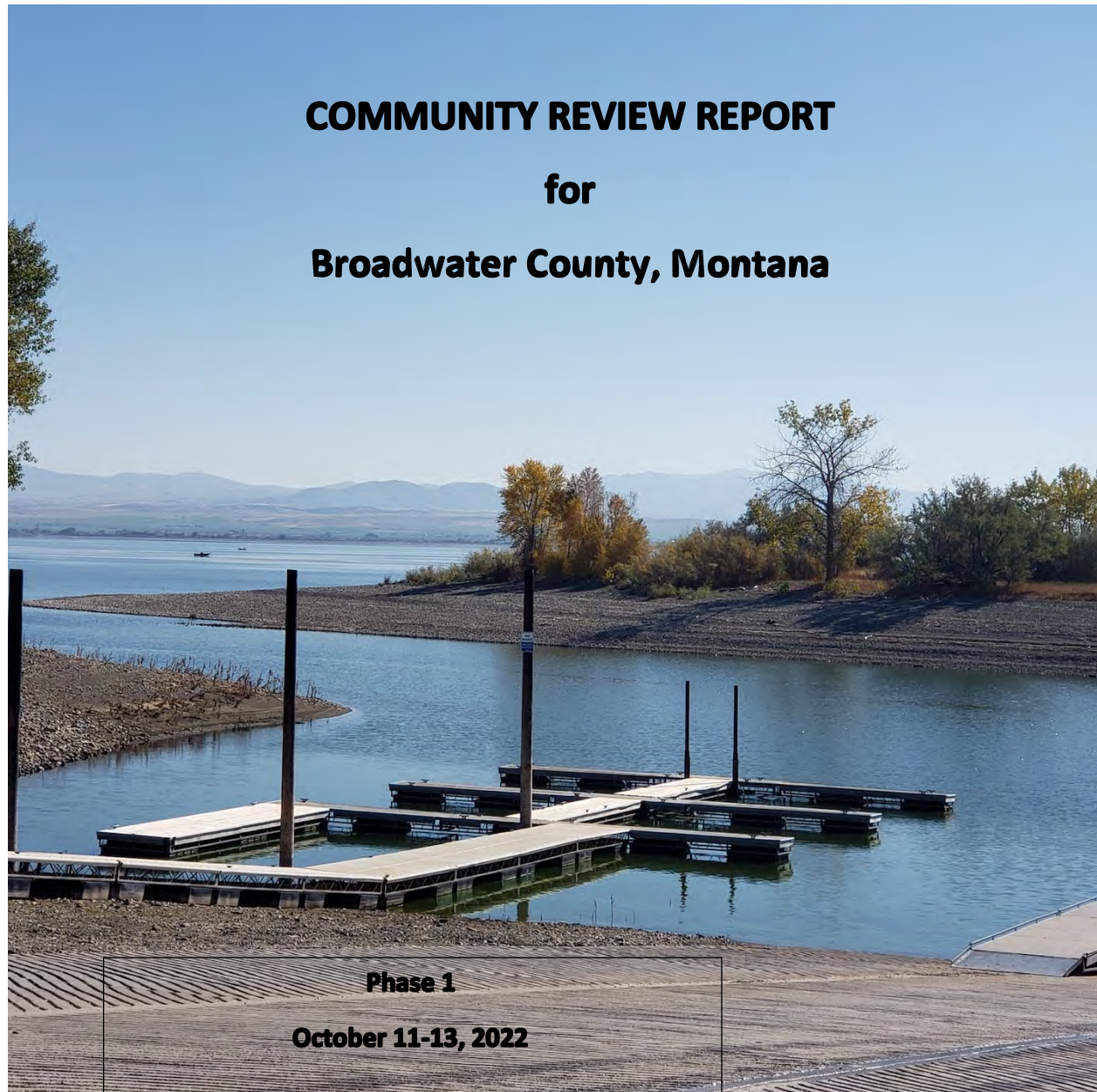




The Montana Community Review Program is a collaboration of federal, state, tribal, and local governments along with the private sector and nonprofits. Montana Community Reviews are made possible with support from Montana Department of Commerce, the University of Idaho, and is coordinated by the Montana Economic Developers Association.

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SPONSORING AGENCIES AND ORGANIZATIONS

- Broadwater County Development Corporation
- Montana Business Assistance Connection
- Montana Economic Development Corporation
- University of Idaho

Finally, the visiting team thanks the organizations, businesses, and individuals below for their contributions of support, time, and information to this project.

Broadwater County Development Corporation
Montana Business Assistance Connection
United Methodist Church
MSU Extension Broadwater County
Townsend Public Schools
KLJ Engineering
Great West Engineering

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INTRODUCTION

It was a privilege for the Broadwater Advance Team to spend time in your beautiful community. Thank you for your hospitality, your time, and for sharing with the team the vision you have for your community.

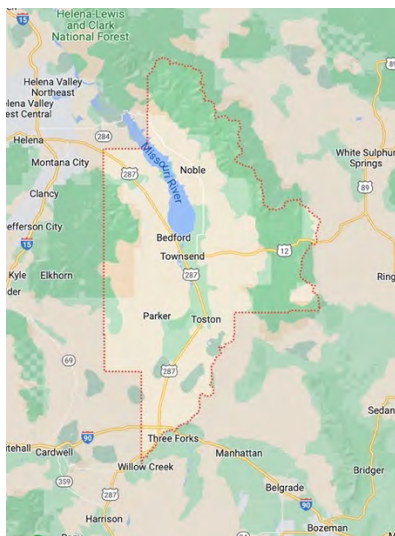
Before diving into the report, thanks are due to the Montana Department of Commerce (MDOC) for its support of the Montana Economic Developers Association (MEDA). It is a partnership between MDOC and MEDA that makes the Montana Community Review program available across the state.

If you participated in the Broadwater County Community Review, you know that Broadwater County conducted their first Community Review back in 2004 with great success. Due to a tri-state grant project including Idaho, Wyoming, and Montana, MEDA is collaborating with the University of Idaho, University of Wyoming, and Montana State University to develop the very best review process in each of our states. Dr. Lorie Higgins, University of Idaho Extension, is leading and guiding the project.

As a part of the three-state collaboration, each state has its own Design Team. Members of the Montana Design Team include Rebecca Meyers, Executive Director, Montana Economic Developers Association (MEDA); Gus Byrom, Community Development Division, MT Dept. of Commerce; and Tara Mastel, Montana State University Extension.

The Western Community Assessment Network (WeCAN) website can be found by visiting <http://www.communityreview.org> and will serve as a resource to communities.

Thank you again for sharing your hope and vision for Broadwater County with the Broadwater County Community Review Team. Working together, much will be accomplished!



MONTANA PROCESS OVERVIEW

The three-phase Montana Community Review Process begins with an application. The purpose of the application is to assist the Montana Design Team in learning about a community and to help in determining readiness for a team visit. In addition, if a community is under the umbrella of a Certified Regional Development Corporation (CRDC) the CRDC must agree to support the Community Review. With support from the CRDC, the MEDA Board lends its support; the Montana Design Team proceeds with implementing Phase 1. In a nutshell, Phase 1 is the discovery process for all involved and includes a survey as well as a community profile. Phase 1 also includes a community visit from the Advance Team. Phase 2 is the learning phase of the process and involves digging deep into the topics and issues the community identified in Phase 1. Phase 3 is all about implementation, evaluation, and celebrating success.

BROADWATER COUNTY COMMUNITY REVIEW: PREPARATION FOR PHASE 1

Approximately six months prior to the Broadwater County Community Review, Brian Obert, Executive Director, Montana Business Assistance Connection (MBAC), indicated to MEDA that the community of Broadwater County was interested in an assessment process. The MEDA Board gave the “go” to proceed. In the meantime, the ID-WY-MT Community Review Teams were collaborating, researching, learning from each other, and fine-tuning each state’s process. Representatives from the Broadwater County Development



Planning

Logistics include meeting place, lodging for team, meals, town hall location, bus tour, survey development and listening session

Corporation (BCDC) began making serious inquiries as to the process and worked hand-in-hand with the Montana Design Team to host a Montana Community Review. BCDC completed the MEDA Community Review Application and identified topic areas that would likely come to the surface during the Advance Team visit. BCDC and MSU Extension Broadwater County also assisted with a mailed survey and advertising for the Community Review. More than 400 people responded to the survey. In addition, BCDC and MBAC formed the Home Team to help with on-the-ground participation for the people of Broadwater County and planned the agenda and logistics for the Advance Team Visit.

PHASE 1: Advance Visiting Team in Broadwater County

Below is the Broadwater County Community Review Agenda.

Broadwater County Community Review Agenda | October 11-13, 2022

Listening Sessions took place throughout the County including Townsend, Winston, Wheatland, Toston, the library, and the senior center.

Tuesday, October 11, 2022

- 3:00-5:00PM – Visiting Team Arrives and welcoming tour conducted – Broadwater County
- 5:15-6:15PM – Dinner – Methodist Church
- 6:30-8:00PM – Home Team Listening Session – Methodist Church

Wednesday, October 12, 2022

- 9:00-10:30AM – Listening Session 1: Business/Agriculture/Natural Resources – Methodist Church
- 10:00-11:30AM – Listening Session 2: Property Owners/Subdivisions (Crow Creek) – Toston Fire Hall
- 10:30-12:00PM - Listening Session 3: Property Owners/Subdivisions (Winston) – Winston Fire Hall
- 12:15-12:50PM – Listening Session 4: Youth – Library Community Room
- 1:00-2:30PM – Listening Session 5: Senior Citizens – Senior Citizen Center
- 3:30-5:00PM – Listening Session 6: Educators/Staff/Administrators – Library Community Room
- 3:30-5:00PM – Listening Session 7: Law Enforcement/Nonprofits/Family Services/Health Care/EMS – Methodist Church
- 3:30-5:00PM – Listening Session 8: Property Owners/Subdivisions (Wheatland) – Headwaters Livestock Auction
- 6:30-8:00PM – Community Listening Session – Methodist Church

Thursday, October 13, 2022

- 9:00-12:00PM – Work Session – Flynn Building
- 12:00-1:30PM – Lunch
- 1:30-4:30PM – Work Session – Flynn Building
- 5:00-6:00PM – Dinner
- 6:30PM-8:00PM – Town Hall – Methodist Church



Tour of Broadwater County

Vicki Rauser, Townsend City Council, and Allison Kosto, MSU Extension Broadwater County, and John Hahn, Broadwater County Development Council, conducted a tour of the county including:

- Old Sawmill
- Graymont Lime Plant
- Golf Course
- K-12 School
- Small private airport
- Wetlands
- Copper City Trails
- Skate Park
- Canyon Ferry Lake
- Bruce Seed Farm
- Amish Community
- Wheatland
- Swimming Pool
- Townsend Neighborhoods
- TEDD District including new Bridger Brewery
- City Park
- Hospital
- County Building

As part of the tour, we went through the Mill Site which had a fire recently and from there the team could see Mt Baldy and Mt Edith. We drove by the 9-hole golf course that might expand to 18 holes in the future. We passed the Fairgrounds, which some consider the best rodeo grounds in state, as well as Hamilton Honey, which is the largest producer in the northwest.

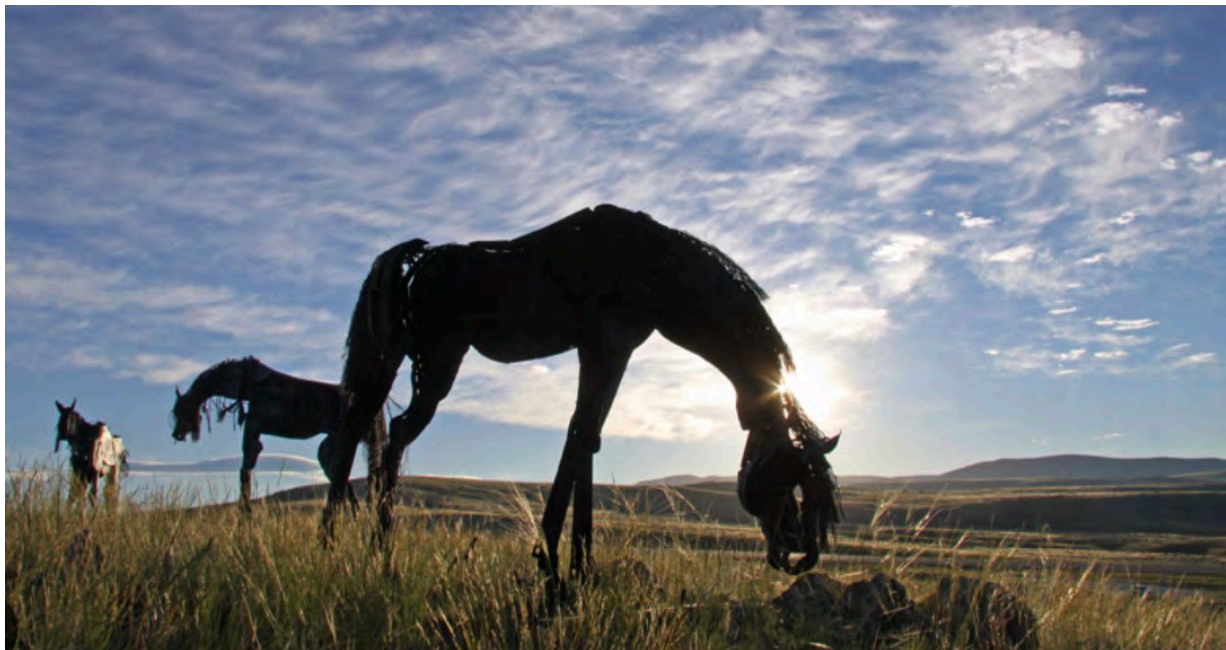
We learned that the geological history of Broadwater County is famous. Many refer to it as the Big Belt Super Structure. Seashells and 4-billion-year-old rocks are found at the tops of the mountains. Evidence of dinosaurs, woolly mammoths, and saber tooth tigers have been found. In the late 1940's – early 1950's the Canyon Ferry Dam was constructed, which formed the Canyon Ferry Lake, displacing thirty-five family ranches. Geologically the area is also well-known for gold mining. The Bunkhouse Bar and Grill was an actual bunkhouse back in the day. York Islands Missouri river access site was named by Lewis & Clark after Clark's slave, York. We learned that Crimson Bluffs also gets its name from the Journals of Lewis & Clark.

The team drove by some Senior apartments, and the local hosts indicated more are needed. We learned about STOKES: science/tech/outdoors/knowledge/entrepreneurship – a local nonprofit that helped build the Sharp Shinned skatepark with the help of Montana Skateboard Association, Jeff Ament's MT Pool Foundation and the Broadwater County Trust Fund.

Townsend Marine has been recognized as being a top 10 Lund dealer since 2008, and a top five Lund dealer for the last seven years. Watson Irrigation is well-known for pivot irrigation systems. Tour guides noted the historic bridge to Toston and told us the pilings were damaged in flooding. The community is trying to figure out whether the county or state owns it which is the first step toward repairing it. We passed the road to the Toston Dam and heard that some are concerned about erosion impacts of homes currently being built on the riverbank.

The tour included information about farm/ranch production including grass seed and seed potatoes. We learned that Broadwater County is the seed potato capital and sells them to Idaho. Other farm industries in Broadwater County produce livestock, corn, sod, hay, honey, wheat, barley, pulse crops, canola, peas, dairy, radish, and turnips. Some of the wheat grown in the county goes to the Wheat Montana company.

We learned about the Amish colony and that they build the numerous small sheds and greenhouses seen around the county. The team drove by the horse sculptures on hill and heard that a couple were taken awhile back and then were returned mysteriously. The Wheatland area is growing rapidly and is increasingly developed with subdivisions and businesses.



COMMUNITY LISTENING SESSIONS

Community listening sessions are open-ended, focus group-like discussions with key stakeholder groups identified by the home and visiting teams. The purpose is simple: we ask open-ended questions of a cross-section of community residents with diverse perspectives, listen to their answers, and reflect what we hear. This means that for the most part, we're telling you exactly what we heard from residents; we also

made a few observations and will share those at the end of this section. Eight community listening sessions and one town hall was held with the Broadwater Community Review Advance Team. Over 100 people responded either in person or in writing their answers to three questions:



1. What don't you want to see happen in Broadwater County in the next five years;
2. What do you want to see happen in Broadwater County in the next five years; and
3. Who, what, and where are the assets that can benefit Broadwater County?

Below is a summary of each of these questions based on what the team heard. As listed on the agenda, the Broadwater Community Review included listening sessions with the following stakeholder groups: Economic Development, Administrators, Educators, Law Enforcement, Healthcare, EMS and First Responders, Nonprofits and Social Services, Faith Leaders, Agriculture, Youth, Seniors, Businesses, and Property Owners. Several sessions were dedicated to residents living in the southern and northern regions of the county.

What DON'T you want to see happen in Broadwater County?

While it's never good to dwell on the things we don't want to see happen, the Broadwater County Review Team believes it is important that the conversation take place and the overriding themes be compiled and described. We asked locals to discuss and identify what they don't want to see happen in Broadwater County and heard many ideas emerge that can be broadly categorized around these principal themes:

1. Uncontrolled Growth resulting in loss of land;
2. Loss of Small Business Opportunities and small-town culture;
3. Loss of Affordable Housing and workforce
4. Big box stores and chain businesses, crime, drugs, more bars and deterioration of natural resources.

Listening session participants shared many comments as reflected by the following word cloud:

This word cloud visually represents the most frequently voiced responses when listening session participants were asked what they did not want to see in the community over the coming 5-10 years. Larger text indicates items mentioned most often.

We don't want to lose local services to Lewis & Clark or Gallatin County. We are NOT their suburb.

I fear for our ag community.

I don't want to see all of our town traditions die (Fall Fest, Christmas Stroll).



Uncontrolled Growth and Loss of Land

The most often heard items of things community members don't want in Broadwater County centered around sprawl and unplanned subdivisions and the myriad of issues surrounding this topic. A lot of concern about the loss of farmland was heard many times throughout the day. Several reasons for the loss of farmland were shared and the generational legacies that are in danger of being lost. Concern about water usage in the new developments, as well as government dependent growth were expressed. Subdivisions without a traffic safety impact evaluation as well as many comments about how stretched the county law enforcement and emergency medical services are. Zoning is a major concern in the County. We heard about speculation of unfinished buildings being occupied without inspection. It was repeated through the listening sessions that lack of control over waste, water, traffic, and farmland were a high concern.

"When you don't feel connected, you don't feel involved and then you don't really want to be involved."

"When you don't feel connected, you don't feel involved and then you don't really want to be involved."

"We should thoughtfully plan for growth and limit subdivision development."

Many people tied the rapid growth to fear of losing the heart of the community: Small Town Culture. Residents expressed fear that local elected officials would forget the need for locally-based shops and replace it with box store culture.

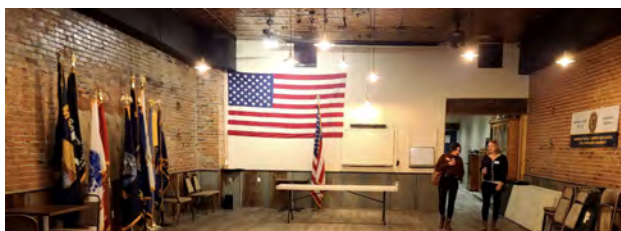
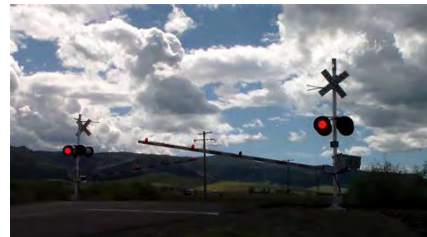
Loss of essential businesses and services to neighboring counties

The Broadwater Visiting Team heard discussion of the importance to maintaining and improving existing small business infrastructure as well as attracting new specific types of businesses to the area. The concern for undesirable types of businesses such as fast food, franchise businesses, Wal-Mart and other big box stores were expressed. Concerns about more businesses focused on adult entertainment in the southern part of Broadwater were heard by the visiting team as well. Storefront abandonment and businesses moving to neighboring Gallatin and Lewis and Clark County are among the concerns for current businesses located in Broadwater County.

Loss of affordable housing

Another theme throughout the listening sessions focused on fear of losing affordable and accessible housing. Broadwater County sits between Lewis and Clark and Gallatin Counties, both of which are seeing rapid growth and development, as well as increased property taxes, cost of living, and remote working opportunities. Broadwater County is beginning to feel the impact sitting right between the two. Residents were clear in wanting opportunities for growth but do not want to become Helena or Bozeman. It is important that housing remain affordable to the locals who have made the county their home while also allowing for business, educational, and employment opportunities.

“We need workforce and family housing affordable for the people who work here.”



What DO you want to see happen in Broadwater County?

On the flipside of what Broadwater County residents don't want to see are all the things they do want in order to be a community where everyone thrives. We've organized these ideas into four interrelated categories:

- 1) Housing and Planning
- 2) Small Business and Employment Opportunities
- 3) Access to Services
- 4) Recreation and Community Opportunities

This word cloud visually represents the most frequently voiced responses when listening session participants were asked what they do want to see in the community over the next 5-10 years. Larger text indicates items mentioned most often.



Housing and Planning (livable, affordable, sustaining rural community feel and agricultural landscape)

We heard throughout the listening sessions that there is a need for workforce and family housing that is affordable for the people who work locally. Everyone sees housing developments, but new home prices are out of reach for many who live and work in Broadwater County. Both starter homes and rentals were often mentioned as a priority in both listening sessions and the survey.

The community wants residents and local government to thoughtfully plan for growth (emphasizing necessity, fairness, consistency) and limit subdivision development. There is some tension between wanting less government and wanting to sustain a rural, small town, and agricultural lifestyle, and ensure public safety.

I want to see more meetings or presentations with younger groups of people. (Youth Listening Session Participant)

Many people mentioned wanting to continue enhancing the look of downtown. Many noted that new businesses and some fresh coats of paint have been welcome and that there is room for further improvement. Sidewalks and improving other supporting infrastructure will need to be a component of this goal. Neighborhood beautification along with new parks and improvements to existing ones is desired as well.



Small Business and Employment Opportunities

Priorities in most listening sessions included the need for a diversity of businesses such as light industrial and small businesses while maintaining fair family wages. Residents much prefer small businesses with a “keep it local” mentality at the heart of opportunity, as opposed to chain and big box retailers. Many people indicated that they would like additional lodging and diverse dining experiences. A fine dining and/or dinner restaurant was mentioned the most. Art studios and galleries are of interest to residents as is refurbishing dilapidated buildings.



Though the town has a nice grocery store, there is interest in another store, perhaps south of town, as well as more options for obtaining quality, affordable fresh fruits and vegetables. Quality childcare businesses would be welcome as well, which could be a selling point for someone wanting to bring or start a business in Broadwater County.

Childcare, Broadband & Emergency, Senior and Mental Health Services

We heard that emergency service provisions should keep pace with growth and there is broad agreement that law enforcement and emergency services availability at the southern end of the county is lacking. The community believes there is a need for more volunteers, training, and resources across the county. Services and facilities for seniors are declining but need to grow. Housing, nursing, memory care, and transportation for seniors are among top priorities for residents. Though not as common among listening session participants, many survey respondents would like to see regular public transportation to Helena and Bozeman.

County-wide cell service in the Radersburg/Elkhorn area is lacking as is broadband in general outside of Townsend. Residents want an increased focus on social services in general, particularly mental health. We also heard a desire for better road maintenance throughout the county. Improved road maintenance and dust management came up in quite a few listening sessions, as did wayfinding to existing trails and new trails that are developed in the future.

Recreation/Community/Teen Center

A multi-activity youth/recreation center is one of the highest priorities for youth and adults in Broadwater County. Ideas shared in listening sessions include an indoor pool, basketball and pickle ball courts, an arcade, coffee shop, art gallery, after school activities, drive-in movie theater, live music, expanded skate park, bowling, studying space, updated outdoor pool, connecting the trail at the bridge, more trails, improved campsites, library improvement, and additional parks in and outside of town. One suggestion was to remodel the old Ford Dealership into a community center but since that building has been purchased, another suggestion I the old Rocky Mountain Supply building. Though the library is nice and appreciated, the community would like a library that is separate from the school.

Agricultural and Natural Resource Preservation

We heard throughout the county the need for celebrating and preserving agricultural identity and land. Local farmers would like to see some tax policies revisited to ensure that selling land to developers does not become more attractive than continuing to farm and ranch. Residents want to maintain their rural lifestyle, which is inconsistent with building more subdivisions.

Water resources need to be stewarded – perhaps centralized water systems to ensure long-term sources for residents. Residents feel pulled between not wanting more government interference and wanting to retain what is held most dear by residents, which is the small-town environment, agricultural landscape, and pristine natural resources.



Youth told us they think historical tours and a focus on the county's rich heritage would also be cool.

Harmony, Collaboration & Community Involvement

The culture of the county and the people who call this place home are at its heart. Neighbors helping neighbors in crisis and newcomers who are willing to volunteer bring many great skills with them. The natural beauty and access are what bring many people here to live or visit and those should be seen as a positive thing.



Residents shared over and over that they would like more community involvement (newcomers, young people, all people), collaboration and coordination between local government and citizens (less siloed organization, agency, & government work), and more communication about issues, events, and volunteer activities. In Winston, we heard that it has been challenging to know what is taking place in Townsend even though it's only a fifteen-minute drive away. Residents would love a place to gather, connect with neighbors, and build support systems for when a family or individual is in crisis.

"I think the underlying desire is there but when everyone is in survival mode it is difficult to get people motivated. It is hard to instill hope for the future when you can't pay your bills today."

The Crow Creek listening session talked a lot about the assets being centered around home, that this is home, and they want it to feel like home for new generations of residents. The natural landscape and access to open spaces, the river, and recreation are important.



Who, what, and where are the assets that can benefit Broadwater County?

As outsiders looking in, we always take note of a community's setting within the surrounding landscape — whether it's forested, pastoral farmland, high desert, or near water. Next, we look for historic architecture or unique community features that define a sense of place.



We asked locals to identify assets such as people, organizations, natural resources, or places. Listening session participants shared numerous assets with us, which are reflected in this word cloud.

The visiting team observed a vibrant downtown in Townsend, with shops open, sidewalk displays, and opportunity for walking Broadway Street during the day and shopping venues that were open during the weekdays. The bars and restaurants located out in the county are hubs for gathering and community. The natural resources and aesthetic of the entire county in undeniable. The listening session with the high school group had a very long and impressive list of assets and included every single community event, festival, and parade. These seem to be a special point of pride for the youth in the community.



The lake and river are very much an asset the visiting team heard a lot about. Along with public access to National Forests and the number of recreational activities that are organized, like Copper City Trails and the skate park, and activities like hunting and fishing. Crow Creek



Falls and access into the Elkhorn Mountains were described with great affection along with concern of overuse in these areas. The agricultural landscape is an important cultural and environmental asset that many of the county residents expressed deep attachment and affection for.

People

As we often hear when visiting Montana communities, Montana is all about its people. Broadwater County is no exception. Broadwater County is an engaged community because of the caring, hard-working people who come together to get things done as a top asset. In the listening sessions, people from different sectors of the local economy were cited as assets such as agriculture producers, business owners, educators, law enforcement, healthcare workers, business owners, nonprofits and other professionals.



The Broadwater County Review Team often heard descriptions of the heart of the people of Broadwater County such as:

- We are inclusive and entrepreneurial.
- Generous.
- Community spirit and community pride are strong.
- Value our small-town culture.

“Townsend is a great community for pulling together to help each other.”

Places

Those participating in the listening sessions stated the obvious about the unique and beautiful location of Broadwater County. Sitting between Lewis and Clark and Gallatin Counties, resources are available. Residents take full advantage of the vast outdoor recreational opportunities such as Canyon Ferry Lake and the miles of hiking and biking trails. The team heard a long list under the category of special places in Broadwater County:: outdoor recreation areas, fishing spots, local businesses, Canyon Ferry Lake, public lands, the pool, parks, and agricultural land. Emotion was attached to the special “place” of Broadwater County with comments such as:

- Enjoy the small community, small family feel.
- Picturesque Main Street.

- A place where people care.

Organizations

The Broadwater County Community Review Team was amazed at the large number of organizations actively engaged within your community. These organizations work hard to plan events, serve those in need, take care of the town's physical needs, educate youth, provide healthcare, and so much more. The team heard about the incredible Fall Fest, existing businesses, the quality education provided by the school, pool facility, hospital and health care, BCDC, the revitalization of your local chamber of commerce, seed potatoes, and the new brewery.



Broadwater County Community Satisfaction Survey Results

A "Community Satisfaction Survey" was conducted in Broadwater County and included all households located in the county. Several zip codes transcend county boundaries, so some surveys were received by residents outside the county. A community survey is conducted as part of a Montana Community Review, a program of Montana Economic Developers Association (MEDA) and is conducted before a MEDA team visits the community to conduct listening sessions with multiple groups, discuss survey and listening session results, and plan for bringing action teams together to implement projects prioritized by the community. The survey was conducted by University of Idaho and the HELPS Lab at Montana State University and is included in the appendix of this report.

Survey results serve several purposes and communities in multiple ways. Results can be used as justification for community grant proposals and demonstrate support for new policies

or the status quo. Citizen groups and municipalities can also use this data as a guide for planning and identifying future initiatives. In addition, Community Review delivery organizations and partnering Universities use this data to identify common interests and concerns across multiple communities, which in turn helps these organizations develop programs and resources to better assist rural communities like yours. To identify commonalities and differences across communities, surveys need to be relatively standardized. Therefore, some questions in a standardized survey may be more or less relevant to particular communities. That said, most of the questions on your survey are relevant to the county seat of Townsend.

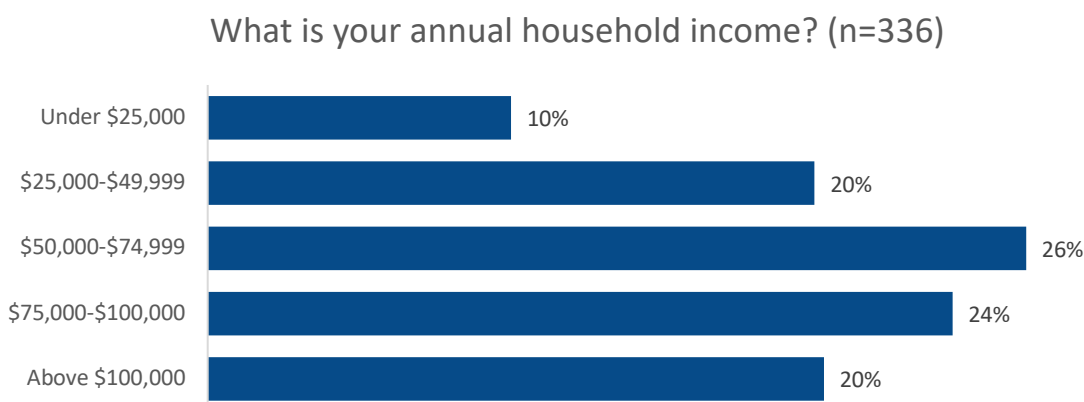
If you have any questions about the survey, survey results, or the Community Review, please contact John Hahn with the Broadwater County Development Corporation at hahnsupply@mt.net.

Demographics (characteristics of those who responded to the survey)

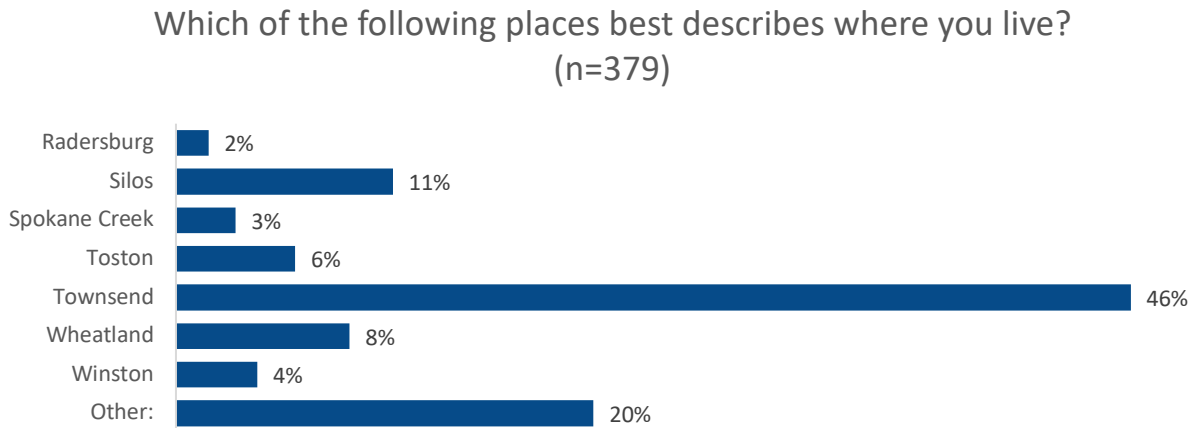
Respondents are similar to other communities that have completed the survey in that they tend to be female, older and have lived in the area for more than ten years

- The average age of survey respondents is 61 years old.
- 86% of surveys were returned on paper.
- 55% of respondents are female; 39% male.
- 98% of respondents are white
- Response rate is 15% (2788 deliverable surveys, with 418 surveys completed)

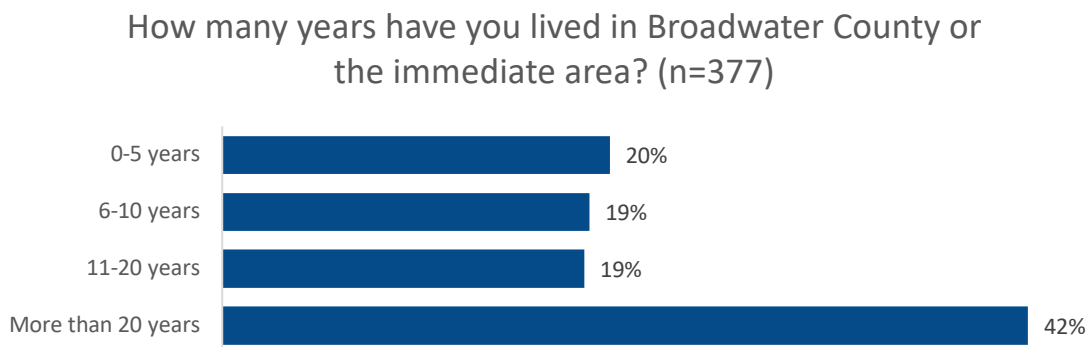
Respondents by income



Respondents by location

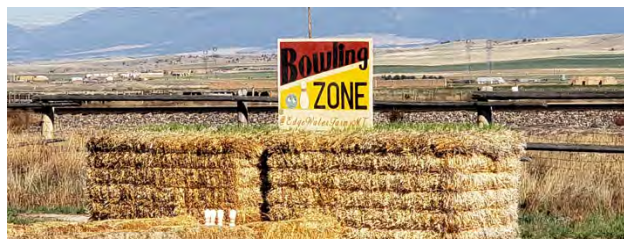


Respondents by length of time in the community

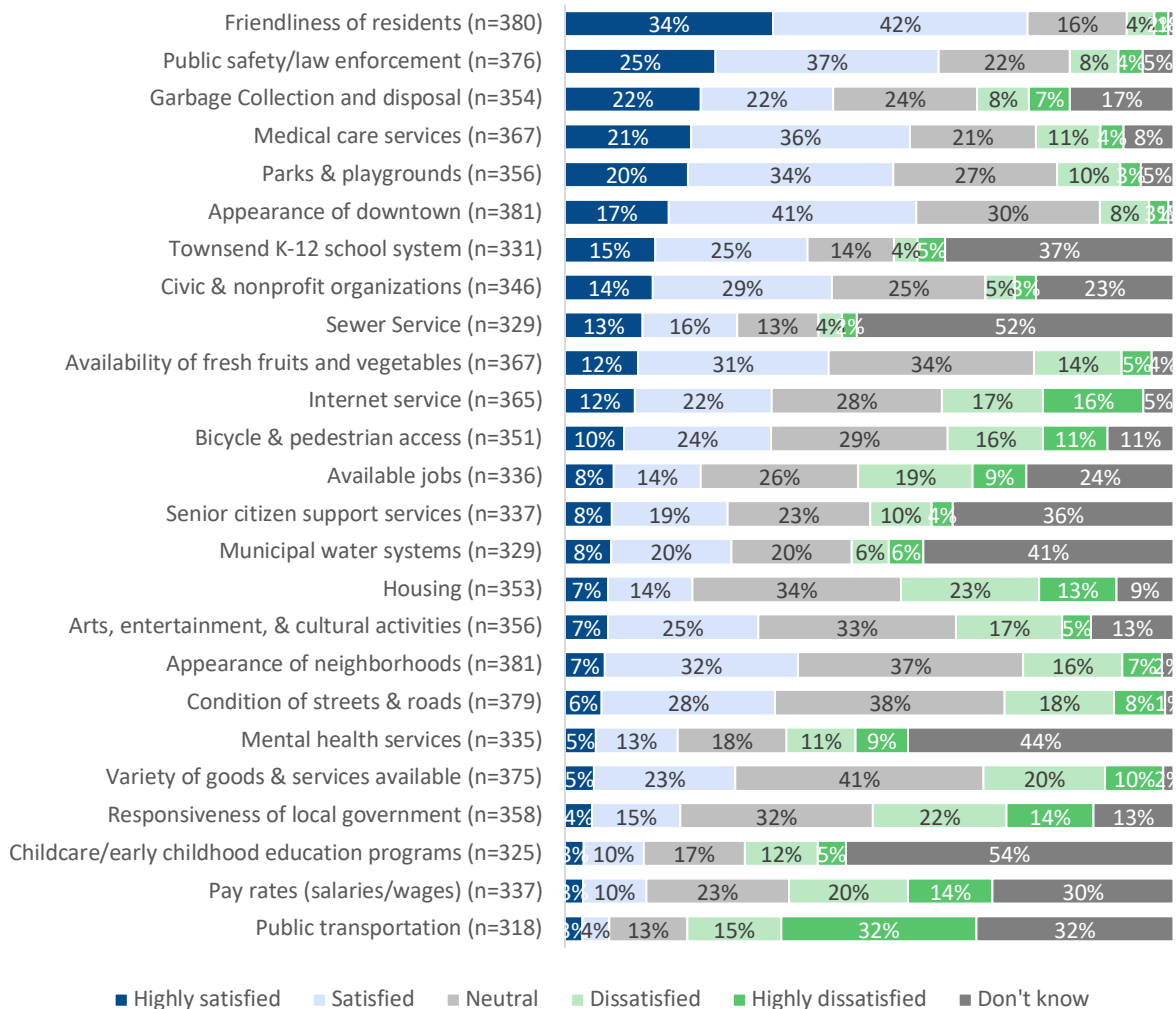


The first survey question is a list of community attributes that were ranked by respondents on a five-point scale – from Very Satisfied to Very Dissatisfied plus an option to mark “I don’t know.”

As was explained in the cover letter respondents received, this survey has been standardized for rural communities ranging in size up to 10,000 people. Obviously, many of the questions that would be relevant for a community of over 2,500 are not going to be relevant for small towns such as Toston and Radersburg. However, it is important to retain the standard questions to allow for results to be compiled and compared across communities over time. This also ensures that outsiders are not presuming what is and isn’t important to the residents of a community or cluster of communities.

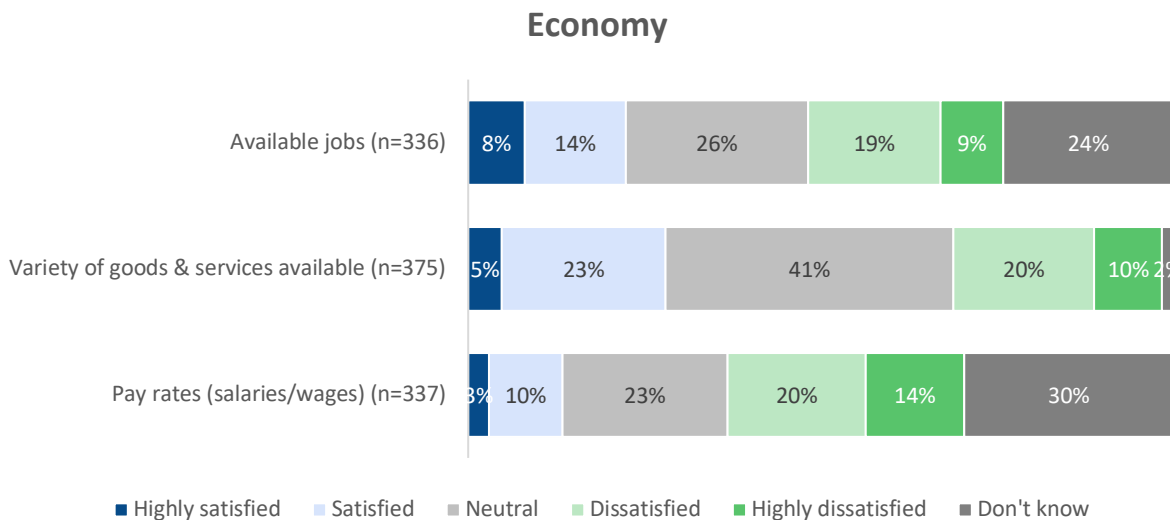


Q1. Listed below are public services and community amenities within Broadwater County. Thinking about availability, cost, quality, and any other considerations important to you, how satisfied or dissatisfied are you with the following aspects of your community? Please circle a number from 1 (highly dissatisfied) to 5 (highly satisfied), or “don’t know.” If you believe an item is not applicable to your community, please feel free to skip it.



Additional detail on all the items ranked in Question 1 are included in graphs below and have been grouped into broader categories of Economy, Infrastructure & Housing, Services, Placemaking, and Leadership.

More than 150 replied to Questions 2 & 3 (Q2/Q3) – “Would you like to comment or explain why you rated your satisfaction with any of these public services and community amenities in the way you did?” and “Would you like to comment on your level of satisfaction with any other public services or community amenities that are not listed above?” A summary of those comments are included in each of the following sections to help explain patterns in responses.



- *We need high paying Tech business. Perhaps sort of the biz-tech model.*
- *We need agri-tech businesses.*
- *Manufacturing*
- *Data services*
- *Promote "ag niche" businesses (i.e. hops, etc) - energy (solar energy production, even perhaps geo-thermal - certainly a ground source heating and cooling business). etc.*
- *With these types of business brought into the community, the "infrastructure" services as presented on page 1, would be even more important in supporting larger scale business.*

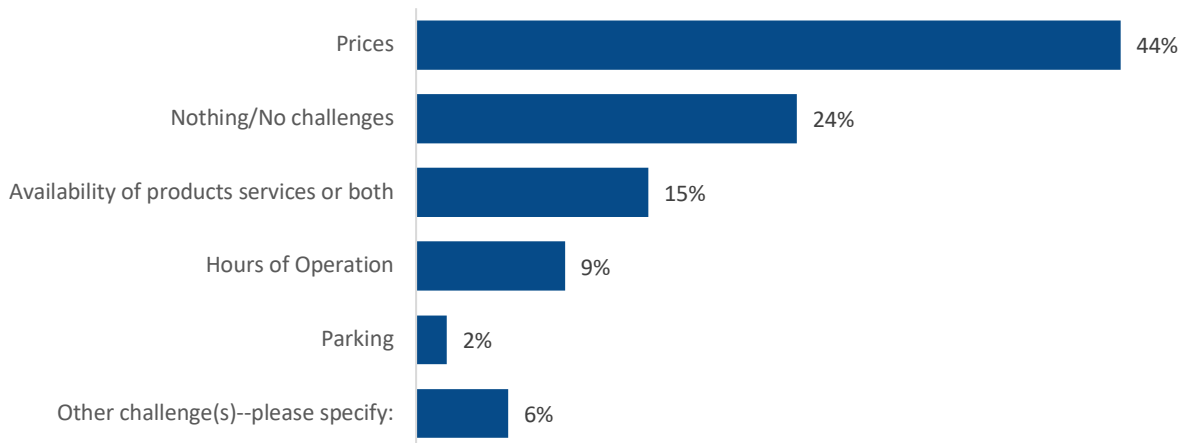
The above answer to **Q 12. What type of business(es) would you like to see in Broadwater County?** was one of the few comments focused on living wage jobs, although higher wages and better paying jobs were referenced as part of the solution to the housing crisis.

29 comments mentioned a full-service dinner restaurant (we also heard this a lot in listening sessions).

Other desired businesses and practices:

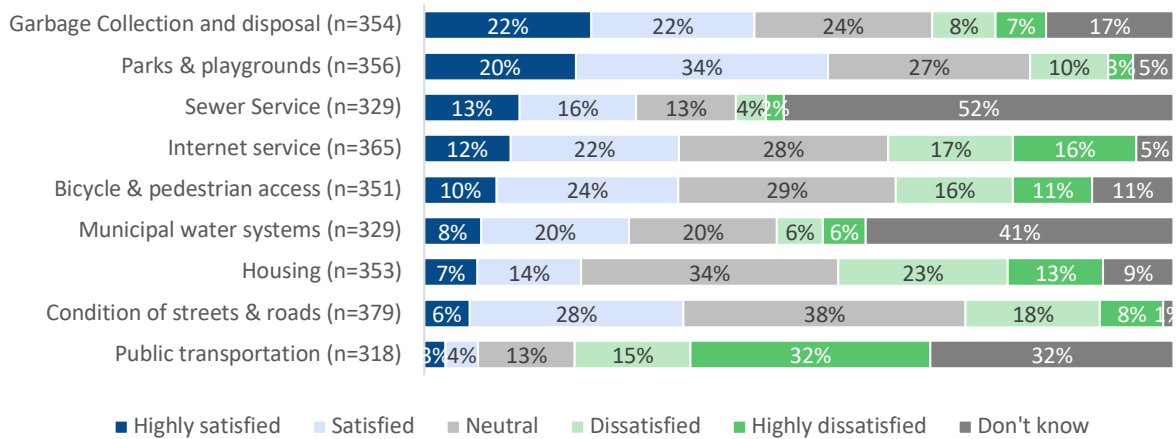
- Expanded hours for existing restaurants and businesses
- Bowling alley
- Car dealership
- Clothing store
- Movie theater
- Motel
- Office supply
- Another grocery store
- One or two fast food restaurants

Do any of the following factors challenge your ability to support Broadwater County's locally owned businesses? (n=363)



“Other” comments tended to focus on distance to services. For example, quite a few comments indicated living closer to Three Forks than Townsend, or working in Helena makes shopping there more convenient. As indicated elsewhere in this report, Broadwater County residents are relatively satisfied with the number of local businesses. The wish list includes another grocery store at the southern end of the county, competitive prices, restaurant variety, and continued upgrades downtown storefronts.

Infrastructure and Housing



Road improvement and Internet related issues each were mentioned 16 times in response to Q2. Would you like to comment or explain why you rated your satisfaction or dissatisfaction with any of these public services and community amenities in the way you did? A few mentioned specific roads they would like to have fixed: Price Rd., Goose Bay Ln., Rolling Glen County Ranch Rd, and gravel roads in general.

A number of respondents felt that many of the services provided by city or county governments have increased in cost without any additional services or increase in quality. Several also complained about low water pressure.

There are no safe walking paths/routes for families. Sidewalks are in disrepair. Several towns I have visited have awesome trail systems. Townsend has none.

Responses also indicate that internet is slow or non-existent in much of the county. One person used the word “horrible” to describe the state of internet services. Quite a few commentors noted they are either

unable to work from home or have had to purchase expensive satellite equipment to do so.

Comments included quite a few about improving, extending, and expanding local walking and biking paths. We heard this in listening sessions as well, also regarding the trail that is fragmented at the bridge outside of Townsend. One person noted sidewalks are lacking around parks and in other areas where people walk and ride, causing safety concerns.

Q3 explicitly asked for feedback about housing issues in the county. **Please explain your level of satisfaction or dissatisfaction with housing options for people in your community:**

Housing is expensive but building luxury homes in out-of-town subdivisions is not helping local working-class people.

Comments focused primarily on concerns about sprawl, subdivisions and especially about increasing costs that price out the workforce and seniors. Equally of concern are the lack of rental homes and apartments, as well as affordable homes to purchase. There were also quite a

I have been witness to a house built here. The building codes are so bad. The house separated - the floor from the walls. Some unsuspecting young couple were hurt by that.

few who noted the lack of code standards being observed and standard development practices that make sense.

While the vast majority of comments stated various aspects of the problem without offering solutions, which is fair because that was what was asked in the survey, a few ventured to make some suggestions. Most suggestions revolved around wanting some kind of planning process, although there were plenty of recommendations to “close the border,” and to stop advertising the state. One comment, “I live in a house too big, 5 bd for a 65 yr old widower because I can't afford to move,” alludes to a need to develop affordable housing for retirees, which would free up larger existing homes for families.

Increasing wages was another frequent suggestion as was a public-private effort to build workforce and low-income housing. Throughout all the comments there was a sense of helplessness with nowhere to turn for help. Below are several recommendations from among the comments.

Government doesn't seem to care. Montana is for sale to the highest bidder.

Nobody is looking at the ground water situation and all the septic drains toward the lake. Thought needs to happen to keep water ways healthy.

There is a need for more affordable housing, but trailer homes are not the answer.

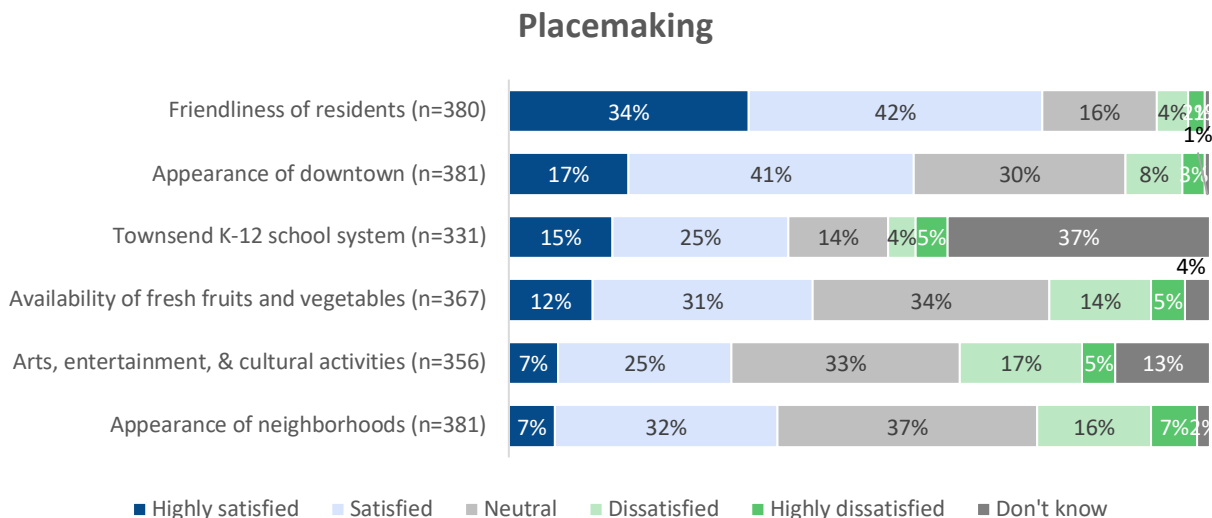
Build some tiny home communities or other more affordable type housing that is run on solar or wind power.

Habitat for Humanity could offer some great alternatives. I was board member and volunteer with Habitat for years. Helena Habitat could and would help.

As previously mentioned, there isn't enough housing available and what housing is available, it's far too expensive. The urban / suburban sprawl tends to just grow. It's ugly, a different perspective to county housing planning might be helpful. ...a "village" concept where housing is planned as smaller units, smaller acreages, that take overall less space. As we think about a "village", we also think about a central park / green space, trees,

Townsend is a welcoming and for the most part friendly community that needs to improve in providing entertainment for all age levels, especially teenagers.

etc. As we think about a "village", we can also think about how to bring in affordable high bandwidth services, as well as other remote work types of services. I think there needs to be MORE private / public collaboration around planning and developing with a vision of 5, 10, and 20 years.



Pride in appearance of neighborhoods was mentioned as a concern 15 times in response to Q2. Many would like county residents to keep their properties tidy and clear of junk cars and appliances, and excessive numbers of boats and RVs. One person suggested that if the Radersburg dump were open more often and allowed some larger items, “properties could be kept up better.”

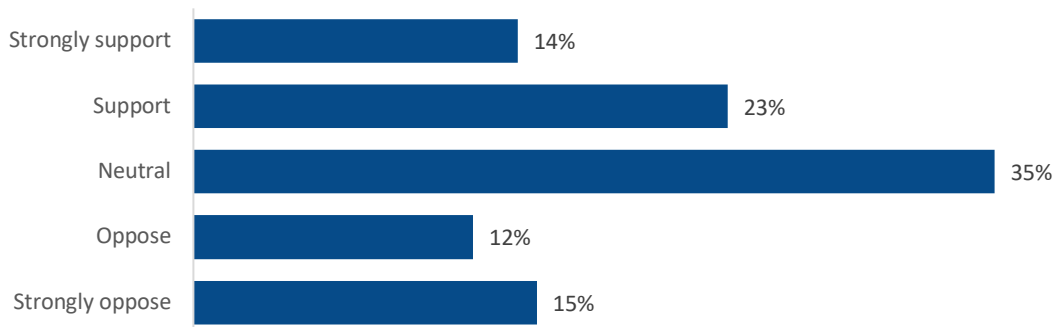
Survey respondents were largely happy with the appearance of downtown and like seeing the new businesses that have recently been established. Seven comments suggested some would still like to see more updates, new paint, and tidy storefronts.

Arts and entertainment were given a nod in 12 comments that additional restaurants, including some fine dining venues, art activities, events and “more things for kids to do” would be welcome. In the “for kids” department, there were several comments about more ball/playing fields and upgrades to the track. Five comments indicated more parks are desired too.

A few mentioned that quality and price of fresh produce is less than ideal, and that another grocery store in the county, perhaps outside of Townsend, would be welcome.

Residents are largely satisfied with the local school system, but there appears to be a need for more childcare options for working parents and early childhood education. Ten residents said there are leadership issues in the school system. Several had experienced or were aware of interactions with school district leaders and bullying issues that they perceived to be unsatisfactorily addressed.

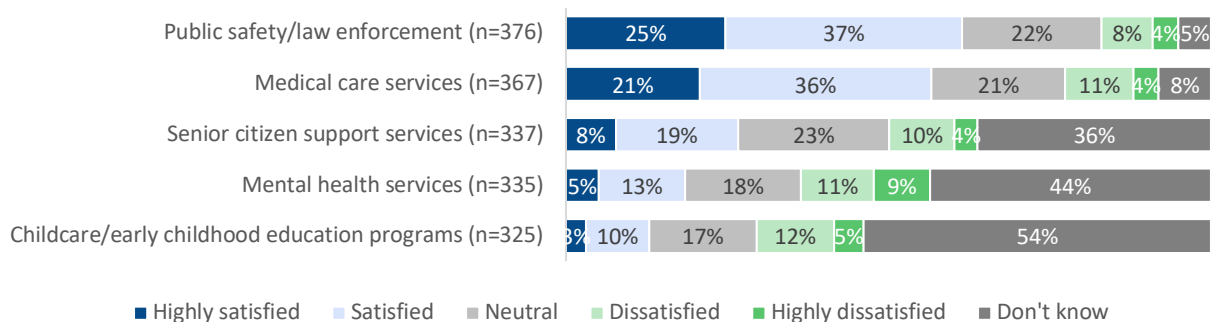
To what extent would you support or oppose the county implementing zoning to regulate land use? (n=359)



Though support leans toward pro-zoning, note that “Strongly support” and “Strongly oppose” are nearly equal. This suggests the issue could elicit strong emotions on both sides. There were more comments that favor some managed or planned growth policies, but there were also a few comments indicating a desire for no interference by local government.

County planners ignore citizens clearly expressed wishes to keep the county rural. Subdivisions are destroying our quality of life.

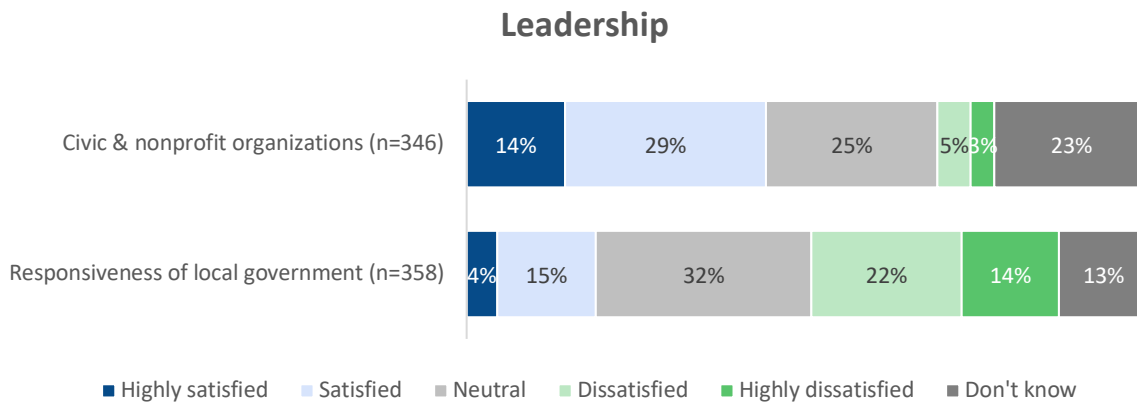
Services



Medical services are viewed favorably but a need for improved and more mental health services was mentioned seven times, with some comments alluding to a significant suicide problem.

In survey comments and listening sessions, residents at the south end of the county are extremely concerned about emergency service availability there.

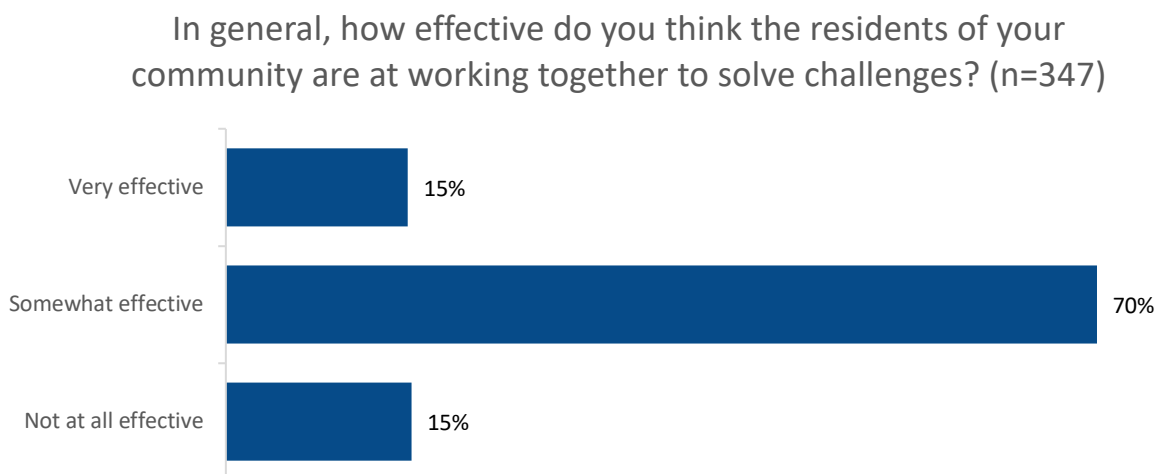
Very satisfied with sheriff's dept service and personnel. However we need more deputies and more LEO presence in the south end of the county.



By far the most frequently mentioned topic in response to Q2, “Would you like to comment or explain why you rated your satisfaction or dissatisfaction with any of these public services and community amenities in the way you did?”, focused on local government. Twenty one comments were critical of county government and five of city government. There were also a handful of comments commending City of Townsend officials and county administrative staff specifically. The main

The perception of the commissioners putting their needs, desires, and greed ahead of the citizens is shared by most residents.

concerns about county government had to do with the growth of subdivisions at both ends of the county. Many feel county commissioners are inaccessible, non-responsive or only responsive to wealthy developers. There is a sense that the county is not being accountable to county residents. The upkeep, or lack thereof, of county roads was also mentioned several times.



Hundreds of comments explaining responses to this question were provided by respondents. There are relatively more negative comments about county officials in general (primarily about what is perceived to be uncontrolled subdivision growth around the county) but also that citizens do not engage as they should.

I attended several public hearings on a proposed subdivision. The citizens overwhelmingly opposed this subdivision and expressed their opposition through many recorded statements. County officials overrode the citizens.

There are talented, hardworking people in Townsend, that if shown they are needed can be significant contributors in helping Townsend become the vibrant community it can be.

Nearly as many comments suggest that when something needs to get done it gets done. People step up, this suggests, but there is a sense that it is on an ad hoc basis and is focused on individual needs: “We seem to come together to help any neighbor in any situation big or small.”

I see a few organizations answering the call for more community service such as Chamber of Commerce. I wish there could be more than a few people who volunteer day in and day out to accomplish what happens.

Keep the STOKe program! also the Lodge!

There were plenty of shout-outs to several local organizations such as BCDC, 4H, Rotary, Lions, etc., but often with the recognition that it always seems to be the same group of people doing everything. Suggestions for the community’s non-profits is to collaborate on projects more and be open to new people and new ideas.

There are pockets of residents who work well together yet appear clique-ish to others and give the impression they won't be open to new ideas.

Several thoughtful respondents delve a little deeper into what it would take to get some residents more involved.

I'm as guilty for not moving some conversations forward as anyone else is. I have one full-time job and two part time jobs, ...just to make sure the bills are paid. I think I would like to be a part of this conversation more but...well, given my obligations, I need to be a part of a structured approach to change management, not just sort of a laissez-faire approach.

What is the vision for Broadwater County? I suppose that's part of what this survey is about. I hope so.

There was a specific request for volunteers to help put on plays with the Broadwater Community Theater. Looking at answers to this question across 14 other communities in

I don't know who any community leaders are or how to find out.

Montana, Idaho and Wyoming, this perspective comes up frequently as does other insights into barriers to community involvement. Other frequently mentioned issues include not feeling invited or welcome, not being aware of opportunities, a lack of interest in the opportunities that exist.

There were quite a few positive comments about the community, parks, local government, and people in response to Q2. Typically, comments are provided when respondents have concerns, but at least ten respondents wanted to convey their approval:

Townsend is very civic minded. Lots of outreach programs. School system is really good too.

Our local government services of water, sewer and garbage is very good, with good crews that oversee all of that.

For a small community, services are very good.

For a small town, we are doing good.

Overall, love live here. Want it to stay small town!

Parks are lovely, the grocery store is great for a small town, residents are very friendly.

Just moved outside of Townsend. My wife and I have gotten involved with the Rotary and American Legion where we have met a variety of people. They have been very friendly and welcoming. We have learned a lot about the community amenities and services from them.

Question 9 asked respondents to finish this sentence: *"I would be more involved in community projects if..."* and reflects similar sentiments.

...I think I could be more involved 1) the opportunities to participate were more clear, 2) the communication from the project managers were more clear and consistent, and 3) there was more motivation to participate ...maybe a "we are all in this together" motivational campaign.

...I knew what, when, why, where and who

By far, the most common responses were *...I had more time, ...I knew about them, and ...I was in better health.*

Have you been involved in a neighborhood or community project
in the last 12 months (n=362)



The main projects reported by the 33% that have been involved were 4-H, Rotary Club, fundraisers, youth programs, and church activities, but the list below suggests there are a wide variety of volunteer opportunities in Broadwater County.

<u>Cultural</u> Backcountry Horseman (1) KOA arts and crafts fair (1) ATV poker run (2) Rodeo (3) Fishing derbies (2) Slice of Summer (1) Music (1) Community Dance (1) Rod and Gun Club (1)	<u>Economic Development</u> Fundraisers (20) Chamber events (2) Business development (2) Nonprofits (1)	<u>Health and Safety</u> Fire dept (4) Food Bank (2) Senior care (3) Hospital (3) Public Safety (2) Roads (1) Community Health (1)
<u>Quality of Life</u> Community Clean Up (5) Church (15) Internet (1) Skate Park (3) Recreation (1) Farmers Market (3) Fairgrounds (1) Fall festival (5) Weed board (1) Tree board (3)	<u>Youth</u> Sports (2) Center (2) Groups (2) Scholarship (1) Development (2) 4-H (7) School (8) Girl Scouts (2)	<u>Civic</u> STOKES sewing project (3) Rotary (10) American Legion (2) Backyards of Broadwater (1) Conservation district (1) Big Sky Autism (1) Politics (1) Historical Society (1) Thrift store (1) Booster Club

PHASE II: WHAT'S NEXT

Now that you've successfully completed Phase I we are ready to move into Phase II: Learn. Here is what you can expect from your community review team:

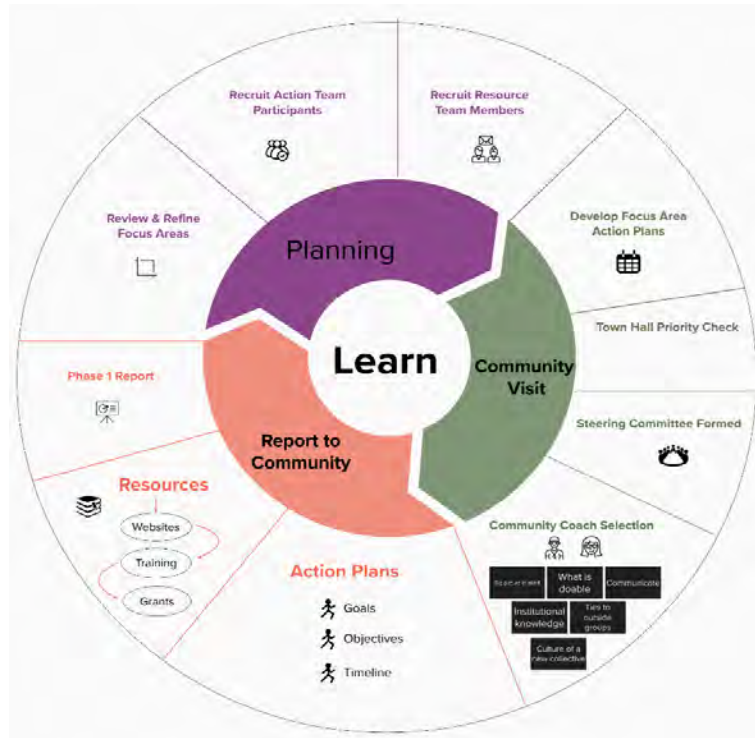
March 8-10, 2023 - Phase 2: Learn

Location To Be Determined

- Working Groups will meet to create action plans and strategies
- Assisted by Phase 2 Broadwater County Visiting Team resources
- Formation of Steering Committee
- Identify a coach

Tentative areas to focus on based on Phase I results:

- Housing & Planning
- Recreation/Community/Teen Center
- Emergency, Senior, Social Services & Internet



Phase 3: Launch

- Community Coach
- Mini-grant
- Follow up and Ripple Effects Mapping

Phase 3 begins as soon as the Phase two visit concludes. A report that includes all completed or in process action plans and helpful resources provided by Phase 2 visiting team members that are targeted to the action plans will be produced and provided to the community. Please look for more information from your Home Team in the coming weeks and months. If you filled out a Sign Me Up Card, you will receive a follow up call or email asking for your participation in Phase II. If you would like more information about Phase II, please contact anyone from the listed home team on page 3 of this report.

Appendix A

Community Development Resources

Business Mentorship

Organization	Resource/Contact Person	Contact Information
Montana Business Assistance Connection (MBAC)	Brian Obert and MBAC Staff	Bobert@mbac.biz
Broadwater County Development Center (BCDC)	John Hahn	hahnsupply@mt.net
Townsend Chamber of Commerce	Tim Poole Townsend Chamber	timpool03@yahoo.com
Helena Chamber of Commerce	Callie Aschim	caschim@helenachamber.com
Small Business Development Center (SBDC)	Ryan Loomis - Helena College SBDC	Ryan.Loomis@HelenaCollege.edu
State Chamber of Commerce	Todd O'Hair	Todd@MontanaChamber.com
Department of Agriculture and Livestock	Mike Honeycutt	livboard@mt.gov
Blackstone Launchpad	Sarah Truglio	sarah.truglio@mso.umt.edu
Montana Cooperative Development Center (MCDC)	Tracy McIntyre	tracy@mcdd.coop
Western Montana Score Chapter	Jim Vemich	james.vemich@scorevolunteer.org
Accelerate Montana's Rural Innovation Initiative (AMRII)	Karl Unterschuetz - AMRII	Karl Unterschuetz

Tourism Development

Organization	Resource/Contact Person	Contact Information
Montana Main Street	Micky Zurcher	mzurcher@helenabid.com
Tourism Advisory Council	Alicia Harvey	Alicia.harvey@montana.edu
Montana Ambassadors	Andy Gordon – Helena	andy@vgcapitalgroup.com
Montana Department of Commerce	Mackenzie Espaland	Mackenzie.Espaland@mt.gov
Made in Montana Program	Need Contact Information	Need Email/Phone
Food and Ag Development Network	Jessica Pendleton - Butte	jpendleton@headwatersrdd.org
Southwest Montana	Need Contact Information	info@southwestmt.com
Visit Helena	Andrea Opitz	AOpitz@Helenamt.com
Missouri Valley Marketing	Rachael Elliot-Brug	readingleaves406@gmail.com
Broadwater County Development Center (BCDC)	John Hahn	hahnsupply@mt.net
Montana Business Assistance Connection (MBAC)	Brian Obert and MBAC Staff	Bobert@mbac.biz
Montana Trade Show Assistance	Angelyn DeYoung	406-841-2783

City/County Resources

Organization	Resource/Contact Person	Contact Information
League of Cities	Kelly Lynch	kelly.lynch@mtleague.net
Montana University System	Allison Kosto, MSU Extension	allison.kosto@montana.edu
National Association of Counties	Jason Rittle MACO	jrittal@mtcounties.org
State Chamber of Commerce	Todd O'Hair State Chamber	Todd@MontanaChamber.com
Local Government Center (MSU)	Dan Clark	daniel.clark@montana.edu

Workforce Development

Organization	Resource/Contact Person	Contact Information
AJAY	Gabrielle Eklund Rowley	gerowley@americanjobs4youth.org
State Workforce Innovation Board (SWIB)	Wes Feist	wesley.feist.eh@gmail.com
Accelerate Montana	Jeri Bucy	jeri.bucy@mso.umt.edu
Veterans Business Outreach Center (VBOC)	Dustin Frost	dustin@bigskyeda.org
Veterans Ascend	Robyn Grable	robyn@veteransascend.com
Helena WINS	McKinley Winkle	mwinkle@helenachamber.com
Skillbridge	Leif Ibsen	leif@vetoppsmt.com

Funding/Capital Stack Resources

Organization	Resource/Contact Person	Contact Information
Big Sky Trust Fund (BSTF)	Kevann Cambell	K2Campbell@mt.gov
Montana Department of Commerce	Mackenzie Espaland	Mackenzie.Espaland@mt.gov
Community Development Block Grant (CDBG)	Mackenzie Espaland	Mackenzie.Espaland@mt.gov
Montana Main Street	Micky Zurcher	mzurcher@helenabid.com
USDA Rural Development Business Programs	Lad Barney	lad.barney@usda.gov
Montana Facility Finance Authority	Adam Gill	AdamGill@mt.gov
Montana Board of Investment	Doug Hill	DHill@mt.gov
Preserve Montana	Chere Gusto	chere@preservemontana.org

Housing Resources

Organization	Resource/Contact Person	Contact Information
Habitat for Humanity	Jacob Kuntz	jacobk@helenahabitat.org
Montana Housing Coalition	Sheila Rice	mthousingcoalition@yahoo.com
Montana Continuum of Care Coalition	David O'Leary	david@mtcoc.org
HUD	Jennifer Olson	Jennifer.H.Olson@hud.gov
USDA Housing Programs	Katina Uecker	Katina.uecker@usda.gov
Rocky Mountain Development Corp (RMDC)	Liz Mogstad	lmogstad@rmdc.net

Childcare Resources

Organization	Resource/Contact Person	Contact Information
Montana Cooperative Development Center (MCDC)	Tracy McCintyre	tracy@mcdd.coop
Zero to Five Child Care Business Advisor	Jason Nitschke	jasonn@zerotofive.org
DPHHS	Patty Butler	PButler@mt.gov
Child Care Connections	Tori Sproles	tori@cccmontana.org
Montana Child Care Resource & Referral Network	Tori Sproles – Region 4	tori@cccmontana.org

Also see the Searchable Resource Database at the [Western Community Assessment Network \(WeCAN\)](#)

Geography

- ☐ Billings (1)
- ☐ Flathead County (2)
- ☐ Idaho (62)
- ☐ Kalispell (1)
- ☐ Montana (120)
- ☐ MT (1)
- ☐ United States (158)
- ☐ Wyoming (36)

Topic

- ☐ Business & Economy (77)
- ☐ Community Building (131)
- ☐ Data Collection & Analysis (36)
- ☐ Issues & Opportunities (127)
- ☐ Land Use Planning & Housing (110)
- ☐ Local Government & Services (60)
- ☐ Recreation & Health (47)
- ☐ Special Populations (31)

Resource Type

- ☐ advocacy (8)
- ☐ app or online tool (6)
- ☐ assessment tool or guide (8)
- ☐ Business development (3)
- ☐ consultant or business (6)
- ☐ data source (27)
- ☐ Economic Development (36)
- ☐ educational resource (28)
- ☐ finance (6)
- ☐ funding resource (97)
- ☐ information source (149)
- ☐ information source; nonprofit; data
- ☐ mapping resource (5)
- ☐ Montana State Government (2)
- ☐ nonprofit (1)
- ☐ organization (64)

Alta Planning & Design: Creating Walkable + Bikeable Communities: A user guide to developing pedestrian and bicycle master plans

This guidebook is intended to serve as a guide for planners, engineers and elected officials who will be producing a new or updated bicycle and/or pedestrian master plan. Data for this guide was developed from literature review, case study interviews, and input from staff at Alta Planning + Design.

Geography: United States

Resource Type: planning guide

Subtopic: active transportation & recreation,

Tags: master plan, transportation master plan, pedestrian master plan, bicycle master plan, walkable community, bikeable community, bicycle infrastructure, bicycle-friendly community, active transportation, health, physical activity, active living, built environment, infrastructure, planning

Telephone:

Link: [webpage](#)

Appendix B

Broadwater County Community Survey

Q1. Listed below are public services and community amenities within Broadwater County. Thinking about availability, cost, quality, and any other considerations important to you, how satisfied or dissatisfied are you with the following aspects of your community? Please circle a number from 1 (highly dissatisfied) to 5 (highly satisfied), or “don’t know.” If you believe an item is not applicable to your community, please feel free to skip it.

	Highly dissatisfied			Highly satisfied			Don't know
a. Townsend K-12 school system	1	2	3	4	5		DK
b. Childcare/early childhood education programs	1	2	3	4	5		DK
c. Housing	1	2	3	4	5		DK
d. Parks & playgrounds	1	2	3	4	5		DK
e. Bicycle & pedestrian access	1	2	3	4	5		DK
f. Condition of streets & roads	1	2	3	4	5		DK
g. Public transportation	1	2	3	4	5		DK
h. Internet service	1	2	3	4	5		DK
i. Appearance of downtown	1	2	3	4	5		DK
j. Appearance of neighborhoods	1	2	3	4	5		DK
k. Public safety/law enforcement	1	2	3	4	5		DK
l. Medical care services	1	2	3	4	5		DK
m. Mental health services	1	2	3	4	5		DK
n. Senior citizen support services	1	2	3	4	5		DK
o. Available jobs	1	2	3	4	5		DK
p. Pay rates (salaries/wages)	1	2	3	4	5		DK
q. Municipal water systems	1	2	3	4	5		DK
r. Variety of goods & services available	1	2	3	4	5		DK
s. Responsiveness of local government	1	2	3	4	5		DK
t. Civic & nonprofit organizations	1	2	3	4	5		DK
u. Arts, entertainment, & cultural activities	1	2	3	4	5		DK
v. Friendliness of residents	1	2	3	4	5		DK
w. Availability of fresh fruits and vegetables	1	2	3	4	5		DK
x. Garbage Collection and disposal	1	2	3	4	5		DK
y. Sewer Service	1	2	3	4	5		DK

Q2. Would you like to comment or explain why you rated your satisfaction or dissatisfaction with any of these public services and community amenities in the way you did? If so, please provide your comments/explanation here:

Q3. Please explain your level of satisfaction or dissatisfaction with housing options for people in your community:

Q4. Would you like to comment on your level of satisfaction or dissatisfaction with any other public services or community amenities that are not listed above? If so, please explain here:

Q5. In general, how effective do you think the residents of your community are at working together to solve challenges?

☐ Very effective

☐ Somewhat effective

☐ Not at all effective

Q6. Please briefly explain why you answered the previous question (Q5) in the way you did:

Q7. Have you been involved in a neighborhood or community project in the last 12 months? *For example, youth development, community beautification, fund raiser, etc.*

☐ Yes→ If yes, please tell us the type(s) of projects you have been involved in:

☐ No

Q8. Please complete this sentence: "I would be involved in more community projects if..."

Q9. Do any of the following factors challenge your ability to support Broadwater County's locally owned businesses? *Please select all that apply.*

- ☐ Prices
- ☐ Hours of operation
- ☐ Parking
- ☐ Availability of products, services, or both
- ☐ Nothing/no challenges

☐ Other challenge(s)—please specify:

Q10. What type of business(es) would you like to see in Broadwater County?

Q11. To what extent would you support or oppose the county implementing zoning to regulate land use?

☐ Strongly support ☐ Support ☐ Neutral ☐ Oppose ☐ Strongly oppose

Q12. What is your sex?

☐ Male ☐ Female ☐ Prefer not to answer

Q13. What is your race? *Please select all that apply.*

☐ African American/Black ☐ American Indian/Alaska Native ☐ Asian/Pacific Islander ☐ White ☐ Other

Q14. What is your ethnicity?

☐ Hispanic ☐ Non-Hispanic

Q15. In what year were you born?

_____ birth year

Q16. What is your annual household income?

☐ Under \$25,000 ☐ \$25,000-\$49,999 ☐ \$50,000-\$74,999 ☐ \$75,000-\$100,000 ☐ Above \$100,000

Q17. Which of the following places best describes where you live?

☐ Radersburg ☐ Silos ☐ Spokane Creek ☐ Toston
☐ Townsend ☐ Wheatland ☐ Winston ☐ Other: _____

Q18. How many years have you lived in Broadwater County or the immediate area?

☐ 0-5 years ☐ 6-10 years ☐ 11-20 years ☐ More than 20 years

Appendix C

Community Profile

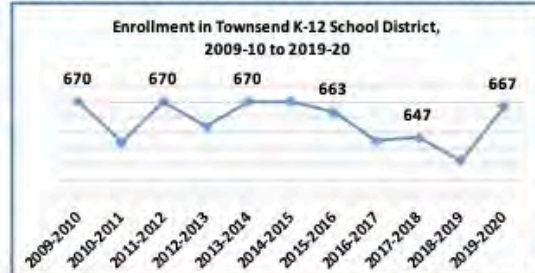
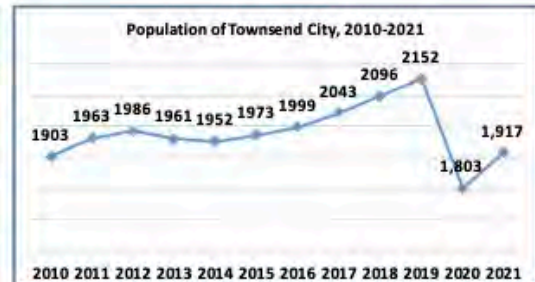
Broadwater County, Montana

COMMUNITY PROFILE

POPULATION CHARACTERISTICS

	Broadwater County	Townsend City
Total population		
2021	7,288	1,903
2010	5,633	1,878
Change 2010-2021	29%	1%
Population by race, 2017-2021 average		
White alone	95%	96%
American Indian or Alaskan Native alone	0%	2%
Other	3%	2%
Population by ethnicity, 2017-2021 average		
Non-Hispanic	97%	95%
Hispanic	3%	5%
Population by age group, 2017-2021 average		
Under age 18	19%	16%
Age 18-64	58%	63%
Age 65 and older	23%	21%
Median age, 2017-2021 average, years	47	53

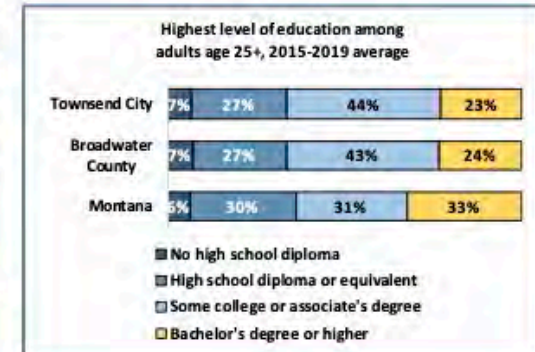
SOURCE: US Census Bureau



SOCIAL CHARACTERISTICS

	Montana State	Broadwater County	Townsend City
Income, 2017-2021 average			
Per capita income	\$34,423	\$33,398	\$28,958
Median household income	\$52,559	\$56,469	\$50,341
Poverty, 2017-2021 average			
Overall poverty			
Number	131,512	454	224
Rate	12.5%	6.9%	10.3%
Children living in poverty			
Number	34,405	77	53
Rate	15.2%	6.1%	14.7%
Food Insecurity, 2018			
Overall rate	8.5%	7.9%	—
Rate among children	13.6%	13.3%	—

SOURCES: US Census Bureau, Feeding America



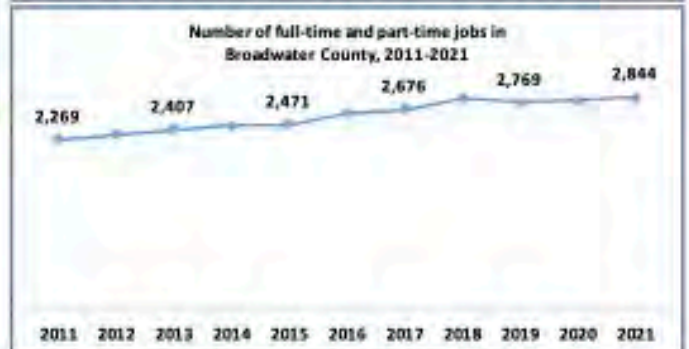
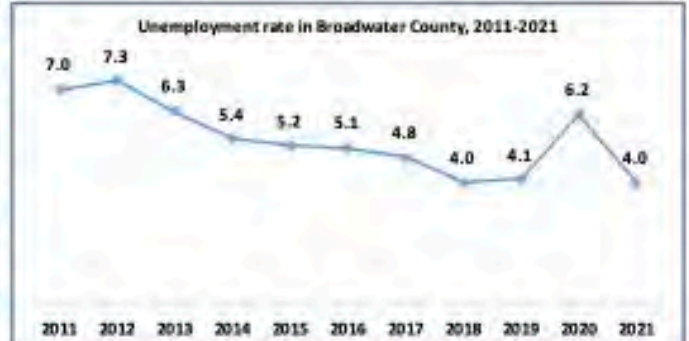
This project is supported by USDA's Agriculture and Food Research Initiative (AFRI) of the National Institute of Food and Agriculture, Grant #2016-10945. It is part of the AFRI Foundational program.



ECONOMIC CHARACTERISTICS

	Broadwater County
Full- and part-time jobs	
Total, 2019	2,844
Total, 2014	2,632
Total, 2009	2,269
Change, 2014-2019	8%
Change, 2009-2014	16%
Employment characteristics	
Unemployment rate, 2019	4.0%
Self-employment rate, 2019	49%
Average annual pay, 2019	\$41,336
Business establishments with paid employees, by size, 2017	
Total number of business establishments	175
With 1-4 paid employees	73%
With 5-9 paid employees	14%
With 10-19 paid employees	7%
With 20-49 paid employees	4%
With 50 or more paid employees	0%

SOURCES: US Bureau of Economic Analysis, US Department of Labor, US Census Bureau



HOUSING CHARACTERISTICS

	Broadwater County	Townsend City
Total housing units, 2015-2019 average		
Number of housing units	2,740	966
Housing type, 2015-2019 average		
1 unit, attached or detached	79%	69%
2-4 units	2%	5%
5 or more units	4%	10%
Mobile home, boat, RV, van, etc.	15%	16%
Housing tenure for occupied housing units, 2015-2019 average		
Owner-occupied units	81%	74%
Renter-occupied units	19%	26%
Housing affordability, 2015-2019 average		
Households spending 30% or more of income on housing costs		
Owner-occupied units	40%	33%
Renter-occupied units	32%	47%

SOURCE: US Census Bureau

PROJECT PARTNERS
University of Idaho
Montana Economic Developers Association

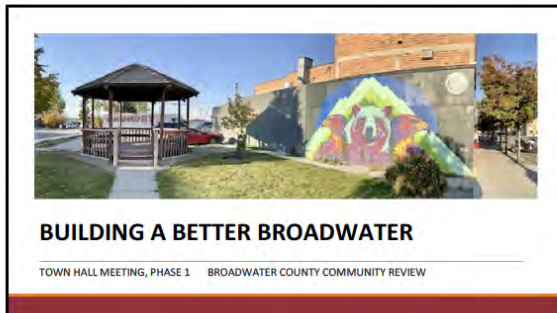
CONTACT INFORMATION
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meda@uoi.edu
<https://www.medamembers.org/>

MORE DATA

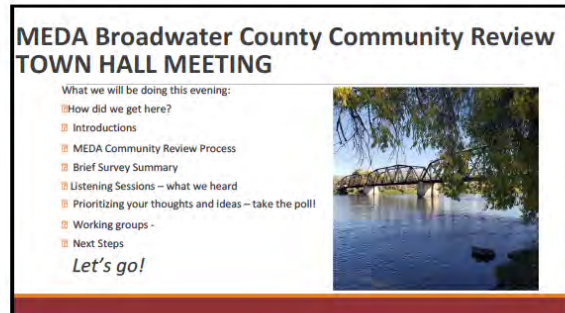
For more information about your community, view the demographic and other profiles at Headwaters Economics' Economic Profile System:
<https://headwaters-economics.org/tools/economic-profile-system/>

Appendix D

Town Hall Presentation Summary



1



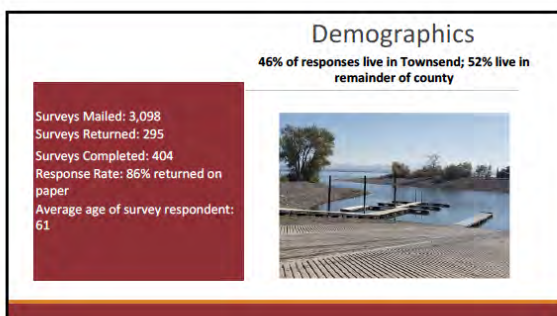
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4



5



6

Broadwater County Community Review Phase 1 Summary Report

"I think there are a handful of residents that consistently work together to solve programs. We need to get more people in our community to buy into the notion that we need everyone's ideas and help to make things even better"

"I think the underlying desire is there but when everyone is in survival mode it is difficult to get people motivated. It is hard to instill hope for the future when you can pay your bills today."

In general, how effective do you think the residents of your community are at working together to solve challenges?

15% Very Effective
70% Somewhat Effective
15% Not at All Effective



7

Community Involvement (N=362)

Have you been involved in a neighborhood or community project in the last 12 months? For example, youth development, community beautification, fundraiser, etc.

67% Have NOT been involved

33% Have been involved

"When you don't feel connected, you don't feel involved and then you don't really want to be involved"

8

I would be involved in more community projects if...

"I thought it would make a difference"

"I didn't work so much"

"If we had a more clear vision of what we want for our growing community"

"I had more time"

"I was younger"

"I believed in the cause"



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LISTENING SESSION SUMMARY

Questions were:



1. What **don't** you want to see happen in Broadwater County over the next 5 years?
2. What **do** you want to see happen in Broadwater County over the next 5 years?
3. What, who, and where are **assets that benefit Broadwater County.**

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Listening Sessions - Here is who we heard from:

October 12, 2022: - Senior Citizens - Students and Youth - Educators - Businesses, Agriculture, and Natural Resources	October 12, 2022: - Health Care/EMS/Law Enforcement/Family Services/Non Profits - Faith Based Community - Property Owners and Subdivision residents - Broadwater County-wide residents
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Overall: 112 Participants 61 Sign Me Up Cards

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Don't Want Summary

 Sprawl of subdivisions; uncontrolled growth - concern regarding water;	 Loss of essential businesses/services to neighboring counties; storefront abandonment	 Loss of Housing/Housing Instability - Homelessness; affordability
 Loss of land; Deconstruction of farmland	 Lack of control of waste and water in subdivisions	
 Loss of small town culture	 Too populated	

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Broadwater County Community Review Phase 1 Summary Report

Do Want Summary

Housing (livable and affordable): 65 votes
Need workforce/family housing affordable for the people who work here, thoughtfully plan for growth and limit subdivision development

Small business and employment opportunities: 88 votes
Diversity of businesses, light industrial & commercial, family wages, small businesses - keep it local - consistent with and supportive of rural lifestyle, motel(s) and restaurants

Broadband and Internet for all: 33 votes
County-wide, cell service in Radersburg/Elkhorn area
Emergency, Senior, Social Services: 70 votes

Recreation/Community/Teen Center: 70 votes
Youth/recreation center; multi-activity; indoor pool; courts; year-round recreation opportunities

Agricultural and Natural Resource Preservation: 54 votes
Celebrate and preserve agricultural identity and land, keep rural lifestyle, which is inconsistent with more subdivisions
Harmony, Collaboration & Community Involvement: 31 votes

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Assets Summary

Events: Festivals & Parades 64	Natural Resources: Lake, River, Mountains 61	BCDC, MBAC, Nonprofits 39	Retail Businesses 28
School building, teachers, clubs & boosters 25	Food & Restaurants 25	People: Caring, Helpful, Kind, Small Town 24	Agriculture Landscape & Lifestyle 21

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THAT WAS A LOT OF LISTENING!

Next: Summarizing what was heard and prioritizing

In no particular order, here is a list of main topics and issues the Visiting Broadwater County Team heard emphasized:

- No uncontrolled growth but interest in thoughtful development and opportunity.
- Affordable housing is challenging.
- Need for local government transparency and accessibility.
- Keep it local: Maintaining the rural and agricultural values and sense of community across the county.
- Interest in a youth/recreational/community center with available resources and activities.
- Maintaining homegrown businesses
- Protected water quality and resources.

15

Now that there is some agreement on the topics and issues of most importance, it is time to prepare for Phase 2: Launch!

Your participation in this next step will determine the areas of focus for Phase 2 and the Phase 3 Broadwater County Visiting Team.

Your "working group" will be assisted with prioritizing steps, action planning, and resources.

16

"When you stop pedaling the bike, you slow down!"

"Pay for schools now or pay the sheriff later."

"Townsend is a great community for pulling together to help each other."

17

You did it!

Your Phase 1 Broadwater County Visiting Team will write up a report including:

- Broadwater County Survey
- Listening Session Notes
- Visiting Team Summary
- Town Hall Meeting results
- Formation of Working groups

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