

# *Friends of Park County*

P.O. Box 23, Pray, Montana 59065

*Promoting thoughtfully planned growth in order to protect and enhance Park County's vibrant communities, sustainable working lands, and healthy natural resources.*

**Online Testimony of Ken Cochrane  
Before the Livingston Planning Board on the draft Growth Policy  
January 6, 2021**

Good evening. I am Ken Cochrane, a co-founder and board member of Friends of Park County. My address is 60 Majestic Ridge Trail, Livingston.

Friends of Park County is grateful that the Planning Board has requested and received permission to take additional time for your deliberations on the draft Growth Policy.

At your last meeting you suggested that you would devote the first meeting [in two weeks] of your deliberations on the Growth Policy to the Extra Territorial Jurisdiction Area. This would include the related maps showing Future Growth Areas and Future Land Use maps in the Growth Policy and Appendix A.

We recommend that you consider allowing **two** meetings to these topics because of their centrality to the overall Growth Policy and its multiple and complex relationships to the city's growth.

Here is a list of some of the issues related to the ETJ area, including many that are unique to those lands:

- Deciding whether or not any of the land in the ETJ is needed for future growth and development over the next 20 years. [Our position is that a simple analysis will show that **none** of it is needed *if* the city limits remain the same.]
- Whether or not to identify areas for possible **de-annexation** and the policy basis for the **de-annexation**.
- Whether or not to identify areas for possible **annexation** as the first step for development of these lands. You will also need to describe – at a high level - the kind of analysis of need required to justify the **annexation**.
- Reconciling these land use policy choices with other policy statements regarding the provision of city facilities and services (roads, water and sewer lines, police protection, etc.) for any future growth areas outside the existing city limits.
- Mapping and rural zoning designations for various areas in the ETJ:
  - (1) Agriculture zoning for farmland of statewide significance and other land most suitable for raising crops or livestock.

- (2) Rural residential zoning for areas of existing rural settlement that wish to remain both rural and residential with little or no additional development.
- (3) Hazard overlay zoning for areas at risk of flooding or wildfire and steep slopes where development would be hazardous.
- (4) Groundwater depletion or contamination hazard overlay zones, to limit or prohibit additional types of development that would reduce or pollute groundwater used and needed by current residents and businesses.
- (5) Wildlife and natural resource conservation zoning for areas with important wildlife and natural resource values including the Yellowstone River corridor.

**Two meetings are going to be needed.** We believe that once you have addressed these issues, you will have tackled the most complex and controversial issues and many of your other decisions will flow more easily from the decisions you make at those meetings.

Thank you for your time and service and we look forward to helping you with your busy, but – we hope - happier New Year.