipment, operation, regulation and protection of transportation, storage, or other facilities that promote the safe, efficient, and economical handling of commerce; (3) cooperate and act in conjunction with other organizations, public and private, in the development of commerce, industry, manufacturing, services, natural resources, agriculture, livestock, recreation, tourism, health care, and other economic activity in Conrad, Valier, and Pondera County and the State of Montana; and (4) support the creation, expansion, modernization, retention, and relocation of new and existing businesses and industry in the Town of Valier, the City of Conrad, and Pondera County and the State of Montana and otherwise stimulate, assist in, and support the growth of all kinds of economic activity that will tend to promote commerce and business development, maintain the economic stability and prosperity of its jurisdiction and of the state, and thus provide maximum opportunities for employment and improvements in the standard of living of citizens of the Town of Valier, the City of Conrad, and Pondera County and the State of Montana.

According to the Sweetgrass Development website, it is a private, non-profit corporation created in 2004 to support economic development in the counties of Glacier, Cascade, Pondera, Teton and Toole, as well as the Blackfeet Nation. The corporation assists businesses and community entities with a variety of projects, including funding grants, Brownfields assessments, community meetings, and real estate listings. Sweetgrass Development is committed to fostering happiness and prosperity for all residents of the region. This vision includes investing in resilient infrastructure, supporting viable housing options, encouraging vibrant business development, and promoting sustainable community growth—while honoring local heritage and preserving the natural environment.

### **Local Government Economics**

Valier is municipality organized under the general government powers act as a Commission-executive form of government, also known as the mayor-council form. It consists of an elected commission (often referred to as a council) and one elected executive (who may be referred to as the mayor) elected at large. Town of Valier does not have a charter which means that it operates under general state law rather than a self-governing municipal charter.

An overview of Valier’s annual budgets and taxable valuation/mill levy history provides context for understanding the town’s economics.

| TABLE 16: TOWN OF VALIER ANNUAL BUDGET HISTORY |                  |                  |
|------------------------------------------------|------------------|------------------|
|                                                | Fiscal Year 2020 | Fiscal Year 2025 |
| Annual Budget Total                            | \$917,657        | \$4,050,160      |

| TABLE 17: TOWN OF VALIER ANNUAL TAXABLE VALUATION/MILL LEVY HISTORY |            |              |               |
|---------------------------------------------------------------------|------------|--------------|---------------|
| Fiscal Year                                                         | Mill Value | Mills Levied | Total Revenue |
| 2020                                                                | \$702.20   | 116.55       | \$808,585     |
| 2025                                                                | \$938.44   | 100.63       | \$3,847,134   |

### Projected Economic Trends

Valier’s labor force has remained relatively small but stable over the years, with modest shifts in employment levels. While just over half of the working-age population was employed in 2000, recent estimates suggest a slight decline in that proportion, alongside a small increase in unemployment. The town supports a range of locally owned businesses and essential services, contributing to a self-sufficient rural economy. Key employment sectors include education, agriculture, and construction, reflecting the area’s character and needs. Public Administration stands out as the top-paying industry, followed by specialized professional services and management roles, indicating a presence of skilled and higher-earning occupations. Economic development is supported by local and regional organizations that promote tourism, community enhancement, business support, and infrastructure development, with Lake Frances serving as a major recreational and economic asset. Together, these efforts aim to maintain Valier’s vitality while supporting sustainable growth and quality of life.

## PUBLIC FACILITIES

This inventory provides an overview of public infrastructure in Valier. Town of Valier has a 2023 Capital Improvements Plan. Information from the plan is incorporated in this section to describe the condition of existing infrastructure.

### Fire Department

Valier owns the building that houses the Pondera County Fire Department and Valier Volunteer Fire Department. The building consists of three overhead doors—two in the front of the building that allow access to three bays, and one in the back of the building that allows access to two bays. The building also contains personal protective equipment storage, a bathroom, document storage, and a break room. In addition to fire apparatuses, the building houses the local ambulance service equipment, but Pondera County is responsible for the ambulance service. The department is jointly funded by the Pondera County Rural Fire District and the Town of Valier, with each contributing equally to its operations.

## Library

Valier owns the building that houses the Valier Public Library and is responsible for maintaining the parking lot. The library is a nonprofit entity overseen by a board of directors responsible for managing all library services. The mission of the organization is to ensure the freedom of self-expression through free and convenient access to all forms of literature, technology, and continuing education for all.



*Photo Courtesy of Lori Benner*

## Parks

Valier owns and maintains three park and recreation facilities. They include Miller Park, Valier Park, and Lake Frances Recreation Area. Miller Park, located in the heart of Valier, offers a spacious grassy area, ample shade from trees, and public restrooms. Main Street Park, situated along Main Street, includes gardens, a gazebo, and picnic tables. Lake Frances is a manmade reservoir serving Pondera County farmers and offering recreation opportunities for fishermen and water sports enthusiasts. The lake area features two boat docks and excellent year-round fishing for walleye, northern pike, and perch. During the winter months, it becomes a hub for ice fishing and snowmobiling. Town of Valier operates 50 campsites with electrical hookups. The camping area includes public restrooms, a playground, a fish cleaning station, and a pavilion.

## Solid Waste Facilities

Valier contracts with a private business for collection of its solid waste. Residents pay the contractor directly.

## Stormwater Facilities

Stormwater facilities are generally lacking in Valier as most streets and road do not have curb and gutter installed.

## Town Office, Senior Citizen Center, and Civic Center Building

One building houses the town office, senior citizen center, and civic center. The senior citizen center occupies the central portion of the building, with the town office and civic center extending from either side.

## Transportation

Valier is located at the junction of State Highways 44 and 358 or Teton Avenue and Montana Street, respectively. Town maintains over ten miles of roads and streets. Patch maintenance and snow removal are constant tasks for the Public Works Department, and road are graded three times a year. Maintaining the roads involves a considerable amount of oil, chip seal, and gravel. The culverts in Valier are in good condition and are cleaned twice a year to ensure that they remain clear of debris. The community has a



*Photo Courtesy of Town of Valier*

limited amount of sidewalks and most areas of town do not have sidewalks. Sections of sidewalks are located on 4<sup>th</sup> Street leading to the school, in residential areas such as on Dupuyer Avenue, and in commercial areas on Montana Street and Teton Avenue.

The Burlington Northern and Santa Fe (BNSF) Railway north-south line runs from Great Falls through Conrad and on to the Canadian border at Sweet Grass. Currently, the trackage between Valier and Conrad remains active to serve agricultural producers in the area. This continued operation underscores Valier's enduring connection to the regional rail network.

Pondera County owns the Valier Airport, FAA identifier 7S7. The airport does not offer commercial passenger services. Instead, it serves as a public-use general aviation facility catering to private pilots, agricultural operations, and other non-commercial aviation activities. It features a single turf runway and lacks a control tower, lighting, and fueling services. Given its limited infrastructure, Valier Airport is primarily utilized for local aviation needs, such as private recreational flying and agricultural support. Its proximity to Lake Frances also makes it a convenient access point for pilots engaging in outdoor and seasonal activities in the area.

### **Water System**

Valier's water source, treatment, and distribution system consist of five ground water wells, two elevated storage tanks, and several miles of transmission and distribution piping. The water system was constructed in 1913. Storage Tank 1 with 60,000 gallon capacity was built in 1913 and Storage Tank 2 with 250,000 gallon capacity was constructed in 2011.

The ground water wells produce quality water with periodic disinfection treatment when Storage Tank 1 is filled for the summer season. The water is disinfected with sodium hypochlorite 20 days out of the year in April, during which time the residents of Valier are notified that the annual treatment is occurring. The two storage tanks, with capacities of 60,000 and 250,000 gallons, meet the average daily demand for the town and provide consistent flow and pressure. In situations requiring high demand, the tanks can also provide fire and peak flow storage. Water from Wells 1 and 2 is pumped directly to Storage Tank 2 via dedicated water mains; the tank then supplies the distribution system. Wells 3, 4, and 5 pump directly into the distribution system. Storage Tank 1 floats on the distribution system which means it is hydraulically connected in such a way that its water level rises and falls with the pressure and demand in the distribution system. Pumphouse 1 contains a backup diesel-fired generator that can provide power to Wells 2 and 5, and Storage Tank 2 in the case of an emergency. The Well 3 Pumphouse contains a dedicated natural gas-fired, back-up generator. Well pump activation is controlled by Storage Tank 2 water level via the supervisory control and data acquisition (SCADA) system. Water level is presumably monitored with a transducer. When the tank is drafted and the water level falls to a programmed level, the supervisory control and data acquisition (SCADA) system activates a pump then deactivates the pump when the tank is filled to a programmed level. When the water level falls again to the programmed level, another pump is activated; pump selection is on an automatic rotational basis. The supervisory control and data acquisition (SCADA) system also allows for all pumps to be off for a specific programmed time; this is typically done in the winter months when the pumps are off over the nighttime hours then allowed to be turned on in the early morning. This provides for a heat source, that is water, to be introduced to the tank to mitigate ice formation in the tank.

The distribution system consists of approximately 38,000 feet of piping and 51% of the water mains are asbestos concrete (AC) pipe. The remaining mains are made of polyvinyl chloride (PVC). There are 46 fire hydrants. There is a bulk water station at Pumphouse #2.

Water for Valier is currently metered, though users do have the option to reduce the water bill to a flat rate if they will not be using it for months at a time. The user owns the service line, from the water main through the water meter and meter pit, to the structure; however, the Town of Valier is responsible for meter maintenance. The monthly charge for water is \$33.95 plus \$1.99 per 1,000 gallons of usage. Bulk water sales are also available in Valier, and these sales ranged from 35,870 to 110,400 gallons/month in 2022; higher demands occurred during the summer months when agricultural producers purchased bulk water for spraying purposes. Bulk water costs \$0.25/40 gallons.

**A Water Infrastructure map is included in Appendix A.**

### **Wastewater System**

The collection system consists of 4-inch through 12-inch pipe with the earliest installations dating back to 1910. Six lift stations are located within the collection system. One is located at the Lake Frances Recreation Area and pumps to a manhole in the southwest corner of town. The five remaining lift stations, which are grinder pumps, serve individual residences that were previously connected to onsite septic tank and drainfield systems. The grinder pumps discharge respectively, nearby manholes.

The original wastewater treatment facility was constructed in 1958 as a single, unlined, facultative lagoon with controlled discharge. In 1995, a Wastewater Facility Plan concluded that the lagoon was excessively leaking and had insufficient hydraulic detention time. As a result of this and other deficiencies, a new lagoon treatment facility was completed in early 1999, consisting of three aerated, partially mixed lagoon cells. This lagoon facility was only minimally updated between 1999 and 2014. In 2008, an open channel ultraviolet (UV) light system was installed to provide effluent disinfection.

The performance of the three-cell lagoon slowly deteriorated, leading to permit violations for effluent total suspended solids (TSS) and biochemical oxygen demand (BOD5). In 2015 improvements were made, including utilization of two of the three cells and equally dividing each cell with a baffle curtain. Lateral fine bubble diffusers were installed in the two treatment cells, replacing the existing floating aerators, and a flatting modular cover was placed on the second basin. A building was constructed to house two positive displacement blowers. The facility is in good condition and provides treatment to meet Montana Pollutant Discharge Elimination System (MPDES) discharge permit levels.



*Photo Courtesy of Morrison Maierle, Inc.*

The initial portion of the collection system was installed between 1908 and 1910 and is in service. A concise history is not available but, evident by the type of material, some mains are newer than 100 years old. Recent improvements include 2,640 feet of replacing piping in 1998, 6,800 feet of pipelining in 2007; and 4,000 feet of replacing piping in 2015. New and rehabilitated manholes were included in the recent improvements.

At the time of preparing this 2025 Growth Policy Update, the wastewater system has the following deficiencies: lack of influent screening at the lagoon regularly exposes operators to hazardous conditions; appreciable sludge accumulation reduces total lagoon volume; existing clay collection pipe is cracked, has leaking joints, and/ or offset joints; segments of 6-inch collection main do not meet

Montana Department of Environmental Quality (MDEQ) minimum requirement of 8-inch pipe; three required manholes are not in-place; and, pipe plugging leads to potential back up of raw sewage into homes, businesses, the school, and other buildings. To mitigate these deficiencies, Town of Valier is about to initiate a \$2.8 million improvement project to install influent screening; remove accumulated sludge; replace 1900 LF of collection main; and, install three required manholes.

Valier's wastewater collection and treatment system is simple and effective. Residential users pay a flat rate of \$56/month.

**A Wastewater Infrastructure map is included in Appendix A.**

### **Projected Public Infrastructure Trends**

The Town of Valier's 2023 Capital Improvements Plan outlines the current state of local infrastructure while highlighting areas of needed investment to support future growth and sustainability. Key public facilities—including the fire department, library, and civic buildings—are in place and functional, but long-term viability will depend on continued maintenance and modernization. Recreational assets such as parks and Lake Frances enhance quality of life and offer opportunities to expand tourism and outdoor activities. However, limited stormwater infrastructure, aging roads, and minimal sidewalks suggest a need for future investment in transportation and drainage improvements. The water system, supported by wells, tanks, and a SCADA-controlled distribution network, meets current demands but will require ongoing maintenance and replacement of aging asbestos-concrete mains. Wastewater treatment is effective but hindered by deteriorating pipes and outdated components, prompting a major infrastructure upgrade. With regional rail access and a general aviation airport, Valier is positioned to support agricultural and recreational activity, yet future trends point to the importance of investing in modern utilities, improving service reliability, and enhancing public facilities to support population retention and long-term community resilience.

## **LOCAL SERVICES**

This inventory provides an overview of the public services provided or sponsored by Town of Valier and a few that are managed by local civic groups and volunteers. It describes the local government generally, law enforcement, fire protection, disaster and emergency services, health care, education, transportation, libraries, and social services.

### **Local Government**

Valier is municipality organized under the general government powers act as a Commission-executive form of government, also known as the mayor-council form. It consists of an elected commission (often referred to as a council) and one elected executive (who may be referred to as the mayor) elected at large. Town of Valier does not have a charter which means that it operates under general state law rather than a self-governing municipal charter. Including the mayor, there are five members on the council.

### **Law Enforcement**

Valier contracts with Pondera County for law enforcement services, which are provided by the county sheriff.

### **Fire Protection**

Valier owns the building that houses the Pondera County Fire Department and Valier Volunteer Fire Department. The building consists of three overhead doors—two in the front of the building that allow access to three bays, and one in the back of the building that allows access to two bays. The building also contains personal protective equipment storage, a bathroom, document storage, and a break room. In addition to fire apparatuses, the building houses the local ambulance service equipment, but Pondera County is responsible for the ambulance service. The department is jointly funded by the Pondera County Rural Fire District and the Town of Valier, with each contributing equally to its operations.

### **Disaster and Emergency Services**

Pondera County Disaster and Emergency Services (DES) provides support to Valier through various emergency management functions, including mitigation, preparedness, response, and recovery efforts. Pondera County utilizes the CodeRED emergency notification system to inform residents, including those in Valier, about time-sensitive and emergency situations.

### **Health Care**

The Pondera Medical Center in Conrad, the county seat, is the only hospital in Pondera County. It is a Critical Access Hospital and Rural Health Clinic with 20 acute care inpatient beds and a 59-bed extended care facility. Services include extended care, home health, inpatient care, laboratory testing, nutrition services, occupational and physical therapy, radiology, respiratory care, sleep studies, surgery, obstetrics, and visiting specialists in pediatrics, urology, podiatry, ophthalmology, and orthopedics.

In Valier, healthcare services can be accessed through Marias Healthcare Services – Valier, a Federally Qualified Health Center (FQHC) located. The clinic provides primary medical care and podiatry services and operates on Mondays and Wednesdays from 8:00 AM to 5:00 PM . For additional services such as behavioral health, dental care, and pharmacy, residents can access other Marias Healthcare locations in nearby towns like Shelby and Conrad.

### **Education**

Valier Public Schools, District #18, manages the public schools in Valier as well as the Kingsbury Colony Attendance Center. The district serves the community through a single campus for kindergarten through 12th grade students, with separate elementary pre-kindergarten through 6<sup>th</sup> grade and junior/senior high (7<sup>th</sup>–12<sup>th</sup> grade) facilities. The elementary school accommodates around 120–130 students, while total pre-kindergarten–12<sup>th</sup> grade enrollment is under 200. The district offers a range of academic programs and extracurricular activities, including athletics, and operation of a public swimming pool. Kingsbury Colony Attendance Center is a small public school that serves grades pre-kindergarten through 8<sup>th</sup> grade and typically enrolls around 20 students. Kingsbury Colony Attendance Center participates in the state's Title 1 program, indicating it receives federal funding to support students from lower income backgrounds.

### **Transportation**

Valier has access to public transportation, though options are limited. According to the Northern Transit Interlocal (NTI) website, it operates the Brown Route, providing curb-to-curb bus service between Valier and Conrad twice weekly (Mondays and Thursdays), with connections available to broader routes like Great Falls.

### **Libraries**

The Valier Public Library is a nonprofit entity overseen by a board of directors responsible for managing all library services. The mission of the organization is to ensure the freedom of self-expression through free and convenient access to all forms of literature, technology, and continuing education for all. The library is open Monday – Friday, 9:00 AM to 5:00 PM.

### **Social Services**

While Valier lacks a large local social service office, Pondera County-level programs are accessible and through regional partners, providing a robust network of support for health, aging, family, and economic assistance. Through the Pondera County Health Department and Board of Health, Valier residents have access to family health programs; immunizations; breastfeeding support; the Women, Infants, and Children nutrition program; and mental health and communicable disease resources. Services for older adults—such as information assistance, help with home energy bills through the Low Income Energy Assistance Program (LIEAP), Medicare counseling through the State Health Insurance Assistance Program, and nutrition assistance—are available in Valier through the North Central Area Agency on Aging. According to the Montana Department of Public Health and Human Services, the Child and Family Services Division can be contacted locally for public assistance, child protection services, disability support, and job training and rehabilitation services.

### **Attractions and Recreation**

Lake Frances is a man-made reservoir covering, according to Montana Fish, Wildlife and Parks, 3,618 acres, with a maximum depth of about 42 feet at full capacity. Originally constructed to support agricultural irrigation, the lake has become a key recreational destination due to its size and accessibility. It features two boat ramps, separate docks, a campground, and day-use amenities, positioning it as the centerpiece of Valier tourism and outdoor life. Town of Valier operates 50 campsites with electrical hookups. The camping area includes public restrooms, a playground, a fish cleaning station, and a pavilion.

Valier is situated along one of the fastest and most direct routes to Glacier National Park from central Montana. This makes Valier a convenient and scenic waypoint for visitors traveling to Glacier, offering a peaceful stop with access to services, recreation at Lake Frances, and a glimpse of small-town Montana hospitality.



*Photo Courtesy of Town of Valier*

### **Projected Public Services Trends**

Overall, future trends suggest continued collaboration with county agencies to maintain and enhance community services, especially in areas like health care, emergency services, and social support.

Embracing new partnerships and innovative solutions will be key to sustaining quality of life and meeting the demands of a diverse and aging population. Positioned along one of the fastest and most scenic routes to Glacier National Park, Valier also presents opportunities to attract travelers seeking a quiet, welcoming stop with access to recreational amenities, local charm, and essential services.

## NATURAL RESOURCES

This inventory provides an overview of natural resources present in Valier.

### Land Use

The Town of Valier encompasses approximately 525 acres (0.82 square miles). Land use within the Town of Valier consist primarily of residential housing and various businesses such as an agricultural supply store, restaurants, grocery store, butcher shop, parks, a convenience store, newspaper publisher, and a mix of downtown businesses. There is also a bank, post office, library, clinic, and school (K-12). Several construction companies are in Valier and a grain elevator is located on the northeast edge of town. The Valier Airport, a general aviation airport, is located on the south edge of town, within the jurisdiction boundary.

### Soils including Sand and Gravel

According to Montana Department of Environmental Quality, the surface soils are predominantly clay-rich-such as silty clay loams and clays. Beneath those layers, a significant portion of the soil is derived from sandstone and gravelly alluvial deposits from formations like the Virgelle Sandstone and Two Medicine Formation. According to the Official Soil Series Description (OSD) for the Drygulch soil series produced by USDA Natural Resources Conservation Service, local alluvial terraces and stream fans support well-drained, gravelly soils such as the Drygulch and Bigarm series, which contain high percentages of sand and gravel—often over 40%, making them somewhat excessively drained.

As a result of the soil type, land use outside Valier is mainly agricultural. The two competing industries for the land use surrounding the town are cattle ranching and farming, with wheat and barley being the major products.

### Wildland Urban Interface

Valier has identified its wildland urban interface (WUI) area and it consists of 121 acres. In Valier, the interface area is an intermix of buildings and grasslands. At this time, Valier is not considering adopting regulations to protect homes and other structures from wildfire. **A Wildland Urban Interface map is included in Appendix A.**

### Sustainable Agriculture

According to the Montana Department of Revenue, 5.68 acres or 1% of land use in Valier is classified as Agricultural Rural. Even though this is a small area, sustainable agriculture remains an important concept for the broader region. Valier is surrounded by expansive farmland that supports wheat, barley, and cattle production, making agriculture a defining part of the area's identity and economy. While in-town agriculture is minimal, Valier plays a role in supporting sustainable rural practices through local businesses, education, and infrastructure that serves area producers.

### Biological Resources and Vegetation

According to ranking by the Montana Natural Heritage Program, there are 13 animal Species of Concern and no Plant Species of Concern within a 10-mile radius of Valier. Species of Concern are defined as “at

risk due to declining population trends, threats to habitats, and /or restricted distribution.” No animal or plant Potential Species of Concern are identified in Valier, though the surrounding area is considered sage grass habitat. Species of Potential Concern are defined as species “for which current information suggest potential vulnerability or for which additional data is needed before an accurate status assessment can be made.” There are no special designated Areas of Critical Environmental Concern listed in the Montana Natural Resource Information System within a three-mile radius of Valier.

### **Water Resources**

According to the 2023 Valier Capital Improvements Plan, Valier’s water supply consists of five underground wells; four located on the southeast side of Valier and one on the southwest side of Valier. According to the Montana Bureau of Mines and Geology, there are eight additional wells within town limits, but little information is known about them. The following excerpt from the Valier Wastewater Treatment Facility Improvements Plan/Design by Neil Consultants, Inc. Great Falls, 1995, provides general information on the groundwater sources and water usage.

*“Town of Valier is supplied with potable water from four groundwater wells. Depth of these wells range from 37 to 65 feet below the surface. The flow of groundwater is from southwest to northeast. All wells are upgradient of the sewage treatment facility. Capacity of these wells range from 100 to 200 gallons per minute. Other wells in the area reveal that static water level ranges from 27 to 85 feet. Potable water usage is 140 gallons per day capita per day based on winter month usage from the town’s well head meter readings from December 1994 to February 1995.”*

The excerpt above references four wells; the fifth well was constructed in 2010 and put into production in 2012. This well is approximately 168 feet deep. The well pump is rated at 275 gallons per minute and is set at a depth of 140 feet.

Valier’s water system primarily serves residential water users which includes domestic, and irrigation demands. Commercial water users include the school and businesses. The system does not serve any major industrial users.

Valier’s wastewater collection system drains north and northeast to town’s wastewater treatment facility approximately one-half mile northeast of the town. Treated wastewater discharges into an unnamed ephemeral tributary of the Marias River per Montana Pollutant Discharge Elimination System (MPDES) Permit No. MT-0021792. This tributary generally flows northeasterly to Bullhead Creek, which discharges to Schultz Coule, which in turn discharges to the Marias River, a total distance of 22 miles from the treatment facility. The Montana Department of Environmental Quality has classified the Marias River in the subject segment as B-2. This classification sets specific water quality criteria to protect this river and maintain its quality suitable for drinking, culinary, and food processing purposes after conventional treatment for removal of naturally present impurities; bathing, swimming and recreation; growth and marginal propagation of salmonid fishes and associated aquatic life, waterfowl and furbearers; and agricultural and industrial water supply.

### **Floodplains**

Natural Resource Information System information indicates that there are no designated floodplains in Valier.

### **Wetlands**

According to the 2023 Valier Capital Improvements Plan, no known wetlands are identified within Valier. A small, suspected wetland is located north of the wastewater treatment facility discharge, on the northeast corner of the facility site.

### **Historical and Cultural Resources**

According to the Montana Historical Preservation Office, there are historical sites in Valier. The Valier Public School Building and one private residence are listed on the National Historic Register, both of which are privately owned.

### **Projected Natural Resources Trends**

Valier is expected to maintain its character as a small, agriculture-based town with a stable mix of residential and business uses. Surrounding farmland will likely continue to support both crop production and cattle ranching, aided by well-drained soils rich in sand and gravel. While only a small portion of land within town limits is classified as Agricultural Rural, Valier remains closely tied to the region's agricultural economy. As such, sustainable farming practices—like soil conservation, crop rotation, and efficient water use—are likely to become increasingly important to preserve long-term productivity and environmental quality. While wildfire risk exists due to the wildland urban interface, no formal regulations are currently planned.

Groundwater remains a key resource, with a reliable well system supporting residential and commercial needs. Wastewater treatment meets environmental standards, and no floodplains or wetlands are officially designated within town, aside from one suspected wetland near the treatment facility. Historical sites add cultural value and reflect the community's interest in preserving its heritage while planning for future needs.

## **COORDINATION WITH PONDERA COUNTY**

State law requires that the 2025 Growth Policy Update include coordinate with Pondera County on matters related to the growth policy. Valier and Pondera County have a history of coordination as indicated by the interlocal agreement regarding the provision of law enforcement by the Pondera County Sheriff's Office. Valier and Pondera County will continue to coordinate on matters of mutual interest related to the growth policy.

## **EVALUATION OF SUBDIVISIONS**

Valier does not have its own local subdivision regulations in place; this means it does not have a municipal ordinance specifically outlining the review and approval process for subdividing land. However, state law requires that every city and town must adopt regulations governing subdivisions (Montana Code Annotated § 76-3-501). Until the Town of Valier develops its own ordinance, land divisions within Valier are subject to county subdivision standards and procedures administered by Pondera County.

## PUBLIC HEARINGS ON SUBDIVISION APPLICATIONS

Until the Town of Valier develops its own ordinance, land divisions within Valier are subject to county subdivision standards and procedures administered by Pondera County. Public hearing requirements are defined by state statute, which applies directly to Pondera County Procedures. Specifically:

1. At least one public hearing must be conducted by the governing body (county commissioners) or an authorized agency (such as the Planning Board). All evidence related to public health, safety, welfare—and the environmental assessment, if required—must be considered at the hearing.
2. Notice requirements:
  - The hearing must be published in a newspaper of general circulation at least 15 days before the scheduled hearing.
  - Notice must also be sent via registered or certified mail to:
    - The subdivider,
    - Each adjacent property owner of record,
    - Any purchaser under contract adjoining the proposed subdivision – also at least 15 days in advance.
3. Advisory recommendations:
  - If the hearing is held by an agent or agency (like the Planning Board) their role is purely advisory.
  - They must submit a written recommendation – approve, conditionally approve, or deny – to the governing body within 10 working days after the hearing.

In summary, Pondera County is required to hold a formal, well-noticed public hearing, must afford opportunities for input from adjacent landowners and the subdivider, and relies on either the Planning Board or county commissioners to make informed decisions based on public health, safety, welfare, and environmental considerations.

## VISION, GOALS AND OBJECTIVES

The following section introduces the vision statement and planning goals, which describe what Valier wants to strive to be in the future. These guiding elements are informed by both the 2011 Growth Policy and the 2024 Community Needs Assessment.

### **Vision**

A vision statement is a concise description of what a community desire for its future. It is the long-term foundation for actions to be taken as part of the 20-year plan. The vision statement is what residents most want to retain for the future.

Valier Vision Statement:

Valier is a small town with quality features, including mountain vistas and lakefront. Members of the community take pride in a downtown that is an energetic place with a library, shops, service businesses, and quality schools. Family-oriented neighborhoods feature tree-lined streets with a “welcome home feeling.” Trails and greenways allow people the

opportunity to bicycle and walk from the town to the Lake Frances recreation area. A modern camping area invites you to spend time on Lake Frances fishing and playing.

### **Primary Goals**

Primary goals are short statement clarifying direction and addressing key issues needed to achieve the vision. The growth policy is based on the following primary goals, Goals A through G. The goals interrelated and overlap with each other. It is important to consider each goal within the overall context of the Vision Statement and the other goals. Because the goals are so connected, they have not been assigned any priority order in the following list.

#### **GOAL A: ECONOMY**

Diversify and expand the economy of Valier while retaining the small-town character and unique recreational and aesthetic features of the town's Lake Frances shoreline.

#### **GOAL B: TOWN DEVELOPMENT PATTERNS**

Focus new development and town renewal on the town's historic compact land use pattern that provides for cost efficiencies in infrastructure and services, walkable distances, and open space at the town's edges.

#### **GOAL C: TOWN APPEARANCE**

Enhance town appearance to make it a more desirable place to live and work for residents and a destination for visitors.

#### **GOAL D: HOUSING**

Encourage housing and services to accommodate working families, seniors, and those with disabilities.

#### **GOAL E: INFRASTRUCTURE – STREETS, SIDEWALKS, WATER, SEWER, LIGHTING**

Provide cost efficient and effective public infrastructure for the long-term.

#### **GOAL F: PUBLIC SAFETY**

Provide for safety from natural disasters and for adequate emergency response for fire and medical care.

#### **GOAL G: COMMUNITY IDENTITY**

Build on the town's attractiveness as a recreation destination and location for part-time residents while strengthening a full-time, year-round community.

### **Planning Strategies**

The Growth Policy is a comprehensive, long-range plan intended to guide growth and development in and around Valier. The Vision Statement is a short declaration of what Valier will strive to be. The Primary Goals further define how to achieve the vision but are still fairly general. More detail is needed to explain how to achieve the goals and vision. The Planning Strategies of this section provide that detail.

This section on planning strategies provides a re-statement of each goal. Following each goal, a context is provided in the form of a brief summary of the rationale for the goal and identification of issues leading to the specific planning strategies. Following the context, are objectives.

Implementation of goals and objectives is predicated on the following guiding policies:

Guiding Policies:

Policy #1: Identify and use applicable grant and outside funding sources to the greatest extent possible.

Policy #2: Consider new or additional taxing only as needed and tied to specific objectives and outcomes.

Policy #3: Projects will be managed openly, with information available to the public and public involvement encourages.

Policy #4: Encourage a can-do and positive attitude about the community.

Policy #5: Before taking actions requiring significant local investment, the Town will conduct feasibility analyses, including:

- Research how other communities handle similar issues.
- Conduct a preliminary cost-benefit analysis that considers long-term costs (such as maintenance, repair, etc.) as well as initial construction/development costs.

## ECONOMY

**GOAL A:** Diversify and expand the economy of Valier while retaining the small-town character and unique recreational and aesthetic features of the town's Lake Frances shoreline.

### Context

Improving the long-term economy for Valier will mean increasing the number of jobs in Valier that pay a living wage and expanding the population with workforce age individuals and families. The town has some unique advantages compared to other towns of similar size in Montana – it's lake-front section, only 20 minutes from Interstate Highway, freight-rail service, and an airport.

Building a strong economy connects very directly to the other goals in this growth policy. Good infrastructure systems for water, sewer, streets, etc. are essential, as are health care, schools, and quality housing to accommodate a variety of income levels.

### Objectives

- ✓ New businesses in Valier providing new jobs with living wages
- ✓ Increase in population and younger, workforce age families
- ✓ Town has a tax base that can support needed infrastructure improvements and expansions

### Planning Strategies

Strategy A-1: Develop and implement a long-range economic plan for Valier that builds on the town's strengths, including access to rail, water, and recreation opportunities of Lake Frances.

Strategy A-2: Coordinate county-wide economic plan for Valier, Conrad, and unincorporated areas of Pondera County through the Pondera Port Authority.

Strategy A-3: Participated in multi-county Community Economic Development Strategy planning efforts to qualify for funding from the US Economic Development Administration.

## TOWN DEVELOPMENT PATTERNS

**GOAL B:** Focus new development and town renewal on the town's historic compact land use pattern that provides for cost efficiencies in infrastructure and services, walkable distances, and open space at the town's edges.

### Context

Across the country, there is growing interest in traditional town-style development—characterized by lots and blocks, connected streets, and destinations like grocery stores, schools, parks, and businesses within walking or biking distance. This growing movement is commonly referred to as “New Urbanism.” As people look to live more healthy lifestyles, communities are expanding non-motorized recreational trail systems and urban parks. Valier's traditional town development pattern has all of these features, and the exceptional recreation opportunities of Lake Frances as well.

Providing infrastructure in a more densely developed area, such as the traditional town lot-block grid of Valier, is more cost effective than providing the same services in areas where development is spread out.

Valier has considerable undeveloped areas and vacant lots within the town limits. By working to develop these areas, the town will make existing infrastructure more cost-effective.

### Objectives

- ✓ Valier retains its small-town character and has little or no residential sprawl
- ✓ Town-type densities result in more cost-efficient provision of infrastructure
- ✓ Families move to Valier

### Planning Strategies

Strategy B-1: Focus on infill development before annexation and develop policies for annexation and infrastructure extensions that provide for logical extension of traditional town block-grid patterns and densities.

Strategy B-2: As a long-range strategy consider moving the airport facility to provide more infill options when the supply of vacant home sites in town become scarce.

Strategy B-3: Adopt subdivision regulations.

Strategy B-4: Update the town zoning ordinance as needed.

Strategy B-5: Retain greenway areas around lake Frances and consider potential for extending trails beyond town boundary.

Strategy B-6: Use the future land use map as the guide for decision-making for future development.

## TOWN APPEARANCE

**GOAL C:** Enhance town appearance to make it a more desirable place to live and work for residents and a destination for visitors.

### Context

In Valier, there are some buildings that are dilapidated, a few of which are not usable in their current condition. There are also undeveloped areas that are not maintained (e.g., weeds, etc.) These detract from the overall qualities of Valier. Working with landowners to identify solutions, assessing feasibility of rehabilitation or demolition, assisting where possible in identifying funding sources to improve properties and enforcing ordinances addressing decay will improve town appearance.

### **Objectives**

- ✓ Valier has a pleasant appearance for residents and visitors.
- ✓ People want to move to Valier because they like its look and atmosphere.
- ✓ More people come to Valier to recreate and visit.

### **Planning Strategies**

Strategy C-1: Improve the condition of commercial and residential structures and areas that are deteriorated, vacant or need repair.

Strategy C-2: Develop design guidelines or standards to improve the appearance of the town.

## **HOUSING**

**GOAL D:** Encourage housing and services to accommodate working families, seniors, and those with disabilities.

### **Context**

Housing will be needed in Valier to accommodate working families and to grow and sustain the Town.

### **Objectives**

- ✓ Condition of housing stock is improved.
- ✓ Families move to Valier.
- ✓ Seniors and those with disabilities can stay in their own homes longer and have options for quality affordable housing and assisted living.

### **Planning Strategies**

Strategy D-1: Ensure safe, affordable housing in new construction and rehabilitation or replacement alternatives to non-compliant mobile homes and substandard housing.

Strategy D-2: Develop senior housing/assisted living options.

Strategy D-3: Encourage services to seniors and those with disabilities in their own homes.

Strategy D-4: Encourage transportation for seniors and those with disabilities.

Strategy D-5: Facilitate development of quality rental housing for working families.

## **INFRASTRUCTURE – STREETS, SIDEWALKS, WATER, SEWER, LIGHTING**

**GOAL E:** Provide cost efficient and effective public infrastructure for the long-term.

### **Context**

Streets, water, sewer, and other infrastructure designed for cost-efficient delivery over the long-term result in lower taxes to support that infrastructure. Town of Valier is implementing the Capital Improvements Plan it adopted in 2023. Planning in five-year increments is recommended to ensure comprehensive review of needs and proposed projects. Some areas of town are not served with water and sewer, and as the town grows these will need to be addressed.

### **Objectives**

- ✓ Valier has a sound, cost-efficient infrastructure that is maintained, repaired, and updated as needed.
- ✓ Infrastructure is extended as needed to grow areas within town limits.

### **Planning Strategies**

Strategy E-1: Continue to annually update and utilize the Valier Capital Improvements Plan and budgeting process.

Strategy E-2: Maintain a five-year capital improvements plan so that infrastructure needs can be more comprehensively and publicly reviewed than likely through annual updates.

Strategy E-3: Improve cell phone and internet service to stay competitive with what is needed by residents and businesses.

Strategy-4: Create a program that combines grants, local tax revenues, user fees, and loans to equitably fund the extension of town utilities to un-served parts of town.

## **PUBLIC SAFETY**

**GOAL F:** Provide for safety from natural disasters and for adequate emergency response for fire and medical care.

### **Context**

While Valier does not currently have a formal hazard mitigation plan, the town remains committed to the safety and well-being of its residents. Valier is included in the Pondera County Community Wildfire Protection Plan (CWPP), which identifies wildfire risks and outlines strategies to reduce those risks across the county, including within and around the town. Local law enforcement provides essential public safety services, maintaining order and supporting community outreach. Fire protection is provided by a dedicated volunteer fire department, which plays a critical role in both emergency response and community involvement. Medical services, though limited in scope locally, are supported through nearby clinics and regional healthcare providers that serve Valier and surrounding areas. These services form the foundation of Valier's commitment to public health, safety, and quality of life.

### **Objectives**

- ✓ Valier continues to have well-trained emergency response units for fires and medical emergencies.
- ✓ Valier is prepared for orderly response to disasters and reduces situations that can make disasters worse.

### **Planning Strategies**

Strategy F-1: Implement strategies from the Pondera County Community Wildfire Protection Plan (CWPP), including recommendations for building permits.

Strategy F-2: Work to ensure fire department and emergency medical response units have personnel, equipment, and facilities to provide continued service. Actively recruit volunteers as needed.

## COMMUNITY IDENTITY

**GOAL G:** Build on the town’s attractiveness as a recreation destination and location for part-time residents while strengthening a full-time, year-round community.

### Context

Valier began as a working town to build Lake Frances and to serve the surrounding agricultural producers. Valier still has roots in that history and still serves that function, but increasingly over the years has been shifting in part to a recreation-based economy. Visitors and residents who moved away to find work are attracted to the site, and purchase homes or lots to build later. The town is increasingly becoming a mix of persons who live and work in Valier and those who work elsewhere or who have come to retire, to vacation, or live here only part-time. Fostering connections among diverse lifestyles is essential to strengthening the social fabric that unites Valier and supports its long-term resilience and growth. Engaging all residents—both full-time and part-time—is vital to the town’s well-being and plays a critical role in sustaining volunteer services.

### Objectives

- ✓ Full-time and part-time residents feel a part of the Valier community and work together for its future.
- ✓ Valier becomes known as a fun and friendly place to visit and live.

### Planning Strategies

Strategy G-1: Encourage volunteerism, especially for volunteer fire department and emergency response.

Strategy G-2: Continue existing events (such as Homesteader Days and Fishing Days) and develop new events that building community spirit and attract visitors.

## IMPLEMENTING THE PLAN

The following section introduces how the growth policy will be implemented and how it will be monitored, evaluated and revised. It also outlines potential tools for achieving the goals and objectives, as well as strategies for developing, maintaining, and replacing public infrastructure.

## TIMEFRAMES

This section provides general information about ongoing implementation, annual monitoring, and a formal review every five years, as required by Montana law, with clear criteria and procedures for making revisions based on changing conditions or community needs.

## **20-Year Growth Framework with 5-Year Review Cycle**

Planning is an ongoing process that includes implementation—taking action to achieve identified goals—along with regular monitoring of progress and evaluation to assess what is working, what is not, and how strategies can be improved. As conditions change or new information becomes available, goals and objectives may be revised to ensure continued relevance and effectiveness. This growth policy is a long-range plan and covers a time span of approximately 20 years. Under Montana law (MCA 76-1-601), any adopted growth policy is required to undergo a formal review at least once every five years and be revised as necessary to reflect changing conditions.

### **Annual Reviews**

Ongoing monitoring is essential to the success of any growth policy. Without regular oversight and follow-through, even the most well-crafted plans can lose momentum. To ensure continued progress, the Planning Board and Town staff should meet annually to review accomplishments, assess implementation efforts, celebrate successes, and establish priorities for the coming year.

### **Five-year Review**

Communities are required by state law to review their growth policies every five years. The purpose of the review is to determine what changes need to be made to the document to keep it current, and to make sure it continues to reflect community goals and objectives. However, the growth policy can be amended at any time in the five-year period if needed.

### **Criteria for Revising the Growth Policy**

Any revision to the growth policy should be directed by criteria for review. The following criteria for review will be used to warrant and guide revisions:

- Major changes in existing conditions or projected trends
- Modifications in the legal requirements a growth policy must meet
- Successful completion of a strategy meeting goals and objectives
- Citizens' desire for changes to the growth policy
- Changes in community direction and goals
- Adoption of a plan inconsistent with the growth policy or proposed as an amendment to the growth policy

### **Revision Process**

Initial adoption and all amendments of a growth policy must follow the process outlined in MCA 76-1-602 to 76-1-604. This includes at least one public hearing held by the Planning Board before they make a recommendation, and another hearing by the Governing Body before final adoption.

## **IMPLEMENTATION TOOLS**

This section provides general information on a range of planning tools that are applicable to this growth policy. It includes brief descriptions for each tool.

### ***Regulatory Tools***

#### **Subdivision Regulations**

Counties and incorporated municipalities must adopt subdivision regulations that comply with the Montana Subdivision and Platting Act (MCA 76-3-101). Subdivision regulations control the creation of

new parcels. Regulating the division or aggregation of parcels of land that ensures that development can be adequately served without adversely impacting public services and natural resources.

### **Zoning**

The historical rationale for zoning was to separate incompatible land uses. Zoning ordinances generally address type of use, intensity of use, and space and bulk requirements. Development and design standards for such things as signage, parking, landscaping, noise, lighting, buildings, and site layout can also be addressed through zoning regulations. A zoning map and the descriptive text of districts are the two critical components of zoning regulations.

### **Design Standards**

Design standards are different for subdivision of land and for standards applied to structures.

Subdivision Design Standards: Montana law (MCA 76-3-504) specifies the kinds of design standards that apply to subdivisions, but details of the standards are primarily left to the local government to decide.

Architectural or Development Design Standards: Typically applied through zoning, architectural design standards address such things as foundation type, roof forms, construction material, etc. ‘

### **Building Code**

Counties and incorporated municipalities in Montana are authorized to establish building codes.

### **Airport Influence Area**

Airports that are part of the National Plan of Integrated Airport Systems (NPIAS) are required under state law to identify an airport influence area and regulations for the area.

### ***Policy Tools***

#### **Annexation Policy**

Annexation is the process by which a municipality expands its territorial limits and jurisdictional powers. Annexation agreements and policies are generally used to help municipalities plan for expansion and provision of municipal services. To help plan for growth, municipalities often set annexation policy that states the conditions under which annexation will occur.

#### **Infrastructure Extension Policy**

An infrastructure policy sets the conditions and criteria for approving extensions of municipal water, sewer, or stormwater systems outside municipal boundaries. Local special districts, such as districts established outside municipal areas for water or sewer, can also establish criteria for expanding the district or providing out-of-district service, if allowed. The policies provide for the logical expansion of services within the context of the growth policy.

### ***Financial Tools***

#### **Capital Improvements Plan**

A capital improvements plan is administered by a municipality, which schedules permanent improvements, usually for a minimum of five years in the future, to fit the projected fiscal capability of the local jurisdiction. The program is generally reviewed annually. The importance of a capital

improvement plan for land use planning is the critical connection between where and when infrastructure is provided and what the desired land use pattern is for a community or neighborhood.

### **Budget**

There are several budget models. They generally differ by the level of review (program by program versus overall budget of a department) and how budget and workplan priorities are set, such as focusing on outputs, community goals, or program objectives. Annual budget processes allocate limited government resources to daily operations. The development and approval of departmental workplans and corresponding budgets effectively prioritize community development services, such as planning, by allocating resources to staffing, operation and capital purchases that support direct services to the public. The political process of preparing an annual budget and workplan, coupled with fluctuations in funding for local government services can make it difficult for jurisdictions to stay focused on long-term community development goals and objectives.

### **INFRASTRUCTURE STRATEGY**

Montana law (MCA 76-1-601) requires that each growth policy include a “strategy for development, maintenance, and replacement of public infrastructure.” The strategy for Valier is detailed in its 2023 Capital Improvements Plan.

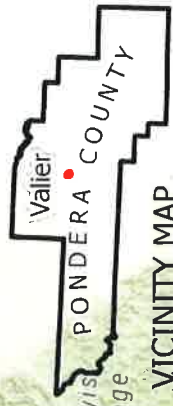
# APPENDIX A

## Maps

Maps help form the basis for a growth policy. Eight maps were updated or prepared for review and inclusion in the 2025 Growth Policy Update. Geographic information systems (GIS) mapping was used to create the maps. The following maps are included:

1. Valier, Montana
2. Land Use Tax Classification
3. Land Ownership
4. Zoning
5. Future Land Use
6. Water Infrastructure
7. Wastewater Infrastructure
8. Wildland Urban Interface

# Valier, Montana



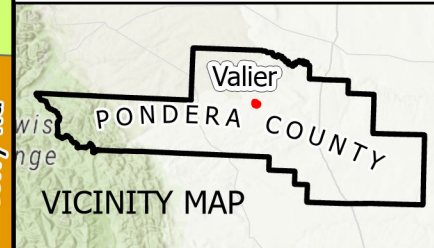
## VICINITY MAP

-  State Road  
 County Road  
 Minor Road  
 Railroad  
 Parcel Boundaries  
 Municipal Boundary  
 Fire Hall  
 Library  
 Post Office  
 Reference Building  
 School  
 Sheriff  
 Airport  
 Park  
 Waterbodies



# Land Use Tax Classification

## Valier, MT



Municipal Boundary

Waterbodies

### Tax Classification

Exempt Property

Residential Urban

Vacant Land Rural

Commercial Urban

Residential Rural

Agricultural Rural

Industrial Rural

Industrial Urban

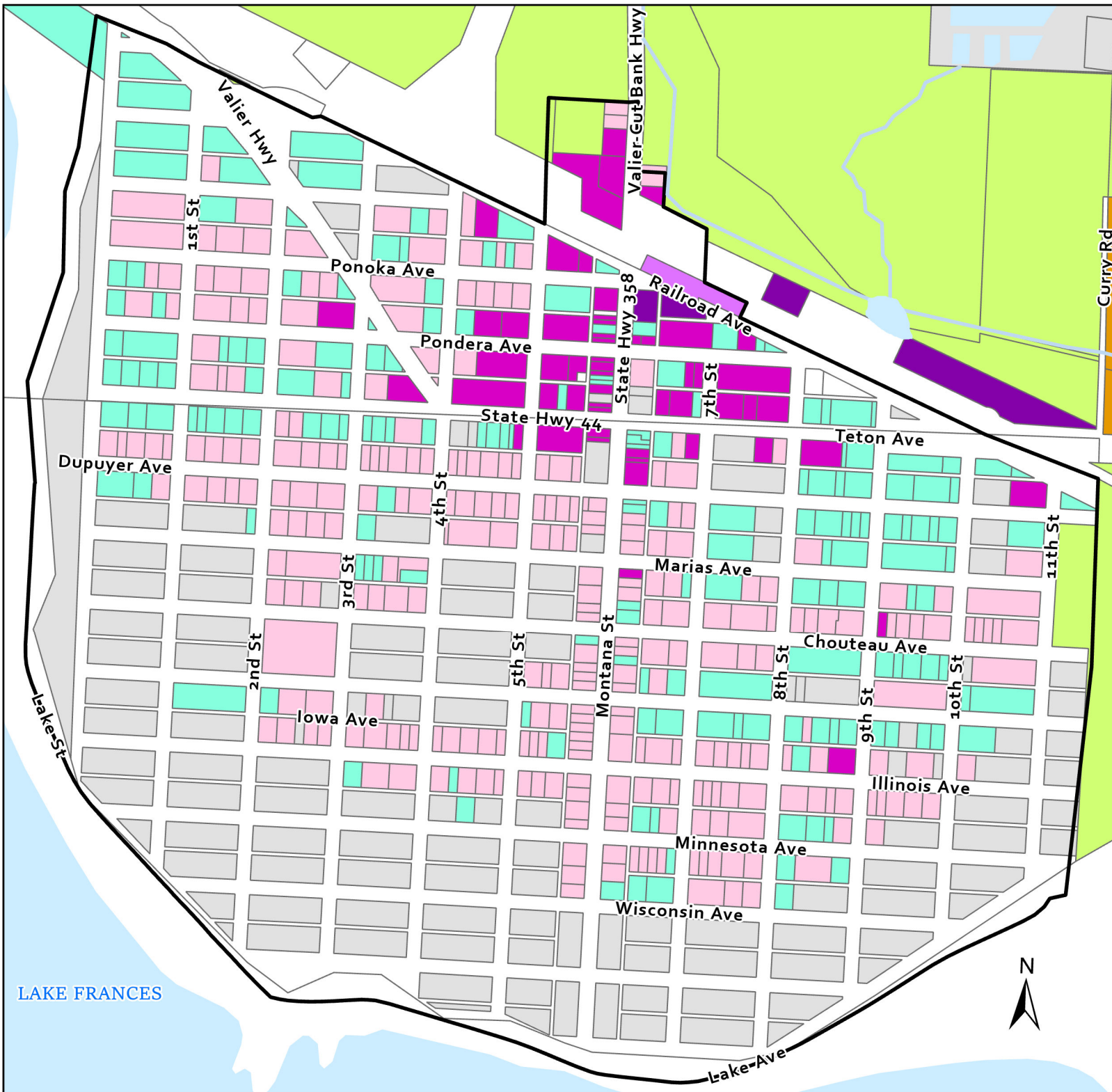
Farmstead Rural

Non-Valued Property

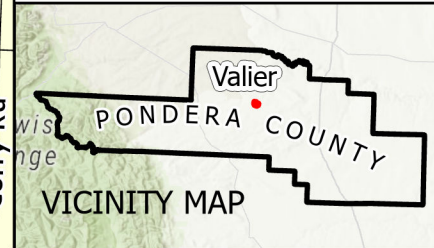
Data Credits: Montana State University, Esri, TomTom, Garmin, FAO, NOAA, USGS, Bureau of Land Management, EPA, NPS, USFWS, Esri Community Maps Contributors, Montana State University, Montana State Library, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Esri, USGS, United States Census Bureau, Montana State Library, U.S. Environmental Protection Agency, USDA Forest Service, and other Federal, State and local partners

Map by David Demopoulos

0 15 30 60 Miles



# Land Ownership Valier, MT

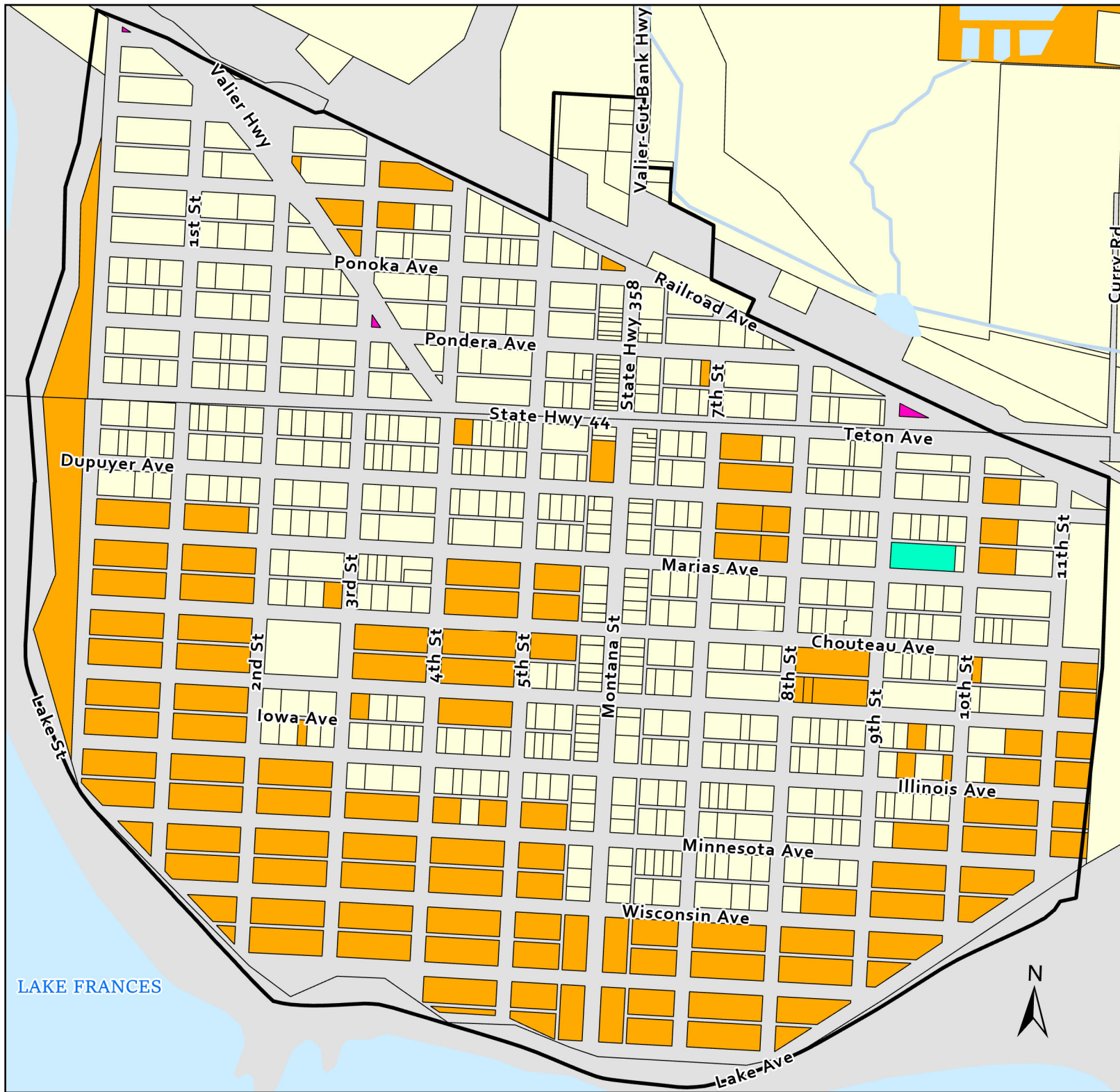


- Municipal Boundary
- Waterbodies
- Ownership**
  - Private
  - State Government
  - Tribal
  - Local Government
  - Right of Way

Data Credits: Montana State University, Esri, TomTom, Garmin, FAO, NOAA, USGS, Bureau of Land Management, EPA, NPS, USFWS, Esri Community Maps Contributors, Montana State University, Montana State Library, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Esri, USGS, United States Census Bureau, Montana State Library, U.S. Environmental Protection Agency, USDA Forest Service, and other Federal, State and local partners

Map by David Demopoulos

0 15 30 60 Miles



# Zoning

## Valier, MT

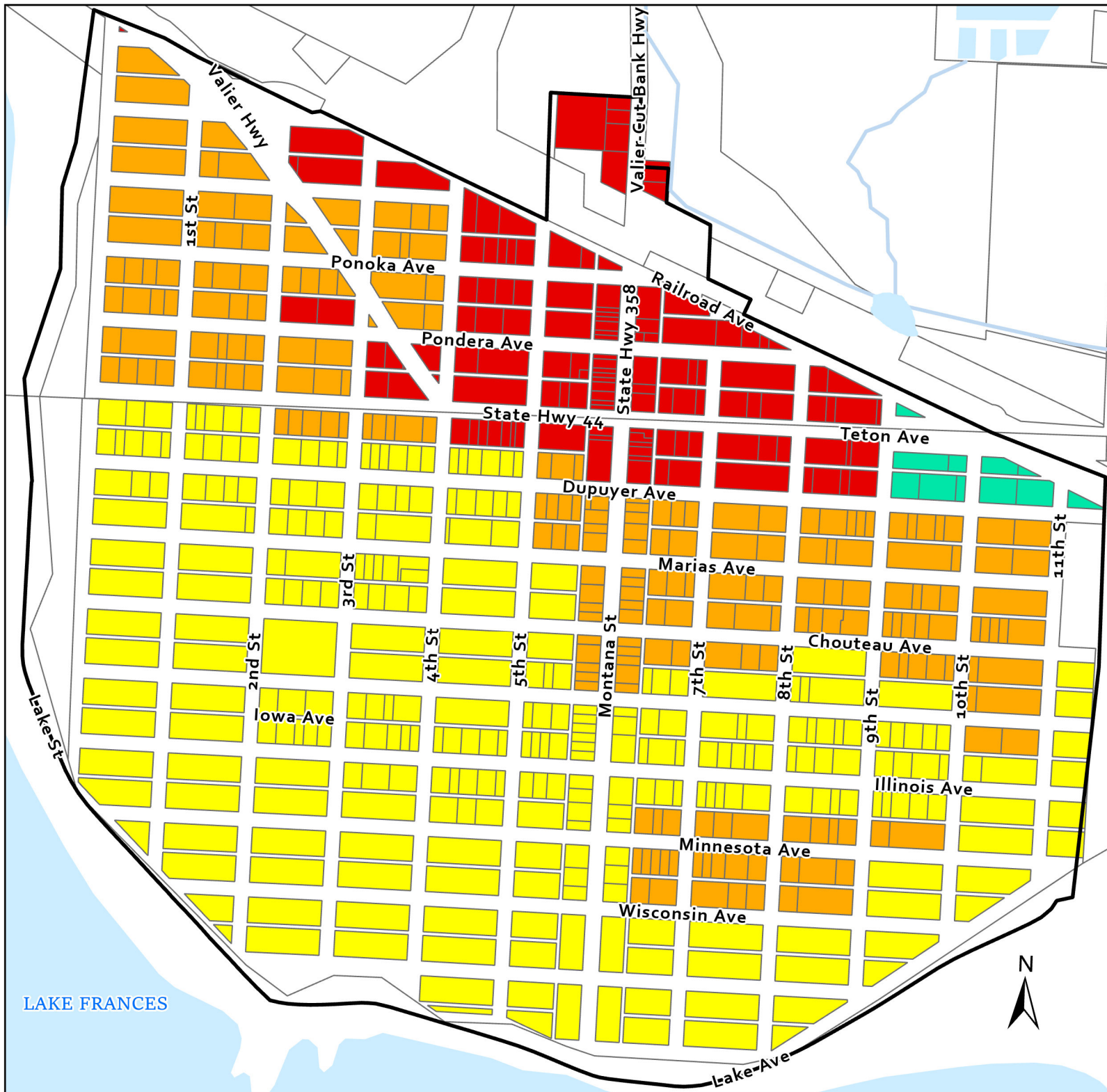


- Waterbodies
- Municipal Boundary
- Zoning**
  - Commercial
  - Manufacturing
  - Residential Zone A
  - Residential Zone B

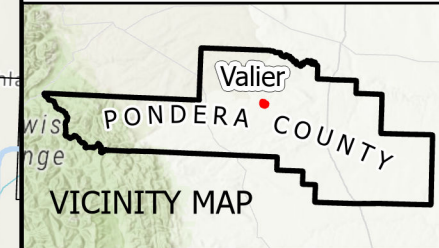
Data Credits: Montana State University, Esri, TomTom, Garmin, FAO, NOAA, USGS, Bureau of Land Management, EPA, NPS, USFWS, Esri Community Maps Contributors, Montana State University, Montana State Library, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Esri, USGS, United States Census Bureau, Montana State Library, U.S. Environmental Protection Agency, USDA Forest Service, and other Federal, State and local partners, Town of Valier

Map by David Demopoulos

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# Future Land Use Valier, MT

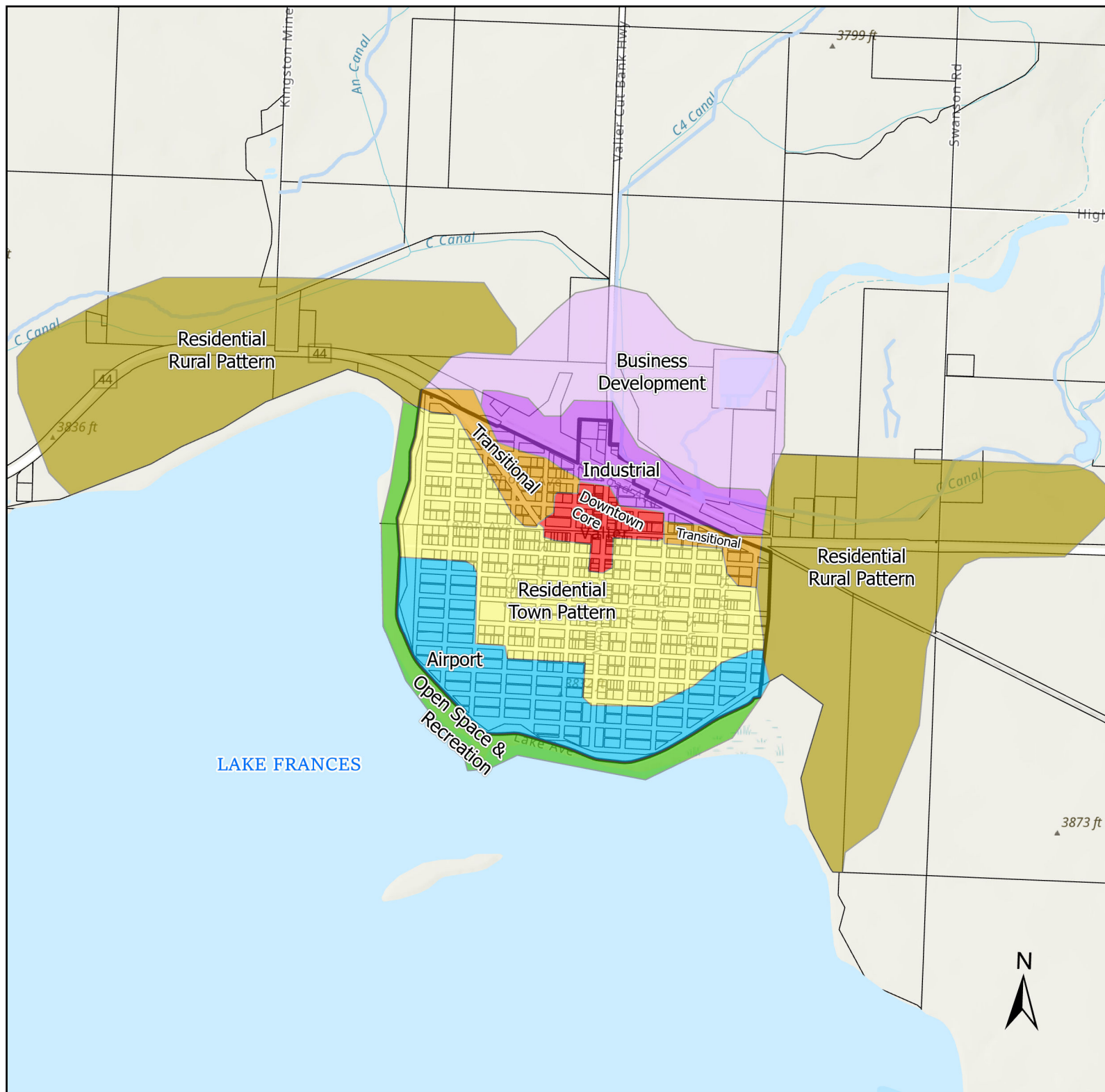


- Waterbodies
  - Parcel Boundaries
  - Municipal Boundary
- ## Future Land Use
- Open Space & Recreation
  - Airport
  - Residential Town Pattern
  - Transitional
  - Downtown Core
  - Industrial
  - Business Development
  - Residential Rural Pattern

Data Credits: Montana State University, Esri, TomTom, Garmin, FAO, NOAA, USGS, Bureau of Land Management, EPA, NPS, USFWS, Esri, NASA, NGA, USGS, FEMA, Montana State University, Montana State Library, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Esri, USGS, United States Census Bureau, Montana State Library, U.S. Environmental Protection Agency, USDA Forest Service, and other Federal, State and local partners, Town of Valier

Map by David Demopoulos

0 15 30 60 Miles



# Water Infrastructure Valier, MT

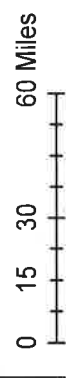


- Storage Tank
- Well
- Storage Tank and Well
- Fire Hydrant
- Fire Hydrant and Well
- Drinking Water Pipes
- Waterbodies
- Parcel Boundary
- Municipal Boundary

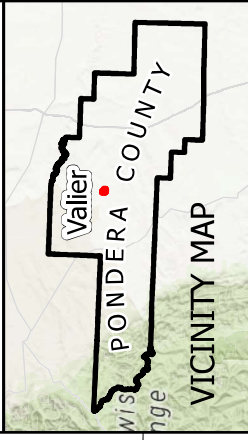


Valier is a small town in Pondera County, Montana. It is located on the northern border of the county, just south of the Canadian border. The town is home to a small population and is known for its scenic views of the surrounding landscape. The water infrastructure map shows the layout of the town's water supply system, including the location of storage tanks, wells, fire hydrants, and drinking water pipes. The map also shows the location of waterbodies, such as Lake Frances, and the municipal boundary of the town.

Map Data: OpenStreetMap



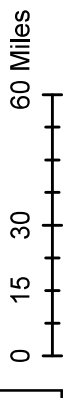
# Wastewater Infrastructure Valier, MT



- Grinder Pumps
- Manholes
- Wastewater Pipes
- Waterbodies
- Parcel Boundary
- Municipal Boundary

Data Credits: Montana State University, Esri, TomTom, Garmin, FAO, NOAA, USGS, Bureau of Land Management, EPA, NPS, USFWS, Esri Community Maps Contributors, Montana State University, Montana State Library, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastyleisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Esri, USGS, United States Census Bureau, Montana State Library, U.S. Environmental Protection Agency, USDA Forest Service, and other Federal, State and local partners, Town of Valier, Morrison-Maerle Inc.

Map by David Demopoulos



# Wildland-Urban Interface

## Valier, MT



### Legend

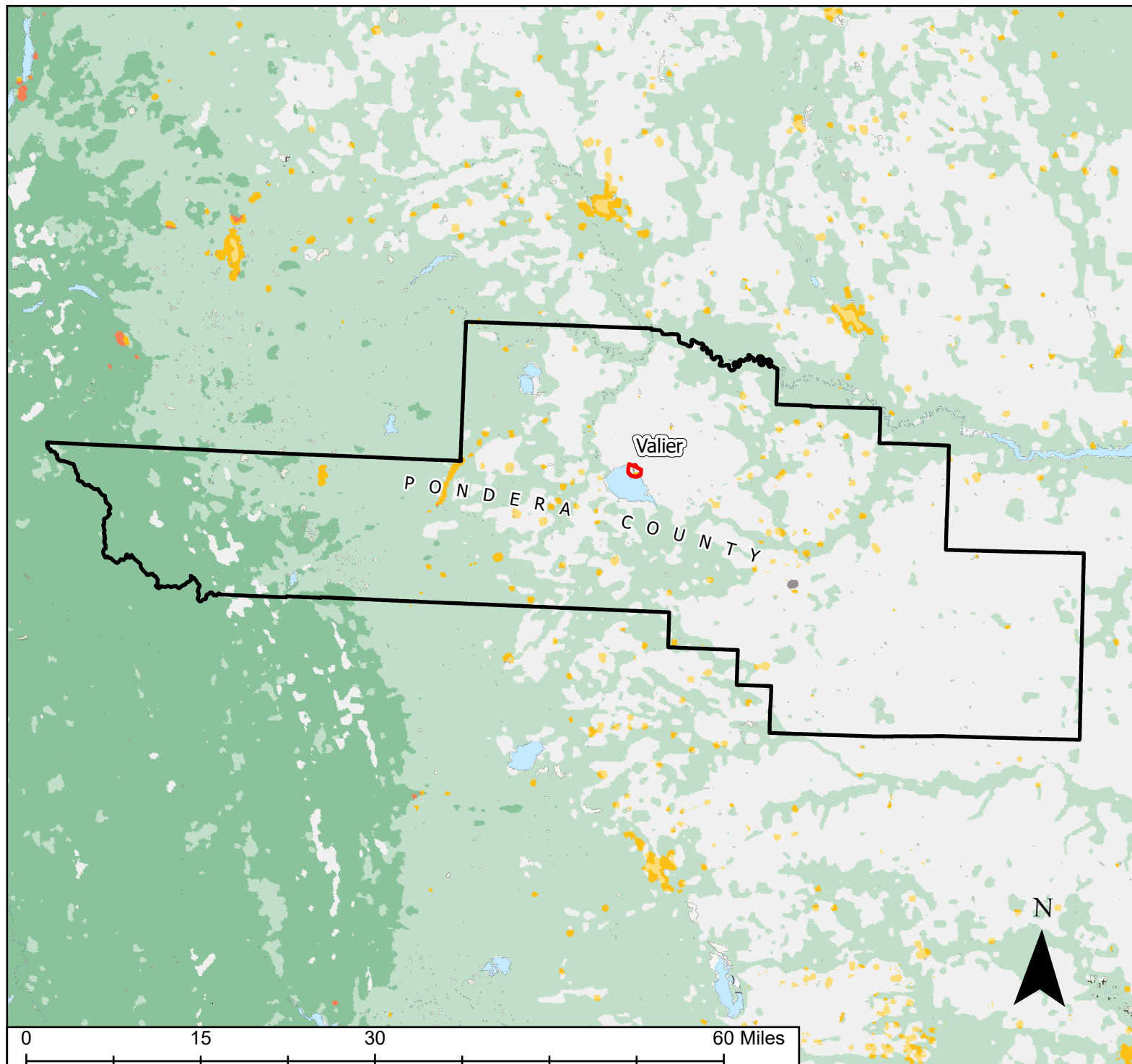
- Valier Boundary
- Pondera County

### Global Wildland-Urban Interface

- WUI intermix of buildings with forest, shrub, or wetland
- WUI interface of buildings with forest, shrub, or wetland
- WUI intermix of buildings and grasslands
- WUI interface of buildings and grasslands
- Non-WUI forest, shrub, or wetland
- Non-WUI grasslands
- Non-WUI urban area
- Non-WUI other

Data Credits: Montana State University, Montana State Library, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, USFWS, Montana State University, Montana State Library, Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USFWS, Esri, NASA, NGA, USGS, FEMA, Esri, CGIAR, USGS, United States Census Bureau, Montana State Library, U.S. Environmental Protection Agency, USDA Forest Service, and other Federal, State and local partners, Town of Valier, Morrison-Maierle Inc.

Map by David Demopoulos



Pondera County is unmapped within the FEMA floodplain system, except for Conrad, which does not have any flood hazard areas.

# APPENDIX B

## Public Meeting Documents

Public meetings are an opportunity for residents to learn more about the growth policies, ask questions, and provide comments and feedback. Exhibits, maps, and background information were on display and available for review and comment.

# TOWN OF VALIER

Civic Center  
514 Montana Street  
PO Box 512, Valier, MT 59486

406.279.3721

Fax 406.279.3428

Mayor Glenn Wunderlich

Council: David Widhalm  
Steve Nelson  
Janelle Nelson  
Angi Dodge

## PUBLIC NOTICE

### **Town of Valier Planning Board Kick-off Meeting To Update the 2012 Growth Policy**

**Wednesday January 17, 2024  
Valier Civic Center  
6:00 P.M.**

Town of Valier Planning Board is meeting on Wednesday, January 17, 2024 at 6:00 P.M. at the Civic Center to kick-off preparation of an Update to the 2012 Growth Policy. A growth policy is an officially adopted vision and plan for guiding the development of all aspects of Valier. During the kick-off meeting, the following topics will be discussed: review of the minimum content, by statute, that must be included in the document; general overview of the current 2012 Growth Policy; general overview of the current 2023 Capital Improvements Plan (CIP); review of community survey results garnered from the August 2021 mail-in survey, January 2023 Open House, and February 2023 poster effort; and, methods to engage resident participation in the Update process. The 2012 Growth Policy and 2023 Capital Improvements Plan (CIP), including community survey results, can be accessed at Town of Valier website at <https://www.townofvalier.com/reports> and at Town Hall during regular business hours. Town of Valier can provide reasonable accommodations for any known disability that may interfere with a person participating in this public participation process. Should you have any questions or require more information, please contact Town Hall at 406-279-3721.

## **AGENDA**

January 17, 2024

Valier Civic Center

6:00 P.M.

Planning Board Kick-off Meeting to Update the 2012 Growth Policy

1. Introductions of Planning Board Members – Members
2. Elect a Chairperson of the Planning Board – Janelle Nelson
3. Introduction of Consultant Hired to Facilitate the Process and Prepare the Draft and Final Growth Policy Update – Lori Benner
4. Purpose of a Growth Policy and Statute-required Components – Lori Benner
5. Brief Overview of Valier’s 2012 Growth Policy Vision and Goals Needed to Achieve the Vision – Lori Benner
6. Brief Review of 2021 Valier Needs Survey – Janelle Nelson
7. Review of Planning Board packet contents and resources.
8. Next Steps – Janelle Nelson
  - a. Future Planning Board Meeting to Update the Growth Policy
    - a. Suggested January 31<sup>st</sup>, 2024, 6:00pm
    - b. Future Public Involvement to Include Meetings and/or Open Houses, etc.
    - c. Other
9. Public Comment

**Town of Valier Planning Board Kick-off Meeting  
to Update the 2011 Growth Policy**

**Wednesday, January 17, 2024  
Valier Civic Center  
6:00 P.M.**

**◆ Meeting Summary ◆**

**Participants:** Janelle Nelson, Rob Christians, Cathy Christians, Nita Tomsheck, Connor Bridge, Tony Rebich and Lori Benner.

**Summary:** Town of Valier Planning Board met to kick-off preparation of an Update to the 2011 Growth Policy. The meeting was facilitated by Janelle Nelson, Chair of the Planning Board. Lori Benner, Consultant, reviewed the Role of the Planning Board in accordance with MCA 76-1-106. Benner also reviewed page 4 of Montana's Growth Policy Resource Book (2020) which described a growth policy and the minimum content that must be included in the document. Benner further reviewed pages 9-10 of the 2011 Growth Policy that contained Valier's Vision Statement and primary goals, Goals A through G. Nelson reviewed the 2021 Town of Valier Needs Survey Form, tallied results, and comments received. Nelson also reviewed the 2012 Capital Improvements Plan and explained that a 2023 Update had recently been prepared and suggested it be reviewed at the next Planning Board meeting. Regarding capital improvements, discussion was had about the (1) need for an ordinance or the like for the removal of junk on properties, (2) need for road improvements, (3) need for water and sewer lateral lines to vacant residential lots; and, (4) funding package for the current sewer system improvement project. Nelson confirmed that all participants received the meeting packet content and resources. The next meeting was scheduled for Wednesday, January 31, 2024 at 6:00 P.M. at the Civic Center. Suggested topics for the next meeting included review of current city maps, 2023 Capital Improvements Plan, and 2011 Growth Policy.

## What is a Growth Policy?

A growth policy is an official public document adopted and used by Montana cities, towns, and counties as a guide for making decisions about their future, particularly with regards to land use. A growth policy is not a regulation; rather, it is a community's official policy meant to guide and help manage change for the benefit of residents.

## Statutory Requirements

The growth policy statute, [MCA 76-1-601](#), does identify the minimum content that must be included in the document. That being said, the statute does not define the level of detail to which each element must be described. Depending upon the issues faced by a city, town or county, some topics will be more important than others. The elements required by statute include the following:

- Goals and objectives.
- Maps and narrative describing the character and features of the community, including land use, population, housing, economics, local services, public facilities, natural resources, **and other topics as identified by residents.**
- Future trends and potential changes for each of the elements.
- Description of the projects, policies, regulations, and other tools that might be used to achieve the goals and objectives.
- Description of the community's strategy for developing, maintaining, and replacing public infrastructure, including things such as drinking water, wastewater treatment, sewer systems, solid waste, fire protection, roads, bridges, and telecommunications.
- Implementation strategy or "action plan" that includes:
  - o Schedule for implementing the guidance in the growth policy.
  - o Identifying the conditions (events/changes) needed to revise the growth policy.
  - o Schedule for reviewing the growth policy at least once every 5 years and undertaking a revision of the document if necessary.
- Explanation of how the governing body will coordinate and cooperate with other local governments (i.e., cities with counties and vice versa).
- Explanation of how the governing body will evaluate and make decisions on proposed subdivisions with respect to the "public interest" criteria found in the Subdivision and Platting Act (76-3- 608 (3)(a), MCA). The criteria include agriculture, agricultural water user facilities, local services, the natural environment, wildlife and wildlife habitat, and public health and safety.
- Explanation of how public hearings regarding proposed subdivisions will be conducted.
- Evaluation of the potential for fire and wildland fire in the community including:
  - o Determining if the wildland-urban interface needs to be identified.
  - o Determining if regulations should be adopted that require:
    - defensible space for buildings.
    - Vehicle access to facilitate fire suppression.
    - Adequate water supplies for fire protection.
- Optional content that can be included:
  - o Neighborhood plan.
  - o Infrastructure plan.

# PART THREE: PLAN FOR THE FUTURE

This part introduces the vision statement and planning goals, which describe what Valier should strive to be in the future. Supplementing these goals are detailed “planning strategies” that outline specific policies to adopt and actions to undertake to accomplish the goals. In addition, a future land use plan provides a geographic perspective of the desired future of Valier.

## VISION AND PRIMARY GOALS

### Vision for Valier’s Future

A vision statement is a concise description of what a community desires for its future. It is the long-term foundation for actions to be taken as part of the 20-year plan.

The Valier vision statement is the result of discussions at growth policy committee meetings and public open houses regarding what people value most about Valier, what they would most like to retain for the future, and what most needs to be changed.

Valier Vision Statement:

Valier is a small town with quality features, including mountain vistas and lakefront. Members of the community take pride in a downtown that is an energetic place with a library, shops, service businesses, and quality schools. Family-oriented neighborhoods feature tree-lined streets with a "welcome home feeling." Trails and greenways allow people the opportunity to bicycle and walk from the town to the Lake Francis recreation area. A modern camping area invites you to spend time on Lake Francis fishing and playing.

### Primary Goals

The primary goals are short statements clarifying direction and addressing key issues needed to achieve the vision.

The Valier Growth Policy is based on the following primary goals, Goals A through G. The goals interrelate and overlap with each other. It is important to consider each goal within the overall context of the Vision Statement and the other goals. Because the goals are so connected, they have not been assigned any priority order in the following list.

**GOAL A: ECONOMY**

Diversify and expand the economy of Valier while retaining the small town character and unique recreational and aesthetic features of the town's Lake Frances shoreline.

**GOAL B: TOWN DEVELOPMENT PATTERNS**

Focus new development and town renewal on the town's historic compact land use pattern that provides for cost efficiencies in infrastructure and services, walkable distances, and open space at the town's edges.

**GOAL C: TOWN APPEARANCE**

Enhance town appearance to make it a more desirable place to live and work for residents and a destination for visitors.

**GOAL D: HOUSING**

Encourage housing and services to accommodate working families, seniors, and those with disabilities.

**GOAL E: INFRASTRUCTURE – STREETS, SIDEWALKS, WATER, SEWER, LIGHTING**

Provide cost efficient and effective public infrastructure for the long-term.

**GOAL F: PUBLIC SAFETY**

Provide for safety from natural disasters and for adequate emergency response for fire and medical care.

**GOAL G: COMMUNITY IDENTITY**

Build on the town's attractiveness as a recreation destination and location for part-time residents while strengthening a full-time, year-round community.

### TOWN OF VALIER NEEDS SURVEY

1. How do you rate Valier as a place to live?

\_\_\_\_\_ Good

\_\_\_\_\_ Average

\_\_\_\_\_ Poor

2. What do you like best about living in this area?

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3. How many years have you lived in this area?

\_\_\_\_\_ Less than 5 yrs.

\_\_\_\_\_ 5-10 yrs.

\_\_\_\_\_ More than 10 yrs.

4. Age of Head of Household

\_\_\_\_\_ 18-29

\_\_\_\_\_ 30-39

\_\_\_\_\_ 40-49

\_\_\_\_\_ 50-65

\_\_\_\_\_ Over 65

5. Number of people living at residence? \_\_\_\_\_

### PUBLIC FACILITIES AND SERVICES

Please indicate how you rate the need to improve the following services. Mark a #1 for Very Important, #2 for Important; #3 for Not Important.

3 2 1

\_\_\_\_\_ Community Water System

3 2 1

\_\_\_\_\_ Fire Protection

\_\_\_\_\_ Sewage Collection & Disposal

\_\_\_\_\_ City Office Administration

\_\_\_\_\_ City Sponsored Beautification &  
Cleanup Campaign

\_\_\_\_\_ Street/Road Maintenance

\_\_\_\_\_ Drainage, Curbs & Gutters

\_\_\_\_\_ Street Lighting

\_\_\_\_\_ Sidewalks, Trails & Walkways

\_\_\_\_\_ Law Enforcement

\_\_\_\_\_ Swimming Pool

\_\_\_\_\_ Parks/Playgrounds

Would you support the Town in seeking State or Federal assistance to correct any deficiencies or make improvements to any of the above public facilities?

\_\_\_\_\_ Yes                      \_\_\_\_\_ No

Would you favor construction for improvements to the community streets?

\_\_\_\_\_ Yes                      \_\_\_\_\_ No

**RECREATIONAL FACILITIES**

1. What recreational facilities require improvements and/or development?

| YES   | NO    | NO OPINION |                                   |
|-------|-------|------------|-----------------------------------|
| _____ | _____ | _____      | Playgrounds & Community Parks     |
| _____ | _____ | _____      | Basketball/Tennis Courts          |
| _____ | _____ | _____      | Sports Playing Fields             |
| _____ | _____ | _____      | Picnic Areas and Public Restrooms |
| _____ | _____ | _____      | Recreational Trails               |
| _____ | _____ | _____      | Other (Please State) _____        |

2. Are the community's existing recreational opportunities adequate for the following age groups?

| YES   | NO    | NO OPINION |                    |
|-------|-------|------------|--------------------|
| _____ | _____ | _____      | Preschool/Toddlers |
| _____ | _____ | _____      | Elementary         |
| _____ | _____ | _____      | High School        |
| _____ | _____ | _____      | Young Adults       |
| _____ | _____ | _____      | Middle Age         |
| _____ | _____ | _____      | Senior Citizens    |

**HOUSING**

1. Do you own or rent your residence?

\_\_\_\_\_ Own                      \_\_\_\_\_ Rent

2. What kind of housing do you think should be built in this area? Choose no more than two of the following:

\_\_\_ Low Income Housing Complex

\_\_\_ Mobile Home Parks

\_\_\_ Single Family Houses

\_\_\_ None

\_\_\_ Middle Income Housing Complex

\_\_\_ Sr. Citizen Housing

\_\_\_ Other (Please state) \_\_\_\_\_

3. Please indicate if you believe the condition of housing in your neighborhood is above average, about average or below average for the Town.

\_\_\_ Above average

\_\_\_ About average

\_\_\_ Below average

4. If low interest loans or grants were available to improve your household and you were eligible for these, would you apply for this assistance?

\_\_\_ Yes, I would apply

\_\_\_ No, I would not

\_\_\_ No opinion

\_\_\_ Need more info

#### **ECONOMIC DEVELOPMENT**

1. What is the single most important thing that would make living in Valier better for you?

\_\_\_ More job opportunities

\_\_\_ More shopping services

\_\_\_ More financing establishments

\_\_\_ Entertainment establishments

\_\_\_ Industry

\_\_\_ More childcare options

\_\_\_ More affordable housing

\_\_\_ Other (Please state) \_\_\_\_\_

2. Are people in your household looking for work in the area?

\_\_\_ Yes

\_\_\_ No

#### **SUMMARY QUESTIONS**

1. Mark up to 5 future projects or programs you would like the Town to improve or develop first (1 being first and 5 being last)

\_\_\_ Improve community sewer system

\_\_\_ Improve sidewalks

\_\_\_ Improve recreation/park facilities

\_\_\_ Improve streets

\_\_\_ Install curbs and gutters

\_\_\_ Install more storm drains

\_\_\_ Zoning and planning development

\_\_\_ Community beautification

\_\_\_ Housing

\_\_\_ Economic Development

\_\_\_ Child daycare facilities

\_\_\_ Other (Please state) \_\_\_\_\_

2. What do you consider the most important improvements in the community in the past five years?

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3. Would you participate in an income survey if the results of the survey enabled the Town to qualify for more grant funding for infrastructure and housing projects?

☐ Yes, I would participate    ☐ No, I would not participate    ☐ Maybe, but I would need more information.

Comments: 

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Thank you for your assistance in completing this questionnaire! We appreciate your input!

## *Town Of Valier Needs Survey 2021*

| What do you like best about living in this area? |    |  |
|--------------------------------------------------|----|--|
| Church                                           | 2  |  |
| Community                                        | 3  |  |
| Library Services                                 | 3  |  |
| Its Quiet/ serenity                              | 19 |  |
| lake                                             | 12 |  |
| small town, not crowded                          | 20 |  |
| people friendly, not busy bodies                 | 15 |  |
| low traffic                                      | 2  |  |
| remote living                                    | 1  |  |
| mountian views                                   | 7  |  |
| safe, low crime                                  | 5  |  |
| schools                                          | 1  |  |
| recreation, fishing, hunting                     | 6  |  |
| hardware store, gas, restaraunts, banking        | 4  |  |
| birds                                            | 4  |  |
| climate                                          | 1  |  |
| on another                                       | 2  |  |
| great place to raise a family                    | 1  |  |
| lower coist of living than most                  | 1  |  |
| ease of getting around to businesses and PO      | 1  |  |
| close to mountains and glacier national park     | 3  |  |
| "Small town America", neighbors help neighbors   | 2  |  |
| nothing                                          | 1  |  |
| Summer time                                      | 1  |  |
| Community drinking water is great                | 2  |  |
|                                                  |    |  |

|                                                         |    |  |
|---------------------------------------------------------|----|--|
| <b>Public Facilities and Services Ranking</b>           |    |  |
| <b>Areas marked Very Important improvements needed.</b> |    |  |
| City Sponsored Beautification/ Cleanup                  | 27 |  |
| Street Road Maintainence                                | 41 |  |
| Fire Protection                                         | 26 |  |
| water                                                   | 15 |  |
| sewer                                                   | 14 |  |
| law enforcement                                         | 25 |  |
| city office administration, heater and internet         | 13 |  |
| sidewalks/ trails                                       | 17 |  |
| parks/ play grounds                                     | 12 |  |
| street lighting                                         | 14 |  |
| swimming pool (open year round)                         | 11 |  |
| drainage, curbs, gutters                                | 16 |  |
| spray for mosquiots                                     | 1  |  |
| water rates                                             | 1  |  |
|                                                         |    |  |
| <b>Recreation</b>                                       |    |  |
| Recreation trails/ walking paths                        | 19 |  |
| public restrooms                                        | 5  |  |
| pool splash park                                        | 3  |  |
| skating rink                                            | 2  |  |
| picnic areas, community parks                           | 22 |  |
| basketball tennis courts, sports playing fields         | 10 |  |
| play grounds                                            | 13 |  |
| only                                                    | 2  |  |
| lacking senior citizen recreation                       | 8  |  |
| lacking high school recreation                          | 4  |  |

|                                                                                             |    |  |
|---------------------------------------------------------------------------------------------|----|--|
| lack middle age                                                                             | 3  |  |
| road to lake / campground                                                                   | 6  |  |
| lack for preschoolers toddlers                                                              | 4  |  |
| young adults                                                                                | 3  |  |
|                                                                                             |    |  |
| <b>HOUSING</b>                                                                              |    |  |
| Sr. Citizen Housing                                                                         | 21 |  |
| middle Income housing complex                                                               | 17 |  |
| low income housing complex                                                                  | 5  |  |
| single family housing                                                                       | 12 |  |
| mobile home park designation                                                                | 2  |  |
| rental homes                                                                                | 1  |  |
| vacation, fishing, hunting rentals                                                          | 1  |  |
|                                                                                             |    |  |
| <b>Economic Development Single most thing that would make Valier living better for you?</b> |    |  |
| Alley Clean up                                                                              | 3  |  |
| Street repair/ better streets                                                               | 6  |  |
| Property Clean up                                                                           | 2  |  |
| Industry                                                                                    | 11 |  |
| shopping services                                                                           | 18 |  |
| child care                                                                                  | 2  |  |
| Entertainment                                                                               | 7  |  |
| job opportunitites                                                                          | 17 |  |
| Gym yoga                                                                                    | 1  |  |
| affordable housing                                                                          | 3  |  |
| adhere to zoning that is currently in place                                                 | 1  |  |
| Better Law Enforcement                                                                      | 1  |  |
| Lake francis imprvements for seasonal attractions                                           | 1  |  |

|                                                           |    |  |
|-----------------------------------------------------------|----|--|
|                                                           |    |  |
| <b>Looking for work</b>                                   | 15 |  |
|                                                           |    |  |
| <b>5 Future Projects Programs to see the TOWN Improve</b> |    |  |
| Community Beautification                                  | 16 |  |
| Clean up Alley & Properties                               | 2  |  |
| Street Repair                                             | 44 |  |
| Economic Development/more jobs                            | 26 |  |
| Zoning planning development                               | 21 |  |
| sidewalks                                                 | 18 |  |
| sewer                                                     | 15 |  |
| child day care                                            | 8  |  |
| housing                                                   | 13 |  |
| recreation park facilites                                 | 8  |  |
| install curbs and gutter                                  | 16 |  |
| storm drains                                              | 7  |  |
| spray for mosquitos                                       | 1  |  |
| save on shoreline maintenance                             | 1  |  |
| Law Enforcement                                           | 1  |  |
| garbage pick up for elders                                | 1  |  |
| snow removal driveways                                    | 1  |  |
|                                                           |    |  |
| <b>the community in the past 5 years?</b>                 |    |  |
| Street repair                                             | 4  |  |
| Alley Clean up                                            | 1  |  |
| Main street Park                                          | 1  |  |
| Home repairs after hail storm                             | 1  |  |
| signs on east and west end of town                        | 1  |  |

|                                                    |   |  |
|----------------------------------------------------|---|--|
| water sewer systems / water main                   | 6 |  |
| clear cutting around lake                          | 1 |  |
| water tower                                        | 3 |  |
| good water                                         | 1 |  |
| VADC Doing a great job                             | 1 |  |
| welcome signs                                      | 1 |  |
| trying to upgrade streets preps by grading         | 1 |  |
| Campground                                         | 1 |  |
| more street lights, especially in the alleys       | 1 |  |
| Grading of streets is improving                    | 1 |  |
| Waterline east of Curry's market seems much better | 1 |  |
| Library and library addition                       | 4 |  |
| new led street lights                              | 1 |  |
| adding trees at the lake and parks                 | 1 |  |
| adding new boat ramp at lake for disabled people   | 1 |  |
| meals delivered to the elderly                     | 1 |  |
| gartbage pick up                                   | 1 |  |
|                                                    |   |  |
|                                                    |   |  |

## **Valier Community Survey Comments from August 2021**

Lot mowing, lawn mowing, lot clean up, fences to be built to cover 50% of homes that have junk laying around.

Lake road is a disgrace, potholes damage boats and trailers.

Difficult sometimes to reach office personnel during business hours.

Property Clean up Junk/ Machinery brings more crap into town left to rot.

Street maintenance especially the big bump on Dupuyer near post office and road behind elementary school Dupuyer

Sidewalks, trails and walkways add signs where campground and trails are and for restrooms, parks, picnic areas.

Since the sewer project 10 years ago the streets are ruined and horrible, like a roller coaster.

Surrounding towns push snow to the center of the middle of the streets to avoid "berming" walkways and driveways, once frozen seniors are unable to remove it and unable to reach the streets.

Campgrounds around lake need to expand.

Southeast neighborhoods need sidewalks, street drainage and streets, we have mud at the end of walkways and having to park in it sucks.

More for young people to do.

Work opportunities for young people.

Pave the main streets.

Better campground management. Jerry Yeager is a good manager!

RE-pavement/ asphalt from Froggies to campground

Entertainment - Drive In movie

Improving the Lake Road is very important.

Sidewalks can be maintained by the property owner.

Get rid of old buildings.

I never see anyone using existing facilities. no tennis players, no basketball courts

We have more than enough low-income housing. Keep trailers out of neighborhoods.

Adhere to the zoning that is currently in place.

Our zoning and town council is in shambles. You can't expect people to move here if their investment isn't protected. We don't feel we have any representations from our council. Along with volunteers come agendas. We need to go back to the election process and train our people.

City Beautification is not the city's job.

If the town can afford it, hire more people.

The road to the school and campground needs to be fully rehabilitated and our city staff has neither the experience nor equipment to do this properly.

Fire protection, drop city let county volunteers do city fire.

We can't keep the streets in good repair. Curbs and gutters are secondary, plus water has flowed downhill for hundreds of years this way, drainage is important, but we have other issues.

Law enforcement is important but continues to contract with the county.

Favor to have construction to community streets, but outside contract and not by staff resources.

School playground is sufficient, abandon basketball and tennis courts and spend money on other pressing issues.

Get streets fixed first then sidewalks and recreational trails.

Spray for mosquitos

Repair of hail damaged home that I must look at.

Better upkeep on streets and roads

Spray Fog for mosquitos

Consider contract road grading of gravel roads. This might be cheaper than owning a maintenance and staff to operate and I wouldn't have to repair as much landscaping damage.

I hope everyone fills this out, so you can have lots of input to go on, - Good Luck

We need to get rid of abandoned houses that are an eye sore to the community.

New help in the maintenance crew.

Getting a road grader and working on streets.

I am very thankful to live in a small town where your neighbors are your friends.

Our community is primarily a retirement community with people on fixed incomes anymore, so grant money is important.

Job opportunities to keep our young people and families in our community.

Please keep businesses in the business district- not in residential zoned areas. Great place to start.

Eliminate parking on sidewalks, for example Montana Street.

Yes, people looking for work had to move to find work.

Our streets, streetlights and law enforcement need major improvement. Street maintenance employees need education in the operation of grading equipment. That blade turns both directions not just to yards, driveways and ditches.

Paving would be awesome but not feasible.

I believe the city needs to ENFORCE the cleaning of garbage and unused vehicles law. The east 700 block of Montana and the North 700 Block of Choteau. Nobody will think of buying housing or property if they had to look at that. Make People Clean their shit up!!!

Water and sewer system has been a great improvement, although expensive

Should have included a self-addressed stamped envelope.

The road to the campground is despicable.

All roads in Valier need work (gravel for most) But Teton to the campground is used by visitors. It doesn't say much for our town.

Nothing here to attract people roads are bad, losing businesses.

City workers and the mayor are very difficult to work with. Always finding reasons not to improve or help. Unfriendly attitudes. They only improvements I see are from volunteers, not sure why we pay 3 guys- should only need 2, save money to fix things up.

Pave more streets like they used to be.

Decrease street width and blvds.

designate truck and machinery routes to protect roads.

add outdoor seating at the library.

clean up campaign to include junk, abandoned vehicles, mowing, abandoned buildings and unkept lots.

Make and maintain a walking trail by mowing by lake road, utilize grant dollars to improve trail systems.

Work to have year-round swimming in the school pool, swim at own risk like a gym membership add designated adult swim hours to improve healthy activities for older adults.

add street lighting to the ends of residential blocks.

keep at least 3 deputies in Valier and Dupuyer

If state or federal assistance requires matched funds educate the public on the affects, they will see on their taxes to match grants before the funding is secured (communication)

Add folf for as desired play around the lake or park.

Improve public restrooms at the lake.

Improve recreational trails to promote health and walking along our greatest asset, the lake. Add disabled or wheelchair accessible trial or sidewalk access.

Add more activities at the senior citizen center bingo, cards etc.

I feel we need to develop the lake area to attract more people to live and recreate, bathroom facility at east end, road improvement to lake, re-stock fish at lake add weather resistant, secured benches along walking trail, add mileage markers along the walking trail at 1/4 mile increments, create a healthy community

High speed internet will help promote Valier for business.

Easier access to healthcare, add telehealth to clinic and NP 5 days a week. Bring healthcare to the people.

I would like to see Valier as one of the healthiest communities in the state. "re-create" your health in Valier.

Add solar projects, promote recycling.

Community service hours from law enforcement violations should be designated to clean up projects.

Add adult education classes through COT or Black feet community college.

Ensure opportunities for Mind/ socialization, Physical and spiritual health through identifying volunteer opportunities, walking clubs, local musicians, music in the park with food vendors.

We have a super community, and the people are the greatest asset.

Valier, please fix the roads, side streets such as potholes and dips.

Expand and promote resources we have in and near Valier.

Clean up junk, abandoned vehicles and buildings, build bistros, local artisan shops,

Add a farmers' market once a week, add a art in the park, music

Increase Ag store offerings to keep local money local, attract folks that are headed to the park with items they may need.

Add an indoor riding facility, boarding stalls for equine, one full time employee, closest one is currently Kalispell and Havre and Great Falls

Water meters need to be corrected, not here in the winter and still billed.

# TOWN OF VALIER

Civic Center  
514 Montana Street  
PO Box 512, Valier, MT 59486  
Mayor Glenn Wunderlich

406.279.3721

Fax 406.279.3428

---

Council: David Widhalm  
Steve Nelson  
Janelle Nelson  
Angi Dodge

## **PUBLIC NOTICE**

### **Town of Valier Planning Board To Update the 2011 Growth Policy**

**Wednesday, January 31, 2024  
Valier Civic Center  
6:00 P.M.**

Town of Valier Planning Board is meeting on Wednesday, January 31, 2024 at 6:00 P.M. at the Civic Center to discuss the Update to the 2011 Growth Policy. A growth policy is an officially adopted vision and plan for guiding the development of all aspects of Valier. During the meeting, the following topics will be discussed: review of current city maps; review of 2023 Capital Improvements Plan (CIP); review of 2011 Growth Policy; review of community survey results garnered from the August 2021 mail-in survey, January 2023 Open House, and February 2023 poster effort; and, methods to engage resident participation in the Update process. Town of Valier can provide reasonable accommodations for any known disability that may interfere with a person participating in this public participation process. Should you have any questions or require more information, please contact Town Hall at 406-279-3721.

## **AGENDA**

January 31, 2024

Valier Civic Center

6:00 P.M.

Planning Board Meeting to Update the 2011 Growth Policy

1. Review of Current City Maps – Led by Janelle Nelson, Chair
2. Review of 2021 Community Survey Results Compiled by Morrison Maierle, Inc. – Led by Janelle Nelson, Chair
3. Review of 2023 Capital Improvements Plan – Led by Janelle Nelson, Chair
4. Review of 2011 Growth Policy – Led by Lori Benner, Facilitator
5. Review of Historic of Methods Used to Engage Resident Participation in 2011 Growth Policy – Led by Lori Benner, Facilitator
6. Next Steps – Led by Janelle Nelson, Chair
  - a. Future Planning Board Meeting to Update the Growth Policy
  - b. Future Public Involvement to Include Meetings and/or Open Houses, etc.
  - c. Other
7. Public Comment

**Town of Valier Planning Board Kick-off Meeting  
to Update the 2011 Growth Policy**

**Wednesday, January 31, 2024  
Valier Civic Center  
6:00 P.M.**

**◆ Meeting Summary ◆**

**Participants:** Janelle Nelson, Rob Christians, Cathy Christians, Nita Tomsheck, Connor Bridge, Tony Rebich, and Lori Benner.

**Summary:** The meeting was facilitated by Janelle Nelson, Chair of the Planning Board. Nelson reviewed the 2021 Community Survey results, compiled by Morrison Maierle, Inc., as well as the 2023 Capital Improvements Plan. Consultant Lori Benner provided an overview of the 2011 Growth Policy and described the methods used to engage residents during its development. Planning Board members discussed the need for a current community needs assessment and agreed to move forward with one. Nelson offered to coordinate with the Montana State University Extension Service to assist in preparing and compiling the assessment results. She will lead the initiative and keep the Planning Board informed of progress.

# AFFIDAVIT OF PUBLICATION

STATE OF MONTANA

SS.

County of Pondera

I, Janette Racki, being duly sworn, deposes and says: That she is the Legals Editor of *The Valerian*, a weekly newspaper of general circulation, printed and published in Valier, Pondera County, Montana, and that the notice annexed:

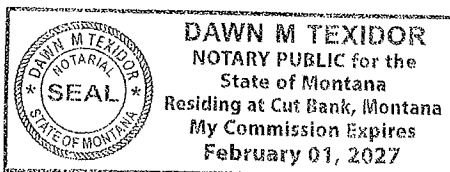
Draft growth policy

has been correctly published in the regular and entire issue of every number of said paper for one consecutive issues, commencing on the 4<sup>th</sup> day of June, 2025 and ending on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Janette Racki

Subscribed and sworn before me this 25<sup>th</sup> day of August A.D., 2025.

Dawn M. Texidor



## PUBLIC MEETING NOTICE

The Town of Valier Planning Board invites the public to learn about the draft Growth Policy Update, a long-range planning document that will help guide the community's development over the next 20 years. The meeting will be held on

**June 9, 2025, at 6:00 P.M.**

**at the Valier Civic Center, 514 Montana Street.**

At this public meeting, the draft Growth Policy will be presented, including recommendations on: land use and future growth areas, housing and infrastructure needs, transportation and public services, and economic development and community goals. Community members are encouraged to attend, ask questions, and provide feedback. Following the meeting, the draft Growth Policy Update will be available for public review at Town Hall and on the Town's website at <https://www.townofvalier.com>. The input received will help refine the draft before it is formally adopted. Written comments may be submitted through July 31, 2025, to Town of Valier, P.O. Box 276, Valier, MT 59486 or by email to [valiertoo@townofvalier.com](mailto:valiertoo@townofvalier.com).

**Public Meeting to Present the Draft 2025 Growth Policy  
June 9, 2025 at 6:00 PM in Town Hall**

**AGENDA**

**1. Description of a Growth Policy from the *Montana's Growth Policy Resource Book* (Montana Department of Commerce, 2020)**

*"A growth policy is an official public document adopted and used by Montana cities, towns, and counties as a guide for making decisions about their future, particularly with regards to land use. A growth policy is not a regulation; rather it is a community's official policy meant to guide and help manage change for the benefit of residents. For communities in Montana that are declining in population or experiencing very slow growth, the term "growth policy" can seem like a misnomer. Nonetheless, whether growing or declining, a growth policy is an essential tool that communities can use to make themselves resilient in the face of inevitable change. While the statutory requirements for a growth policy focus primarily on land use, the document should also address topics such as economic development, housing needs, local services, infrastructure, natural environment, and other issues of importance to each individual community.*

**2. Reasons to Update a Growth Policy**

1. reflect current community conditions,
2. respond to community priorities,
3. incorporate new data and mapping,
4. address emerging issues,
5. support land use and subdivision decisions,
6. comply with Montana law and best practices,
7. qualify for grants and funding, and
8. ensure consistency with local plans and regulations.

**3. Review of Statutory Requirements**

**4. The 2025 Growth Policy Update builds upon the foundation established in the 2011 Growth Policy.** Many of the goals, objectives, and community values identified in 2011 remain relevant today and have been carried forward, with updates to reflect current conditions, new data, and results of the 2024 Community Survey.

**5. Review of Table of Contents, Vision and Goals, and Maps**

**6. Next Steps**

- July 31, 2025: Deadline for citizen comments
- August 2025: Incorporate comments as revisions
- September 2025: Planning Board makes a recommendation to adopt the Growth Policy Update with revisions
- October 2025: Town Council releases Growth Policy Update resolution of intention
- November 2025: Town Council adopts Growth Policy Update

**Town of Valier Planning Board Kick-off Meeting  
to Update the 2011 Growth Policy**

**Monday, June 9, 2025  
Valier Civic Center  
6:00 P.M.**

**◆ Meeting Summary ◆**

**Participants:** Mayor Wunderlich, Clerk Stephanie Sullivan, Planning Board Chairperson Janelle Nelson, Town Council Member Steve Nelson, and Consultant Lori Benner.

**Summary:** The meeting was facilitated by Consultant Lori Benner, who reviewed the purpose of a Growth Policy, the reasons for updating it, and the statutory requirements. She explained that the update builds upon the foundation of the 2011 policy. Benner then presented the draft policy, providing a brief overview of the table of contents, vision and goals, and maps. Discussion followed regarding the Wildland Urban Interface and the areas it comprises within Valier. Benner announced that the draft policy is available for citizen review and input, with comments due by July 31, 2025.

# APPENDIX C

## Community Survey

Community outreach took place from July to October 2024, providing residents with the opportunity to share their input through a community survey. Surveys were available in both hard copy and electronic formats, with the online version generously developed by Montana State University Extension on behalf of the Town. A total of 63 surveys were completed, offering valuable insight into residents' priorities, concerns, and ideas for the future.

### Executive Summary of the Valier Town Survey

The community survey provides valuable insights into residents' perspectives, highlighting both the strengths of Valier and areas requiring improvement. Below is a summary of key themes and findings:

#### Common Themes in Comments:

1. **Community Feel:** Residents appreciate Valier's small-town atmosphere, safety, and friendly neighbors. The sense of quiet and proximity to nature, particularly the lake, are valued.
2. **Concerns About Cleanliness and Appearance:** Many respondents expressed frustration with neglected properties, junk vehicles, and an overall decline in town aesthetics.
3. **Road Conditions:** Poor road maintenance, especially potholes and unpaved streets, emerged as a major concern.
4. **Lack of Amenities and Services:** The town's limited shopping, recreational opportunities, and job prospects were noted as deterrents to attracting new residents and businesses.
5. **Desire for Stronger Community Engagement:** A recurring sentiment was the need for more community events and participation, alongside efforts to improve public communication and transparency.

#### Top 5 Areas of Improvement or Town Needs:

1. **Street and Road Maintenance:**
  - Road improvements, especially the main routes like the lake road, are critical for safety and to support tourism and local business activity.
2. **Beautification and Clean-Up Efforts:**
  - Removing junk vehicles, enforcing property maintenance, and adding landscaping features like trees, flowers, and sidewalks to enhance curb appeal.
3. **Recreational Facilities:**
  - Development of parks, playgrounds, and trails, including spaces suitable for families and seniors.
4. **Affordable Housing:**

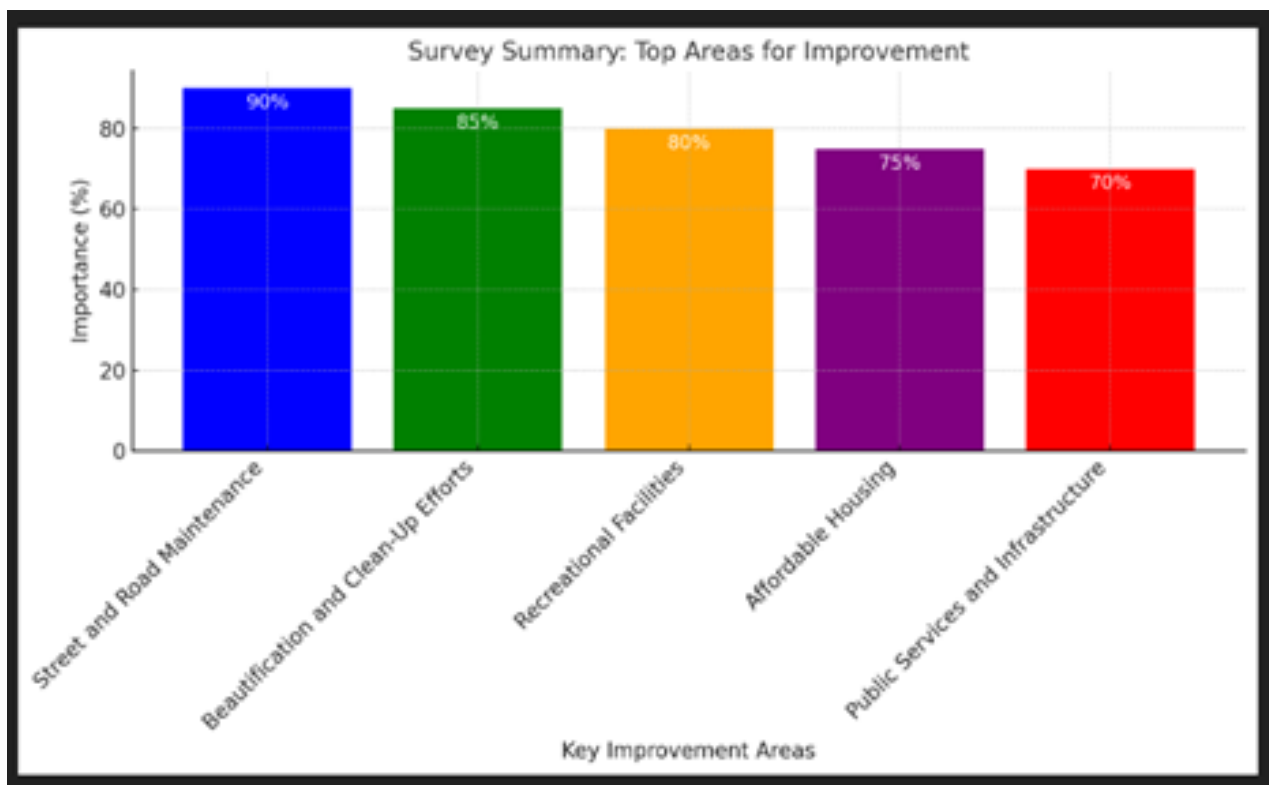
- A need for family-friendly and affordable housing options, including single-family homes and rental units.

1. **Public Services and Infrastructure:**

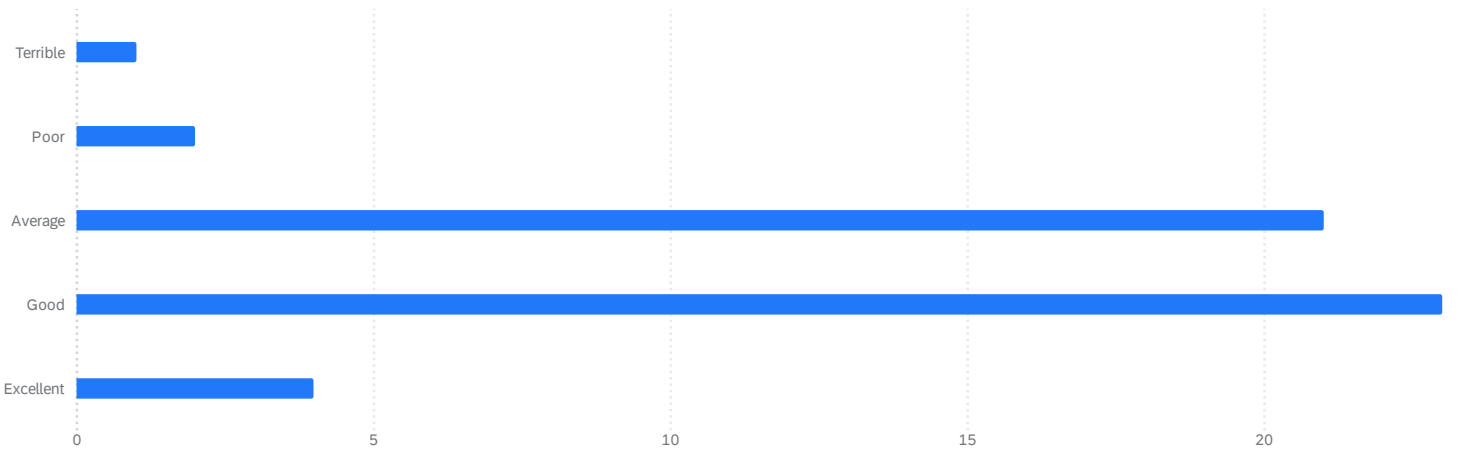
- Improved drainage, curbs, sidewalks, and public facilities, alongside more efficient law enforcement and city administration.

## Recommendations:

- **Community Engagement Initiatives:** Hosting workshops or events to bring residents together, fostering stronger connections and collective pride in the town.
- **Partnerships for Funding:** Actively seek state and federal grants to address critical infrastructure and housing needs.
- **Public Communication:** Establishing better communication channels, such as monthly updates or community calendars, to keep residents informed and involved.



How do you rate Valier as a place to live? 51 ⓘ



How do you rate Valier as a place to live? 51 ⓘ

| Q1 - How do you rate Valier as a place to live? | Percentage | Count |
|-------------------------------------------------|------------|-------|
| Terrible                                        | 2%         | 1     |
| Poor                                            | 4%         | 2     |
| Average                                         | 41%        | 21    |
| Good                                            | 45%        | 23    |
| Excellent                                       | 8%         | 4     |

How do you rate Valier as a place to live? 51 ⓘ

| How do you rate Valier as a place to live? | Average | Minimum | Maximum | Count |
|--------------------------------------------|---------|---------|---------|-------|
| Terrible                                   | 1.00    | 1.00    | 1.00    | 1     |
| Poor                                       | 2.00    | 2.00    | 2.00    | 2     |
| Average                                    | 3.00    | 3.00    | 3.00    | 21    |
| Good                                       | 4.00    | 4.00    | 4.00    | 23    |
| Excellent                                  | 5.00    | 5.00    | 5.00    | 4     |

Can you elaborate on your answer to the previous question? What made you rate Valier as you did? 63 ⓘ

Can you elaborate on your answer to the previous question? What made you r...

location, people, quiet, excellent water.

No pride of property anymore and no enforcing of junk laws.

many who are moving in do not keep up property nor participate.

Limited affordable housing for families (3-4 bedroom for less than \$250k), so we can draw more kids into our town and schools. Main Street needs more visible activity and color (flowers, flags, murals, etc). Roads need repair (large potholes, road to the lake is really bad). Utilize social media to create more awareness around activities (library, pool, etc).

Honestly, it's a dying town. The population seems to be steady; people are buying up houses left and right, but business-wise, we have nothing to attract a younger population to live here, nothing to attract tourists.

It is a place to live but doesn't feel like a community of "neighbors". People don't get together and do things.

small, quiet, rural. As close as you can get to the country without being in the country

This rating has gone down...this used to be a respectable great community to live in but In the past 5 years or so the amount of trash (meaning actual trash not people) that has been allowed this town has definitely lowered the standards of this town.

Could be better

No job opportunities

Small town living has it's good points and bad points. I like that you feel safe. I like how people support people in need.

Very friendly town, people are helpful to one another.

Good people

Some nice walking paths for walking around by the lake would be nice it's awful muddy and rocky.

Most of the town folks are welcoming. But there tend to be some "clicks" that like to start rumors about out of towers and make things difficult to succeed.

The "We've always done it this way" attitude of most locals makes it difficult to accomplish positive change. People are nice, but unbending. Growth is suffering because of this. Businesses continue to close and accessibility to services is increasingly challenging.

The people are so nice

Can you elaborate on your answer to the previous question? What made you r...

Small, quiet, rural-as close as you can get to the country w/o being in the country

Low Crime, Good Catholic Church, Convenient for school children. Accessible but very expensive groceries. Friendly people. Lake Francis

Smaller community makes for less traffic and noise.

Good place to live. Location is good. Not enough rentals though.

5 years ago I would have given Valier an excellent rating but within that time the amount of trash and junk vehicles that are on properties is degrading the town. We have lived here for 30 years and have seen the decline and are currently looking for real estate to move to a community that has more pride.

Public services. People and the lake.

It is a nice quiet community but there is a severe lack of necessities ie pharmacy, full time medical facility and police.

it's quiet, in a beautiful spot, people here can still be nice to each other. It has a lake for goodness sake!

I wish we could have certain animals within the town.

It would benefit from more family friendly places to recreate. Such as playgrounds suitable for 0-5 year olds and updated covered picnic areas. Not just at the lake but in town.

It's hard to meet people and get that sense of community- not Valier's fault, there just is no real commercial stores- the roads are terrible, even the one that makes money- the Lake road. We have more and more people moving in, which is great but again, the support of commercial stores isn't there. The city is very old fashioned - this is the first online thing I've ever found- you have to go in to get any form - they also don't hold the down town building that is in poor shape to any standard. - it should be fixed or something it's derelict and if the person who owns it now can't fix it or maintain it, they won't afford to tear it down if it starts falling down. The city should also require the owner of the Post Office building to put in a new curb as it is a falling hazard.

A good clean well run town.

Mostly peaceful, quiet, safe. I can hear the birds singing and enjoy fresh air.

Can you elaborate on your answer to the previous question? What made you r...

The people are great, but we need to focus on improving the school.

Great people with a spirit for community fun and involvement.

There are improvements to be made but we are working to become better.

Lots of unkept residences with no form of enforcement even though it is promised. Valier is just starting to look dumpy because of it. City crew seems to do a half a job at everything and do no more than required.

Some great things & people here, but it would be better to have some improvements.

Nice small community.

I love being in a small community, but the lack of participation by the community members is disheartening. The comfort that living in a small town provides is amazing.

The vehicles on Maris are horrific. Looks like a Ghetto

The town ordinances are overreaching.

The roads are terrible.

Its good if you nwanty a quiet relatively safe place-poor financially, providing very basic needs. Valier is a bedroom community for people who work other places or are retired

Valier is a low key place with wonderful people. Great stores, Restaurants and the Lake never by.

Poor city government-will not enforce codes,junk-dogs barking,kennel type conditions,poor city employee performance

People are friendly, Great location for a quiet and outdoor life. We have excellent water and sewer. We have necessary amenities.

What do you like best about living in this area? 63 ⓘ

What do you like best about living in this area?

location, people, quiet

Fewer people. Small town

What do you like best about living in this area?

Mountains, quiet atmosphere and the people

The people are so kind and care for each other. The live free concert for homesteader days was awesome!

I LOVE small town life (and maybe I'm biased because I grew up here and know the people) because of the sense of community. I love going to the store and knowing people vs city life where you're just another face in the crowd. I love that our town is quiet and safe; I feel comfortable letting my kids run around town by themselves for the most part.

Small community

quiet with touches of nature

The people...a safe community to raise children

Small town

Good community

Beautiful view. Lake. Feels safe.

Quiet, small community

The people

It's peaceful and we have a lot of fun events. More trees to block the wind would be nice.

The quiet small town feel

The lake, proximity to Glacier National Park, the views of the mountains and the sky!

View of the mountains

Small town

What do you like best about living in this area?

quiet with touches of nature

Friendly people, Low crime Good church(s). Good city street maintenance

Quiet with friendly neighbors

Lake

The short trip to the mountains, the lake and the availability to the recreation in the area. And the people that actually care about the town

the lake

It is quiet

Walking my dog and looking at the lake and the mountains

The Lake

It's quiet.

The people that you do meet and that do things for Valier and just the regulars are very nice people. Who ever decorates the senior center, and the flower pots, the gazebo at christmas and the work of the VADC is just tremendous. The lady who runs the library, they do such a good job. The businesses we have here do really a nice job.

Friendly people

Peaceful, quiet, safe. Lots of good people.

The people and the agriculture.

Seeing the mountains every morning!!

Its quaint, friendly atmosphere where anyone is welcome to join our community

Rural living and the people

What do you like best about living in this area?

The lake, campground, local stores, library.

Rural

The people in the community are friendly and welcoming. The willingness of neighbors to help neighbors with whatever needs done.

Close to Mountains

Quiet

How everyone helps each other out. The community vibe the town has.

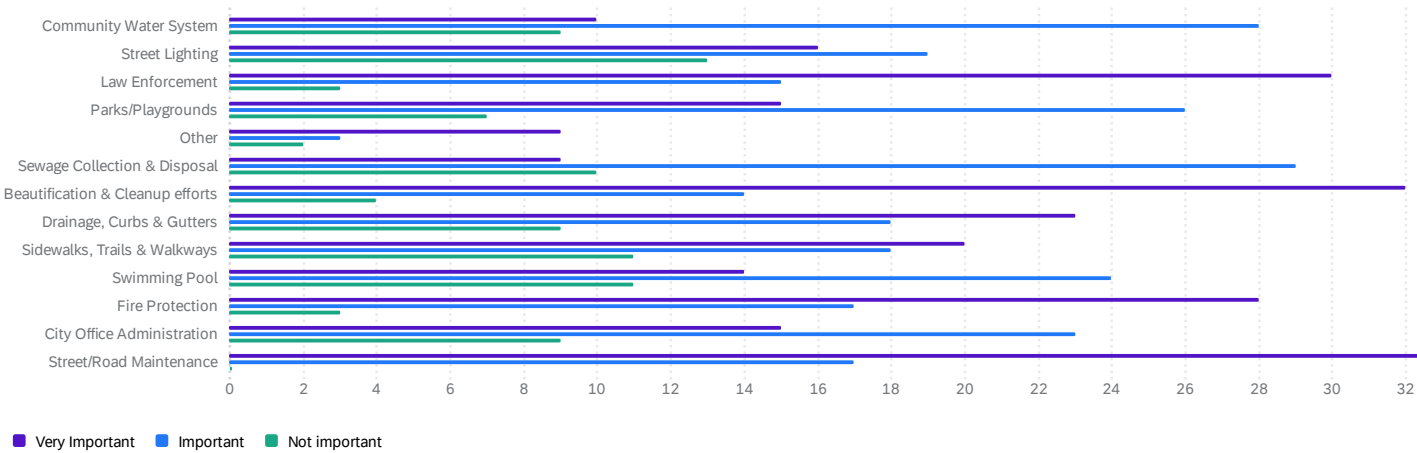
its near a lake with recreational opportunities. Its a good place to own a dog

The views of the Rocky Mountain plus it's close to Conrad, Shelby, Cut Bank and Dupuyer.

Lake-mountains-general area

see above

Please indicate how you rate the need to improve the following services in Valier. 50 ⓘ



Please indicate how you rate the need to improve the following services in Valier. 50 ⓘ

| Please indicate how you rate the need to improve the following services in... | Very Important | Important | Not important |
|-------------------------------------------------------------------------------|----------------|-----------|---------------|
| Community Water System                                                        | 10             | 28        | 9             |
| Street Lighting                                                               | 16             | 19        | 13            |
| Law Enforcement                                                               | 30             | 15        | 3             |
| Parks/Playgrounds                                                             | 15             | 26        | 7             |
| Other                                                                         | 9              | 3         | 2             |
| Sewage Collection & Disposal                                                  | 9              | 29        | 10            |
| Beautification & Cleanup efforts                                              | 32             | 14        | 4             |
| Drainage, Curbs & Gutters                                                     | 23             | 18        | 9             |
| Sidewalks, Trails & Walkways                                                  | 20             | 18        | 11            |
| Swimming Pool                                                                 | 14             | 24        | 11            |
| Fire Protection                                                               | 28             | 17        | 3             |
| City Office Administration                                                    | 15             | 23        | 9             |
| Street/Road Maintenance                                                       | 33             | 17        | 0             |

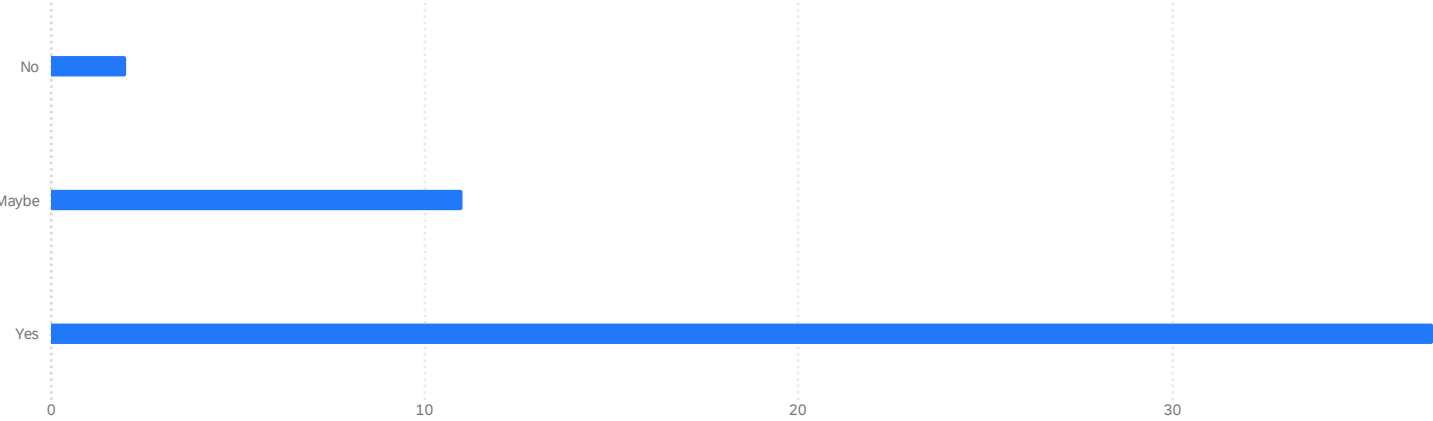
Please indicate how you rate the need to improve the following services in Valier. 50 ⓘ

| Please indicate how you rate the need to improve the following services in... | Average | Minimum | Maximum | Count |
|-------------------------------------------------------------------------------|---------|---------|---------|-------|
| Community Water System                                                        | 1.98    | 1.00    | 3.00    | 47    |
| Street Lighting                                                               | 1.94    | 1.00    | 3.00    | 48    |
| Law Enforcement                                                               | 1.44    | 1.00    | 3.00    | 48    |
| Parks/Playgrounds                                                             | 1.83    | 1.00    | 3.00    | 48    |
| Other                                                                         | 1.50    | 1.00    | 3.00    | 14    |
| Sewage Collection & Disposal                                                  | 2.02    | 1.00    | 3.00    | 48    |
| Beautification & Cleanup efforts                                              | 1.44    | 1.00    | 3.00    | 50    |
| Drainage, Curbs & Gutters                                                     | 1.72    | 1.00    | 3.00    | 50    |
| Sidewalks, Trails & Walkways                                                  | 1.82    | 1.00    | 3.00    | 49    |
| Swimming Pool                                                                 | 1.94    | 1.00    | 3.00    | 49    |
| Fire Protection                                                               | 1.48    | 1.00    | 3.00    | 48    |
| City Office Administration                                                    | 1.87    | 1.00    | 3.00    | 47    |

| Please indicate how you rate the need to improve the following services in... | Average | Minimum | Maximum | Count |
|-------------------------------------------------------------------------------|---------|---------|---------|-------|
| Street/Road Maintenance                                                       | 1.34    | 1.00    | 2.00    | 50    |

Would you support the Town in seeking State or Federal assistance to correct any deficiencies or make improvements to any of the above public facilities?

50 ⓘ



Would you support the Town in seeking State or Federal assistance to correct any deficiencies or make improvements to any of the above public facilities?

50 ⓘ

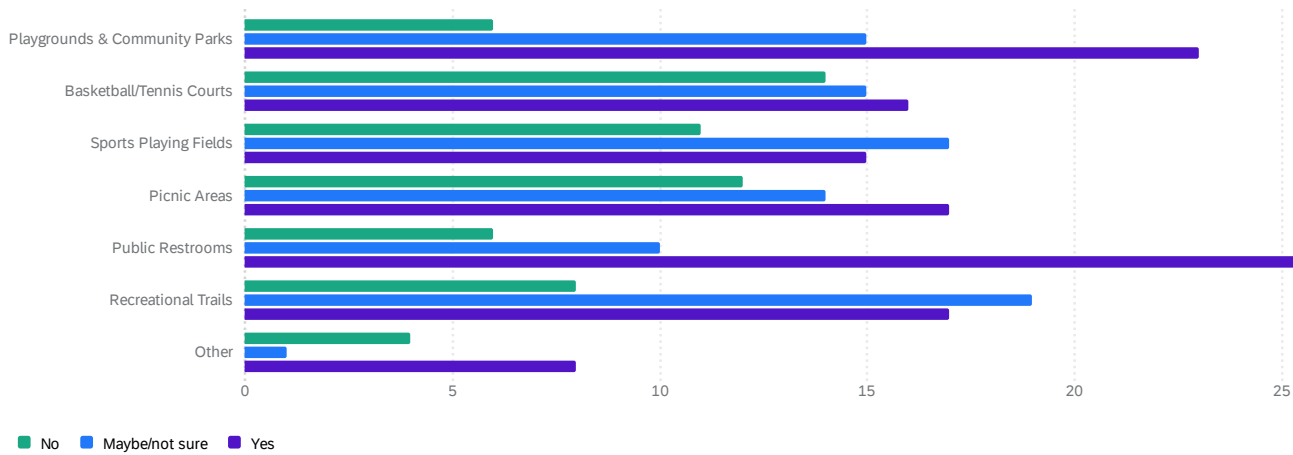
| Q4 - Would you support the Town in seeking State or Federal assistance to correct any deficiencies or make improvements to any of the above public facilities? | Percentage | Count |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------|
| No                                                                                                                                                             | 4%         | 2     |
| Maybe                                                                                                                                                          | 22%        | 11    |
| Yes                                                                                                                                                            | 74%        | 37    |

Would you support the Town in seeking State or Federal assistance to correct any deficiencies or make improvements to any of the above public facilities?

50 ⓘ

| Would you support the Town in seeking State or Federal assistance to correc... | Average | Minimum | Maximum | Count |
|--------------------------------------------------------------------------------|---------|---------|---------|-------|
| No                                                                             | 1.00    | 1.00    | 1.00    | 2     |
| Maybe                                                                          | 2.00    | 2.00    | 2.00    | 11    |
| Yes                                                                            | 3.00    | 3.00    | 3.00    | 37    |

### What recreational facilities require improvements and/or development? 47 ⓘ



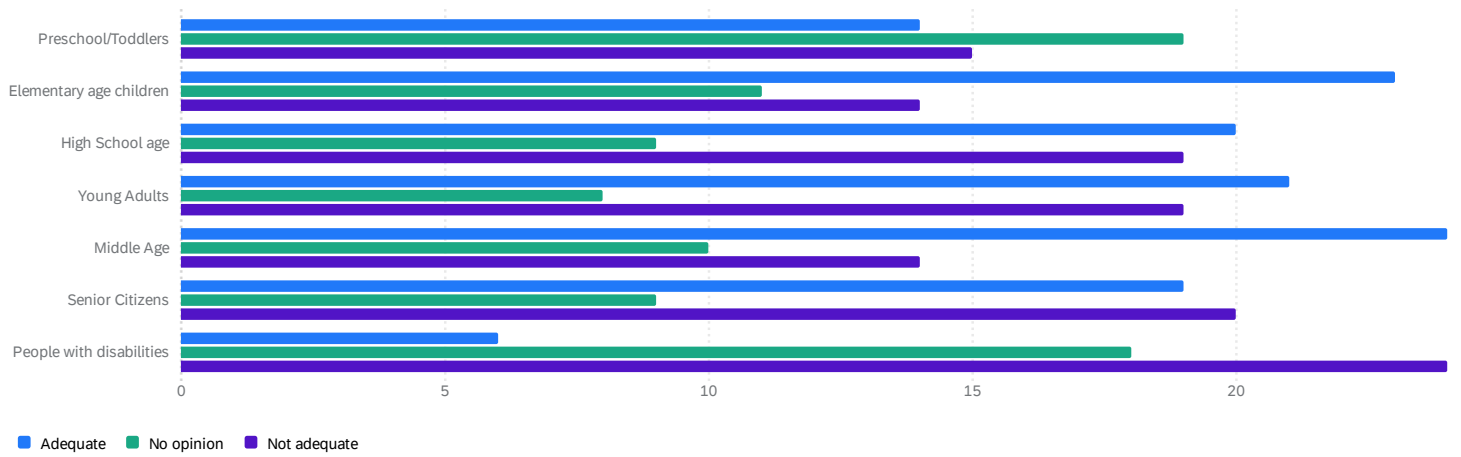
### What recreational facilities require improvements and/or development? 47 ⓘ

| What recreational facilities require improvements and/or development? | No | Maybe/not sure | Yes |
|-----------------------------------------------------------------------|----|----------------|-----|
| Playgrounds & Community Parks                                         | 6  | 15             | 23  |
| Basketball/Tennis Courts                                              | 14 | 15             | 16  |
| Sports Playing Fields                                                 | 11 | 17             | 15  |
| Picnic Areas                                                          | 12 | 14             | 17  |
| Public Restrooms                                                      | 6  | 10             | 29  |
| Recreational Trails                                                   | 8  | 19             | 17  |
| Other                                                                 | 4  | 1              | 8   |

### What recreational facilities require improvements and/or development? 46 ⓘ

| What recreational facilities require improvements and/or development? | Average | Minimum | Maximum | Count |
|-----------------------------------------------------------------------|---------|---------|---------|-------|
| Playgrounds & Community Parks                                         | 2.39    | 1.00    | 3.00    | 44    |
| Basketball/Tennis Courts                                              | 2.04    | 1.00    | 3.00    | 45    |
| Sports Playing Fields                                                 | 2.09    | 1.00    | 3.00    | 43    |
| Picnic Areas                                                          | 2.12    | 1.00    | 3.00    | 43    |
| Public Restrooms                                                      | 2.51    | 1.00    | 3.00    | 45    |
| Recreational Trails                                                   | 2.20    | 1.00    | 3.00    | 44    |
| Other                                                                 | 2.31    | 1.00    | 3.00    | 13    |

Are the community's existing recreational opportunities adequate for the following age groups? 48 ⓘ



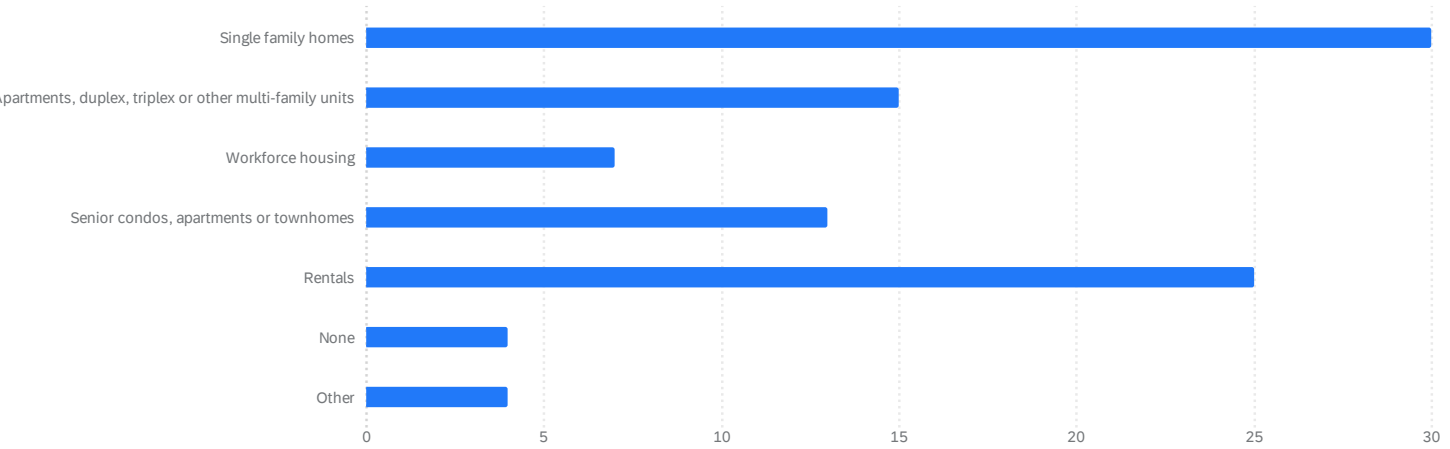
Are the community's existing recreational opportunities adequate for the following age groups? 48 ⓘ

| Are the community's existing recreational opportunities adequate for the fo... | Adequate | No opinion | Not adequate |
|--------------------------------------------------------------------------------|----------|------------|--------------|
| Preschool/Toddlers                                                             | 14       | 19         | 15           |
| Elementary age children                                                        | 23       | 11         | 14           |
| High School age                                                                | 20       | 9          | 19           |
| Young Adults                                                                   | 21       | 8          | 19           |
| Middle Age                                                                     | 24       | 10         | 14           |
| Senior Citizens                                                                | 19       | 9          | 20           |
| People with disabilities                                                       | 6        | 18         | 24           |

Are the community's existing recreational opportunities adequate for the following age groups? 48 ⓘ

| Are the community's existing recreational opportunities adequate for the fo... | Average | Minimum | Maximum | Count |
|--------------------------------------------------------------------------------|---------|---------|---------|-------|
| Preschool/Toddlers                                                             | 2.02    | 1.00    | 3.00    | 48    |
| Elementary age children                                                        | 1.81    | 1.00    | 3.00    | 48    |
| High School age                                                                | 1.98    | 1.00    | 3.00    | 48    |
| Young Adults                                                                   | 1.96    | 1.00    | 3.00    | 48    |
| Middle Age                                                                     | 1.79    | 1.00    | 3.00    | 48    |
| Senior Citizens                                                                | 2.02    | 1.00    | 3.00    | 48    |
| People with disabilities                                                       | 2.38    | 1.00    | 3.00    | 48    |

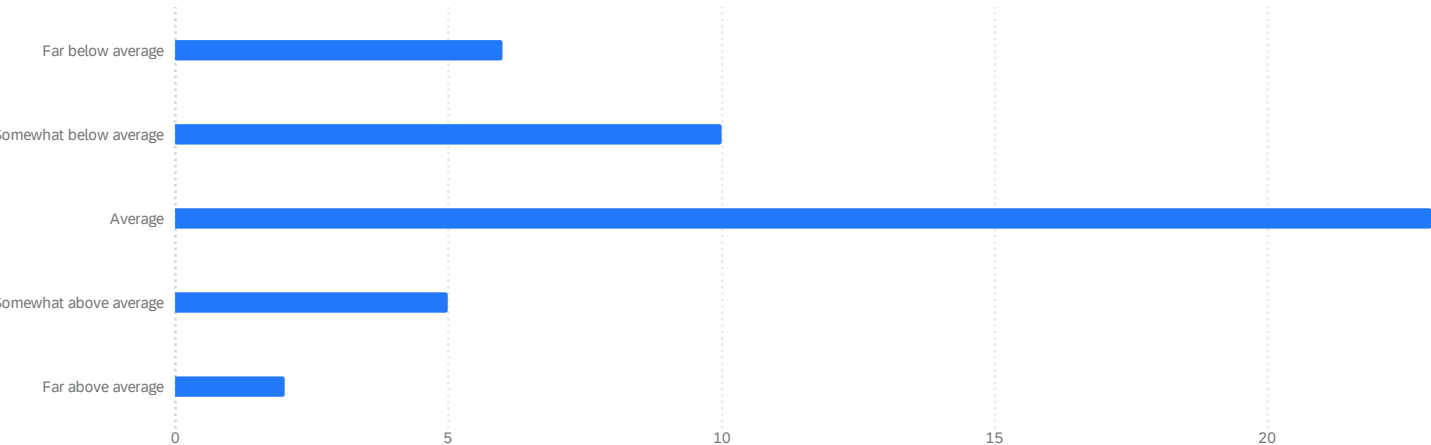
What kind of housing is needed in the area? Choose no more than two from the list. 48 ⓘ



What kind of housing is needed in the area? Choose no more than two from the list. 48 ⓘ

| Q7 - What kind of housing is needed in the area? Choose no more than two from the list. | Percentage | Count |
|-----------------------------------------------------------------------------------------|------------|-------|
| Single family homes                                                                     | 63%        | 30    |
| Apartments, duplex, triplex or other multi-family units                                 | 31%        | 15    |
| Workforce housing                                                                       | 15%        | 7     |
| Senior condos, apartments or townhomes                                                  | 27%        | 13    |
| Rentals                                                                                 | 52%        | 25    |
| None                                                                                    | 8%         | 4     |
| Other                                                                                   | 8%         | 4     |

How would you rate the condition of housing in your neighborhood? 46 ⓘ



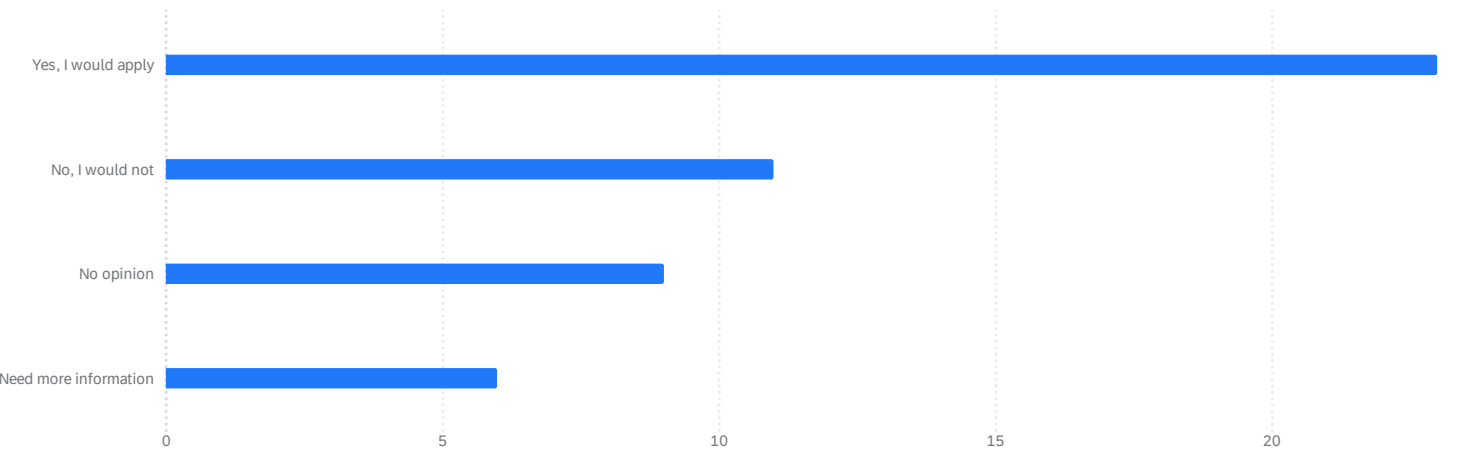
How would you rate the condition of housing in your neighborhood? 46 ⓘ

| Q8 - How would you rate the condition of housing in your neighborhood? | Percentage | Count |
|------------------------------------------------------------------------|------------|-------|
| Far below average                                                      | 13%        | 6     |
| Somewhat below average                                                 | 22%        | 10    |
| Average                                                                | 50%        | 23    |
| Somewhat above average                                                 | 11%        | 5     |
| Far above average                                                      | 4%         | 2     |

How would you rate the condition of housing in your neighborhood? 46 ⓘ

| How would you rate the condition of housing in your neighborhood? | Average | Minimum | Maximum | Count |
|-------------------------------------------------------------------|---------|---------|---------|-------|
| Far below average                                                 | 1.00    | 1.00    | 1.00    | 6     |
| Somewhat below average                                            | 2.00    | 2.00    | 2.00    | 10    |
| Average                                                           | 3.00    | 3.00    | 3.00    | 23    |
| Somewhat above average                                            | 4.00    | 4.00    | 4.00    | 5     |
| Far above average                                                 | 5.00    | 5.00    | 5.00    | 2     |

If low-interest loans or grants were available to improve your home and you were eligible, would you apply for this assistance? 49 ⓘ



If low-interest loans or grants were available to improve your home and you were eligible, would you apply for this assistance? 49 ⓘ

| Q9 - If low-interest loans or grants were available to improve your home and you were eligible, would you apply for this assistance? - Selected Choice | Percentage | Count |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------|
| Yes, I would apply                                                                                                                                     | 47%        | 23    |
| No, I would not                                                                                                                                        | 22%        | 11    |
| No opinion                                                                                                                                             | 18%        | 9     |
| Need more information                                                                                                                                  | 12%        | 6     |

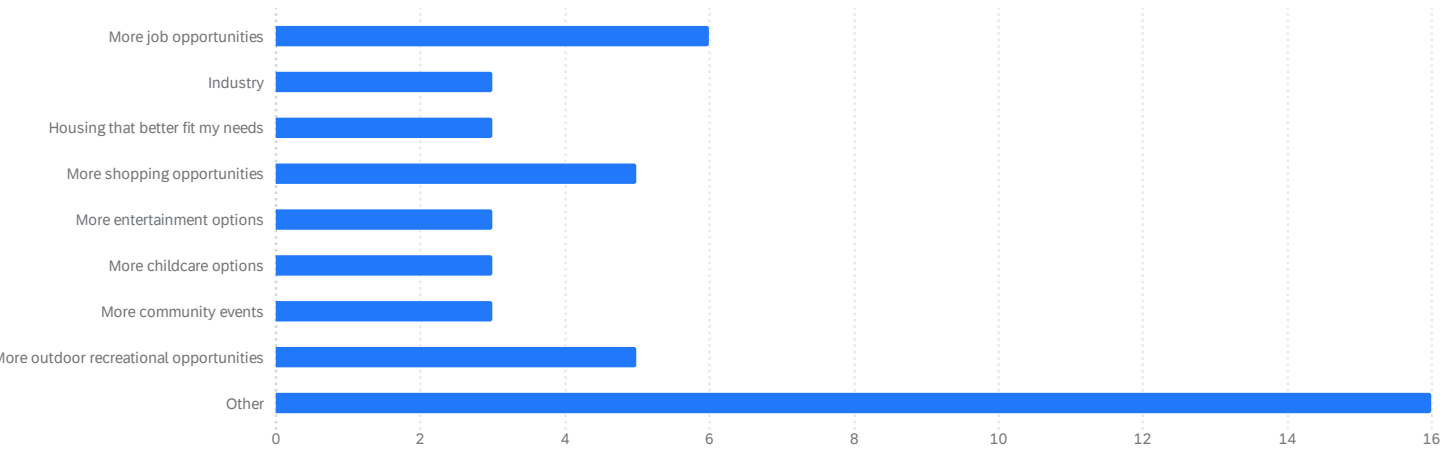
If low-interest loans or grants were available to improve your home and you were eligible, would you apply for this assistance? 49 ⓘ

| If low-interest loans or grants were available to improve your home and you... | Average | Minimum | Maximum | Count |
|--------------------------------------------------------------------------------|---------|---------|---------|-------|
| Yes, I would apply                                                             | 1.00    | 1.00    | 1.00    | 23    |
| No, I would not                                                                | 2.00    | 2.00    | 2.00    | 11    |



Need more information

What is the single most important thing that would make living in Valier better for you? 47 ⓘ



What is the single most important thing that would make living in Valier better for you? 47 ⓘ

| Q10 - What is the single most important thing that would make living in Valier better for you? - Selected Choice | Percentage | Count |
|------------------------------------------------------------------------------------------------------------------|------------|-------|
| More job opportunities                                                                                           | 13%        | 6     |
| Industry                                                                                                         | 6%         | 3     |
| Housing that better fit my needs                                                                                 | 6%         | 3     |
| More shopping opportunities                                                                                      | 11%        | 5     |
| More entertainment options                                                                                       | 6%         | 3     |
| More childcare options                                                                                           | 6%         | 3     |
| More community events                                                                                            | 6%         | 3     |
| More outdoor recreational opportunities                                                                          | 11%        | 5     |
| Other                                                                                                            | 34%        | 16    |

What is the single most important thing that would make living in Valier better for you? 47 ⓘ

| What is the single most important thing that would make living in Valier be... | Average | Minimum | Maximum | Count |
|--------------------------------------------------------------------------------|---------|---------|---------|-------|
| More job opportunities                                                         | 1.00    | 1.00    | 1.00    | 6     |
| Industry                                                                       | 3.00    | 3.00    | 3.00    | 3     |
| Housing that better fit my needs                                               | 4.00    | 4.00    | 4.00    | 3     |
| More shopping opportunities                                                    | 5.00    | 5.00    | 5.00    | 5     |
| More entertainment options                                                     | 6.00    | 6.00    | 6.00    | 3     |
| More childcare options                                                         | 7.00    | 7.00    | 7.00    | 3     |
| More community events                                                          | 8.00    | 8.00    | 8.00    | 3     |
| More outdoor recreational opportunities                                        | 9.00    | 9.00    | 9.00    | 5     |
| Other                                                                          | 11.00   | 11.00   | 11.00   | 16    |

63



Other

Clean up the crap around town and seems like Valier could get back to a community that has pride

ALL Medical care

no trailer parks--new houses should be real houses

Letting residents have the animals they would like as long as they have the space.

Clean up the junk. Keep dogs at home. More sidewalks and places to walk.

School improvements

Clean the place up, make Glenn Collier clean up his absolute mess

Paved streets. So frustrating to live where it's always dusty, can't open the windows, and nowhere to walk or ride bike when it's muddy.

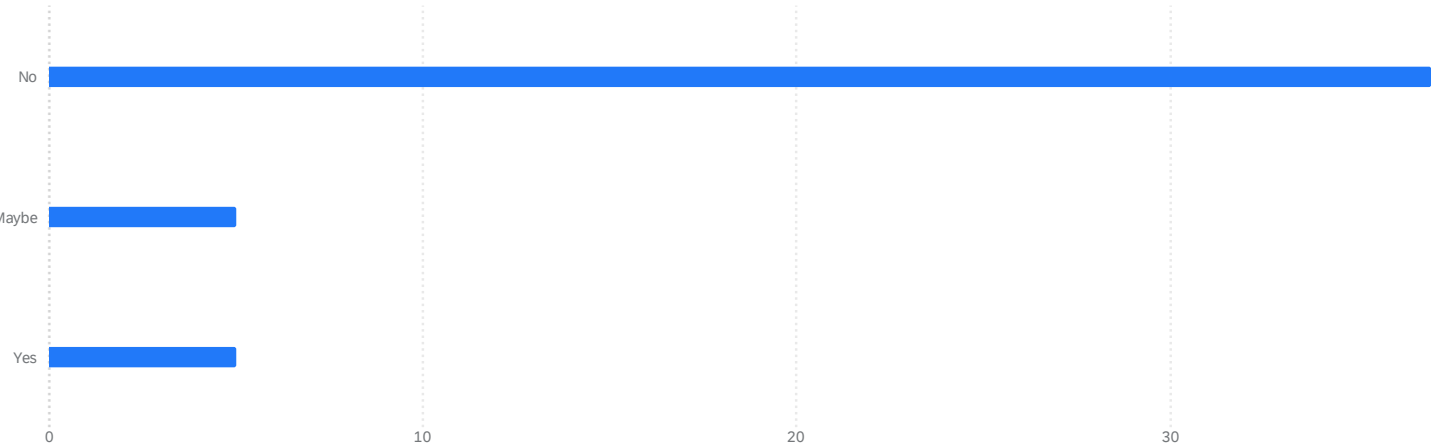
Please let us have chickens

Other

paved streets sidewalks

Car upkeep and maintenance (not a poorly kept place)

Are people in your household looking for work? 47 ⓘ



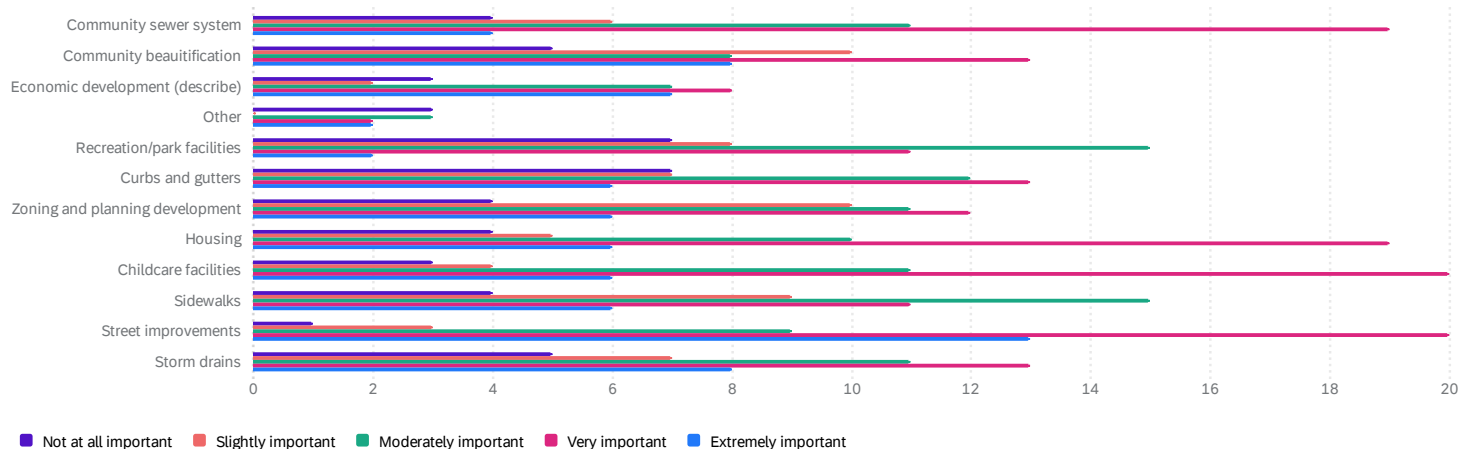
Are people in your household looking for work? 47 ⓘ

| Q11 - Are people in your household looking for work? | Percentage | Count |
|------------------------------------------------------|------------|-------|
| No                                                   | 79%        | 37    |
| Maybe                                                | 11%        | 5     |
| Yes                                                  | 11%        | 5     |

Are people in your household looking for work? 47 ⓘ

| Are people in your household looking for work? | Average | Minimum | Maximum | Count |
|------------------------------------------------|---------|---------|---------|-------|
| No                                             | 1.00    | 1.00    | 1.00    | 37    |
| Maybe                                          | 2.00    | 2.00    | 2.00    | 5     |
| Yes                                            | 3.00    | 3.00    | 3.00    | 5     |

How important is it for The Town of Valier to improve or develop each of the following items: 46 ⓘ



How important is it for The Town of Valier to improve or develop each of the following items: 46 ⓘ

| How important is it for The Town of Valier to improve or develop each of th... | Not at all important | Slightly important | Moderately important | Very important | Extremely important |
|--------------------------------------------------------------------------------|----------------------|--------------------|----------------------|----------------|---------------------|
| Community sewer system                                                         | 4                    | 6                  | 11                   | 19             | 4                   |
| Community beautification                                                       | 5                    | 10                 | 8                    | 13             | 8                   |
| Economic development (describe)                                                | 3                    | 2                  | 7                    | 8              | 7                   |
| Other                                                                          | 3                    | 0                  | 3                    | 2              | 2                   |
| Recreation/park facilities                                                     | 7                    | 8                  | 15                   | 11             | 2                   |
| Curbs and gutters                                                              | 7                    | 7                  | 12                   | 13             | 6                   |
| Zoning and planning development                                                | 4                    | 10                 | 11                   | 12             | 6                   |
| Housing                                                                        | 4                    | 5                  | 10                   | 19             | 6                   |
| Childcare facilities                                                           | 3                    | 4                  | 11                   | 20             | 6                   |
| Sidewalks                                                                      | 4                    | 9                  | 15                   | 11             | 6                   |
| Street improvements                                                            | 1                    | 3                  | 9                    | 20             | 13                  |
| Storm drains                                                                   | 5                    | 7                  | 11                   | 13             | 8                   |

How important is it for The Town of Valier to improve or develop each of the following items: 46 ⓘ

| How important is it for The Town of Valier to improve or develop each of th... | Average | Minimum | Maximum | Count |
|--------------------------------------------------------------------------------|---------|---------|---------|-------|
| Community sewer system                                                         | 3.30    | 1.00    | 5.00    | 44    |
| Community beautification                                                       | 3.20    | 1.00    | 5.00    | 44    |
| Economic development (describe)                                                | 3.52    | 1.00    | 5.00    | 27    |
| Other                                                                          | 3.00    | 1.00    | 5.00    | 10    |

| How important is it for The Town of Valier to improve or develop each of th... | Average | Minimum | Maximum | Count |
|--------------------------------------------------------------------------------|---------|---------|---------|-------|
| Recreation/park facilities                                                     | 2.84    | 1.00    | 5.00    | 43    |
| Curbs and gutters                                                              | 3.09    | 1.00    | 5.00    | 45    |
| Zoning and planning development                                                | 3.14    | 1.00    | 5.00    | 43    |
| Housing                                                                        | 3.41    | 1.00    | 5.00    | 44    |
| Childcare facilities                                                           | 3.50    | 1.00    | 5.00    | 44    |
| Sidewalks                                                                      | 3.13    | 1.00    | 5.00    | 45    |
| Street improvements                                                            | 3.89    | 1.00    | 5.00    | 46    |
| Storm drains                                                                   | 3.27    | 1.00    | 5.00    | 44    |

What do you consider the most important improvements in the community in the past five years? 63 ⓘ

What do you consider the most important improvements in the community in th...

water, sewer systems, lot cleanup start, still needs more work

What improvements???

school put in new playground equipment, effort to clean up and inform owners to clean up

Live concert at homesteader days at the lake

I don't know. I was pretty disappointed in the way the grant money from the rural project was used. I think there were much better ways to improve our community than by making a couple community boards.

Streets

what improvements?

Internet/phone line upgrades from 3 Rivers

I don't live in town so it's a hard one for me to answer

What do you consider the most important improvements in the community in th...

N/A

Removal and cleanup of abandoned properties.

The lake common area

Getting Leo out

the park on Main Street

overall beautification of the town .....thanks primarily to one lady

installing a sewer line on Iowa Ave and opening up many lots for building.

Lake side camping area

Clean up of the old shop on Main Street so the town looks more inviting

paved some streets, I like that new houses are stick-built respectable looking homes

I don't know of any.

What do you consider the most important improvements in the community in th...

probably a water or sewer project- something we dont see- unknown.

Street maintenance

Infrastructure, sewer and water to lots, but by selecting one area to improve, the value of lots in the improved area increases and you leave other areas with no improvements (increased value of those lots). It doesn't really seem fair how you pick and choose one area and leave another out.

Playground and boat docks

Sewer lagoon

The rebuilding of trust between the School and the community.

Park by the stoplight looks good, cleaning up some of the abandoned houses or tearing them down

Playground at the school, library, swimming pool

I can't think of any improvements.

Please let us have chickens

The road and sidewalks

Have there been any?

There hasn't been any

water sewer additions

What does the Town of Valier do best? 63 ⓘ

What does the Town of Valier do best?

ensures safety of public and beauty of parks with irrigation and trees

Senior center. Parks taken care of.

crew and government is working on a plan to make our town enjoyable to be in and draw people to the campground

Homesteader days

Not sure

???

Being a kind community always helping its neighbors

Events

Tries to keep the community together

Values

senior lunch program

What does the Town of Valier do best?

support residents and maintain a small community attitude

Ignores ugly unsightly yards and alleys

Allow people to degrade others property values

Im not sure.

they stay out of peoples business. They are reasonable (they are cool if you can't get to your lawn mowing immediately for example also they listen to you at city hall

It's a quiet place to live.

keep quiet about the city activities, and what's going on. It's like a secret. City should be mailing once a month a community calendar to every person with a mailing address at the PO and ads in the valierian.

Trying to keep the town up to snuff.

Grow mostly nice people. Senior lunches.

Not sure

We create a community that is small but stronger together.

Provide rural living without all the hustle and bustle of a larger town

Campground, library

What does the Town of Valier do best?

Being socialist assholes and not letting people have chickens

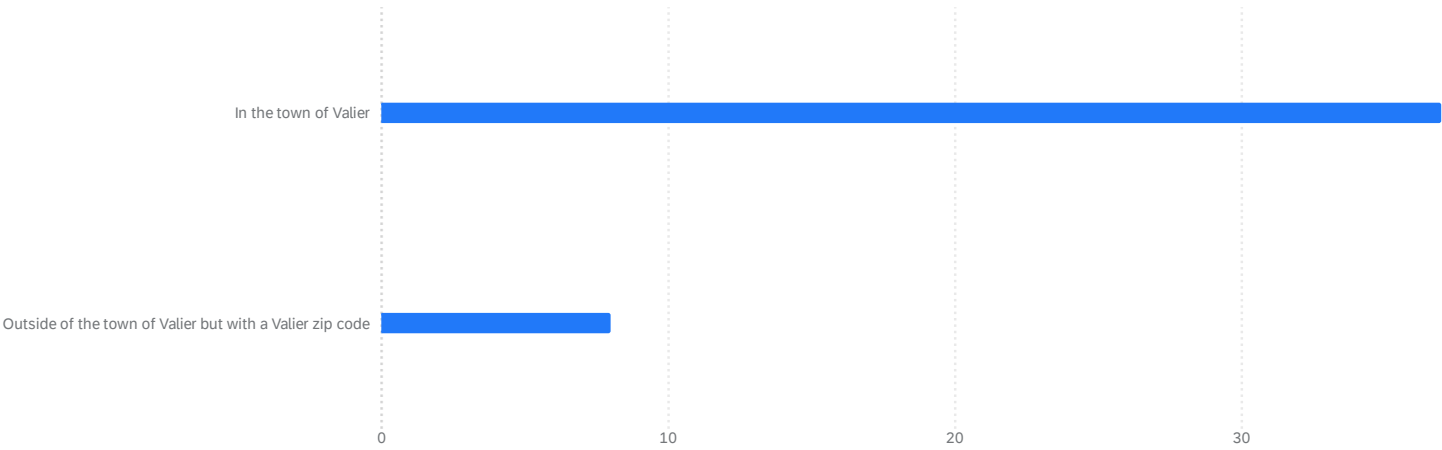
Community gatherings

stay the same or slide backward

Provide a quiet remote environment to live

Ensures great drinking water, clean and green parks, partnering with the school kids for Arbor Day, clean up and mowing, feral cat, speed sign on hwy 44 West.

Where do you live? 45 ⓘ



Where do you live? 45 ⓘ

| Q24 - Where do you live? - Selected Choice               | Percentage | Count |
|----------------------------------------------------------|------------|-------|
| In the town of Valier                                    | 82%        | 37    |
| Outside of the town of Valier but with a Valier zip code | 18%        | 8     |

Where do you live? 45 ⓘ

| Where do you live?                                       | Average | Minimum | Maximum | Count |
|----------------------------------------------------------|---------|---------|---------|-------|
| In the town of Valier                                    | 1.00    | 1.00    | 1.00    | 37    |
| Outside of the town of Valier but with a Valier zip code | 2.00    | 2.00    | 2.00    | 8     |

Where do you live?: Outside the town of Valier with a non-Valier zip code (optional: list zip c... 63 ⓘ

Outside the town of Valier with a non-Valier zip code (optional: list zip c...

A horizontal bar chart with five categories on the y-axis and a numerical scale from 0 to 14 on the x-axis. The bars are blue. The categories and their corresponding values are: 'I live and work in Valier' (11), 'I live and am retired in Valier' (15), 'I live in Valier and do not work outside the home' (4), 'I live in Valier but work elsewhere' (12), and 'I do not live or work in Valier' (1).

| Category                                          | Count |
|---------------------------------------------------|-------|
| I live and work in Valier                         | 11    |
| I live and am retired in Valier                   | 15    |
| I live in Valier and do not work outside the home | 4     |
| I live in Valier but work elsewhere               | 12    |
| I do not live or work in Valier                   | 1     |

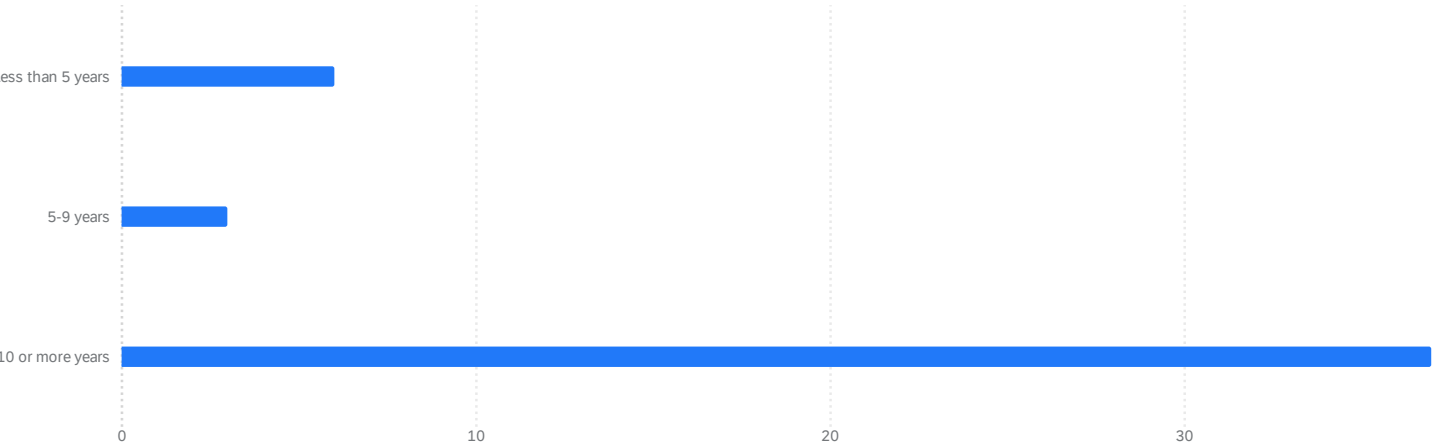
Please choose the description that best identifies you. 43 ⓘ

| Q25 - Please choose the description that best identifies you. | Percentage | Count |
|---------------------------------------------------------------|------------|-------|
| I live and work in Valier                                     | 26%        | 11    |
| I live and am retired in Valier                               | 35%        | 15    |
| I live in Valier and do not work outside the home             | 9%         | 4     |
| I live in Valier but work elsewhere                           | 28%        | 12    |
| I do not live or work in Valier                               | 2%         | 1     |

Please choose the description that best identifies you. 43 ⓘ

| Please choose the description that best identifies you. | Average | Minimum | Maximum | Count |
|---------------------------------------------------------|---------|---------|---------|-------|
| I live and work in Valier                               | 1.00    | 1.00    | 1.00    | 11    |
| I live and am retired in Valier                         | 2.00    | 2.00    | 2.00    | 15    |
| I live in Valier and do not work outside the home       | 3.00    | 3.00    | 3.00    | 4     |
| I live in Valier but work elsewhere                     | 4.00    | 4.00    | 4.00    | 12    |
| I do not live or work in Valier                         | 5.00    | 5.00    | 5.00    | 1     |

How long have you lived in the Valier area? 46 ⓘ



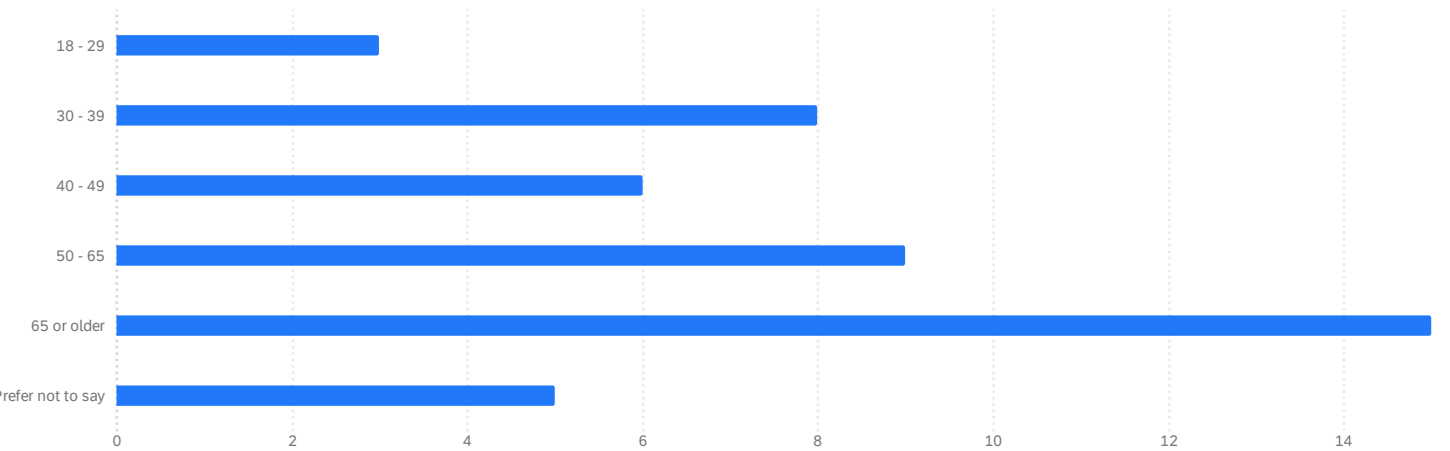
How long have you lived in the Valier area? 46 ⓘ

| Q14 - How long have you lived in the Valier area? | Percentage | Count |
|---------------------------------------------------|------------|-------|
| Less than 5 years                                 | 13%        | 6     |
| 5-9 years                                         | 7%         | 3     |
| 10 or more years                                  | 80%        | 37    |

How long have you lived in the Valier area? 46 ⓘ

| How long have you lived in the Valier area? | Average | Minimum | Maximum | Count |
|---------------------------------------------|---------|---------|---------|-------|
| Less than 5 years                           | 1.00    | 1.00    | 1.00    | 6     |
| 5-9 years                                   | 2.00    | 2.00    | 2.00    | 3     |
| 10 or more years                            | 3.00    | 3.00    | 3.00    | 37    |

What best describes your age? 46 ⓘ



What best describes your age? 46 ⓘ

| Q15 - What best describes your age? | Percentage | Count |
|-------------------------------------|------------|-------|
| 18 - 29                             | 7%         | 3     |
| 30 - 39                             | 17%        | 8     |
| 40 - 49                             | 13%        | 6     |
| 50 - 65                             | 20%        | 9     |
| 65 or older                         | 33%        | 15    |
| Prefer not to say                   | 11%        | 5     |

What best describes your age? 46 ⓘ

| What best describes your age? | Average | Minimum | Maximum | Count |
|-------------------------------|---------|---------|---------|-------|
| 18 - 29                       | 2.00    | 2.00    | 2.00    | 3     |
| 30 - 39                       | 3.00    | 3.00    | 3.00    | 8     |
| 40 - 49                       | 4.00    | 4.00    | 4.00    | 6     |

| What best describes your age? | Average | Minimum | Maximum | Count |
|-------------------------------|---------|---------|---------|-------|
| 50 - 65                       | 5.00    | 5.00    | 5.00    | 9     |
| 65 or older                   | 6.00    | 6.00    | 6.00    | 15    |
| Prefer not to say             | 7.00    | 7.00    | 7.00    | 5     |

How many people live in your household? 63 ⓘ

How many people live in your household?

1

2

4

4

2

1

2

3

2

2

5

1

2

2

How many people live in your household?

4

3

1

2

1

Two

one

2

one

5

1

4

2

Two

How many people live in your household?

2

2

2

2-3

3

2

5

4

2

3

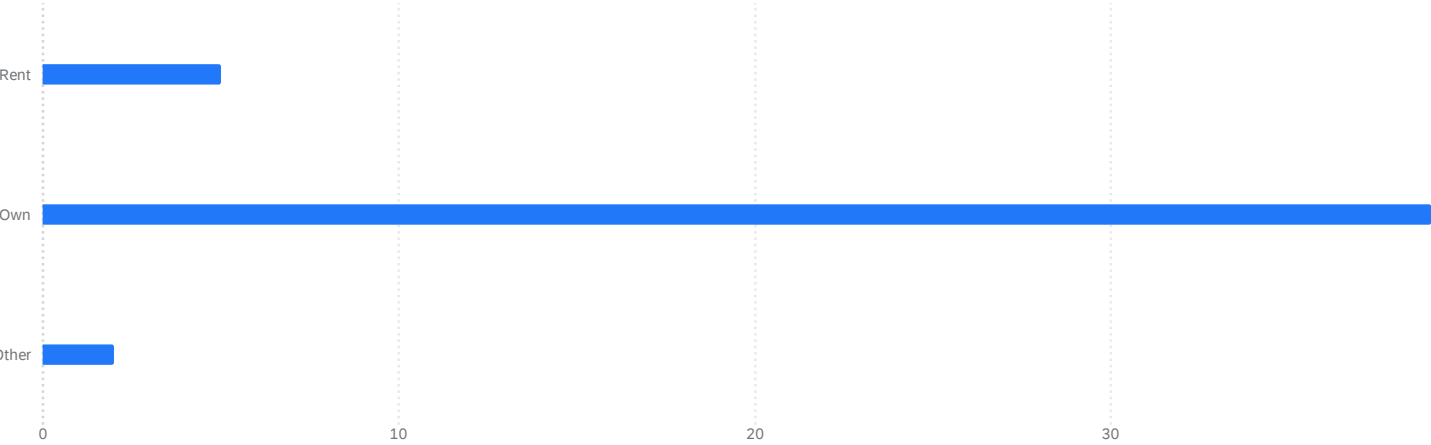
2

4

Two

1

Do you rent or own your home? 46 ⓘ



Do you rent or own your home? 46 ⓘ

| Q17 - Do you rent or own your home? - Selected Choice | Percentage | Count |
|-------------------------------------------------------|------------|-------|
| Rent                                                  | 11%        | 5     |
| Own                                                   | 85%        | 39    |
| Other                                                 | 4%         | 2     |

Do you rent or own your home? 46 ⓘ

| Do you rent or own your home? | Average | Minimum | Maximum | Count |
|-------------------------------|---------|---------|---------|-------|
| Rent                          | 1.00    | 1.00    | 1.00    | 5     |
| Own                           | 2.00    | 2.00    | 2.00    | 39    |
| Other                         | 3.00    | 3.00    | 3.00    | 2     |

Do you rent or own your home?: Other 63 ⓘ

Other

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Rent from the owner, who was born and raised in Valier.

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Please share any general comments you have about improvements you would like to see in the Town of Valier that may not have been asked. 63 ⓘ

Please share any general comments you have about improvements you would lik...

Roads are atrocious and junk yards are allowed without fencing in residential areas debeautifying the whole town. embarrassing to have visitors.

dog ordinance enforcement and hoping the clean up ordinance gets done

clean it up looks like a junkyard

The lake and campground are what brings people to our town. I feel like it is important to keep it looking nice and keep improving it.

I would like to have gravel in front of my house. when it rains, it gets really muddy

the town should focus on infrastructure that benefits everyone. Recreation etc. can be handled by community groups. The town should have an open attitude to new ideas. eliminate obstacles to improvement

I would reiterate the need to clean up "crap" .....old cars, travel trailers etc, etc. The "crap holes" around town devalue properties in the entire town.

Please share any general comments you have about improvements you would lik...

This survey is difficult to answer because Valier simply does not have the population or means to do a lot of these options. But we do have homeowners that could start taking pride in what they own and help make Valier look more appealing to attract people that could make a difference in this community. We no longer have a town to be proud of....it breaks our heart to drive through this town now. The city is the one that has to start enforcing things or it will just become another rez town.

roads

I hope growth is carefully monitored. keep the airstrip, no trailer parks, crack down on speeders loud bikes and trucks

It would be nice for the Main Street to improve sidewalks, but I feel the biggest improvement for families would be places for kids to play with options such as like covered picnic tables for parents / guardians to supervise the play.

I can't say it enough. Clean up the junk, junk vehicles, junky uninhabitable homes, abandoned appliances that could cause child entrapment. Sidewalks and exercise opportunities. Stray dogs. Fix these things and we would have a perfect town. Help the businesses that are here and need a hand with some improvement.

Road improvements should be done by professionals when possible. Encourage people to invest and build in Valier.

Tear down all the unsightly old houses and buildings.

I believe we need to be willing to put more effort into encouraging growth in our infrastructure and remain committed to our current community programs and services like the school and library.

Please share any general comments you have about improvements you would like to see in the future.

Please let us have chickens

Valier is looking like a reservation town. Nothing is paved. The town is a disgrace. It used to be better.

clean it up! Move to Valier and bring your junk. Dump Town USA

Valier is a diamond in the rough. there are so many potential opportunities but little interest

Valier is a diamond in the rough, there are so many potential opportunities but little interest

The Lake road since it is a major source of revenue for town businesses and helps to keep them open, we need to have amore welcoming paved road. Having paved / non gravel walking trails would allow seniors safety and ability to have a safe, smooth walking surface as well as handicap wheel chair safety and outdoor time.

The Town of Valier is seeking volunteers for some boards and other projects. If you would like to be contacted about volunteer opportunities, please leave your name and phone number or email here. By leaving your name here, your survey will no longer be anonymous. 63 ⓘ

63



**The Town of Valier is seeking volunteers for some boards and other projects...**

The Town of Valier is seeking volunteers for some boards and other projects...

not at this time, perhaps later

The Town of Valier is seeking volunteers for some boards and other projects...

Find a way to publish things that you need volunteers for and people will come. I often see activities that need helpers after the event is over.... OOooops, I would have helped with that if I had known it was going on.

# APPENDIX D

## Implementation Checklist

The following is a checklist to track the implementation of the growth policy.

Each year the Planning Board should recommend a workplan for the subsequent year and submit it to Town Council for incorporation into the annual budget. The Planning Board should put a date in the “start date column for projects approved for that year.

The Planning Board should also annually identity accomplishments and put a completion date next to the appropriate strategy.

## VALIER GROWTH POLICY IMPLEMENTATION CHECKLIST

| Date Started | Date Completed |               |                                                                                                                                                                                                                           |
|--------------|----------------|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|              |                | <b>Goal A</b> | <b>Diversify and expand the economy of Valier while retaining the small-town character and unique recreational and aesthetic features of the town's Lake Frances shoreline.</b>                                           |
|              |                | Strategy A-1  | Develop and implement a long-range economic plan for Valier that builds on the town's strengths, including access to rail, water, and recreation opportunities of Lake Frances.                                           |
|              |                | Strategy A-2  | Coordinate county-wide economic plan for Valier, Conrad, and unincorporated areas of Pondera County through the Pondera Port Authority.                                                                                   |
|              |                | Strategy A-3  | Participated in multi-county Community Economic Development Strategy planning efforts to qualify for funding from the US Economic Development Administration.                                                             |
|              |                |               |                                                                                                                                                                                                                           |
|              |                | <b>Goal B</b> | <b>Focus new development and town renewal on the town's historic compact land use pattern that provides for cost efficiencies in infrastructure and services, walkable distances, and open space at the town's edges.</b> |
|              |                | Strategy B-1  | Focus on infill development before annexation and develop policies for annexation and infrastructure extensions that provide for logical extension of traditional town block-grid patterns and densities.                 |
|              |                | Strategy B-2  | As a long-range strategy consider moving the airport facility to provide more infill options when the supply of vacant home sites in town become scarce.                                                                  |
|              |                | Strategy B-3  | Adopt subdivision regulations.                                                                                                                                                                                            |
|              |                | Strategy B-4  | Update the town zoning ordinance as needed.                                                                                                                                                                               |
|              |                | Strategy B-5  | Retain greenway areas around lake Frances and consider potential for extending trails beyond town boundary.                                                                                                               |
|              |                | Strategy B-6  | Use the future land use map as the guide for decision-making for future development.                                                                                                                                      |
|              |                |               |                                                                                                                                                                                                                           |

|  |  |               |                                                                                                                                                                   |
|--|--|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |  | <b>Goal C</b> | <b>Enhance town appearance to make it a more desirable place to live and work for residents and a destination for visitors.</b>                                   |
|  |  | Strategy C-1  | Improve the condition of commercial and residential structures and areas that are deteriorated, vacant or need repair.                                            |
|  |  | Strategy C-2  | Develop design guidelines or standards to improve the appearance of the town.                                                                                     |
|  |  |               |                                                                                                                                                                   |
|  |  | <b>Goal D</b> | <b>Encourage housing and services to accommodate working families, seniors, and those with disabilities.</b>                                                      |
|  |  | Strategy D-1  | Ensure safe, affordable housing in new construction and rehabilitation or replacement alternatives to non-compliant mobile homes and substandard housing.         |
|  |  | Strategy D-2  | Develop senior housing/assisted living options.                                                                                                                   |
|  |  | Strategy D-3  | Encourage services to seniors and those with disabilities in their own homes.                                                                                     |
|  |  | Strategy D-4  | Encourage transportation for seniors and those with disabilities.                                                                                                 |
|  |  | Strategy D-5  | Facilitate development of quality rental housing for working families.                                                                                            |
|  |  |               |                                                                                                                                                                   |
|  |  | <b>Goal E</b> | <b>Provide cost efficient and effective public infrastructure for the long-term.</b>                                                                              |
|  |  | Strategy E-1  | Continue to annually update and utilize the Valier Capital Improvements Plan and budgeting process.                                                               |
|  |  | Strategy E-2  | Maintain a five-year capital improvements plan so that infrastructure needs can be more comprehensively and publicly reviewed than likely through annual updates. |
|  |  | Strategy E-3  | Improve cell phone and internet service to stay competitive with what is needed by residents and businesses.                                                      |
|  |  | Strategy E-4  | Create a program that combines grants, local tax revenues, user fees, and loans to equitably fund the extension of town utilities to un-served parts of town.     |
|  |  |               |                                                                                                                                                                   |

|                  |  |               |                                                                                                                                                                                    |
|------------------|--|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                  |  | <b>Goal F</b> | <b>Provide for safety from natural disasters and for adequate emergency response for fire and medical care.</b>                                                                    |
|                  |  | Strategy F-1  | Implement strategies from the Pondera County Community Wildfire Protection Plan (CWPP), including recommendations for building permits.                                            |
|                  |  | Strategy F-2  | Work to ensure fire department and emergency medical response units have personnel, equipment, and facilities to provide continued service. Actively recruit volunteers as needed. |
|                  |  |               |                                                                                                                                                                                    |
|                  |  | <b>Goal G</b> | <b>Build on the town's attractiveness as a recreation destination and location for part-time residents while strengthening a full-time, year-round community.</b>                  |
|                  |  | Strategy G-1  | Encourage volunteerism, especially for volunteer fire department and emergency response.                                                                                           |
|                  |  | Strategy G-2  | Continue existing events (such as Homesteader Days and Fishing Days) and develop new events that building community spirit and attract visitors.                                   |
|                  |  |               |                                                                                                                                                                                    |
| Annual - ongoing |  |               | ANNUAL REVIEW OF PROGRESS TO DATE AND ANNUAL WORK PLAN TO IMPLEMENT GROWTH POLICY                                                                                                  |