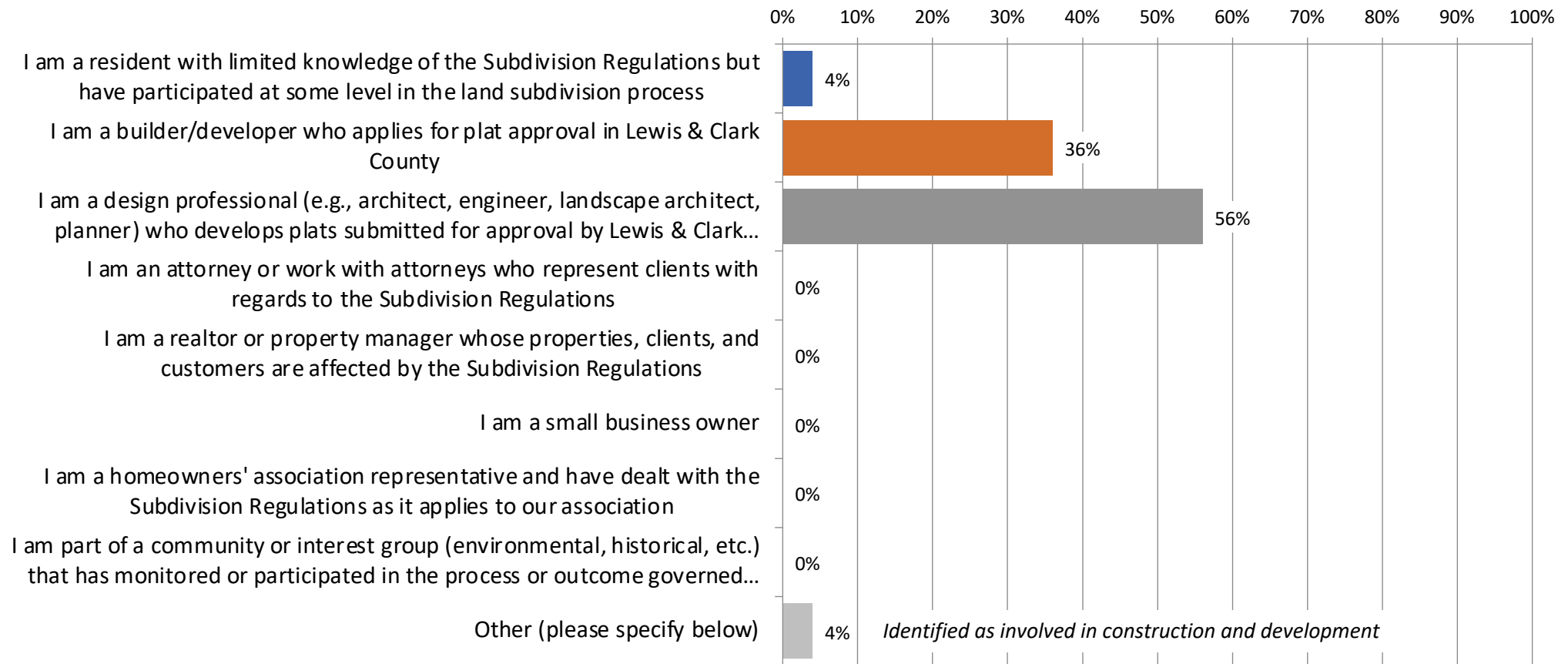




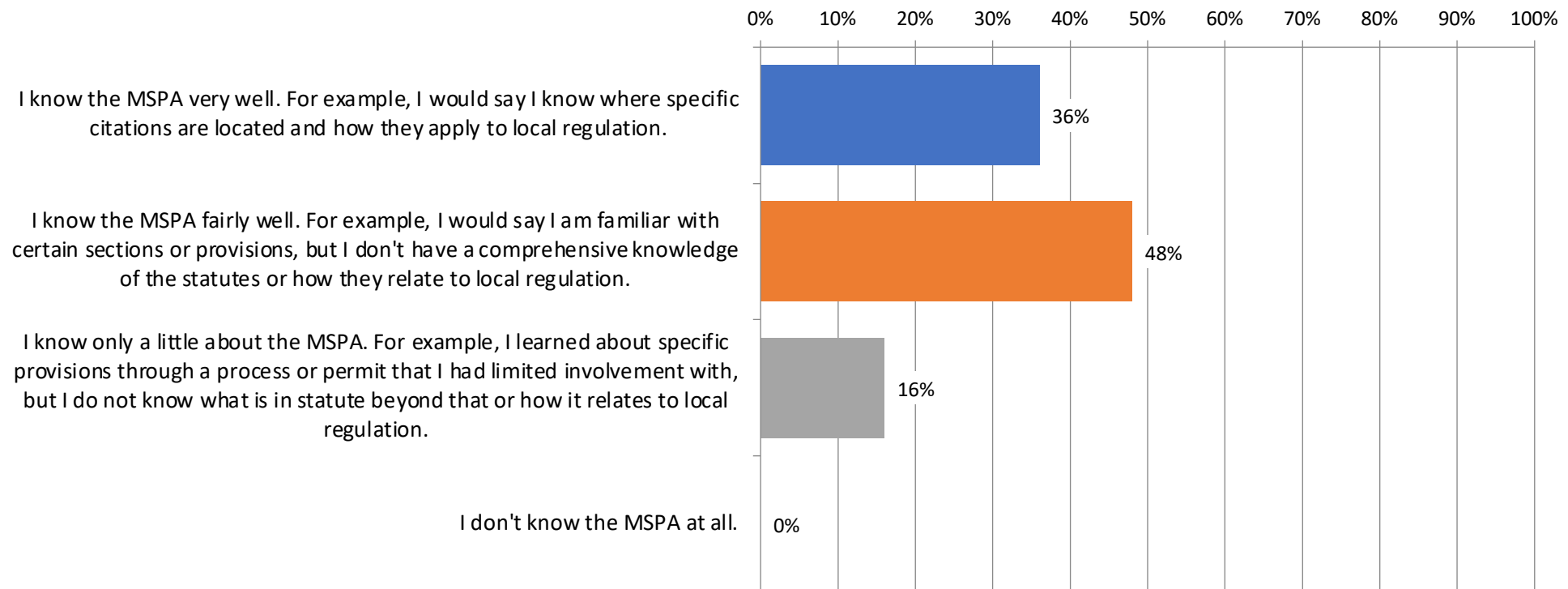
APPENDIX A - Community
Survey Summary

Q1. Which of the following best describes your role interacting with the Subdivision Regulations? If more than one applies, please choose the role that most frequently applies to you in dealing with the regulations.



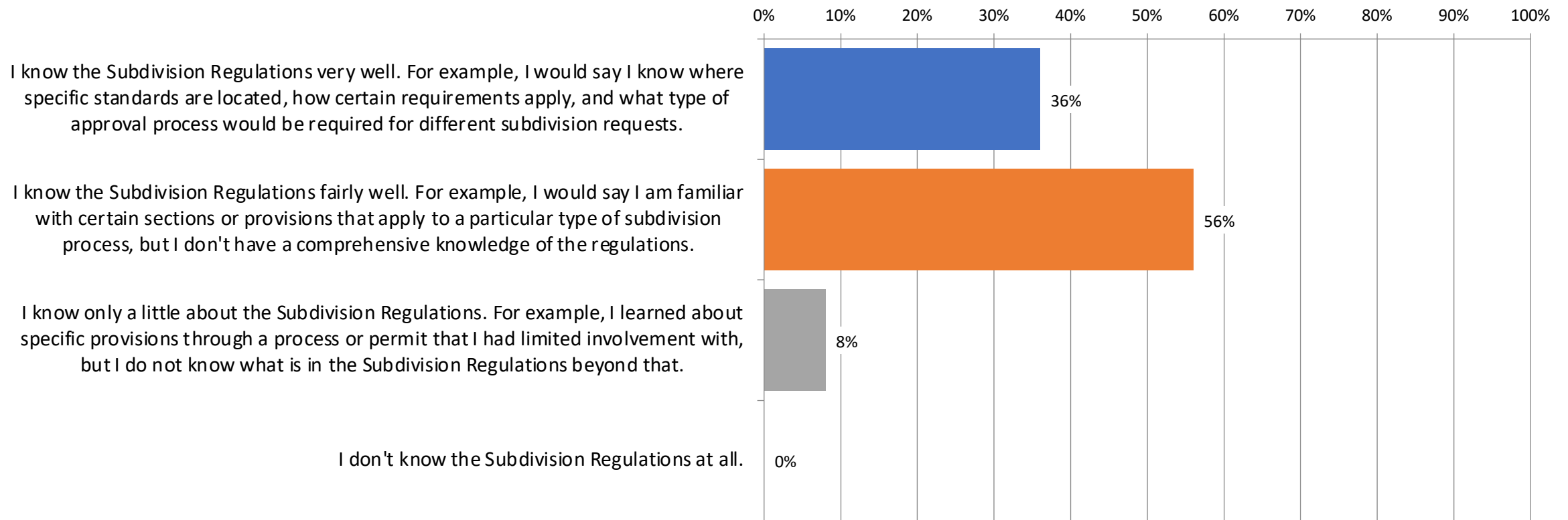
96 percent of respondents identified as having a role that requires at least some knowledge of the subdivision regulations.

Q2. Which statement best describes your knowledge of the CONTENT of the Montana Subdivision and Platting Act (MSPA) (Title 76, Chapter 3, MCA)? Please choose the response that best applies.



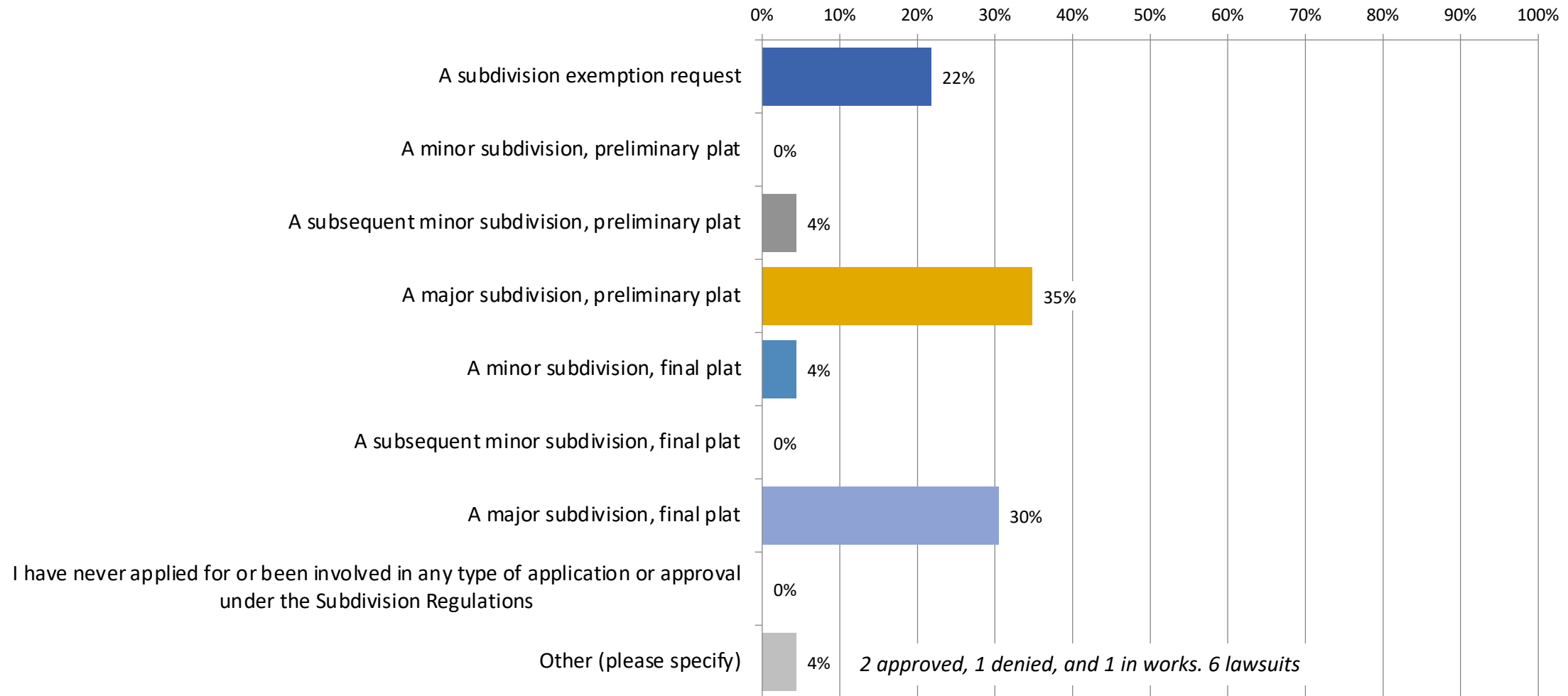
84 percent of respondents indicated they know the state Act fairly or very well.

Q3. Which statement best describes your knowledge of the CONTENT of the Subdivision Regulations, the specific requirements or standards written in the text, or at least the parts you use most often? Please choose the response that best applies.



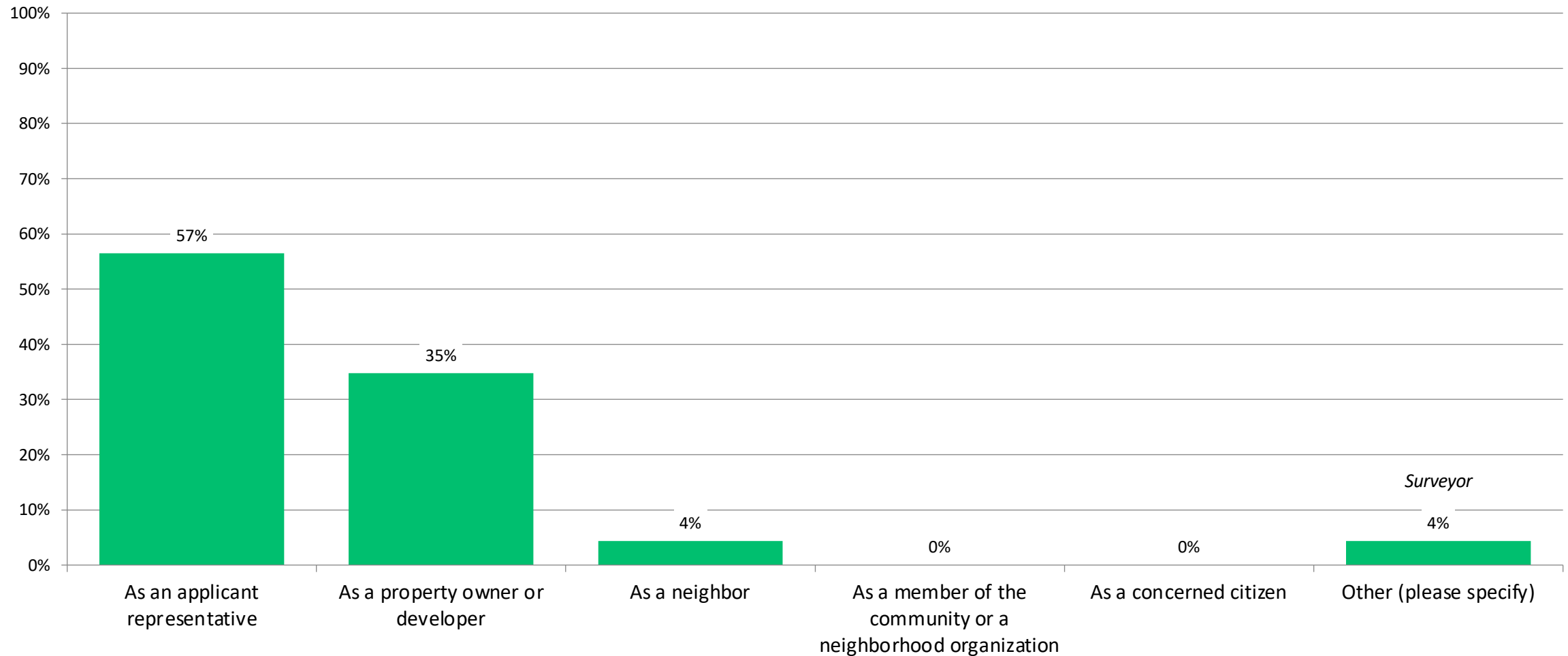
Consistent with data from the first two questions, the vast majority of respondents (92%) indicated they know the regulations fairly or very well.

Q4. What is the most recent subdivision application you were involved in?



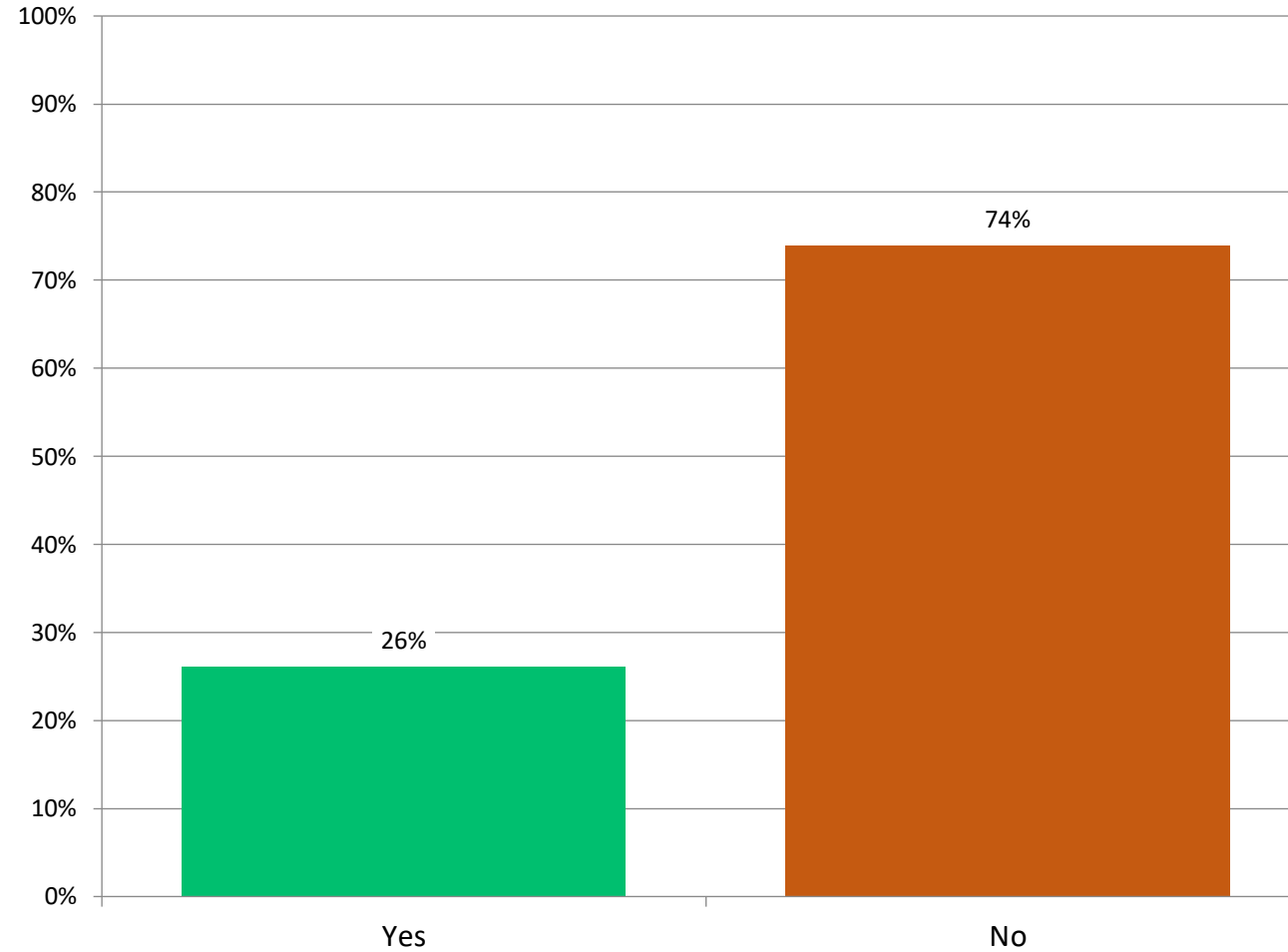
For well over half of the respondents (65%), the most recent application was for a preliminary or final major subdivision plat.

Q5. How were you involved in the application?



More than 90 percent of respondents were either an applicant representative or a property owner/developer.

Q6. Did your most recent subdivision application involve a request for a variance(s)?



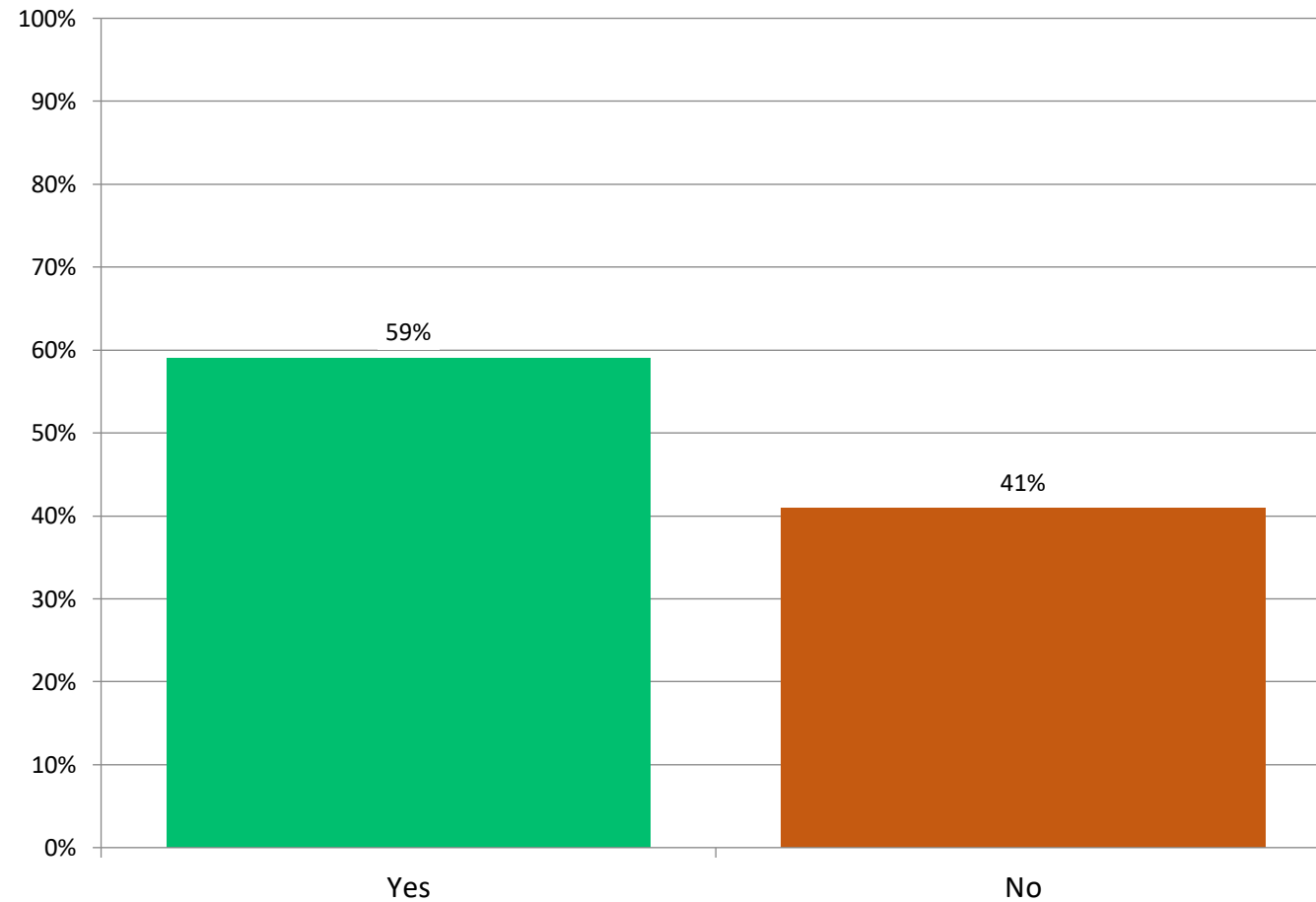
Most (74%) of the recent applications did not involve a variance application.

Q7. Thinking about the variances you've requested in recent and past applications, what types of variances do you request most often?

- Block Length Variance
- If I have a deviation or variance, it's typically with DEQ
- On-site fire water storage, road design, off-site road improvements
- setbacks, easements, road standards
- Street length
- 3:1 length to width ratio, off site fire protection water supplies, double fronted lots
- Lot size or configuration, length of cul de sac, type of curb detail required, minor increase in road grade
- Double fronted lots, maximum dead-end road length
- Lot descriptions, sizes, lengths and uses

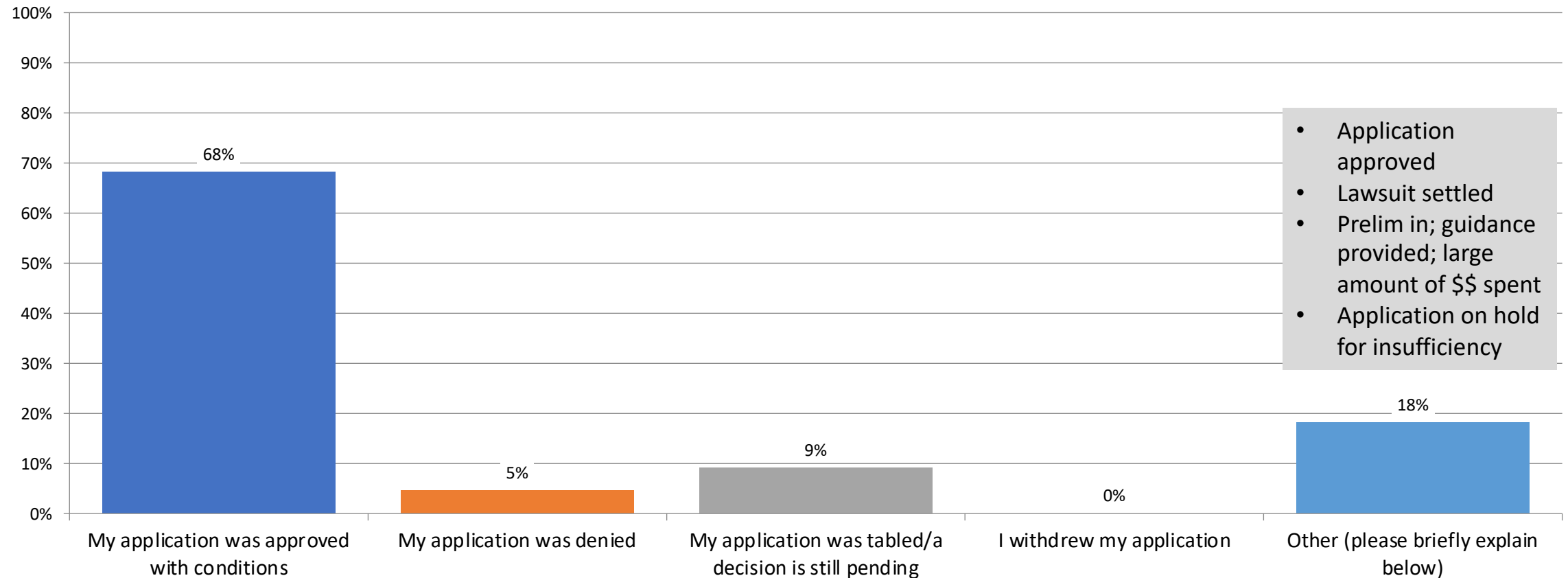
The above are excerpts from the responses. One answered "none." One answered "zoning." One replied "...I anticipate the need...have not applied for variance to date."

Q8. Was your most recent subdivision application in an area of the county that is currently zoned?



Slightly more of the recent applications (59%) were for lots in zoned areas.

Q9. Thinking about the most recent subdivision application you submitted, what was the outcome? (Check the most appropriate answer.)

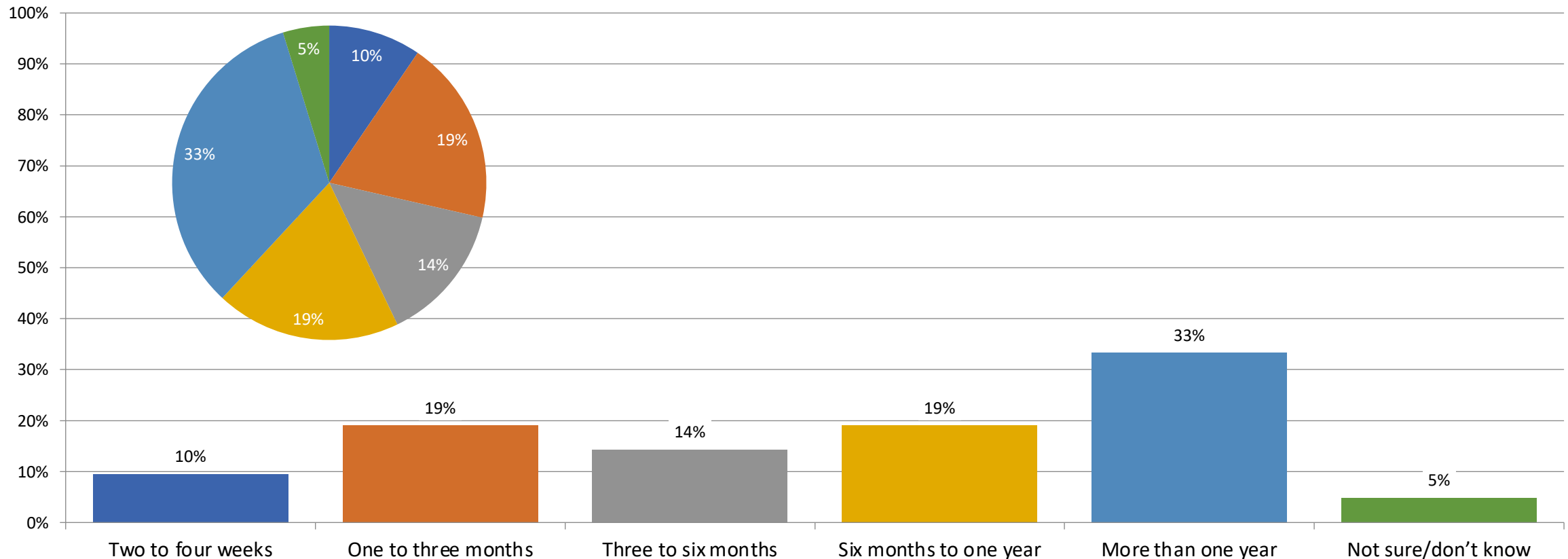


Most applications were approved with conditions.

Q10. If you withdrew your application or a decision is still pending, please describe the reason below.

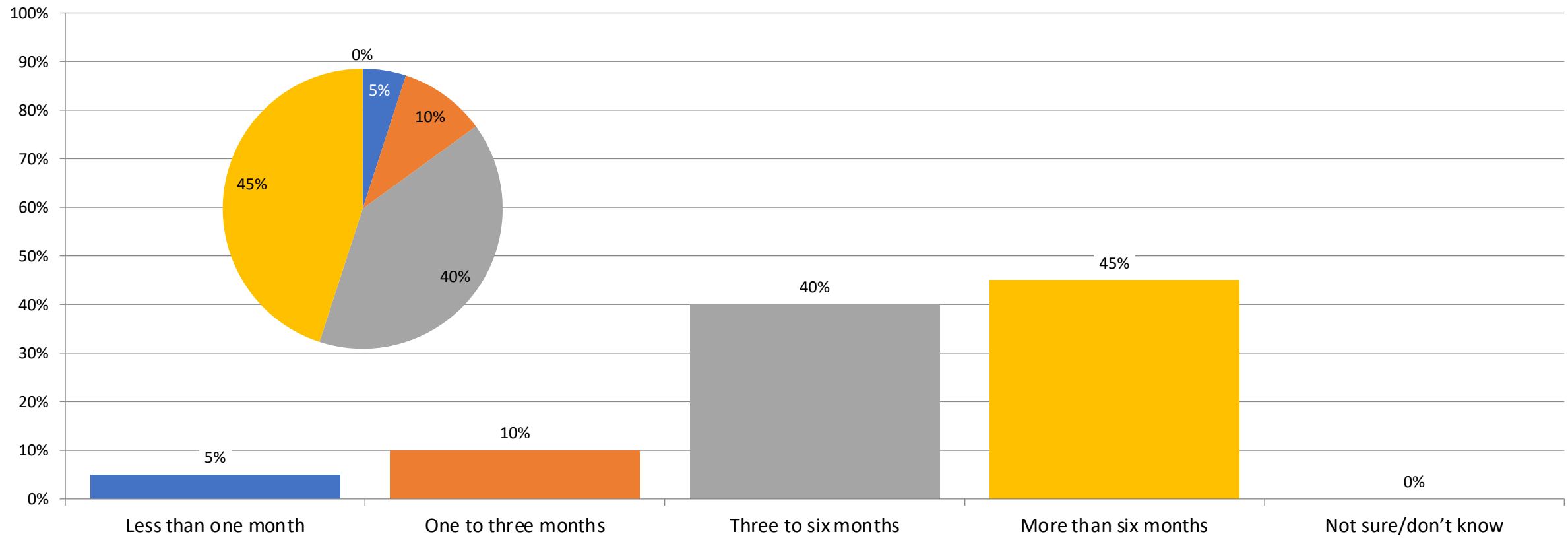
- Settled lawsuit 9 years later -- nearly bankrupt me and but County ignored many warnings illegal takings of developers assets
- Current zoning change affected how subdivision could be developed and lot size.

Q11. Thinking about the most recent application you submitted that has reached a conclusion, how long did it take to get from the request for a pre-application meeting to formal application submittal (Check the most appropriate answer.)



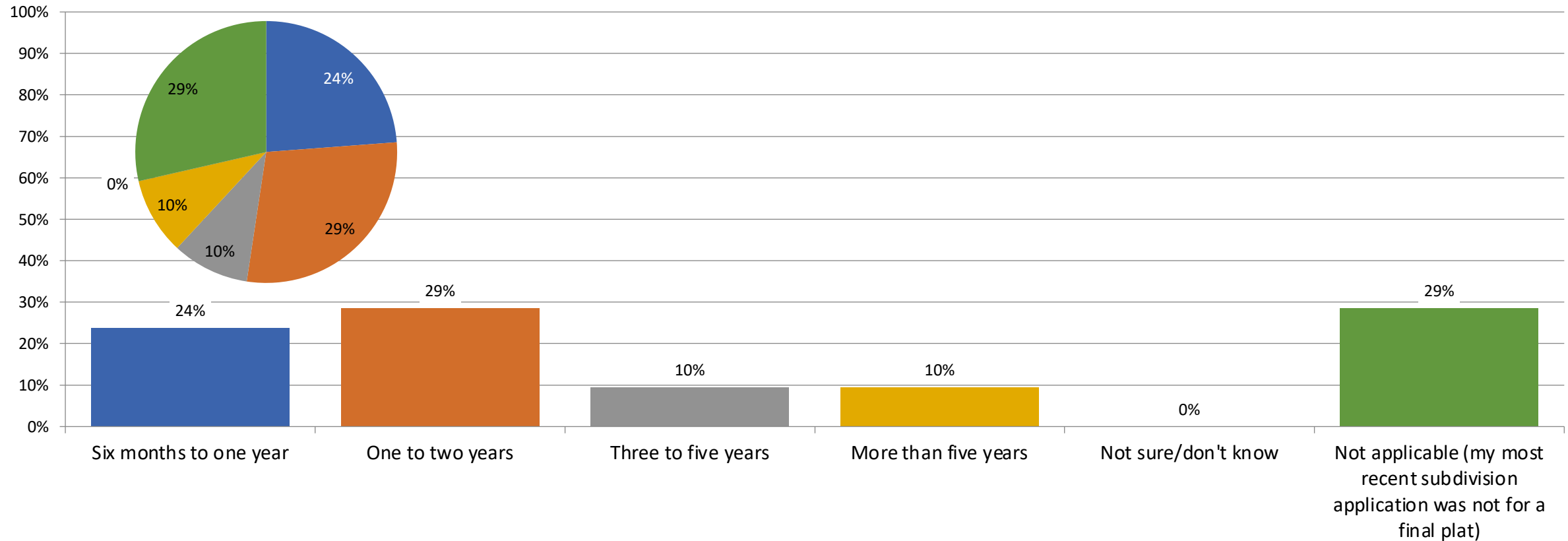
One-third of respondents indicated it takes more than one year for approval.

Q12. Thinking about the most recent application you submitted that has reached a conclusion, how long did it take from the time a formal application was submitted to reach a final decision on the preliminary plat? (Check the most appropriate answer.)



Nearly half (45%) of respondents indicated it took more than six months.

Q13. If your most recent application submittal was for a final plat, how long did it take from preliminary plat approval to obtain final plat approval?

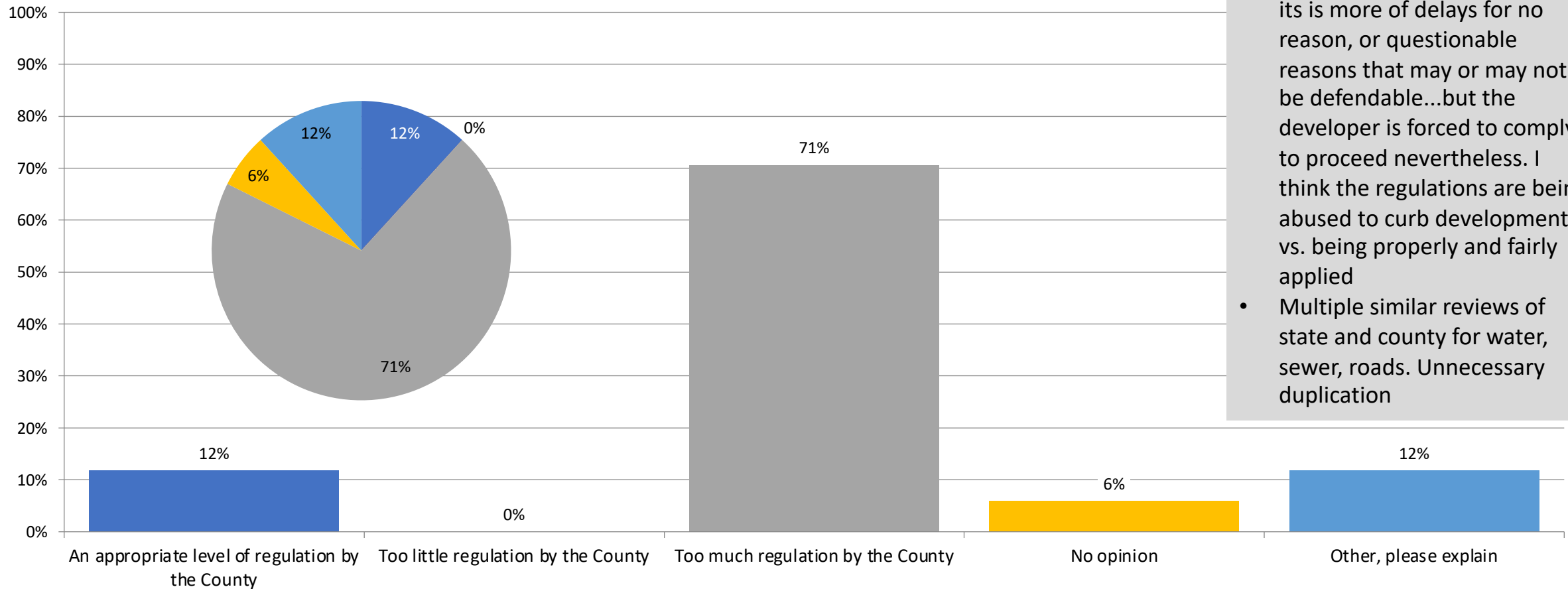


Nearly one-half of respondents (49%) indicated it took more than one year to get approval.

Q14. Based on your experience, describe what part of the process took the most amount of time, and why.

- Dealing with FWP and wildlife in the area, DEQ delays
- It's a lot of effort to get all necessary approvals, primarily DEQ. And if MDT is involved, they can be extremely difficult. Developer is also required to construct almost all improvements. (Not a lot that they can bond for.) Would be really nice to see more items that can be part of an SIA
- The review period and working with county staff and the commission
- Preparing the application; completeness review and sufficiency review
- Construction of infrastructure
- DNRC process for water review and approval. Then still had to contend with the same questions during planning board and staff review-unnecessary duplication
- Poor planning cooperation
- Review process goes quickly if city is not involved. Mostly work with exempt surveys in county, so process is well defined and smooth
- Multiple planning department "edits"
- Meeting County review and requirements
- applications for subdivision are held hostage
- Review time and communication between city-county and client and client representative
- DEQ Submittal and Approval
- County requires multiple preapplication meetings
- Varies- last application was only 26 lots and was part of another major subdivision that took 14 years and two lawsuits

Q15. Do you believe the level of regulation represented by the Subdivision Regulations is: (Choose one)



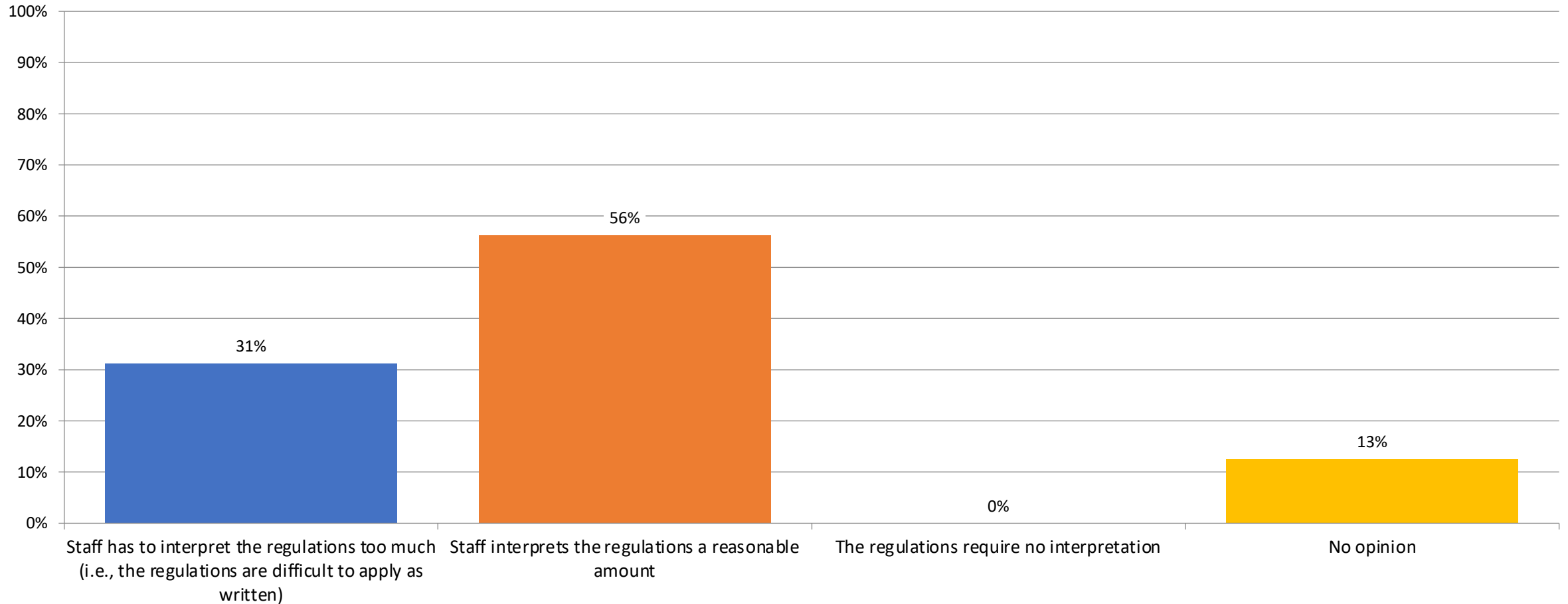
- Its not too much or too little, its is more of delays for no reason, or questionable reasons that may or may not be defensible...but the developer is forced to comply to proceed nevertheless. I think the regulations are being abused to curb development vs. being properly and fairly applied
- Multiple similar reviews of state and county for water, sewer, roads. Unnecessary duplication

Nearly 3 out of every 4 respondents (71%) felt that the subdivision code represented too much regulation.

Q16. If you responded "too much" or "too little" regulation, please tell us which regulations go too far or where regulation doesn't go far enough. Please be as concise as possible and cite references to chapters, sections, or appendices when possible.

- Duplication of zoning and subregs
- Too much government overreach; duplication
- Fire is absolutely out of control
- Preparing the application; completeness review and sufficiency review
- Fire protection requirements are excessive and the offsite road improvements—prefers fixed impact fees
- Duplication between county and state
- 10-acre lot size is unreasonable; 5 would be adequate
- The amount of red tape and hoops that the county requires developers to go through is ridiculous
- Floodplain requirements and sanitation reviews
- County oversteps their authority and provides comments on items that should be addressed by the DNRC or the Montana DEQ
- It just seems like the county has already decided they want to curb development and use the regulations in a negative way, and because they think that isn't working, they came up with the back-door no input zoning
- Fire protection regulations (Appendix K) are poorly written and can be concurrently too restrictive and too lenient
- The impact calculations for off site road improvements
- Sewer regs duplicated costs and review

Q17. In your experience with the Subdivision Regulations, how often does County Staff need to make interpretations? (Choose the most appropriate answer.)



More than half of respondents (56%) felt that staff interpreted the regulations a reasonable amount of the time

Q18. If you responded above that "Staff has to interpret the regulations too much," please tell us which sections of the regulations you feel require the most interpretation.

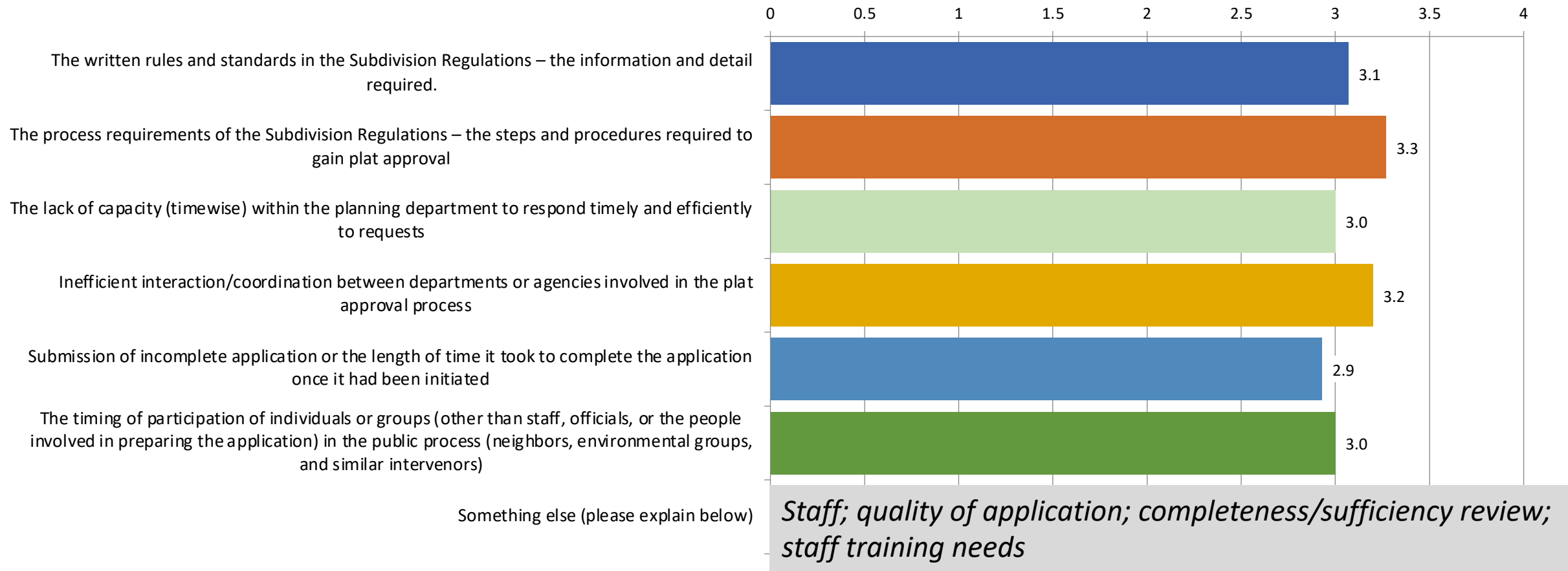
- I believe the staff interjects interpretations far too often. They often require much more than is actually in the regulations and often make interpretations that are more restrictive, more costly, and more time-consuming.
- Roads-Improvement standards-XI-11.4,8-9 and 10. Conflict with each other and impossible to satisfy all. Items 8 and 10 definitely conflict with each other and planners always leave off #9 in favor of #8 which imposes severe penalties on developers.
- Floodplain requirements

Q19. Please list the section(s) or topic(s) in the Subdivision Regulations that, in your experience, causes the most conflicts or misunderstandings and explain why.

- Appendix K - Fire Protection Standards. There's not much that is minor when it comes to a minor subdivision. But throwing fire protection into the requirements... it's extremely difficult for anyone to afford to construct improvements for a minor subdivision. And use of another site without diminishing their fire protection... that's impossible. Not allowing travel on arterial or major collector roads when an emergency vehicle will always choose the fastest route... doesn't seem right.
- Fire regulations, stormwater- ephemeral drainages, easements (they are often requiring much more than is necessary). Statutory time requirements. Staff reviews that go on for seemingly ever. They are varied and ever-changing.
- Honestly, we deal with staff a lot, I don't really have anything specific to discuss here
- Water and sewer are always duplicative with state agencies and planners and Planning Board members (who usually have no idea what they are talking about). Road standards are not uniformly enforced. County road maintenance people always comment that they don't build according to their own specs because they are too expensive!
- Floodplain requirements
- That's a tough question due to my opinion that if ANY regulation is subject to interpretation, we run the risk of personal opinions affecting the interpretation.

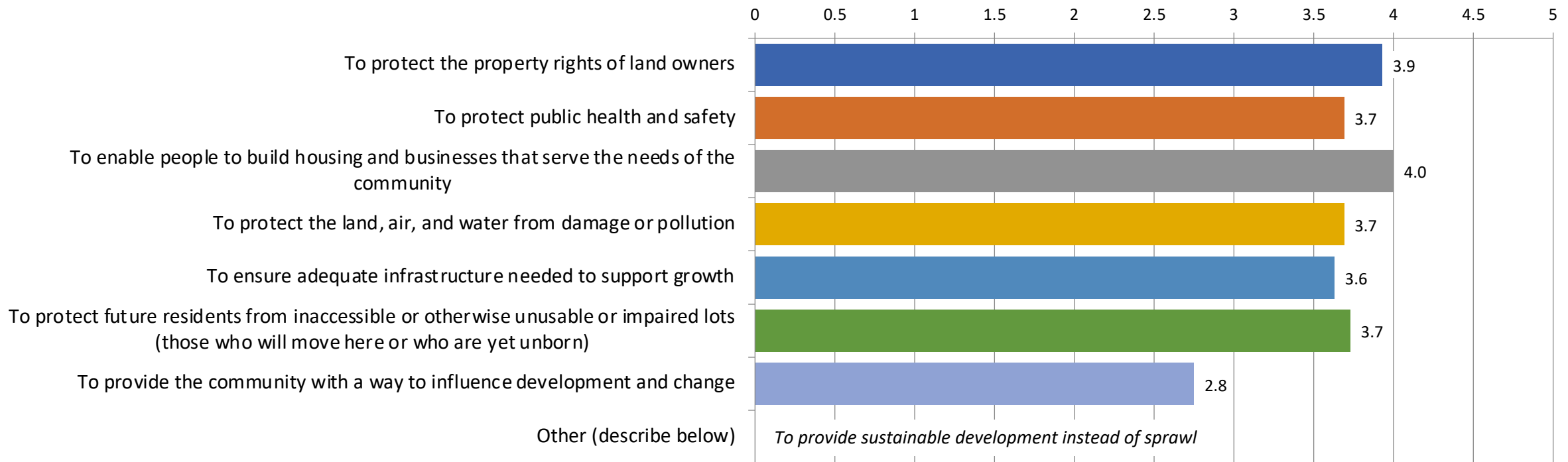
The above are complete, verbatim comments with a few corrections on capitalization and punctuation

Q20. In your experience, how much influence do the following factors have on delays or the length of time required for a decision by the County (4-point scale where 4 is significant)



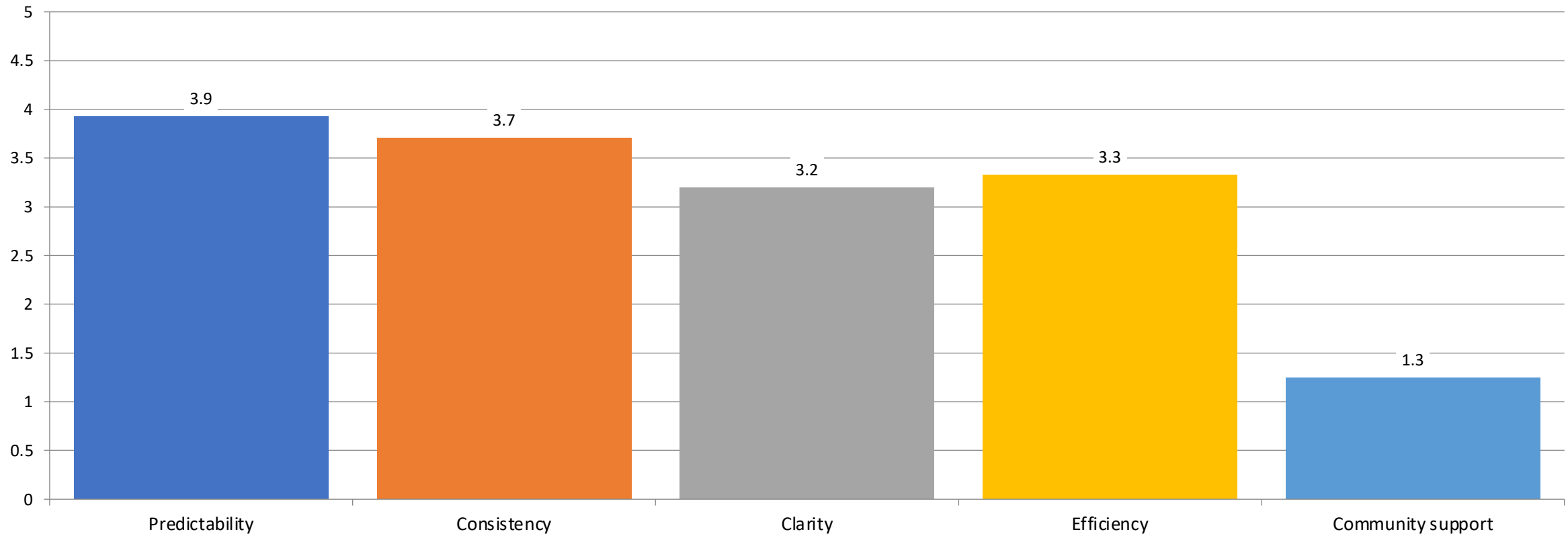
Process, procedures, standards, and inefficiency were given the most weight in terms of influence on length of time required

Q21. How important are the following roles of the Subdivision Regulations?



All responses except community influence received rankings of important to extremely important. Three of the four “other” responses did not refer to specific roles but rather deficiencies or problems described elsewhere

Q22. How would you rank the value of the following factors when it comes to regulating land development through the Subdivision Regulations, where #1 is most important, and #5 is least important?



Community support was considered the least important value by respondents

Q23. Do you have any other thoughts or suggestions for improvement of the Subdivision Regulations?

- Please continue to involve outside stakeholders. Don't let the process take too long.
- Process should be more procedural in nature and less arbitrary and compressive.
- The rural growth area should not support urban cluster development. These should be on city services. Wells and septic systems should be limited larger lots.
- A lot of the delays in the process are a result of problems with specific applications. Anything you can do to make it easier for applicants to put forth quality applications would make your job much easier. Anything we can do on the front end - such as being able to submit "deal breaker" variance applications for review prior to submitting a full application would also make it easier to submit a quality application the first time around.
- Change of attitude at county review level—non-adversarial.
- Use common sense approaches to small (less than 5 lots) subdivisions.
- Consistent interpretation, timeliness, training