


Powder River County Growth Policy and Land Use Plan 2012 Update

This is an update to the 2002 Growth Policy and 1997 Land Use Plan

This document was developed by Southeastern Montana Development Corporation, with the assistance of Kadrmas, Lee & Jackson, Powder River County citizens, and support and guidance from the Powder River County Commissioners and the County Planning Board.

Adopted: December 28, 2012



Powder River County Commissioners¹
PO Box 200 - Broadus, MT - 59317
406.436.2657 p. - 406.436.2151 f.

Acknowledgements

County Commissioners

Don McDowell

Les Thompson

Dave Richards

County Planner

John Marks

Planning Board

Jim Hansen

Marcus Stevens

Gene Smith

Worth Schumacher

Phil VerWolf

Jim Collins

Les Thompson

Clerk and Recorder

Karen Amende

The development of this document could not be completed without the help and support of many individuals and community groups who participated in informal interviews and community input meetings, as well as those who helped proof and review the document.

Additional acknowledgements include:

Darlynn Williams, Becky McEuen, John Blain, Raymond Ragsdale, Melanie Samuelson, Renee Higgins, and Mary Rumph.

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BOARD OF COUNTY COMMISSIONERS

POWDER RIVER COUNTY
PO Box 200
Broadus, Montana 59317

Phone: 406-436-2657
Fax: 406-436-2151

Don McDowell, Broadus
Les Thompson, Broadus
David Richards, Broadus

RESOLUTION 2012-18 RESOLUTION TO ADOPT GROWTH POLICY and LAND USE PLAN

WHEREAS, Sec. 76-1-601, MCA, provides that the Planning Board prepare and propose a growth policy for Powder River County, and

WHEREAS, Powder River County had also adopted a separate Land Use Plan dated January, 1994, and

WHEREAS, Board of County Commissioners determined that since both policies needed to be updated, they could be included in one document and SouthEastern Montana Economic Development Corp was subsequently contracted to prepare the document, and

WHEREAS, public meetings were held to gain input from the citizens of Powder River County, necessary research was completed, information compiled, and proposed policies to manage growth and land use were developed, and

WHEREAS, "The Powder River County Growth Policy and Land Use Plan" is fully compliant with the requirements of Sec. 76-1-601 and provides a clear assessment of the existing circumstances of Powder River County and proposes a basis for governmental policies to deal with community growth, either negative or positive, and

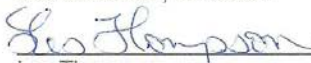
WHEREAS, the Powder River County Planning Board recommended that policies be adopted and implemented in accordance with Sec. 76-1-604 and 76-1-605, MCA;

NOW THEREFORE BE IT RESOLVED that "Powder River County Growth Policy and Land Use Plan, 2012 Update" be adopted effective December 24, 2012.

Dated at Broadus, Montana, this 28th day of December, 2012.

BOARD OF COUNTY COMMISSIONERS
POWDER RIVER COUNTY

Don McDowell, Chairman


Les Thompson


David Richards

Executive Summary

The Growth Policy Update for Powder River County was developed to help guide and shape County-wide decisions regarding planning and growth. Growth policies in the State of Montana are not regulatory documents; however they are used to suggest policies and perspectives that were developed through community input, research, and local stakeholder perspectives.

Eastern Montana is experiencing considerable impacts due to the regional boom in natural resource development. 2011 and 2012 have been challenging years for some communities trying to prepare for/react to the many changes that can come with large-scale natural resource development. It is ideal timing to update the Powder River County Growth Policy, as Powder River County has also begun to feel impacts of being on the “fringe” of the Bakken Oil development. It is also appropriate timing to re-assess the current infrastructure and availability for growth before other natural resource developments begin in the County.

This document has both qualitative and quantitative research highlighting the current state of Powder River County in 2012, as well as assessing the current infrastructure capacity. Interviews were held to gather valuable insight and information from various stakeholders and community leaders (such as the sanitarian, transportation director, public health advisor, County Commissioners, etc.). A day-long visioning session was held on March 24th 2012 to get feedback from the community members to better understand their perspective of the current state of Powder River County, as well as where community members would like to see Powder River County in 5-10 years. Many of the proposed policies in this document were directly from that visioning session.

A follow-up community meeting was held on October 9th, 2012 to get feedback from community members as to the process and content of this document.

The Powder River County Planning Board met, reviewed the comments from the October 9th meeting and made a recommendation for approval on November 19th, 2012.

This document was adopted on the 28th day of December, 2012.

Preface

Format of the document

This document begins with a description of the jurisdiction that this Growth Policy covers, a summary of the modification and review process of this document, a summary of the public input process and a review of the history of Powder River County to provide a platform for the direction of this document.

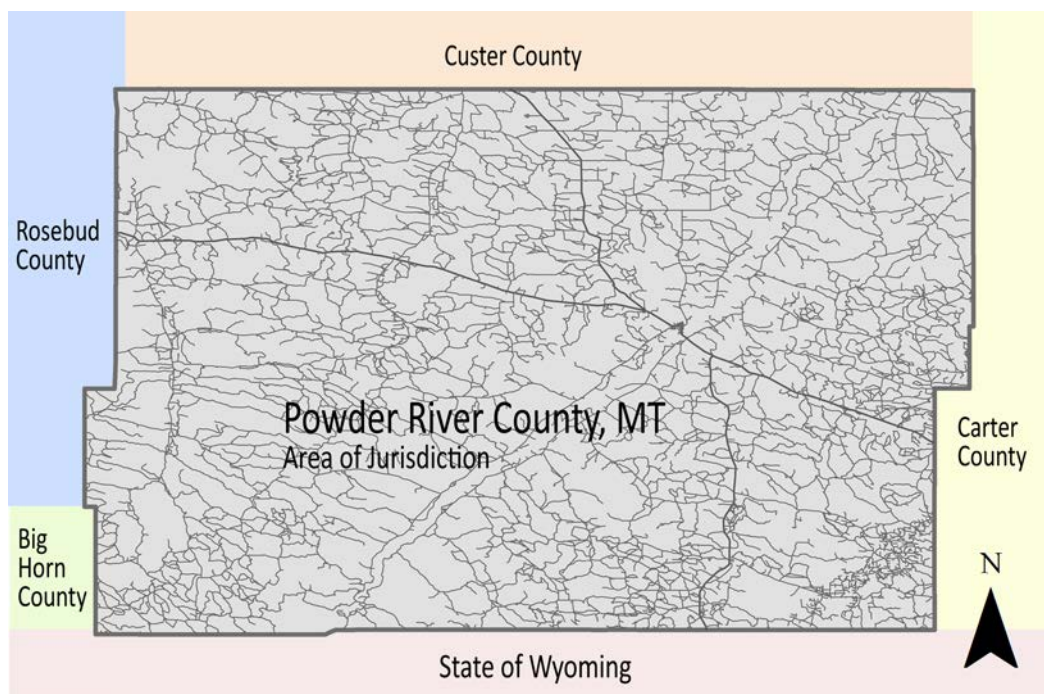
There are eight sections that present existing characteristics, community feedback, and projected trends in a format that complies with the topics required by 76-1-601, M.C.A. (character, population and demographics, land uses, housing and development, economy, public services, public infrastructure, natural resources). These sections contain background and statistical data, community input, trends, and proposed goals and objectives.

After the reader develops an understanding of existing characteristics of the county and community input, there is a section specifically for the Goals, Objectives, and Policies that merge the stakeholder interviews, the community feedback and concerns, the previous Growth Policy (2002), and background research.

The final section discusses tools and strategies to implement the policies, which include an infrastructure plan.

Jurisdiction of the 2012 Growth Policy Update

This is a County-wide Growth Policy update, thus the jurisdiction covers the entirety of Powder River County. This document does not include the jurisdiction of the Town of Broadus or other communities specifically, but does refer to them as they are important aspects of the county.



Modification, Review, and Revision

This Growth Policy will be reviewed every five years by the County Commissioners and Planning Board, and will be subject to community feedback and input. Revisions can be made sooner than five years upon request from the County Commissioners.

Reasons for earlier revisions could vary from a drastic increase in population to a natural disaster. County Commissioners must develop a list of the proposed change(s), and make it public two weeks prior to at least one public meeting to discuss the potential modification of the document.

Any modification passed however, does not affect the validity of the rest of the Growth Policy. An entire update of the Growth Policy, if needed, shall be suggested by the County Commissioners and brought forth during a public session.

Community Participation in the Planning Process

It was crucial to understand the community's concerns and goals regarding the direction and growth of Powder River County. Currently (2012) there have been many potential natural resource developments in the area and some to be directly developed in the County. This potential acceleration of growth and change in developments has led the community to focus on strategic planning and pro-activity.

Community Interviews

Before the community input meeting, held on March 24th 2012, we held a series of interviews with community stakeholders and leaders to better understand where the community is currently at, and their respective concerns regarding the various county needs. We spoke with the County Commissioners, County Planner, County Public Health Nurse, Sherriff, Extension Agent, School Board Representative, Disaster and Emergency Services Coordinator, Director of the Town of Broadus Sewer and Water System, Volunteer Fire Department Chief, Public Transportation Coordinator, County Sanitarian, Coordinator at the Natural Resource Conservation Services. The information was invaluable and is included throughout this document.

Community Input Meeting

Over 45 people attended the March 24th Community Input Meeting. The session began with a panel discussion featuring Mike Rowlands from Arch Coal who discussed the potential Otter Creek Coal Mine. Greg Schnacke from Denbury Resources discussed the expansion of oil extraction from the Belle Creek area using CO2 injection techniques. Mike Coryell and John Regan from Miles City discussed the various impacts the Bakken and other regional energy developments have had on the Miles City area, and how the community has prepared and reacted. This discussion was very informative. It helped to clarify misconceptions of the development timelines, reviewed the capacity of these potential developments, and gave some "face-to-face" time with community members and corporations. This also helped paint a

picture of what is currently going on in the community and what Powder River County may and may not have to prepare for in regard to growth.

Southeastern Montana Development Corporation (SEMDC) reviewed what a growth policy and land use plan are, how it can be used, and why the county wishes to update it. Then SEMDC facilitated a community discussion on what the current state of the County is and how the community would like to see it develop or remain. There was dialogue and input regarding the Character of Powder River County, Population and Demographics, Housing and Development, Economy, Transportation, Public Facilities and Services, Natural Resources and Agriculture, and Land Use.

The addition of an audience response survey system was used to allow community members to anonymously and in real-time 'vote' on various topics. This complimented the discussion that was taking place. The meeting was held from approximately 10:30-3:30pm.

Community Feedback Session

This community meeting was held at the final stage of the completion of this document. The purpose of this meeting was to review how the Growth Policy and Land Use Plan can be used, the updating and revision process, document summary, and review of the Goals, Objectives, and Policies. Comments from the public were recorded for consideration by the Planning Board and Commissioners.

Section 1

The Character of Powder River County

The history of Powder River County is an important part of the current culture and character of the county. Land was and has been a focus of Powder River County citizens, as is hard work, determination, and family and community values. During the interviews completed for community feedback, two people referred to the people of Powder River County as having “common sense,” and “good will/intentions.”

There was a good showing of people at the Community Input Meeting, and a high participation and interest rate for the interviews. This Growth Policy will attempt to provide stepping stones for growth while staying true and inclusive to the culture, history, and citizens of Powder River County.

History of Powder River County

The history and geography of Montana and Powder River County have greatly impacted the culture and way of life. The history was an important element to be maintained in this updated document, as it lays a backdrop to future plans and decisions. During the community meeting there was emphasis on the agricultural economic and cultural base, and the family and community focus. These are widely accepted as vital aspects of the County. The following historical description was from the previous Growth Policy and Land Use Plan:

Powder River County, Montana was organized on March 17th, 1919 from the southern half of Custer County with Broadus as the county seat in 1920. Its name was taken from the river, so named because of the gun powdered-color sand on its' banks. The Powder River has been famous since the first Texan lost a trail-driven long-horn steer in its quicksand. “A mile-wide and an inch deep” is a favored description of the river.

The County encompasses an area of about 3,288 square miles, with the northern and eastern portions consisting of rolling prairies interspersed with Pine and Cedar breaks. The western and southern parts are rough and broken and are used mainly for grazing purposes. Some excellent deer hunting is found in the County. The County is also part of Custer National Forest. There are 399,326 acres of National Forest land in Powder River County. This area is home to many species of wildlife and offers many opportunities for outdoor recreation as well as opportunities to obtain a permit for grazing livestock.

As early as 1805, François Larocque, agent for the Northwest Fur Company, made an expedition into the areas, followed by a brief flurry of trappers. However, there was not a settlement until 1864, when the Sioux Indians were defeated by General Sully and scattered over eastern Montana. Large numbers of Indians hunted throughout the Powder River County area because

of the plentiful buffalo. In the 1880's trail herds were brought up from Texas, founding the cattle industry in the County.

Homesteading reached its peak in 1909-1910. This is due to the building of Chicago, Milwaukee, and St. Paul and the Pacific transcontinental Railway, which opened up new lands for settlement. Homesteading kept steadily expanding over the range country, especially after 1916 when the enlarged 640 acres Homestead Law became effective. The homesteaders took practically all the remaining good Government lands as well as a great deal of the poorer lands. Many of the later settlers did not stay long enough to "prove up" on their homesteads, but a large number did, and many of those that made a final proof and obtained a patent, sold out to adjoining ranchers and moved to a better prospect for a farm home.

Probably the most historic town in Powder River County was Powderville, located in the northeast corner of the County, where the old stage road between Deadwood, South Dakota and Miles City, Montana crossed the Powder River. Powderville had a post office, saloon, and place for travelers, called a "Road ranch." Today it is more or less a ghost town, but a few of the older residents can still relate stories of its stirring past and can point out "Boot Hill" cemetery to verify tales of the past.

Broadus, the largest town, is the County seat of Powder River County. It was named after the Broadus family, early settlers on the Powder River. In the year 1923, there was a flood in Broadus that surrounded the town buildings and made the use of boats necessary in order to navigate through the streets. An old Crow Indian Chief once declared that he had seen the Powder River running from bluff to bluff where the town of Broadus is now situated. Dun and Bradstreet listed 34 manufacturers, wholesalers and retailers in Broadus in 1963.

Biddle, another small community in the County, started with just a Post Office. It was named after Spencer F.B. Biddle, a pioneer cattleman of the Powder River Region. The present post office and store building is located about eight miles from the Biddle ranch house. Its location was on the famous Texas Trail that followed the Little Powder River to its mouth, three miles below the present town of Broadus, and there crossed the Big Powder River and continued northward. Other small communities include Coalwood, Epsie, Moorhead, Olive, Otter, Sonnette, Stacey, Belle Creek, and Boyes and Ashland which are actually located in Carter and Rosebud Counties respectively.

The first wildcat oil well was brought in by Gary Operating at the Belle Creek Oil Field in June 1967. In October of 1978, Gary Operating staged a big celebration for its employees and the County. They were celebrating the pumping of the 100,000,000 barrel of oil from the Belle Creek Oil Field. In 1988 Gary Energy Corporation sold the Belle Creek oil field to Exxon. The production of oil decreased dramatically, and greatly led to a "bust" situation in the 1980's when Belle Creek slowed. The population, economy and tax-base has continually dropped since then. However, current oil extraction will most likely begin to get started in the spring of 2012, using 'CO2 injection' techniques.

Ranching, farming, and hunting have been a way of life in this County from before its formation. Outfitter guides have provided hunting for people new to the area for as long as can be remembered. Organizations such as 4-H clubs, Rodeo Associations, Commercial Clubs, Rifle Club, Grazing Associations, Veterans of Foreign Wars, Boy Scouts, Girl Scouts, Brownie Scouts, Baseball Clubs, Homemaker Clubs, Community Clubs, various lodges, roping, and riding clubs, churches and other service organizations have been a very important part of the way of life of the County. These organizations not only serve as social groups but as learning and teaching experiences for all individuals of the County.

The early day history of Powder River County, as written by J. Fred Toman of Biddle, Montana, has been adopted by the County Planning Board as the official history of the County.

Community Input

During the Community Input Meeting, some of the cultural descriptions were:

- Agriculture-based
- Boom and Bust history with Belle Creek oil field
- Non-progressive
- Land locked
- Family oriented
- Embodies a hope for the future
- A culture in support of planned progress
- Desire to be sustainable, and does not wish to repeat the “Boom and Bust” culture
- Cooperation – working together
- Preservation of values (work ethic)
- Care of our fragile citizens
- Focus and strong importance on exemplary education

Section 2

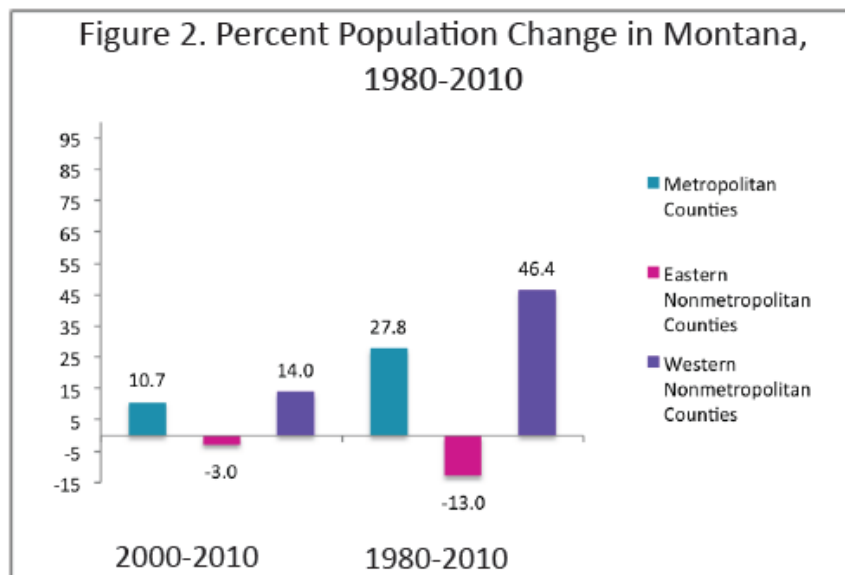
Population and Demographics

Population	Powder River County	Montana
Population, 2010	1,743	989,415
Population, percent change, 2000 to 2010	-6.2%	9.7%
Population, 2000	1,858	902,195
Persons under 5 years, percent, 2010	3.8%	6.3%
Persons under 18 years, percent, 2010	20.8%	22.6%
Persons 65 years and over, percent, 2010	22.7%	14.8%
Female persons, percent, 2010	49.2%	49.8%

(U.S Census Bureau , 2010)

Ethnic Demographics	Powder River County	Montana
White persons, percent, 2010	95.0%	89.4%
Black persons, percent, 2010	0.1%	0.4%
American Indian and Alaska Native persons, percent, 2010	1.5%	6.3%
Asian persons, percent, 2010	0.2%	0.6%
Native Hawaiian and Other Pacific Islander, percent, 2010	0.0%	0.1%
Persons reporting two or more races, percent, 2010	2.1%	2.5%
Persons of Hispanic or Latino origin, percent, 2010	1.4%	2.9%
White persons not Hispanic, percent, 2010	94.4%	87.8%

(U.S Census Bureau , 2010)



(Western Rural Development Center , 2011)

The population in Powder River County, and many other 'eastern' counties in Montana, has experienced a continual loss in population. Powder River County experienced it especially when the Belle Creek oil field was closing.

However, many eastern counties in the past months have experienced population growth due to natural resource developments. This population (and potential) increase is a concern due to the current lack of human resources and infrastructure, but with proper planning can bring many positive aspects to the County.

Age Demographics		Montana	Powder River
Population under 18 years	1990	26.0%	27.6%
	2000	27.1%	26.6%
	2010	22.3%	18.4%
Population over 65 years	1990	13.3%	15.7%
	2000	13.4%	18.5%
	2010	15.2%	22.6%
Population 18-65 "Working Age Profile"	1990	60.7%	56.7%
	2000	59.5%	54.9%
	2010	62.5%	41.0%

(U.S Census Bureau , 2010)

Current Population

The current population of Powder River County is 1,743 (2010 Census), which has gone down by -6.2% since 2000. 468 people reside in the Town of Broadus, which is the largest Town and County Seat. The population under 18 years has decreased by about 10% between 1990 and 2010, however the population over 65 has increased by approximately 7% (and is about 7% higher than the State's average). The ethnic demographic is primarily Caucasian, and has less diversity compared to the State of Montana as a whole.

These demographics are disconcerting to the people of Powder River County. As the general population decreases, the "working age" demographic decreases, and as the aging population increases the tax-base will go down. There are many factors that have led to the current population status including: the longevity of age and trend towards smaller families, more youth moving out of the county for higher paying jobs or higher education, as well as the limited housing stock and isolation which can deter people from moving in to Powder River County.

The decrease in population and increase in the aging population creates a limited tax-base to support programs and services, the merging of grades in the school due to the limited number of school-aged children, and an increase in the need for elderly assistance and housing.

Community Input

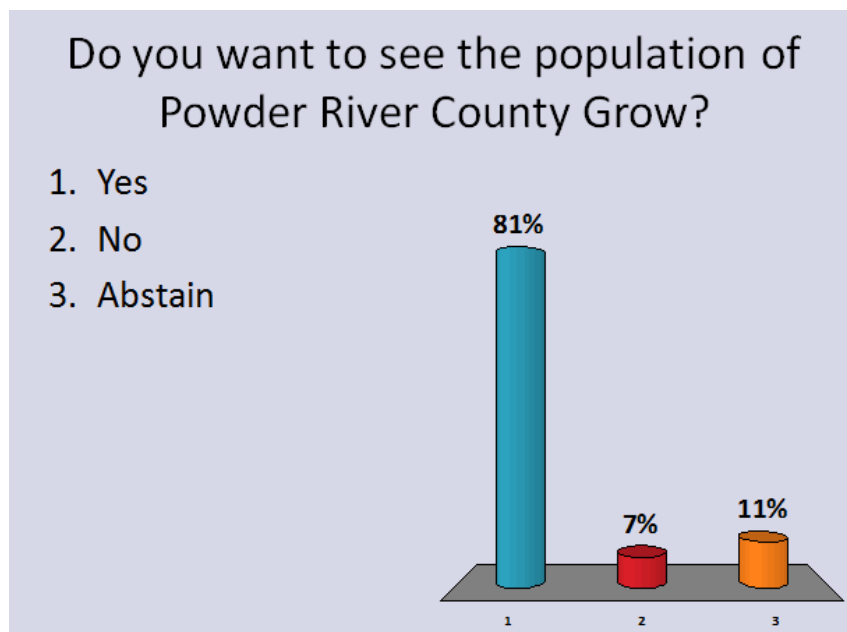
During the Community Input meeting, there was general consensus that the people of Powder River County would like to see these following goals:

- Slow and steady population growth
- Increase in the "working age" demographic
- More than being at critical mass (everyone wears multiple hats)
- Growth spread out rather than just one area throughout the county
- Stable population

- Ideally, increased population would bring an educated workforce

The community members who attended the meeting felt that these goals could be accomplished through a variety of ways. There was an overarching support for increasing opportunities for new businesses. Some suggestions were to have banks support the need and demand of businesses and lending opportunities, electing officials who are supportive with business and energy development, keep regulations at a minimum, and support local decision makers to be proactive with feasibility studies and supporting new and creative opportunities. As a community they wanted to continue to have open dialogue and informative/collaborative community outreach sessions.

During the Community Input meeting there was a 'real-time' electronic response survey done. 81% of the community members attending voted for an increase in the population growth of Powder River County.



Projected Trends

Increase in population

The population of Powder River County is projected to increase over the next 10 years. There is a projected increase of workers and contractors for the Denbury Resources led CO2 injection project in the Belle Creek area. Representatives from Denbury Resources stated that they are not going to build a “man-camp” or housing development, but will try to recruit local people to work, or else bus the workers to and from where they are stationed. There is a possibility however, that some workers will be interested in moving to Powder River County.

Arch Coal has been working on developing the Otter Creek Coal mine in western Powder River County, on the border of the southeastern portion of Rosebud County. They are planning to request a permit in the summer of 2012, however there may still be roadblocks to that plan. If they do develop this coal mine, it will require many temporary workers to construct the mine and then more permanent positions to work at the mine. This could potentially bring 200-300 workers for the next 40-60 years, some of which will be looking for both temporary and permanent living quarters in Powder River County.

There has been much development in the Bakken oil region, which covers a large geographical area from southern Saskatchewan, into eastern Montana and western North Dakota, into South Dakota. This has already created in an increase in people travelling through Powder River County, and there could be opportunities for people to relocate, or move back to Powder River County.

During the Community Input Meeting on March 24th, 2012, the community members showed interest in making Powder River County and Broadus welcoming places to live in, and slowly and steadily increasing the population and developments. There was great concern regarding the ability to handle the capacity of an influx in the population, especially if workers bring families and children with them. Social services such as the public school, sheriff's office, and public health services would not have the initial capacity to meet the needs of many new people.

Another concern was brought up regarding lack of housing stock. There are very limited housing, lots, and land available. The community members however, showed interest in pushing local landowners to develop or sell some of their land, make the process of moving into a community in Powder River County easier and regulations fewer, as well as enhancing the communication between the County Commissioners, Town of Broadus, the Sanitarian, the Planning Board and the public.

Increase in the Aging Population

Projected % of those 65+ in Powder River County	% of 65+	State % of 65+
2015	24.4	16.8
2020	29.4	19.7
2025	34.4	22.1
2030	37.1	23.4

(Department of Public Health and Human Services)

The increase in the aging population in Powder River County will have a significant effect. One of the major issues that come with an aging population is the need to gather the financial resources and professionals to offer more housing, medical, and social needs geared towards an aging community. Powder River County does have a nursing home, and the County is looking for ways to enhance the space by incorporating a clinic. There may be more pressure on the public transportation system as the aging demographic increases. Housing will become a larger

concern as people either unable or do not wish to move to a smaller home or assisted living. Many rural communities who face an increase in the aging population face losing valuable community members to towns or cities with more resources, such as assisted living centers.

Population and Demographics Goals and Objectives

Goal: Promote sustainable population growth.

Objective: Promote the County as a positive and inviting place to live and work.

Objective: Increase the local awareness of County services and necessary forms and documents to enhance the ease of relocating to the County.

Objective: Increase opportunities for young adults in Powder River County to remain in the area and attract young families that represent the future of the community.

Objective: Develop infrastructure and services that meet ADA standards and adhere to the needs of the aging demographic.



Section 3

Land Uses

Powder River County Land Use Plan

Overview

The Powder River County Land Use Plan was prepared in coordination with the Growth Policy Update as required by Montana State code. The Land Use Plan is an update from the 1994 Land Use Plan and addresses existing land use conditions and development constraints. Moreover, the Land Use Plan contains goals, objectives and policy recommendations similar to other chapters contained in the Growth Policy.

The Powder River Land Use Plan will assist County Commissioners, staff and residents on how the County should grow and expand future land uses. The Plan is intended to be used as a positive guide for growth and development. The nature and intent of the Land Use Plan is to protect the customs and cultures of Powder River citizens through protection of private property rights while supporting economy ventures. In addition, the Plan stresses proactive development measures, such as minimizing incompatible uses, maximizing efficient placement of infrastructure, transportation and other public services, and mitigating growth impacts that may occur within County.

Community Input

During the Community Input meeting, community members commented on the following land use objectives:

- Group similar businesses and industry together
- Plan for the expansion of infrastructure and public services (landfill, cemetery, public land etc.)
- Address floodplain issues and raise community awareness regarding potential flood lands

In addition to the specific land use objectives, community members also discussed other strategies and objectives that will help guide the land use policy including:

- Encourage growth throughout the entire county and not in one particular area
- Achieve a stable population with slow and steady growth
- Attract an educated workforce

The objectives referenced above serve as the guiding principles for developing land use policy that will promote the County as an attractive place to live, work and play.

Trends

As noted in Section 2: Population and Demographics, population is expected to increase because of the recent growth in the energy extraction sector as well as with the potential, yet planned opening of the Otter Creek Coal mine in western Powder River. The development of the Bakken oil region has placed pressures on surrounding Montana communities, including Powder River County, to respond to a growing demand for housing. In addition, the aging population in the County will need to be accounted for when preparing future land uses so as to encourage easy travel and provide amenities for senior citizens.

Existing Land Uses

Existing land uses were analyzed throughout the entire County and were tabulated to show the percentages and locations of certain uses.

Table 1 shows the distribution of land uses by category.

Table 1: Existing Land Use Distribution

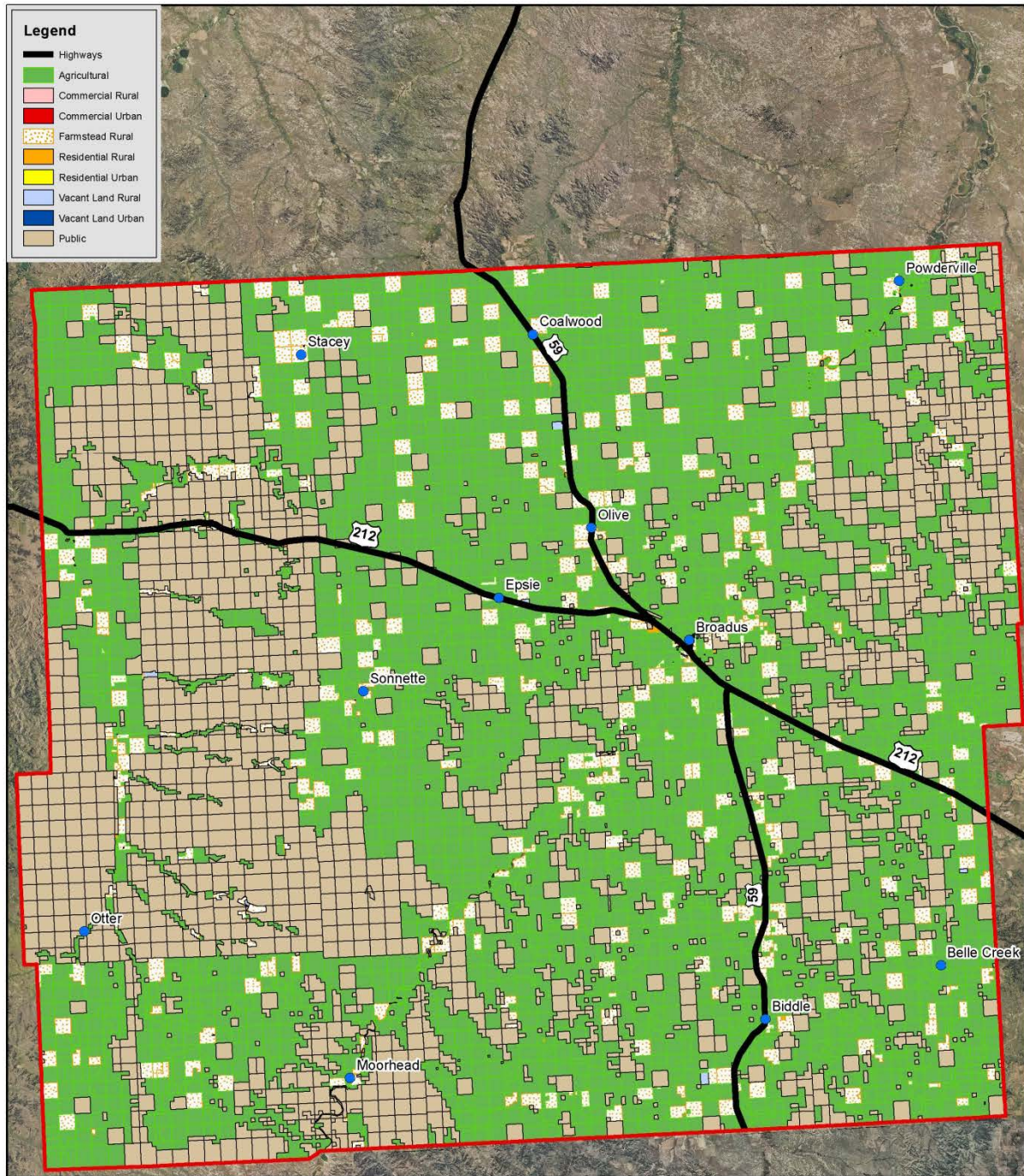
Land Use	Acres	Percent of Total Land
Agricultural	1,202,833	57.0%
Commercial Rural	113	<0.1%
Commercial Urban	27	<0.1%
Tax Exempt	739,615	35.1%
Farmstead	161,805	7.7%
Residential Rural	984	<0.1%
Residential Urban	54	<0.1%
Vacant Land Rural	1,114	0.1%
Vacant Land Urban	5	<0.1%
Unclassified (ROW & Water)	3,181	0.2%
Total	2,109,732	100%

SOURCE: MONTANA NATURAL RESOURCE INFORMATION SYSTEM, 2012

The dominant use is agriculture, which also includes farmsteads, with approximately 1,360,000 acres or 67.4 percent of the total land. Public lands account for more than 739,615 acres of land or 35 percent of the total land in the County. However, some public lands are also used for agricultural and ranching purposes with farmers and ranchers adopting the multiple use concept for publicly owned lands. As such, agricultural acreage is actually higher than what is reported in the other land uses shown in **Table 1**.

Table 1 identifies the remaining acreage spread across Powder River County. Figure 1 shows the existing land uses for the entire County.

Figure 1: Powder River County Existing Land Use



Kadrmass
Lee &
Jackson
Engineers Surveyors
Planners

*Intended for Planning Purposes Only

PRELIMINARY



0 2.5 5 10 15
Miles

**Powder River
Land Use**

TLG 05-07-2012

Agriculture and Farmsteads

Farming, ranching and other agricultural uses are a staple to the local economy and way of life for Powder River County residents. As noted in

Table 1, agricultural land uses account for the vast majority of land throughout the County, although farming and ranching activities occurring on public lands are not tabulated in the table. According to the 2007 Census for Agriculture, 1,620,068 acres were used for farmland and ranching, which is up from 1,521,618 acres in 2002. The average size of farm was 5,079 acres and two-thirds of the farms in the County were over 1,000 acres in size. The breakdown of agricultural uses for land includes:

- Pasture – 87 percent
- Cropland – 11 percent
- Other – 2 percent

Cattle and calves dominated livestock inventory, with Powder River ranking 10th among all counties within the state, while raising sheep and lambs put the County 3rd among all counties in the state. Nearly all crops grown were forage, which is land used for all hay and haylage, grass silage and green chop, as well as wheat for grain. Land in irrigated farms has increased from 352,962 acres in 2002 to 523,485 acres in 2007, a 48 percent increase.



Powder River's agricultural land is spread evenly across the County with the vast majority of land used for farming north of Highway 212. The remaining land is used mostly for ranching, rangeland and other non-intensive agricultural uses. Because Powder River's geographical location lends itself to little rainfall, continued ranching and rangeland is the best use of non-urban land as are farming operations that require minimal irrigation. Since ranching and

farming are such an important economic benefit and way of life for many County residents, preserving open land suited for agricultural purposes should be a high priority. Approximately 160,000 acres or 7 percent of land within Powder River is used for farmsteading. Farmstead parcels are similar to the agricultural use except that farmstead lands have buildings such as homes and barns. While agricultural lands may also have buildings located on the property, farmstead property is specifically identified as having residential and farm-type buildings (barns, animal shelters, machine shops etc.) on the property.

Commercial

Commercial uses make up less than 0.1 percent of total land for the entire County, yet commercial land uses play a critical role for a majority of residents. Businesses such as retail and grocery stores, pharmacies, banks, dentists and a myriad of other small businesses are classified as commercial uses. These services are vital to many community residents and available land should continue to be made available for future business opportunities. Rural commercial uses, which are defined as uses located outside an incorporated town, heavily outweigh urban commercial uses, which are defined as uses located within an incorporated town. The distinction is important to note as the majority of commercial land is located outside urban areas, suggesting that rural areas are just as important as urban areas are to the overall economic health of the County. Moreover, greater potential may exist to rehabilitate or expand existing commercial land to accommodate future growth. While rural commercial land outnumbers urban commercial land, urban areas tend to attract the majority of county residents and incorporated towns such as Broadus should continue to adequately plan for commercial land as having an adequate supply allows urban and rural towns to attract shovel-ready businesses. Because Broadus serves as the county seat and the main business hub for the county, the town and county should continue to work together to attract businesses that benefit all residents by ensuring adequate land is available.

Commercial uses as identified in Figure 1 also include industrial uses and while this may seem unusual, both uses tend to have similar characteristics when planning for land use compatibility.

Public

Powder River has over 35 percent of its land classified as public or exempt property. A large portion of this land – 399,326 acres – is the Custer National Forest located in western Powder River. Some of this land is used for grazing permittees. The Bureau of Land Management, US Department of Interior, US Forest Service and US Department of Agriculture also own land that may be considered part of Custer National Forest. The national forest is a community asset that should be preserved through wildland-urban interface prevention programs, which are discussed in further detail below. In addition to the Custer National Forest, several other public agencies own land throughout the County including:

- Bureau of Land Management
- US Department of Agriculture
- US Department of Interior
- Department of State Lands

- US Forest Service
- State of Montana
- Powder River County
- Municipalities
- School Districts
- Religious Institutions

While federal government owns a majority of the public land, the agencies do allow local residents to obtain permits land for ranching and farming purposes. The general practice of this arrangement should continue into the future as it allows Powder River residents to generate income and maintain the land. If an opportunity arises in which local residents or the County are able to acquire federally-owned land, a plan should be established for what the new property will be used for to ensure the highest and best use. The plan does not need to be complex, but it should address future uses and who will be responsible for maintaining the property.

Residential

Residential land is classified into two different categories, rural and urban. Rural residential land comprises 95 percent of residential property throughout the County and contains all properties not included in a town. Urban residential land is property located within a town. However, this should not be confused with population distribution. While a significant amount of residential land is rural, a high number of County residents live in incorporated and unincorporated towns.

Table 2 identifies the distribution of population throughout towns within the County. Towns without population information are not listed (Belle Creek, Coalwood, Epsie, Moorhead, Olive, Powderville, Sonnette, Stacey).

Table 2: Population Distribution (Town versus Rural)

Location	2010 Population	Percent of Total County Population
Biddle (unincorporated)	98	6%
Broadus	468	26%
Otter (unincorporated)	375	22%
Rural Population	802	46%
County (Total)	1,743	100%

SOURCE: US CENSUS BUREAU 2010; WWW.CITY-DATA.COM/CITY; *2007 POPULATION

Because private property rights are a very important to County residents, both rural and urban residential land should be preserved. Moreover, to ensure compatible land uses surround residential land, zoning guidelines may need to be updated to limit incompatible land uses. An

example of incompatible land uses would be constructing a residential subdivision next to a chemical processing plant or heavy industrial business.

Farming, ranching and rangeland uses are all compatible with both rural and urban residential properties. Moreover, the County should establish standards to protect agricultural, farmstead and ranching lands from the impacts of adjacent development. However, the County and towns including Broadus should coordinate to plan for future residential needs near town boundaries. To ensure existing property rights are upheld, people moving into new subdivisions located adjacent to farming or rangeland properties need to understand that agricultural and ranching uses have certain attributes associated with them. The attributes include dust, loud machinery, animals, smells and other items that are intrinsic to farm and ranch uses.

Vacant Land

Vacant or undeveloped land is scattered throughout the County and comprises less than 0.2 percent (1,119 acres), with rural vacant land consisting of 1,114 acres and urban vacant land consisting of 5 acres. The urban vacant land is important for planning purposes because these are areas located within a town that may be ready for immediate development. Moreover, these lands can be targeted for future growth opportunities and infill development, thus reducing the need to expand infrastructure and infringe upon farmstead and agricultural lands. The rural vacant land can also be targeted to accommodate future population increases and thus spread growth throughout the County.

Development Constraints

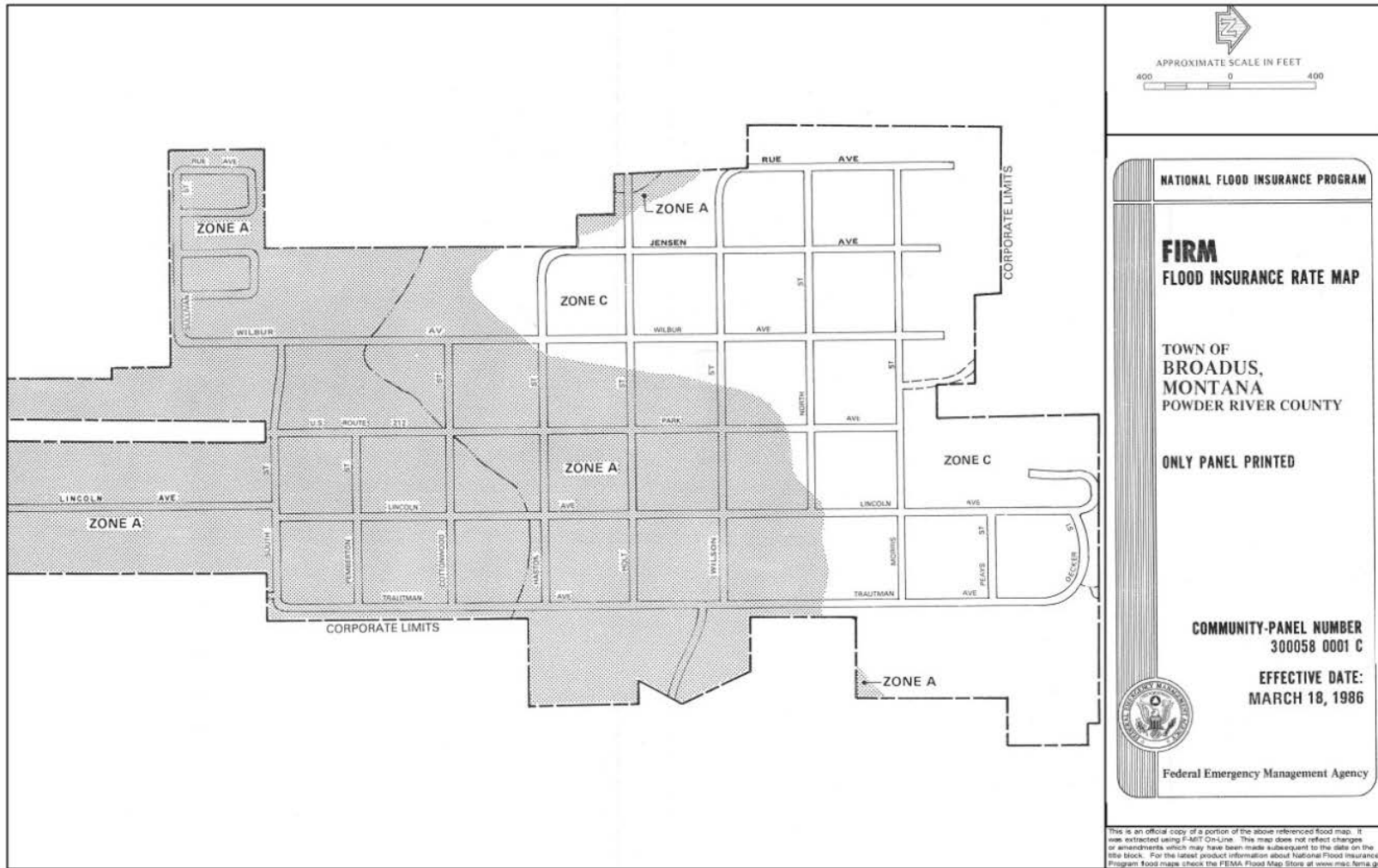
The maps and data presented will assist the County when determining future development locations and making land use decisions. The majority of the constraints are natural impediments such as floodplains, steep slopes, wildland-urban interface areas, mines, and transmission lines and wells.

Floodplains

Floodplain mapping and flood land delineation is an important issue facing many County residents. However, the County has not been completely assessed for floodplain mapping. The only area known to be mapped is Broadus, which was done in 1986 and is shown in Figure 2. Further assessments are needed, but the County must submit applications to FEMA for updated mapping. However, floodplain assessments are generally done on a population basis and currently Powder River County does not have a high enough population to be assessed in the near term.

If the County wants to generate its own funding sources, it could obtain an updated floodplain map using FEMA approved procedures, although the mapping and data collection process tends to be very expensive. However, if the floodplain boundaries are revised and reduced, it could stimulate development and private investment that could pay for the study due to increased property tax revenue. If receiving an updated floodplain map is a top priority for residents, the County may want to consider looking into grants or alternative funding mechanisms to obtain new floodplain maps.

Figure 2: Floodplain Map of Broadus, 1986



Development should be discouraged in areas delineated with an “A” as it is the 100-year floodplain; although if residents choose to build within the floodplain, they are required to purchase flood insurance. As noted earlier in the “Residential” section, vacant urban lots should be the first lots to be developed to accommodate growth. However, if these lots lie within the floodplain, the Town of Broadus should strongly discourage development unless the new structures meet the minimal floodplain standards.

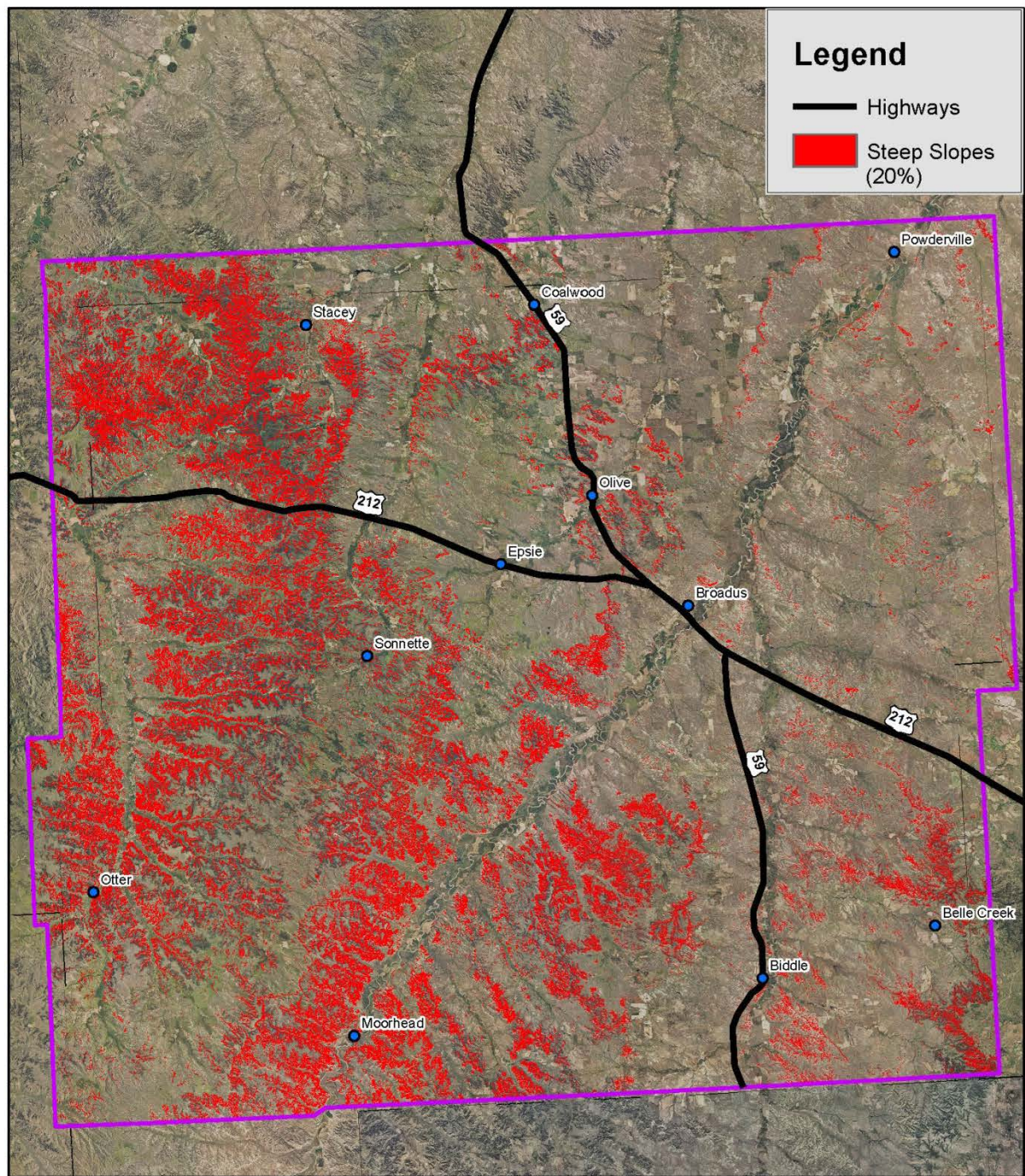
Steep Slopes

Development can be severely limited because of steep slopes; therefore, area identified in Figure 3 should be preserved. If development occurs, the County needs to consider issues associated with placing structures and roads on steep slopes including cut and fill policies, potential for landslides, erosion and sediment control, and visual aesthetics. Property owners can retain use of their land especially if the use is for agricultural or rangeland purposes. However, if property owners want to develop land with steep slopes, large-scale commercial development should be discouraged because of the difficulties associated with trying to provide level building and parking areas as well as safe access to the site. Drainage and storm water runoff can also cause problems. Moreover, infrastructure such as water and septic systems will need to be specifically designed to account for the steep incline/decline. However, large lot residential subdivisions may be suitable depending upon the slope grade and soil quality.

Airport

Specific regulations regarding developing land near the airport are described in the “Ordinance for Designation of an Airport Influence Area for the Broadus Airport.” Described in this document are height limitations, airport influence area limitations, and the definition of influence areas.

Figure 3: Steep Slopes (20%) in Powder River County



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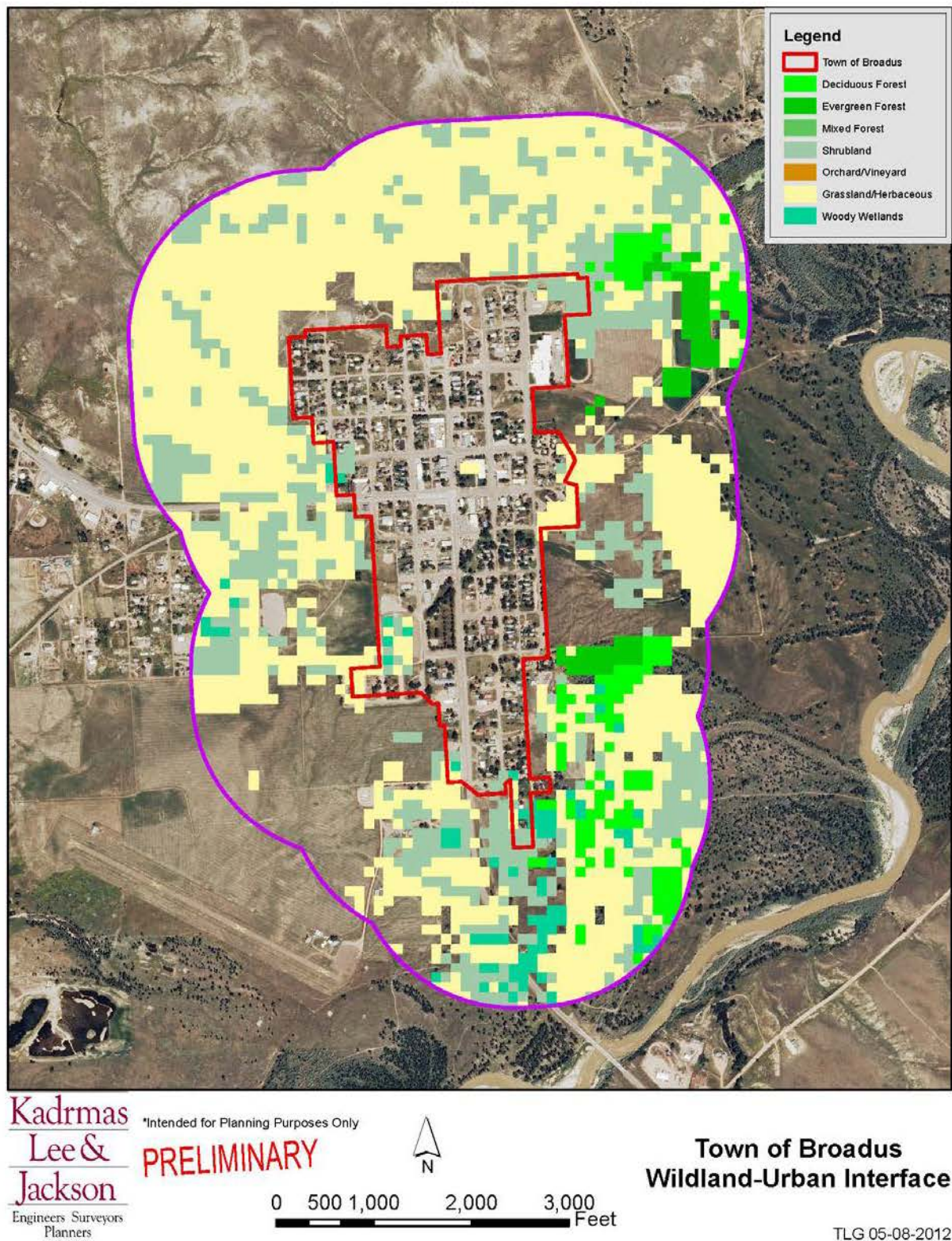
**Powder River
Steep Slopes**

TLG 05-07-2012

Wildland-Urban Interface

The State of Montana requires communities analyze the wildland-urban interface, which is the an area surrounding an urban or municipal boundary containing forests, grasslands and other vegetation that are at a risk to wildfire. The transition zone is one-half (.5) mile and varies depending upon the boundary of the municipality. Figure 4 shows the wildland-urban interface boundary for Powder River County. Broadus, the only incorporated town in Powder River County, is affected by the wildland-urban interface. However, the County should strongly consider implementing guidelines for areas near Otter as future development may infringe upon wildland vegetation near the Custer National Forest.

Figure 4: Wildland-Urban Interface (Broadus, MT)



Powder River County and Broadus can help eliminate potential wildfire risks by adopting the *Guidelines for Development within the Wildland-Urban Interface, 2009*, produced by the Montana Department of Natural Resources and Conservation. The Guidelines provide information on a range of topics including:

- Wildland Fuel Mitigation
- Site Development Recommendations
- Fuelbreak and Greenbelt Spacing
- Access and Water Supply Considerations
- Alternative Development Examples

The Guidelines also offer recommendations for zoning such as clearing vegetation within five feet of public roads and driveways, providing at least two access points into a subdivision, ensuring fire apparatus can access a building within 150 feet and constructing “break away” gates for emergency vehicles. In addition, information is provided for homeowner responsibilities that include recommendations for how residents can help prevent damage to property and guidelines for establishing defensible space standards.

The goal of the Guidelines and County-wide adoption is not to limit property rights or future development. The goal is to:

- Protect life and property
- Reduce the potential for a fire on improved property from spreading into wildland fuels and from a fire in wildland fuels from spreading into improved property or structures
- Provide safe working areas for emergency responders fighting fire;
- Maintain important native plant communities and reduce the potential for loss of native vegetation and crops.

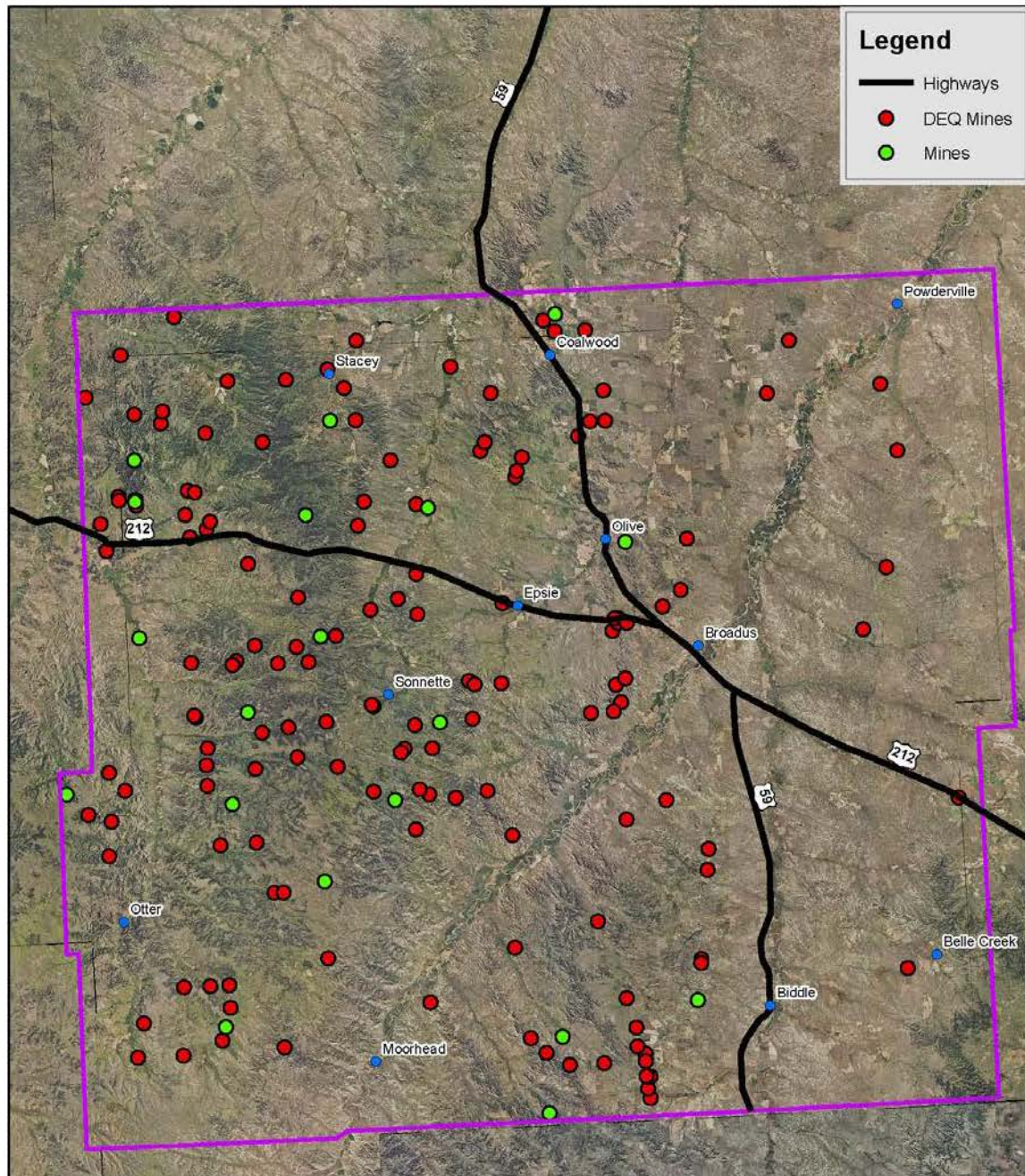
Mines

Mining activities are an important economic base for the County. However, some abandoned underground mines may pose a risk to future development and unlike steep slopes or floodplains, which are usually identifiable, certain mines may lie underground making them less distinguishable as an impediment to development. Developers and contractors should perform or conduct their due diligence before purchasing land that may seem suitable for homes, businesses or other uses. Moreover, if the County proposes to sell land or acquire land for public service or facility expansion, it too should be aware of potential mining locations. Figure 5 shows the mine locations throughout Powder River County. Most of the mining activity occurs in western Powder River County in or near the Custer National Forest with significant amounts of coal deposits scattered throughout public and private lands.

A new coal mine is in the process of being permitted and the proposed Otter Creek coal mine would be located on both state and private land. A new rail line will be needed to

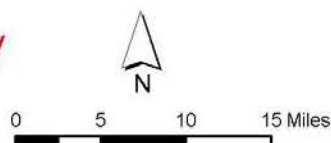
service and transport coal. An interstate rail line was previously approved although an intrastate rail line is likely to be the preferred shipping option for the Arch Coal, the owners of the coal mine.

Figure 5: Mine Locations throughout Powder River County



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**Powder River
Existing Mines**

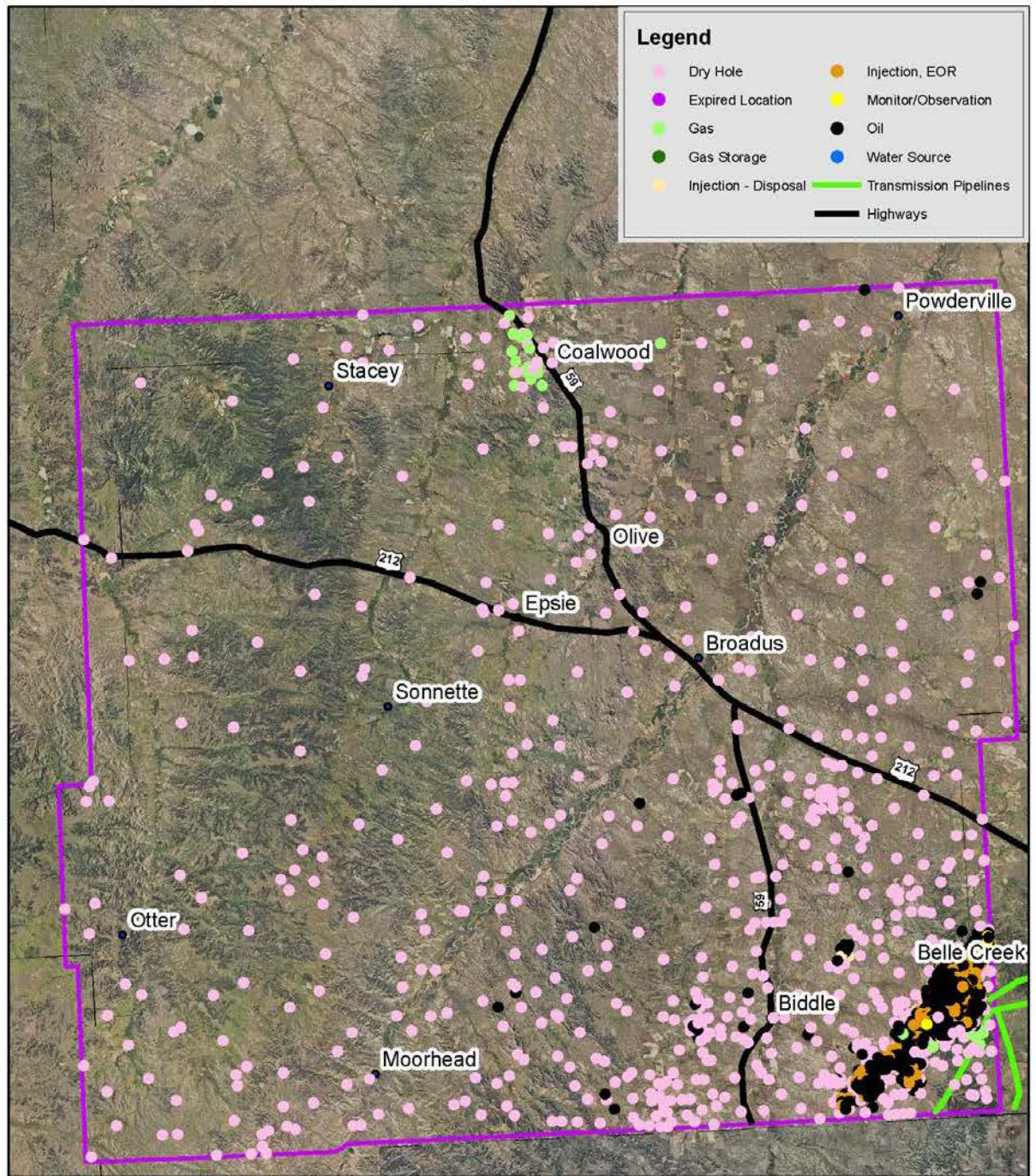
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Transmission Lines and Wells

The majority of gas and oil wells are located in southeastern Powder River County near Belle Creek and in the Belle Creek oilfield as shown in Figure 6. The transmission line southeast of Belle Creek is an oil line. A new pipeline is currently being built in Wyoming and will likely extend to the Belle Creek oilfield to service new and retrofitted oil wells. The County should continue to monitor progress and to plan for compatible uses along the new pipeline such as agricultural, farmsteads and public lands. Commercial and urban residential uses should be limited along the transmission route; although rural residential uses may be appropriate if the new homes and structures are adequately setback from the pipeline.

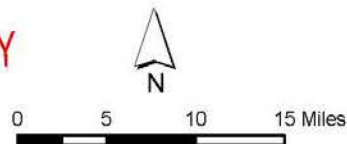
CO₂ injection wells are another expanding economic driver for the Belle Creek oilfield. Existing oil wells are being refurbished to accommodate new extraction methods and the process is expected to bring in new permanent workers. County officials can help plan for the new influx of workers by updating subdivision regulations to account for fire suppression needs and to ensure water wells, which are drilled near oil or gas well, do not become contaminated.

Figure 6: Well and Pipeline Locations in Powder River County



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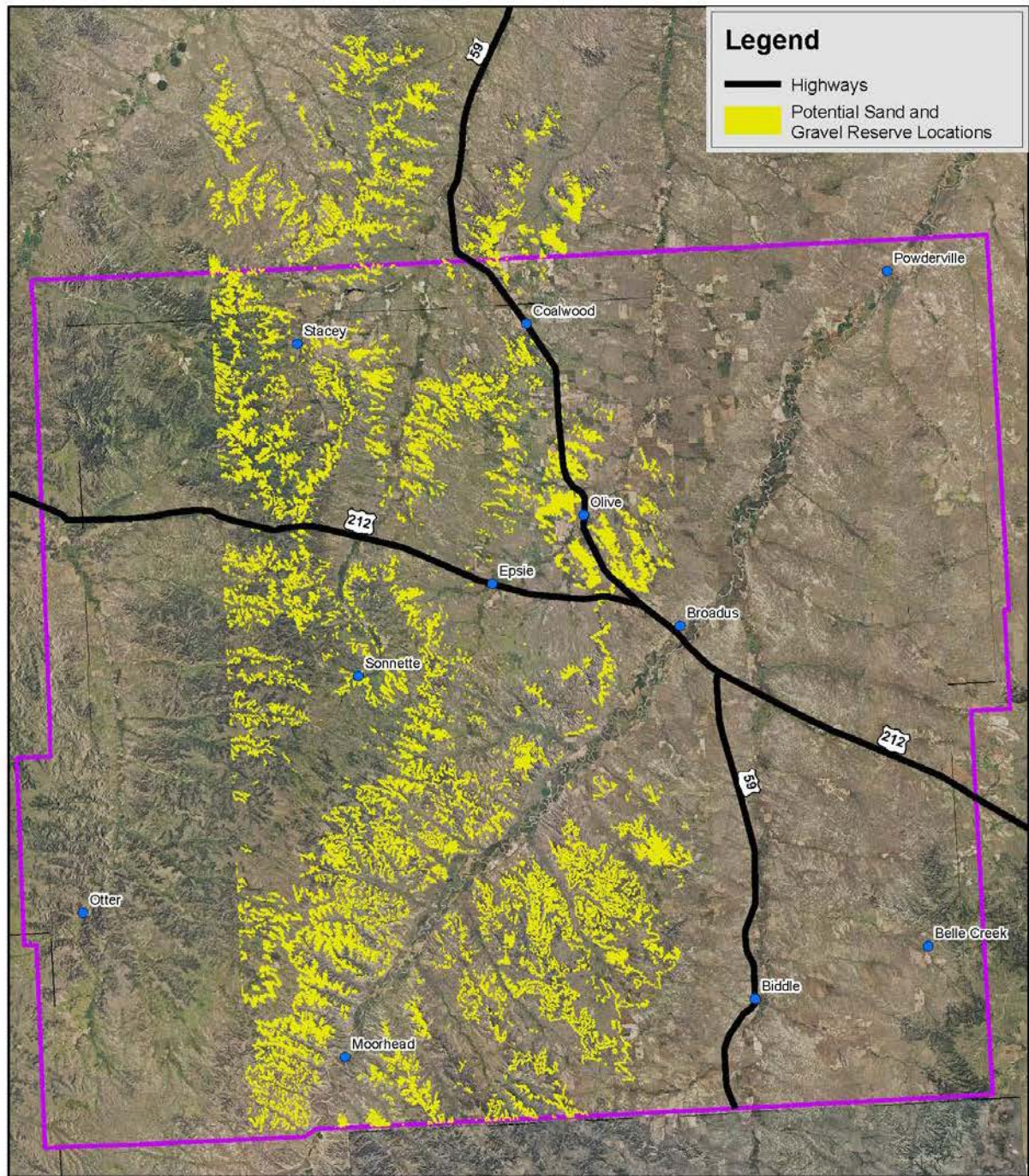
**Powder River
Oil and Transmission Lines**

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Sand and Gravel Resources

Sand and gravel resources are important to the County because these resources provide the materials needed for roads and housing developments. Powder River County has limited sand and gravel resources, which is due to the silt content found in most soils. However, Figure 7 displays the potential locations of sand and gravel resources. If the County can attract a business to explore these potential locations and extract high-quality material, the County may be able to secure a long-term supply of sand and gravel resources.

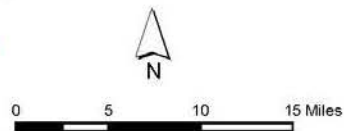
Figure 7: Potential Sand and Gravel Resources in Powder River County



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**Powder River
Clinker**

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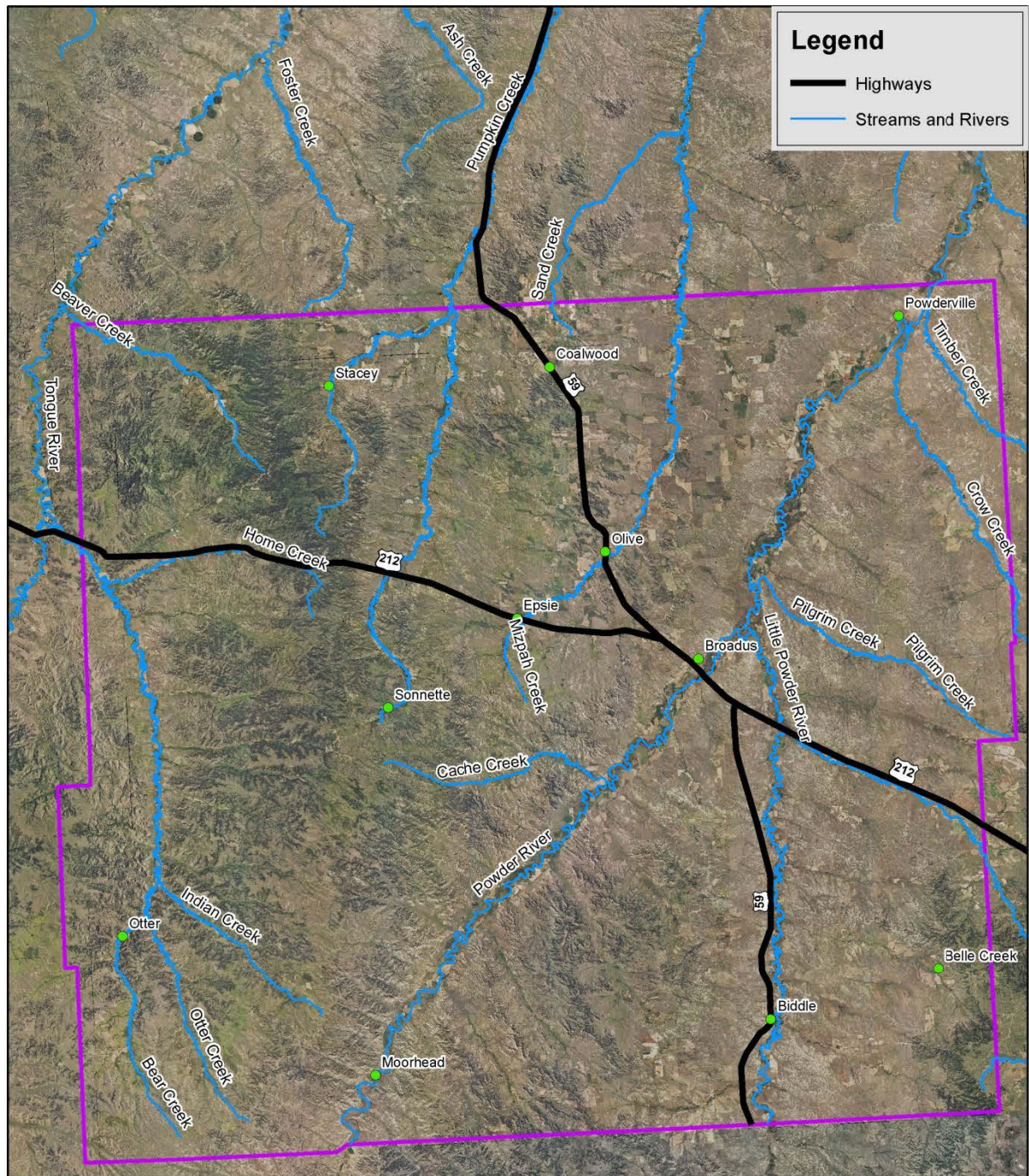
Water

Powder River County has limited water resources and as such needs to protect its existing water supplies. Providing adequate water to all County residents is important especially for agricultural purposes such as farming and ranching. Due to the possibility of new developments using large quantities of water or creating discharge into streams that can negatively impact water quality downstream, it is important that the subdivision process continues to ensure proper review of new developments and subdivisions. The County should continue to preserve existing water resources and reserve water rights for major economic uses that benefit Powder River County and its residents. Figure 8 shows the existing water resources located throughout the County.

The major water sources in the County include the Powder River, Tongue River and Pumpkin Creek. According to City-Data.com, the total withdrawal of fresh water for public supply is 0.14 millions of gallons per day, all which comes from groundwater supplies. The surface water supply, which consists mostly of streams and rivers, is used for irrigation and recreation purposes.

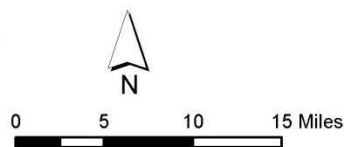
The County opposes the assignment of water rights to USDA, Forest Service, Custer National Forest. The national forest was established after the settlement of Powder River County so existing ranchers and state owned wildlife should have first use benefits. Additionally, the assignment of waters rights to ranchers/farmers holding Forest Service allotments allows local control of water uses to be retained within the county and assures continued viability of those grazing rights on the National Forest.

Figure 8: Waterbodies in Powder River County



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**Powder River
Waterbodies**

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Land Use Plan Goals and Objectives

Goal: Plan for compatible land uses throughout the County while preserving multiple uses for existing and future agricultural, ranching, natural resource extraction, forestry, and recreational land.

Objective: Ensure developable land is available to accommodate potential population increases.

Objective: Update subdivision regulations to include recommended development standards to evaluate impacts to agriculture uses and rangeland, agricultural water user facilities, natural environment including wetlands, steep slopes and wildlife habitat.

Objective: Establish road construction and maintenance standards for new subdivisions and maintenance standards for existing county roads.

Objective: Develop and implement a monitoring system for the sewer and water systems that measure availability and adequacy to accommodate future growth.

Land Use Policy Recommendations

The policy recommendations listed below will help the County implement elements of the Land Use Plan as well as the objectives previously listed.

Land Development

- 1) Establish development standards for new residential, commercial and industrial uses that abut existing agricultural or ranching lands. Associated buffers and mitigation efforts (fencing, noise, etc.) should be the developer's responsibility, not the farmer's or rancher's responsibility.
- 2) Support development opportunities that provide for the long-term availability and sustainable development of the County's mineral resources.
- 3) Limit incompatible uses such as heavy commercial or industrial uses adjacent to residential uses.
- 4) Encourage growth throughout the County, but focus large developments in or near Broadus or Belle Creek where local urban services such as sewer and water already exist.
- 5) Discourage subdivisions in remote locations and on or near steep slopes.
- 6) Update the County subdivision regulations to provide standards for crew camps and similar temporary housing facilities as well as to establish consistency with statutory provisions of the Montana Code Annotated that were enacted during the three previous legislative sessions.

- 7) Establishing incentives for selected types of development that promote the objectives contained in the Powder River Growth Policy and Land Use Plan. Incentives include but are limited to density bonuses, fee waivers and fast-track development review and permitting.
- 8) Support the development of new tourism-related businesses or the expansion of such businesses to increase expenditures and income from out of county visitors.

Agriculture and Farmsteads

- 1) Continue to promote the “multiple use” concept of allowing farmers and ranchers to use federal and state land for farming, ranching and agricultural activities. In addition, no changes in federal or state land use should be allowed without the County receiving adequate notice having the opportunity to comment on any proposed plan or land use activity. Powder River County requests all State and Federal agencies to coordinate with the county growth plan.
- 2) Continue implementing the “no net gain” policy regarding public land sales or exchanges. Goal is not net loss of private lands.
- 3) Prepare a statement recognizing the presence and impacts of adjacent agricultural uses, which can be submitted to and signed by property owners purchasing land near agricultural uses.

Natural Resources

- 1) Preserve water resources throughout the County by adopting buffer standards for development along rivers and streams as well as around well-heads and groundwater supply facilities.
- 2) Continue implementing water severance policy.
- 3) Adopt the *Guidelines for Development within the Wildland-Urban Interface, 2009*, prepared by the Montana Department of Natural Resources and Conservation.
- 4) Establish wildfire suppression standards and incorporate them into subdivision regulations.
- 5) Establish subdivision regulations that require the reservation of coal mine financial resources to ensure appropriate reclamation measures when a mine closes or is planned to be abandoned.
- 6) Encourage tourism related businesses that promote the County’s natural resources, yet do not interfere with established land uses while

Floodplain

- 1) Enforce floodplain regulations so future development limits damage to people and property.

- 2) Document existing issues with flooding to make the case to FEMA for updating the 1986 floodplain map.
- 3) Prepare a floodplain boundary study using FEMA approved guidelines that would remove floodplain development restrictions and stimulate private investment.

Intergovernmental Coordination

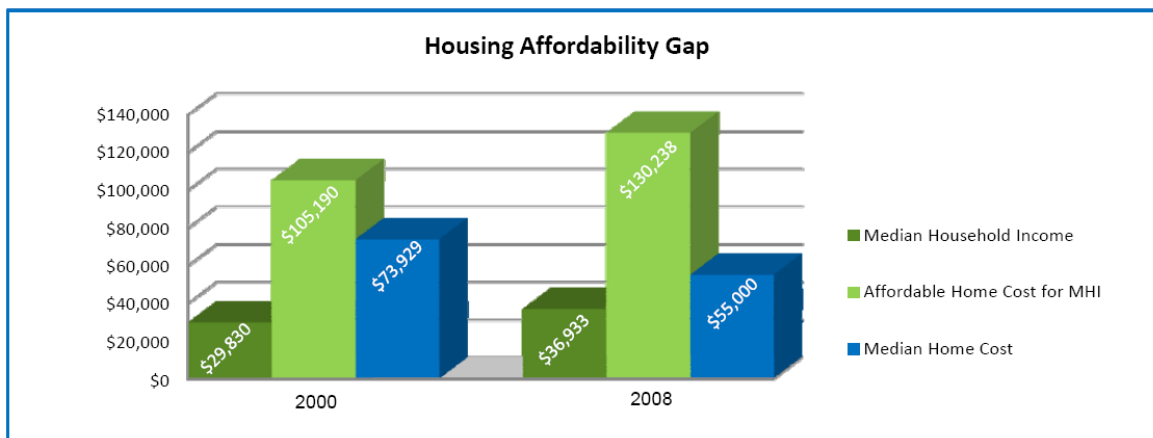
- 1) Develop a coordinated city-county annexation policy, including the use of annexation agreements to adequately address costs associated with extending town services.
- 2) Continue to require that Powder River County shall be notified of all state, interstate and federal actions that have any impact on water resources. Official notification must be acknowledged in writing by the commissioners and that they understand the proposed actions. In addition, actions regarding Wild and Scenic River designations shall be coordinated with the commissioners and the Growth Policy.
- 3) Continue to assist federal and state agencies in the planning and management of Powder River's natural, cultural and economic resources.
- 4) Continue to support the design and development of all federal and state land disposals, including land adjustments and exchanges; be performed to the benefit of Powder River County residents.

Section 4

Housing and Development

Housing Statistics	Powder River County	Montana
Living in same house 1 year & over, 2006-2010	89.2%	83.2%
Housing units, 2010	1,022	482,825
Homeownership rate, 2006-2010	66.4%	69.0%
Housing units in multi-unit structures, percent, 2006-2010	4.2%	16.3%
Median value of owner-occupied housing units, 2006-2010	\$99,700	\$173,300
Households, 2006-2010	688	401,328
Persons per household, 2006-2010	2.4	2.36

(U.S. Census Bureau, 2010)



(Montana Department of Commerce, 2010)

Housing Units and Structure-type data				
Homeownership rate in 2000 = 72.9%				
Households in 2000 = 737				
Households in 2008 = 675				
% change in population, 2008 to 2025 = -4.4%				
% change in households, 2008 to 2025 = -2.2%				
% of population aged 65+ in 2025 = 34.4%				
Estimated Housing Units needed by 2025				
Housing Units	Units in Poor Condition Lost by 2025	Units in Good Condition Available in 2025	Total Housing Units Needed by 2025	New Housing Units that must be created by 2025
TOTAL	838	287	837	550
Single-family	634	126		?
Multi-family	11	16		?
Mobile Home	193	145		?

(Montana Department of Commerce, 2010)

The data in the table to the left, gives a rough estimate of housing needs of the future. The type of new units will be determined entirely by whether they will be owned or rented, temporary or permanent.

The higher the housing costs relative to incomes, the more expensive both rental and home-ownership housing will be.

Housing Structures and Quality

		Dwelling Type		Total
		Mobile	Single	
Year Built	1959 and earlier	8	479	487
	1960-1969	35	61	96
	1970-1979	123	89	212
	1980-1989	50	36	86
	1990-1999	60	27	87
	2000	10	5	15
	2001	9	7	16
	2002	5	3	8
	2003	0	1	1
Total		300	708	1,008

		Number of Bedrooms								Total
		01	02	03	04	05	6+	none		
Year Built	1959 and earlier	88	244	115	24	9	2	5	487	
	1960-1969	5	39	38	9	3	0	2	96	
	1970-1979	3	76	119	12	0	0	2	212	
	1980-1989	1	19	54	11	1	0	0	86	
	1990-1999	2	6	63	11	1	2	2	87	
	2000	2	1	10	2	0	0	0	15	
	2001	1	1	11	2	0	0	1	16	
	2002	0	0	5	3	0	0	0	8	
	2003	0	1	0	0	0	0	0	1	
Total		102	387	415	74	14	4	12	1,008	

		Structure Type		Total
		Mobile	Single	
Building Style	Conventional	0	74	74
	Early American	0	1	1
	Earth Sheltered	0	2	2
	Log	0	55	55
	Mobile Home	287	1	288
	Modern	0	1	1
	Old Style	0	2	2
	Other	13	6	19
	Ranch	0	566	566
Total		300	708	1,008

		Structure Type		Total
		Mobile	Single	
Physical Condition	Unsound	102	114	216
	Very Poor	25	47	72
	Poor	19	89	108
	Fair	37	354	391
	Average	117	104	221
Total		300	708	1,008

(Department of Commerce 2005)

Current Housing and Development Status

Powder River County has a current need for increased and updated housing. There will be an increase in workers due to the natural resource extraction industries and support industries in the County and region. There is a community concern to increase housing for the current demand and population, but the concern heightens when there will be an additional influx of workers and new community members.

Housing Stock and Affordability

The housing stock has increased by about 1.0% between 2005 and 2010. 42% of the housing stock in 2005 was mobile homes. The average housing size is between 1 and 3 bedrooms. The primary building style for individual homes is based on a Ranch styled-architecture. In 2005, 39% of the homes in Powder River County were either classified as “Poor,” “Very Poor,” or “Unsound.”

The median home cost is relatively affordable, and below the affordable home cost for median housing income. However for those on a senior or fixed income, social security, or disability, the Department of Commerce White Paper on Housing (Montana Department of Commerce, 2010), found that housing and rentals were more than 30% of their income, thus making it not affordable.

Regulating and Decision-Making Bodies

There is an active County Planning Board, County Commissioners and a Sanitarian who assist in making housing and development decisions. It was suggested at the community meeting that there should be a focus on ensuring private companies or individuals lead any increase or change in the local housing market. There was also support to increase communication between the County Planning Board, County Commissioners, Sanitarian and the public. There were some community members vocalizing a strong support for zoning and land use, while others felt that increased zoning would lead to too much regulation. The Powder River County Subdivision Regulations were updated in December, 2007.

Current Housing and Development Limitations

Powder River County has some areas designated as flood plains, approximately 16 brownfield sites, and limited housing/land/lots available.

Powder River County as a whole has not been fully assessed for floodplains, however one area that is designated a floodplain limits development and increases flood plain insurance for homeowners/developers on the southern side of Broadus. A request to do more assessments of the County will need to be submitted in order to get a more accurate and geographically inclusive floodplain assessment (please see section 2 for a floodplain map of Broadus). Floodplain assessments are done generally on a population

basis, and Powder River County does not rank high enough to be assessed in the near future. It will be very expensive to get the County assessed, but is a possibility given the financial stress and development limitations that a floodplain poses.

There are 16 leaking underground storage tanks (Montana Department of Environmental Quality, 2011) that are the primary brownfield sites in Powder River County that limit new developments. Southeastern Montana Development is working with the Montanan Brownfield Coalition to assist in the assessment of brownfield sites and will assist in finding funding for assessment and cleanup.

Another difficulty Powder River County faces in regard to new developments or housing projects is the lack of available land and rental lots. There are a number of subdivisions, but most of them are either closed, uninhabitable, or are almost at capacity.

Community Input

During the Community Input meeting, the community members brainstormed how they would like to see development occur:

- Increased support from land owners in and around Broadus to sell/lease/develop land to increase housing capacity
- Concern that new developments will come with a rent increase which will mean a pay increase. This would be okay, but the question is how to increase raises to meet the cost of housing, and how to do so in a timely manner.
- Focusing on current housing need: upgrading homes, ensuring adequate housing for those who work/live in the County currently.
- Must address current infrastructure needs first
- Concern that more people will move to where it is cheaper and more welcoming and not have balanced development (for example, people will move to Broadus if it is cheaper and more welcoming than other areas in the County, and visa-versa).
- Increased public knowledge and awareness of how to access development information (i.e. standards, guidelines, available properties etc.). Powder River County Website is a good source, but perhaps more promotion of this information would be valuable
- Would like to see a single family housing sub-division north of the high school
- Would like to see a community led Town/Community plan for Broadus (housing/zoning/land use)
- Zoning was a big point of concern during the meeting:

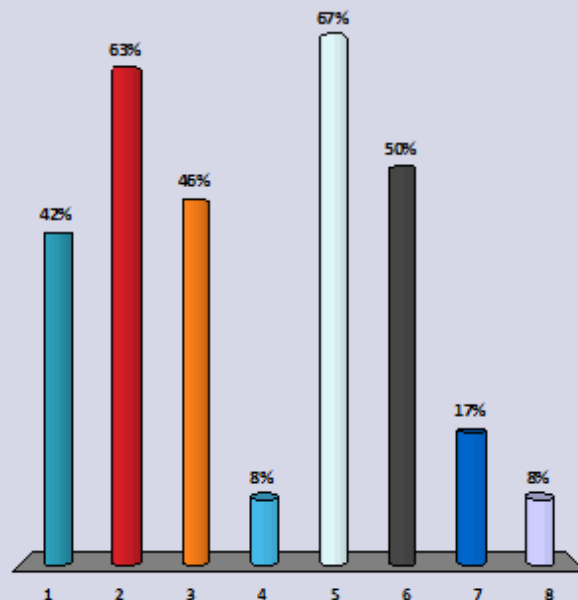
Zoning Perspectives

Pro's:	Con's
<ul style="list-style-type: none"> - Currently must approve each subdivision since there is not zoning. This creates a longer unnecessary process for each unit. - Can help in determining where new developments can go and how they fit with what is surrounding them. - This can help add as a buffer to prevent intrusive developments from being in close proximity to residential or other land uses. 	<ul style="list-style-type: none"> - Currently must approve each subdivision since there is no zoning. This ensures careful decisions for each development - Zoning can be seen as threatening to property rights and personal choice - Zoning can create unnecessary time delays

The community members were asked to use the audience response remotes to answer a question regarding how they would like to see development occur given the boom in energy developments in the region, and the growth to potentially occur in Powder River County. The results are as follows:

In regard to housing, given the current boom in the Bakken oil field, the potential development of Otter Creek Coal, and other local developments...
Would you like to see: (choose all that apply)

1. Broadus become more dense?
2. Housing development within a 5 miles radius of Broadus
3. Single family housing throughout the County
4. No more housing development in the County
5. Subdivisions
6. Temporary housing/trailer parks
7. Housing along the highway
8. Location or type of housing does not matter to me



Projected Trends

Meeting Community Needs

Housing and development is a key concern not only for the pending increase in population but for the current needs of the County. The general feeling from the community was to: “Take care of current needs, assess and prepare for opportunities to develop Powder River County and welcome new community members.”

Researching and decreasing barriers to development, such as floodplain location and brownfield sites is a beneficial step. Enhancing communication between key County players, such as the County Commissioners, Sanitarian, and Planning Board will be imperative to a proactive planning process. Increasing community dialogue is also an important step to enhance collaborative decision-making, educating and updating the community with facts, and understanding key community perspectives.

With the increase in the aging population, this adds another stress on ensuring there is adequate and affordable housing for the aging population and needs. If the housing demand increases and the housing market and rent/costs associated also increases, this poses a concern on ability of the aging population to afford housing within Powder River County. Without creating additional support and infrastructure for the aging population, people may relocate to other communities that have sufficient infrastructure.

Location and Type of Development

There are plentiful opportunities around the County for individual land owners to sell, lease, rent, or develop their land to meet housing needs. According to the result of the poll taken during the community meeting on the 24th of April, community members would like to see: more subdivisions, single family homes, housing development within a five-mile radius of Broadus, Broadus becoming denser, and an increase in trailer parks. However, there are some limitations to these community perspectives such as private land ownership around the Town of Broadus and the time it takes to pass DEQ and other regulatory requirements for new subdivisions.

Housing and Development Goals and Objectives

Goal: Increase availability of land to develop

Objective: Support initiatives that identify, assess, and clean brownfield sites.

Objective: Work within the structure of the floodplain limits for development potential, and continue local and state dialogue to promote the update and clarification of a current floodplain assessment.

Objective: Support landowners who wish to sell, lease, rent, and develop their land by making the process more navigable and necessary resources more easily available.

Goal: Foster development that: compliments neighboring developments, uses, and aesthetics; minimizes utility costs; and does not greatly impede on property rights and independence.

Objective: In order to encourage the use of public infrastructure and services, promote; infill development in Broadus, development within a 5-mile radius of Broadus, growth along developed county roads and highways, and subdivisions that can access Broadus water/sewer.

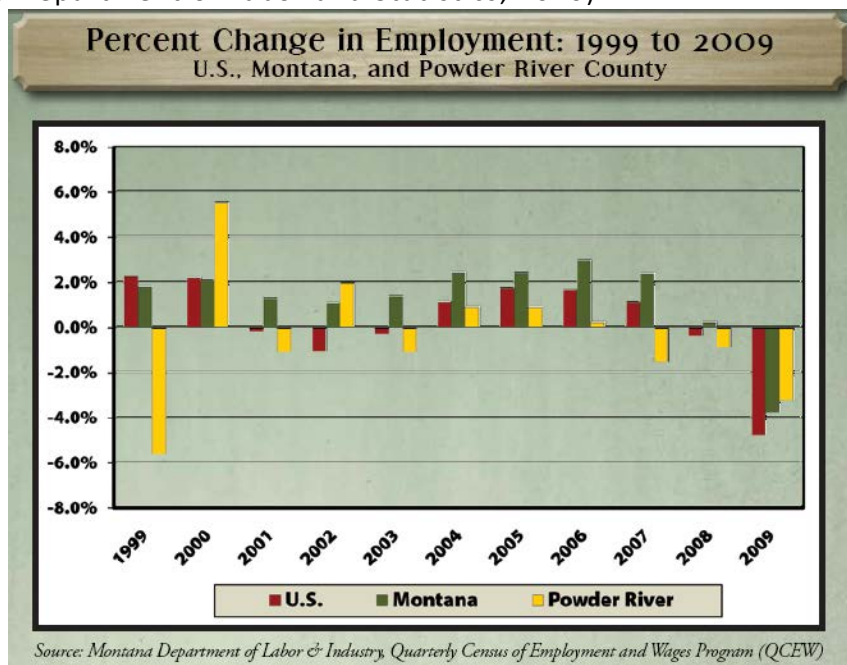
Objective: Enhance communication between landowners, County Commissioners, Sanitarian, and Planning Board.

Section 5

Economy

Year	Labor Force	Employment	Unemployment Rate
2010	902	864	4.2
2009	895	862	3.7
2008	949	919	3.2
2007	897	870	3
2006	894	867	3
2005	907	877	3.3
2004	919	885	3.7
2003	888	854	3.8
2002	885	852	3.7
2001	947	918	3.1
2000	1003	965	3.8
1999	1292	1244	3.7
1998	1293	1249	3.4
1997	1226	1203	1.9
1996	1254	1232	1.8
1995	1163	1138	2.1
1994	1204	1178	2.2
1993	1159	1131	2.4
1992	1214	1180	2.8
1991	1203	1172	2.6
1990	1189	1166	1.9

(Montana Department of Labor and Statistics, 2010)



(Research and Analysis Bureau and Census and Economic Information Center, 2010)

Year	Income Type	Income
2010	Median Household Income	\$36,550
2009	Median Household Income	\$35,138
2008	Median Household Income	\$36,933
2007	Median Household Income	\$31,461
2006	Median Household Income	\$33,697
2005	Median Household Income	\$33,571
2004	Median Household Income	\$30,732
2003	Median Household Income	\$28,851
2002	Median Household Income	\$27,568
2001	Median Household Income	\$30,075
2000	Median Household Income	\$29,830
1999	Median Household Income	\$22,354
1998	Median Household Income	\$27,248
1997	Median Household Income	\$29,283
1995	Median Household Income	\$26,631
1993	Median Household Income	\$28,075
1990	Median Household Income	\$22,354

(Montana Department of Labor and Statistics, 2010)

Powder River County, Montana – Level of Poverty			
	Total Estimate	Below poverty level Estimate	% Below poverty level Estimate
Population for whom poverty status is determined	1,642	231	14.1%
AGE			
Under 18 years	381	60	15.7%
Related children under 18 years	377	56	14.9%
18 to 64 years	946	134	14.2%
65 years and over	315	37	11.7%
SEX			
Male	838	101	12.1%
Female	804	130	16.2%
RACE AND HISPANIC OR LATINO ORIGIN			
One race	1,608	217	13.5%
White	1,569	196	12.5%
Black or African American	0	0	-
American Indian and Alaska Native	28	21	75.0%
Asian	0	0	-
Some other race	11	0	0.0%
Two or more races	34	14	41.2%
Hispanic or Latino origin	39	0	0.0%
White alone, not Hispanic or Latino	1,538	196	12.7%

(U.S Census Bureau , 2010)

Top 5 Private Employers in powder River County (Based on the 4 th Quarter 2009 Data – Listed in Alphabetical Order)	
Business Name	Size Class
Alderman Oil Company	3
Broadus Motel	2
Five Star Roustabout Inc.	3
Larry's IGA	4
Powder River Stockman's Club	3
Employee Size Class Coding: 4 = 20-49 employees, Class 3 = 10-19 employees, Class 2 = >10 employees	
(Research and Analysis Bureau and Census and Economic Information Center, 2010)	

Current Economic Condition

Agriculture

Powder River County is primarily rural and agricultural. Most of Powder River County is grazing land. Since 1954, farm acreage has fluctuated between 1.52 and 1.62 million acres. The number of farms has decreased and their average size has increased. This reflects a natural trend of mechanization replacing manual labor due to increasing costs to the employer and the increasing difficulty of finding or retaining farm workers.

Agricultural markets are generally located outside the county in Miles City, Montana; Billings, Montana; Wyoming; and South Dakota. The condition of farm-to-market roads is a crucial factor in measuring the economic health of the agricultural industry.

	2007 Census	2002 Census	% Change
FARMS			
Farms (number)	319	301	6%
Land in farms (acres)	1,620,068	1,521,618	6%
Average size of farms (acres)	5,079	5,055	0%
Farms by size (number)			
Less than 1,000 acres	120	88	36%
\$100,000 or more	199	213	-7%
Farms by type of organization (number)			
Family, Individual, Partnership	248	260	-5%
Corporation, Cooperative, trust	71	41	73%
LIVESTOCK INVENTORY AND CROPS HARVESTED			
Livestock and Poultry Inventory (number)			
Cattle and calves	77,112	58,870	31%
Hogs and Pigs	23	0	NA
Sheep and lambs	14,724	11,856	24%
Horses and ponies	1,689	1,422	19%

Bison	53	*	*
Chickens (layers and broilers)	*	228	*
Crops Harvested (acres)			
Corn for grain	0	0	NA
Corn for silage or green chop	*	*	*
Wheat for grain, All	12,828	7,466	72%
Winter wheat for grain	10,749	3,317	224%
Spring wheat for grain	2,079	4,149	-50%
Durum wheat for grain	0	0	NA
Oats for grain	408	291	40%
Barley for grain	1,759	2,054	-14%
Hay, haylage, grass silage	91,666	44,193	107%
Sunflower seed, All	0	0	NA
OPERATOR DEMOGRAPHICS			
Primary Occupation (number)			
Farming	207	235	-12%
Other	112	66	%70
Place of residence			
On farm operated	256	255	0%
Not on farm operated	63	46	37%
Years on present farm (number)			
Less than 10 years	86	91	-5%
10 years or more	233	210	11%
Average age of operators (number)	57.9	55.7	4%

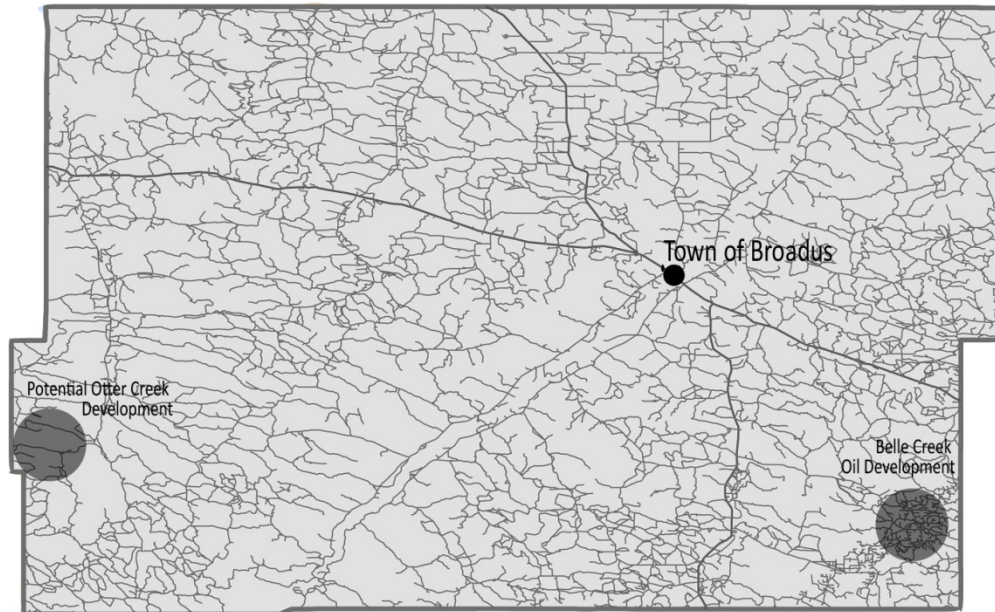
Natural Resource Development

There is currently limited oil, coal, and timber production. However, the Otter Creek coal tract, a coal reserve estimated to be 1.3 billion tons, was recently leased by Arch Coal and the potential for development of this site is on the horizon. Permitting timeframes, construction, and associated steps place this development approximately 7-10 years away from completion. It has been estimated that this mine could employ approximately 300-400 persons at full capacity.

Additionally, plans are underway to construct a new carbon dioxide pipeline to aging oil fields in the Powder River Basin. The Belle Creek oil field is in this region and with the injection of the carbon dioxide, it is estimated that it will increase oil production by as much as 30 million barrels of oil that otherwise could not be produced.

A third natural resource is coal bed methane. This resource has not been pursued actively in the State of Montana like it has been in Wyoming. While it is a viable natural resource to extract and market, there are environmental concerns that have limited the extraction potential. Currently however, it is being developed on some BLM land.

Locations of Potential Natural Resource Developments in Powder River County



- Highlighted areas designate location and do not represent size or scale in any capacity

Commercial Center

Broadus is the primary commercial center of any size in the county. It has a bustling business district with several restaurants, a grocery store, and several retail stores. There is a strong feeling of local business support and opportunity to develop its small business retail further.

There is also a store in Biddle, the Cross Ranch Mercantile, that offers many products and services such as groceries, tire repairs, and basic appliances.

Tax-Base

Powder River County Taxable-Value	
1979	\$ 80 million
1995	\$ 6 million
2000	\$ 5 million
2005	\$ 4 million
2010	\$ 4.5 million
2012	\$ 7 million

*Numbers are rounded. Data gathered from Powder River County Commissioner's Office

During the 1970's, Powder River County experienced an oil boom. During this time, improvements were made to the high school, and a multi-purpose fair barn building, a nursing home, and the courthouse were all constructed. With the drop in crude oil prices in the 1980's, oil production decreased dramatically and the county experienced a drop in population. The high county taxable value in 1979 of nearly \$80 million has

dropped by 95% to its just over \$4.5 million in 2010. From 2000 to 2004, the taxable value dropped over 20%. The county government strains to provide services and support infrastructure built during the boom. At present, the average annual wage per job in Powder River County continues to be one of the lowest in the State of Montana

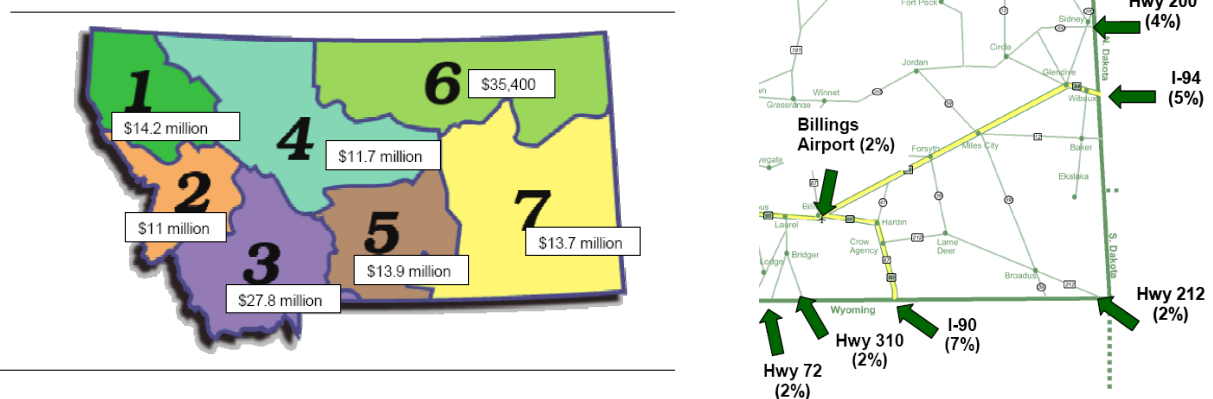
Tourism

Powder River County currently attracts many people due to hunting, birding, historical and cultural tourism, and tourists passing through to attend the numerous regional attractions and events (such as Custer National Forest, Yellowstone National Park, the Bucking horse Sale, and Sturgis, SD). This is an important part of the current local economy, but it could also be greatly expanded upon to enhance and diversify the local economy.

Ecotourism is a form of tourism that introduces tourists to local environments and cultures while aiming to preserve the natural terrain and cultures. “Ecotourism is considered the fastest growing market in the tourism industry.” According to the World Tourism Organization, ecotourism has an annual growth rate of five percent worldwide, representing six percent of the world gross domestic product and 11.4 percent of all consumer spending.”

According to the Institute for Tourism and Recreation Research (Grau 2006), vacationers spend \$183.37 per day for 6.02 days or \$1,103.89 per Montana visit. Antelope, Deer and Elk hunters alone brought in about \$4,341,761 in 2008 in this region (#7).

Figure 1: Nonresident Economic Impact - Industry Output by Region



(Institute for Tourism and Recreation Research, 2010)

Even though it is slightly dated, the research completed by the Institute for Tourism and Recreation Research at the University of Montana through the 1997 Montana Community Tourism Assessment Process (Paul L. Grant, 1997) highlighted interesting County-based data:

- In 1996, over 3.5 million travel groups visited Montana. Of those, approximately 117,000 travelled through Powder River County. Over \$1.4 billion was spent statewide in 1996 by nonresident travelers. Powder River County received about \$1 million of that amount.
- Travelers through Powder River County were slightly older and were more likely to be travelling as a family.
- Non-residents travelling through Powder River County were more likely to visit Montana's historic and interpretive sites, however the most popular Montana activity of travel groups in all samples was watching wildlife.

Clusters

The largest industry by number of establishments, employees, and by receipt in Powder River County is agriculture. Construction and Retail Trade make up the next largest industries based on the number of establishments. While Agriculture and Construction experienced an increase in the number of establishments, retail trade experienced a slight decrease. The industry sector that saw the largest percentage increase in number of establishments was that of construction while manufacturing experienced the largest decline.

Major Clusters – Agriculture, Retail Trade, Construction, and Accommodation and Food Services

Growing Clusters – Agriculture, Construction, Accommodation and Food Services, Finance and Insurance

Declining Clusters – Manufacturing, Retail Trade, Health Care and Social Assistance, Transportation and Warehousing, and Arts, Entertainment & Recreation

Industry code	Industry code description	Total Est. 2003	Total Est. 2008	Change in Total Est. 2003-2008	Paid employees for 2003	Paid employees for 2008	Change in employees 2003-2008
-----	Total for all sectors	70	69	-1	235	324	89
21----	Mining, quarrying, oil/gas extraction	1	1	0	0-19	0-19	-
22----	Utilities	1	1	0	0-19	0-19	-
23----	Construction	1	15	14	16	20-99	-
31----	Manufacturing	12	1	-11	0-19	0-19	-
42----	Wholesale trade	1	1	0	-	0-19	-
44----	Retail trade	13	11	-2	86	137	51
48----	Transportation/warehousing	7	5	-2	9	0-19	-
51----	Information	1	1	0	0-19	0-19	-
52----	Finance/insurance	3	4	1	18	20-99	-
53----	Real estate/rental/leasing	1	1	0	0-19	0-19	-
54----	Professional, scientific/tech services	5	5	0	0-19	19	-
62----	Health care and social assistance	3	1	-2	0-19	0-19	-
71----	Arts, entertainment, and recreation	9	8	-1	0-19	20-99	-
72----	Accommodation and food services	6	8	2	47	52	5
81----	Other services (except public administration)	6	6	0	10	13	3
	Agriculture	301	319	18	255	256	1

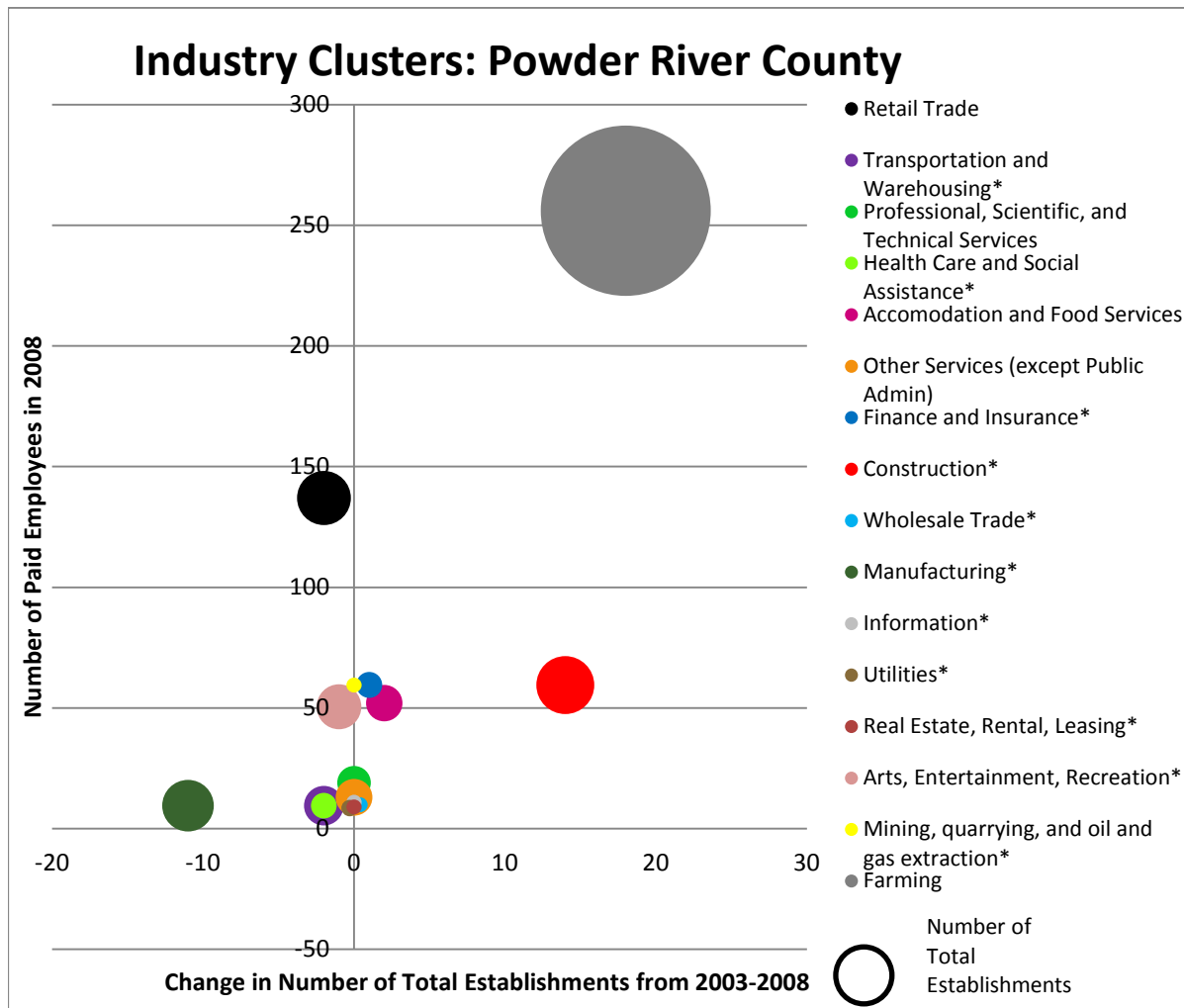
Increasing

Decreasing

No change/Not enough info.

(U.S Census Bureau, 2003 and 2008 Data)

increase or decrease in its establishments and paid employee base between 2003-2008.



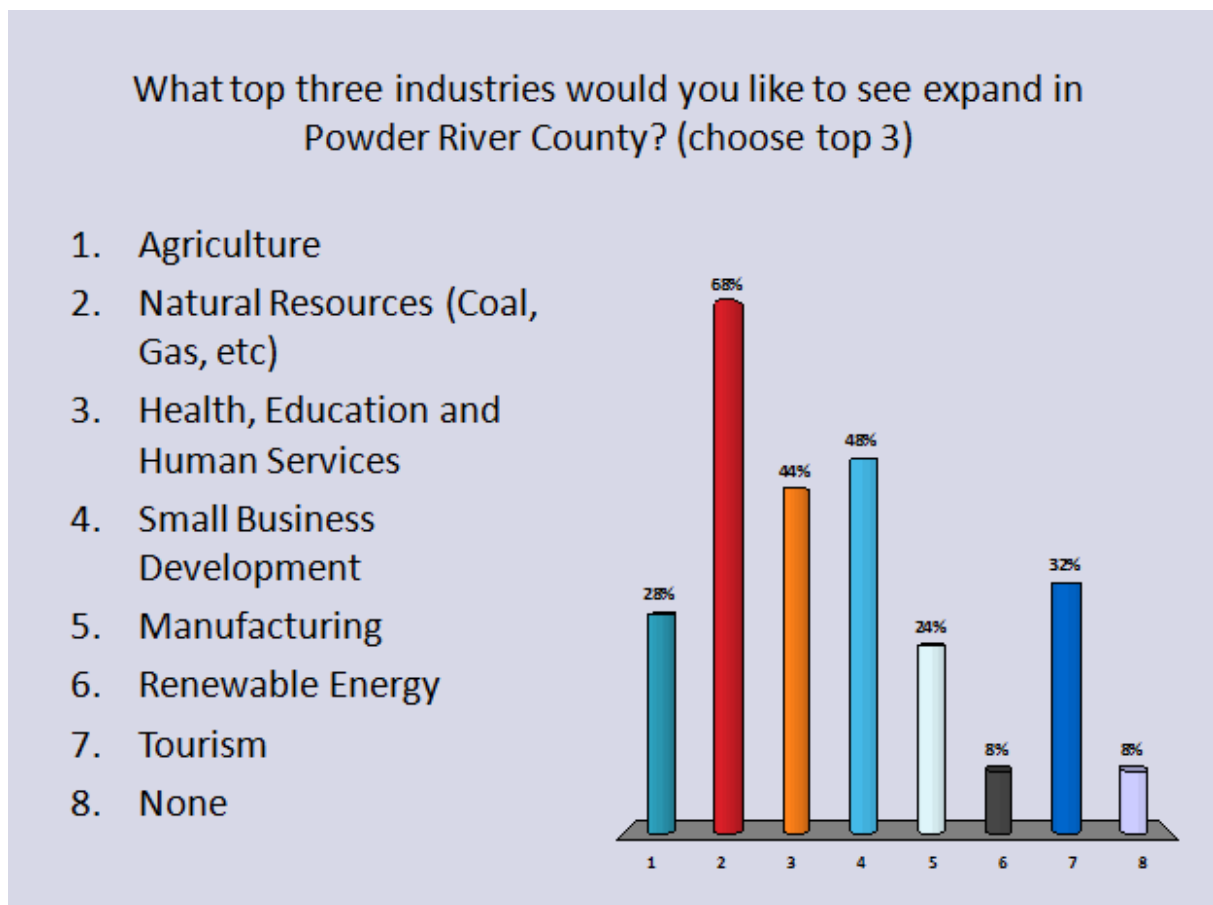
Community Input

During the Community Input meeting, the community members brainstormed how they would like to see the economy enhanced:

- Preserve historic-base of agriculture while encouraging natural resource development.
- Agriculture is such a strong aspect of the County, however it would be nice to expand more into the re-sale market to use locally grown and developed products to promote the area.
- Community college outreach is needed to enhance local opportunities and promote local higher education.
- Increased local training by promoting local techniques in local industries, as well as maximize internships and opportunities for local youth.

- Focus on local history – tourism
- Utilize resources that we currently have – expertise, history, etc.
- The Powder River Chamber and Powder River County should promote their websites more widely, as they provide a plethora of local information from forms needed for development to local event details.
- Custer National Forest has a lot of recreational opportunities. However it would be nice to see more funding opportunities going into ag-based forest use.
- Elect and vote accordingly

The community members were asked to use the audience response remotes to answer a question stating: “What top three industries would you like to see expand in Powder River County?” The results are as follows:



Projected Trends

Natural Resource Development

Given the competitive nature of the natural resource industry and the processes needed to permit, it is difficult to accurately project when companies will begin construction, natural resource extraction, and the various steps in the process. However, it appears that in the summer of 2012, Denbury Resources is set to begin construction and Arch Coal is going to apply for a mining permit. These two local developments will add

significantly to the local economy from tax revenue and increased sales, to new local job opportunities and increased potential for entrepreneurship.

Powder River County is also on the ‘fringe’ of regional natural resource developments including the Bakken Oil field. This regional location opens up local opportunities to harness increased truck and car traffic as well as an increased demand for products and services. Increasing marketing for local business and for Powder River County as a whole would be an excellent avenue in increasing local revenue.

Different types of natural resource extraction (coal, oil, gas, etc.) have different ‘life-spans’ in regard to how long workers will be need to be there during different periods of development. For example, the entire “life-span” of the Denbury Resources project in Belle Creek area may only last up to 15 years (rough estimate). Whereas, if Arch Coal does get a permit to develop the Otter Creek Coal area, the ‘life-span’ of that may be 60 years (rough estimate). These developments can assist in planning for what “boom and bust” scenarios may occur.

Strengthening and Diversifying the Local Economy

Strengthening and diversifying the local economy are two pro-active measures that will not only enhance the County but will help to feel fewer, or less extreme, negative impacts from any ‘bust’ in natural resource developments that may occur. Powder River County has already felt negative effects from the closing of the Belle Creek Oil field in the late 1970’s, and understands the weight that such an influential industry can have in a County and in its respective communities.

Two major industries that can be strengthened are agriculture and tourism. The success of local agriculture is more and more reflected in international markets, however the agriculture industry in Powder River County has been relatively steady and strong. This industry has an excellent foundation to develop on. It was suggested in the Community Input Meeting on the 24th to increase value-added agricultural production, research new technologies, and support innovation in the agriculture industry. These ideas could prove to be valuable in the industry.

Tourism is an industry that has also been very beneficial to the Powder River economy. Hunting is one area that brings in a good amount of business, however there are many more avenues that can be explored and enhanced to attract more people using the current natural, historic, and community strengths of the County.

Another industry cluster that has shown growth between 2003 and 2008 is the construction industry. Companies involved in construction and labor are complementary to natural resource development. One way to diversify the economy is to begin to expand from current industries and clusters and identify needs not being met.

Economic Goals and Objectives

Goal: Protection of agriculture as an economic base and way of life

Objective: Ensure local subdivision regulations adhere to local property rights.

Objective: Ensure that the costs associated with development are borne by the developer. This can be accomplished by the use of development standards and building requirements through the Powder River County subdivision regulations

Goal: Develop and enhance the agriculture industry

Objective: Increase value-added agriculture opportunities through promoting various opportunities that are offered through the State and other government programs.

Objective: Promote agri-tourism as a way to expand the market for local goods.

Objective: Work with the Forest Service to enhance ways to increase agricultural-based opportunities in Custer National Forest

Goal: Support local natural resource development

Objective: Continue to encourage dialogue between communities and natural resource companies currently located in the County or planning to develop in the County.

Objective: Increase opportunities for training workforce in the County

Goal: Enhance local tourism

Objective: Work with regional and state tourism initiatives to promote tourism opportunities in Powder River County

Objective: Support local tourism-based companies, organizations, and programs to find and secure funding.

Goal: Increase economic diversity to enhance the local economy and mitigate negative impacts of 'boom and bust'

Objective: Maximize relationships with local, state, and national organizations that support entrepreneurial endeavors and small businesses.

Objective: Support the development of local economic clusters and build off of local and regional industries

Section 6

Local Services

Many local services in Powder River County are provided by the County government, the Town of Broadus, the State of Montana, and by Federal funding sources. Some of the major services are focused in Broadus, which is the community with the most residents and the County seat.

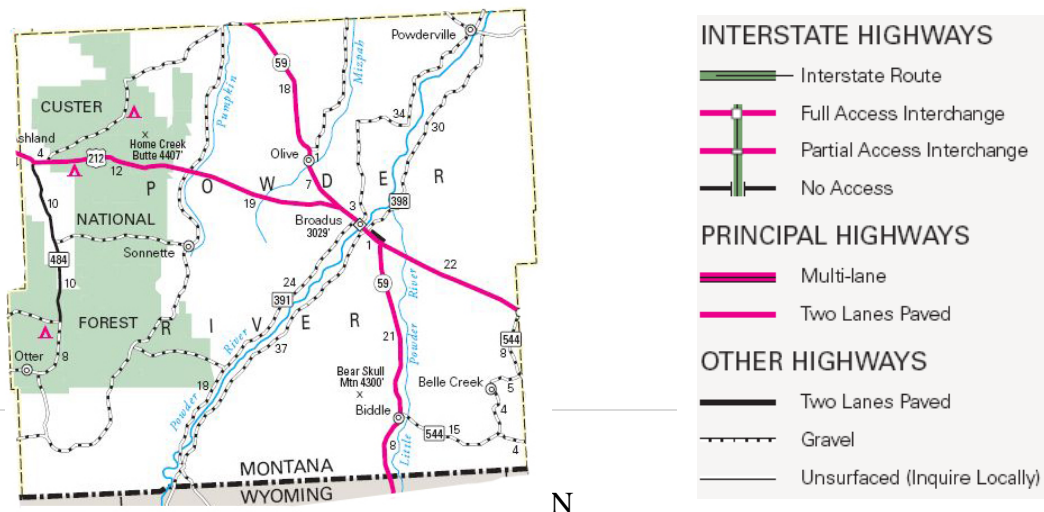
Town of Broadus

The Town of Broadus has water and sewer services, recycling center and garbage collection for homes and businesses. In addition, the city maintains two parks, playground equipment, tennis courts, horseshoe pits, and basketball courts. Law enforcement is provided through City Court and an inter-local agreement with the County Sheriff's Office.

Transportation

The Montana Department of Transportation (MDOT) maintains state primary roads and paved State secondary roads, as well as a rest area and a scale-house on the outskirts of Broadus. One Montana Highway Patrol Officer is stationed in Broadus. County employees maintain the other public roads. Otter Creek Road has been paved, and if there is a need to widen it, the State will mandate that. Ranch creek is a secondary road but County maintained. A traffic study was completed for this road in 2011 and the County will be lowering the speed limit to 45 miles per hour that will decrease dangers with traffic, dust, road deterioration. This is a measure that can be taken with other roads if and when traffic/population increases.

The airport was built in the last 10 years, and a wildlife fence was developed (through FAA funds). This fence now allows access for fixed wing planes, health flight, and helicopters to and from Billings, Rapid City, Casper, and Gillette for emergencies.



There is one Public transportation program in the County. One bus has a 16-person capacity and the other has a 17-person capacity both with an ADA Van lift. There is also a Chevy Impala and two wheelchair vans. Two drivers currently operate the program.

Law Enforcement

The Powder River County Sherriff's office provides law enforcement for the entire county including the Town of Broadus. Law enforcement volunteers and Fire Department volunteers assist with search and rescue operations. The resident game warden assists local law officers, in addition to enforcing fish and game regulations. In the 80's the number of law enforcement officers were decreased from 5 to 3. The current equipment is sufficient. They currently have enhanced 911, which has mapping and location pop ups. It also tells which law enforcement will respond, which ambulance will respond, which fire district to call.

A County Justice of the Peace and a traveling Judge for the Montana 16th Judicial District represent the courts. The jail, located in the courthouse, is divided into two sections with eight beds per section.

Fire Protection

A variety of agencies deliver fire protection to the County. Bureau of Land Management is responsible for fires on federal lands. The State Department of Natural Resources and Fire Department Conservation (DNRC) stations four engines at ranches throughout the county. There is a 24-hour Mutual Aid Agreement with BLM and DNRC for initial attack. Volunteers man the DNRC trucks, as well as the County-owned wild-land engines, structure engines, and tenders. The County-owned fire hall is too small to house and maintain the existing equipment. The Fire Department purchased 7.5 lots to house this equipment and is currently paying this off. Additionally, much of the County-owned equipment needs to be upgraded or replaced. They are currently upgrading fire hydrants in Broadus.

Emergency Preparedness

The Local Emergency Preparedness Committee has begun to organize and plan for things such as mass care (transporting a large number of people or setting up mass immunization clinics). In 2012-2013 they will be updating the Emergency Preparedness Plan.

Telecommunications

Powder River County is currently working on enhancing the television districts so that all viewing areas will have access to the same stations as well as have access to digital (our of Rapid City).

Health and Social Services

For medical emergencies, the County maintains a contract with the Jesse Ambulance Service. Holy Rosary Hospital of Miles City staffs the County-owned clinic. Powder River County is a member of Eastern Montana Mental Health Association, which is a main resource for mental health needs in the County. The County also owns and operates the local nursing home. The Senior Citizen Center is leased by the County for local residents. Aging programs are provided by Action for Eastern Montana. State employees based in Miles City provide public welfare and other social services. The County Public Health Department has one staff and does not have enough capacity to support the current population's needs as best as they can. The County Public Health Nurse is also the school nurse. The County Health Department building is sufficient, however it is not handicapped accessible.

Powder River County Community Health Summary

	Montana State	Powder River
Infant Mortality (deaths per 1,000 live births)	6.1	0.0
Deaths per 1,000 Population	9.0(n=42,499)	10.6(n=91)
Leading Causes of Death	1. Cancer 2. Heart Disease 3. CLRD	1. Heart Disease 2. Cancer 3. Accidents
Percent of Motor Vehicle Crashes Involving Alcohol	10 (n=10,989)	10 (n=27)
Suicide Rate (per 100,000 population)	20.3(n=961)	11.6 (n=1)
Chlamydia Incidence Rate (reported cases per 100,000)	285.3(n=13,494)	116.4 (n=10)
Nursing Homes (number of facilities and beds)	88 (7,089 beds)	1 (41 beds)
Aging Services: Number of Assisted Living Facilities (ALF), Adult Foster Care(AFC), Adult Day Care Licenses(ADC)	ALF 179 (4,399 beds) AFC 96 ADC 63	ALF 0 AFC 0 ADC 1
Home Care Services: Number of Home Health Agency [HHA] and Hospice Licenses ¹⁴	HHA 42 Hospice 36	HHA 0 Hospice 0

(Montana Department of Health and Human Services, 2009)

Powder River County, Montana			
Disability status of the civilian non-institutional population			
	Both sexes	Male	Female
Population 5 years and over	1,712	859	853
With a disability	308	166	142
Percent with a disability	18.0	19.3	16.6

(U.S Census Bureau , 2010)

Education

The school population has slowly been declining throughout the decade. However, in the past year, a few students have transferred from the Ashland and St. Labre schools to Broadus. There have been cut-backs on staff over the years due to fewer students and less money (120 youth in the high school which is declining). This has resulted in some classes that are forced to combine (such as the 2nd and 3rd grade). The number of rural schools continues to decline, as more students are bussed to Broadus. At present, only Biddle and South Stacy rural schools remain open.

Federal funding contributes to the Tri-County Educational Services, which has provided special education services to local schools since 1979. Tri-County also provides assistance to Rosebud and southern Custer counties. Services include itinerant resource teachers; school psychologists; and speech, occupational, and physical therapists. This cooperative services approximately 7-11% of Powder River County's student population.

Powder River County, Montana			
Subject	Total	Male	Female
	Estimate	Estimate	Estimate
Population 18 to 24 years	109	70	39
Less than high school graduate	42.2%	54.3%	20.5%
High school graduate (includes equivalency)	6.4%	4.3%	10.3%
Some college or associate's degree	45.9%	41.4%	53.8%
Bachelor's degree or higher	5.5%	0.0%	15.4%
Population 25 years and over	1,162	584	578
Less than 9th grade	3.2%	5.0%	1.4%
9th to 12th grade, no diploma	4.9%	6.3%	3.5%
High school graduate (includes equivalency)	33.2%	31.5%	34.9%
Some college, no degree	34.8%	34.2%	35.3%
Associate's degree	7.8%	8.0%	7.6%
Bachelor's degree	11.6%	9.1%	14.2%
Graduate or professional degree	4.5%	5.8%	3.1%
Percent high school graduate or higher	91.9%	88.7%	95.2%
Percent bachelor's degree or higher	16.1%	14.9%	17.3%
Population 25 to 34 years	136	66	70
High school graduate or higher	88.2%	93.9%	82.9%
Bachelor's degree or higher	22.1%	21.2%	22.9%
Population 35 to 44 years	151	76	75
High school graduate or higher	100.0%	100.0%	100.0%
Bachelor's degree or higher	9.9%	6.6%	13.3%

Population 45 to 64 years	550	288	262
High school graduate or higher	98.9%	97.9%	100.0%
Bachelor's degree or higher	18.9%	15.6%	22.5%
Population 65 years and over	325	154	171
High school graduate or higher	77.8%	63.6%	90.6%
Bachelor's degree or higher	11.7%	14.9%	8.8%

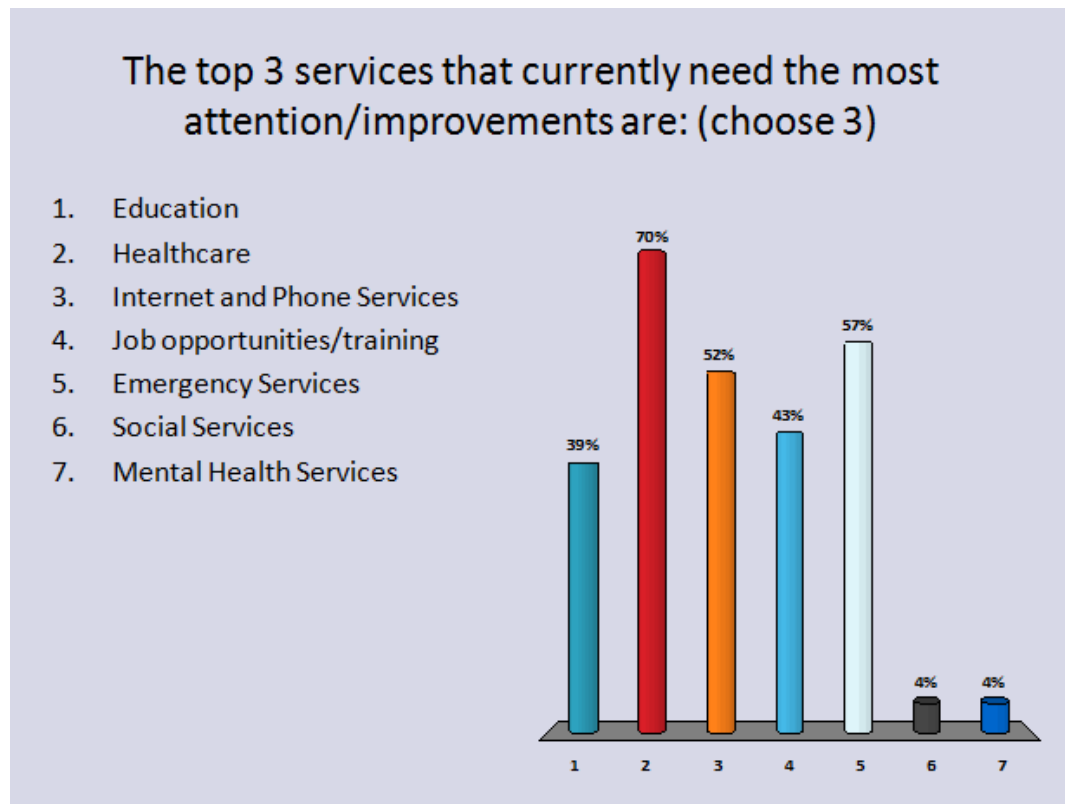
(U.S Census Bureau , 2010)

Community Input

During the Community Input Meeting, the community members brainstormed how they would like to see Public Services enhanced:

- Health services need to be updated: the County needs a critical care facility, licensed physical therapist, and an ADA accessible public health facility.
- There is the possibility to combine the nursing home with a clinic – a study has been done. It is feasible but needs the funds to do it. Hopefully by next March the County can apply for CDBG grant money to renovate the building with the option to convert some of the building to an assisted living facility, and possibly to combine with more medical services.
- Currently we have a doctor visiting only one day/month, which is not sufficient. People leave town for minor things. We are not staffing the clinic as best as we can
- EMS system needs to increase capacity based on State demand – if this is not met, the County will need to access services elsewhere which would increase time
- Better cell phone coverage is needed within the county – critical for emergencies as well

The community members were asked to use the audience response remotes to vote on the top three services that the County currently needs most. The results are as follows:



Projection for County Services

Common Concerns

Between the community interviews with local stakeholders and the community input meeting held on March 24th, there are a few key concerns in regard to the various services offered:

Limited Funding

Since the decline in the Belle Creek Oil boom and the overall decline in population, limited tax dollars have forced various services to cut spending on services provided. This has negatively impacted almost all of the services provided, from a decrease in law enforcement officers and teachers, to not having enough funds to update necessary infrastructure to meet mandates. The lack of funding is not only impacting current services, but there is an overarching fear that without funding to prepare, train, and make adequate adjustments, the services will not have the capacity to effectively serve the community if the population increases. With natural resource development will come an increased tax-base, however there is often a time-lag for when that money comes in, thus, money for preparation and planning is of utmost concern.

Lack of Time/Knowledge to Prepare

Given the high level of competition in the natural resource industry and the time needed to acquire permitting and regulations, it is difficult for communities to know when the construction and mining phases will occur, and exactly how many workers will be working and living in the County. It is difficult to know how much preparation is needed, and there is a worry that money will go into planning and preparation, and the actual natural resource development will not come for years later.

Limited Housing

Limited housing stock is a current issue. If the population was to increase and money was found to hire new staff for the various needed services, there is a very limited housing and rental market available to support this shift.

Transportation

The public transportation system has increased in popularity, from elderly individuals to parents with children needing rides to the airport or medical facilities. More drivers will be needed if demand continues to increase. It was recommended during the community input meeting that the public transportation extends into a more taxi-based service. If the population increases, and more workers come in, it would be beneficial to advertise the service more widely, as people new to the County may not know about this.

Law Enforcement

With the population and geography of Powder River County, there should be 5.1 law enforcement officers covering the County. Currently it is only 2/5ths of what it should be. It is also difficult to have presence on the eastern edge of the County where Otter Creek is located, thus reaction time is greater. There will be a lot of expenses if/when PR becomes more developed and/or increases in even temporary population. Wages, vehicle updates, gas, and jail costs would be some areas that will need to expand in funding/capacity. It is a goal of the Sherriff's to educate himself and the department on how other communities that are facing more extreme population increases (due to natural resource development) has handled the law enforcement challenges.

Fire

Currently the 1940's Ludlow fire hydrants are still sufficient in Broadus, however there is a plan to update them within the next few years. The Fire department is looking to build a new fire hall, because the equipment is currently located in various locations. The number of volunteer fire fighters is also low due to the limited population and the volunteer-based positions.

Health

Only having one staff barely meets the current needs of the community, and with any increase in population, the capacity will not be there. Other communities in the region

(Sydney, MT for example) that have experienced an influx in population due to the natural resource development have felt a lot of pressure on public health. This is due to an increase in communicable diseases as well as the time it takes for reporting and finding health records from other states and communities.

The Public Health facility currently does not have accessible entrances for those with physical disabilities. This update would be important to make.

Education

Currently there are some combined classes due to the limited amount of teachers, however it is possible that more classes will have to merge if the student population continues to decline. However, similar to other services, the education system will not be prepared for an increase in population because the limited number of teachers.

Local Services Goals and Objectives

Goal: Increase and promote higher education opportunities

Objective: Promote local community colleges and distance learning opportunities to enhance higher education availability in the County without having to relocate.

Objective: Maximize the relationship with area and regional colleges and increase their local presence.

Goal: Improve wildfire suppression activities

Objective: Include wildfire suppression standards in the development standards of the local subdivision regulations. Development of all-weather water sources and county-wide fire plan would be included as part of the subdivision review process.

Objective: Enhance local, state, and federal dialogue regarding fire suppression policies and opportunities.

Goal: Support local services in developing strategies for preparing and responding to an increase in population

Objective: Work with natural resource development companies and State/Federal Government to develop options for financial support to assist the County with an increase in population (this could be through taxes, grants, etc.)

Objective: Notify public agencies and Powder River community members when knowledge of an increase in population is near, or when new developments or subdivisions are permitted.

Goal: Ensure quality emergency services

Objective: Update the Emergency Preparedness Plan.

Objective: Work to find funding to update emergency equipment.

Goal: Increase and/or improve services for the increasing ageing population

Objective: Continue efforts to develop a clinic in the nursing home

Objective: Increase local transportation opportunities to allow the ageing population to easily access medical needs while being able to remain living in the County

Section 6

Public Facilities

Water and Sewer

The Town of Broadus provides sewer and water, and street maintenance to city residents. Residents who live in the County outside of Broadus rely on well water and septic tank systems. In Broadus, the lagoon can handle up to 1,200 people, which is about three times the current need and should be suffice for any reasonable increase in population. There are 4.7 miles of sewer line (4", 6", 8" and 12") with one lift station. In 1969 the Town of Broadus drilled an initial 775-foot water well. There are two wells for water, and the Town can pump about 112 gallons/minute from one, and 150 gallons/minute from the other. The storage tank can hold 288,000 gallons and there is another tank that can hold 100,000 gallons for extra storage. However the 100,000 capacity tank is in need of a new liner. In the winter they pump approximately 50,000 gallons/day and in the summer it jumps to about 250,000 gallons/day. Water and sewer follows 212 on west, and the Crane Acres subdivision can get access to sewer and water and the City has given them opportunities to do so, but they have not yet requested the services. Their current system however, is dysfunctional and needs updates.

Garbage and Recycling

The City provides garbage collection for its residents. The Town of Broadus shares a landfill with Powder River County. Opened in 1993, the class II landfill has expected capacity of 40 years as the current usage. However, the land-fill is about 1/3 full and there is capacity to develop three more in same area. Every year an assessment is done to update this. There is also recycling in the Town of Broadus, however it is not a collection system.

Roads and Highways

City streets are paved and the alleys total 9.2 miles of un-paved surface, which is bladed as needed. While unpaved streets may create dust and respiratory problems, they are easier and less costly for small communities to maintain than paved streets. The County has a total of 796.94 miles of road.

2010 Paved Road Maintenance	#/miles of Roads	# of Graders	County Road Budget
Powder River County	796.94 roads	8	\$1,237,750

Public Buildings

City Hall was constructed in 1977, and acquired by the City in 1991. The City shop was built in 1988. Both are in good condition. The recycling center is an old building in fair condition. The majority of public buildings in and near Broadus are County-owned. During the prosperity of the oil boom, Powder River County invested in infrastructure. A

swimming pool, changing house, and new fair barn and multipurpose building were built in 1967-68. Construction between 1969 and 1981 included a library, clinic, nursing home, courthouse, a fire-house in Biddle, and community centers for Broadus and Belle Creek. A new repair shop for the county equipment, a pump house and storage building at the cemetery, and improvements at the stockyard were also built during this time.

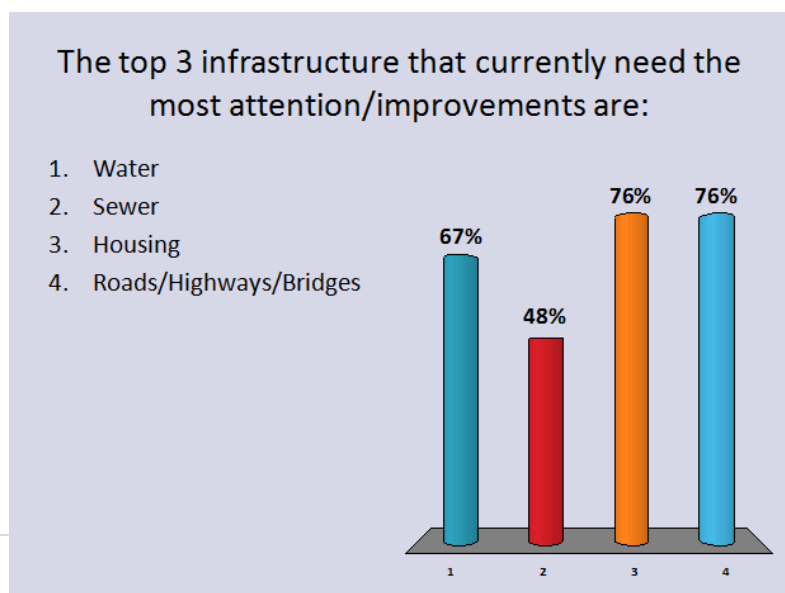
The County developed additional recreational facilities such as a clubhouse and storage building for golfers, and restrooms and playground equipment at Cottonwood Park. There is a pool and ballparks for recreation and health. While most of the construction is of average or low-cost quality, the condition of the buildings is good. Exceptions are the 1967 post-and-pole fair barn, the 1955 shop and storage buildings, and a county garage located on highways 212. Several of the outlying community halls are old, and some do not have plumbing facilities. The runway at the local airport is paved and was just recently updated in 2009.

Community Perspectives

During the Community Input meeting, the community members brainstormed how they would like to see Public Services enhanced:

- Plan for expansion of County infrastructure such as the dump, cemetery, public land
- Look into measures for evaluating the content and requirements of materials disposed
- Develop a process for dumping toxic/hazardous materials
- County roads could be improved
- Most of the highways are in pretty good shape in plans in process from the state to finish them
- A taxi-cab service or extension of the current public transportation system would be great.

The community members were asked to use the audience response remotes to vote on the top infrastructure needs in the County. The results are as follows:



Projected Trends

The current County infrastructure is sufficient for the population, and there is some room to expand. Upkeep and minor repairs will be the primary focus to keep infrastructure working and up-to-date. There are some major infrastructure updates needed, such as: the development of the Critical Access Medical Facility, Airport well and septic updates, Airport remote Communications Outlet Partnership, ADA accessible Pool and bathhouse, water and sewer in the Crane Acres Subdivision, 3 bridge repairs, Airport hangers and pilot lounge, and Nursing Home upgrades.

Public Facilities Goals and Objectives

Goal: Prevent and minimize negative effects on public infrastructure from increase in local and regional natural resource development and population.

Objective: Maintain a regularly updated infrastructure needs list.

Objective: Continue to complete traffic studies and take necessary actions such as lowering the speed limit to decrease dust and accident rate.

Objective: Work with natural resource development companies and State/Federal Government to develop options for financial support to assist the County with an increase in population (this could be through taxes, grants, etc.).

Objective: Examine current measures for evaluating the content requirements for materials disposed in landfill, and develop a procedure for dumping toxic and hazardous material.

Goal: Protect Public Roadways

Objective: Establish road construction and maintenance standards that are based upon the number of vehicle trips per day generated by a development. Road standards would include existing use and proposed use. School bus routes, emergency services, and other primary use.

Section 8

Natural Resources

Agriculture

Powder River County is rural and agricultural, with a total of just over two-million acres. Of this, about two-thirds is deeded, with the remainder in federal and state ownership. This is one of the major economic industries in the County, and is imperative to the livelihood and root of the culture for the people in Powder River County. Over 90% of privately owned lands are used for livestock grazing. The remaining portions produce hay and small grains.

Forestry

Powder River County is rural and agricultural, with a total of just over two million acres. Of this, about one-third is National Forest. Custer National Forest Ashland Ranger District has one of the largest grazing programs in the nation. From multi-colored buttes to wildlife galore the district and topography contrasts greatly from rolling grasslands to steep rock outcroppings. The district office is located in Ashland, MT. Custer National Forest offers a wide variety of recreational opportunities including hunting, fishing, horseback riding, hiking, camping, mountain biking and cross-country skiing. Ashland Ranger District also has one of the largest grazing programs in the nation. (United States Department of Agriculture, 2012)

Weed Control

The County has an active weed board and weed supervisor who plays a necessary role in controlling weeds for fire prevention and limiting noxious weeds along roads and on private and public land. Their Plan of Action is basically the prevention, eradication, suppression, and containment of noxious weeds and supporting rehabilitation of lands negatively impacted by noxious weeds.

Sand and Gravel Resources

Large deposits of sand and gravel are not present in Powder River County. However, scattered deposits are shown to be present along the branches of Pumpkin Creek. The alluvium of most of the stream valleys, including that of the Powder River, consists largely of fine sand, silt, and mud. However, it is likely that small deposits of suitable sand and gravel may be found for local uses. Powder River County does not have its own crusher for gravel. There is plenty of scoria available, which is used in the construction of roads. However, this can have a negative affect on car and truck tires.

Water/Air

Currently the quality of rivers and streams in Powder River County is good, as well as the air quality, other than dust from dirt and gravel roads. The Montana State University

Extension Office has held programs to promote water quality testing for community members and local ranchers and farmers, as well as distributed water-testing equipment.

County	# Days with AQI	Good	Moderate
Powder River	365	291	74

*Air Quality index Value (US Environmental Protection Agency , 2012)

In 2011, There were zero days marked as unhealthy for “Sensitive Groups,” zero days marked as “Unhealthy,” and zero days that were marked as “Very unhealthy.”

Wildlife

There is ample wildlife in Powder River County including: deer, bear, wolf, antelope, elk, fox, coyote, wild turkey, grouse, pheasant, mountain lion, bald eagle, and Hungarian partridge, to name a few. Wildlife adds to the beauty and mystique of the region for those who live in the County, and adds greatly to the tourism draw in the region. However, wildlife can also bring frustrations to local ranchers due to wild animals that kill livestock.

Sensitive Species List - 2012

Sub-Group/Name	SCOMNAME	BLM	Habitat
Mammals	Townsend's Big-eared Bat	SENSITIVE	Caves in forested habitats
Mammals	Black-tailed Prairie Dog	SENSITIVE	Grasslands
Birds	Burrowing Owl	SENSITIVE	Grasslands
Birds	Greater Sage-Grouse	SENSITIVE	Sagebrush
Birds	Bald Eagle	SENSITIVE	Riparian forest
Birds	Black-backed Woodpecker	SENSITIVE	Conifer forest burns
Reptiles	Western Hog-nosed Snake	SENSITIVE	Friable soils
Reptiles	Milksnake	SENSITIVE	Rock outcrops
Reptiles	Greater Short-horned Lizard	SENSITIVE	Sandy / gravelly soils
Amphibians	Great Plains Toad	SENSITIVE	Wetlands, floodplain pools
Amphibians	Plains Spadefoot	SENSITIVE	Wetlands, floodplain pools

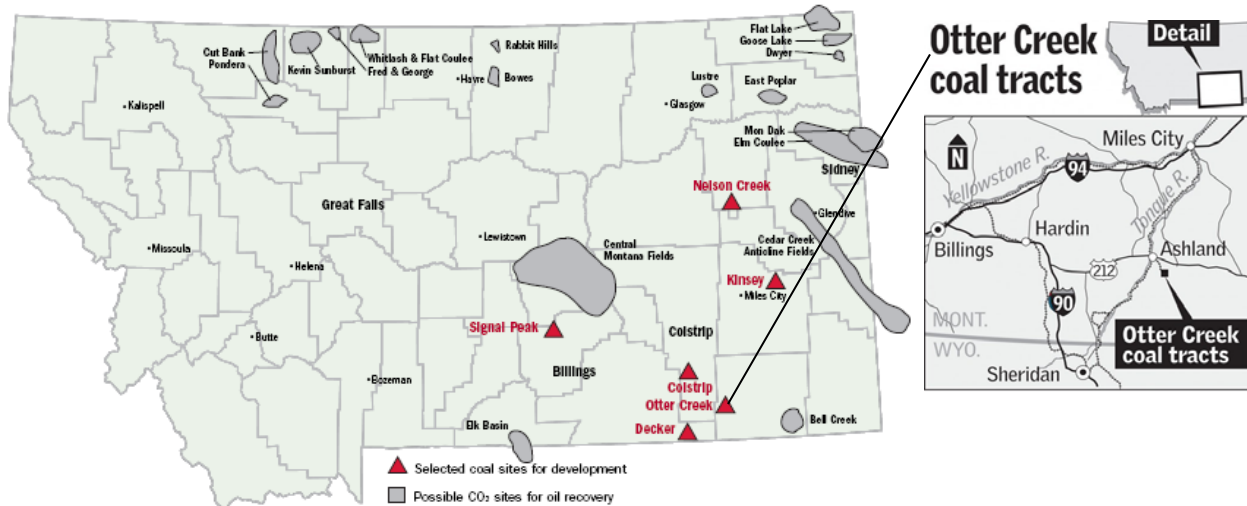
Sub-Group/Name	SCOMNAME	BLM	Habitat
Flowering Plants	Barr's Milkvetch	SENSITIVE	Sparsely vegetated knobs and buttes
Flowering Plants	Bractless blazingstar	SENSITIVE	Open areas (sandy or gravelly soils)
Flowering Plants	Little Indian Breadroot	SENSITIVE	Grasslands/Woodlands (Open, sandy soil)
Flowering Plants	Plains Phlox	SENSITIVE	Open sites (Sand to clay soils)
Flowering Plants	Double Bladderpod	SENSITIVE	Breaklands/badlands
Flowering Plants	Schweinitz' Flatsedge	SENSITIVE	Sandy sites
Flowering Plants	Scribner's Panic Grass	SENSITIVE	Mesic, sandy woodlands (low-elevation)

(Montana Natural Heritage Program , 2011)

Coal/Oil/Methane Gas

Nearly all of Powder River County lies within the Northern Great Plains coal field, and strippable coal reserves total over six billion tons.

Arch Coal plans on developing the Otter Creek Coal mine which would be located in the eastern part of Powder River County, bordering Rosebud County. This mine would plan on shipping coal via rail north towards Miles City and east to the coast to be shipped to China's markets. This mine would create about 300-400 jobs over a span of 60 years (estimate). Arch Coal plans to apply for a mining permit in the summer of 2012. There have been lawsuits against this proposed project due to environmental concerns, but if this project is approved it will have significant impact on Powder River County's economy and infrastructure.



*Image from Victor Ady/Billings Gazette Staff

In 1970-1980, oil reserves were estimated at 128.7 million barrels in Belle Creek (southeastern Powder River County), and production of these initial reserves ended in the early 1980's. Denbury Resources is developing a CO₂ injection project in the Belle Creek area to extract remaining available oil reserves. They will pump CO₂ into the oil fields making it easier and cost effective to extract. They plan on beginning construction in 2012. After construction (which should last no more than a year), they expect 20-30 Denbury Resource workers to be working in the area as permanent jobs for 15-20 years.

The number of coal bed methane wells is currently estimated at 29, and they are located on public lands. Development of coal bed methane deposits has ignited public controversy over possible impacts on land and water quality, and has not been a resource that is developing quickly.

Renewable Energies

There are not too many current uses of renewable energies in Powder River County. However, many ranchers rely on solar wells. The increase of solar wells has helped increase the productivity of the land. This industry has the opportunity to be maximized.

Community Input

During the Community Input meeting, the community members brainstormed how they would like to see the future of natural resources, and their perspective on the current status of natural resources.

- Must have better communication with BLM, State and National Forest Service, and fish and Game. There is currently poor communication when government entities release predatory and ‘problem’ animals into the County. There is a concern with number of predatory animals in regards to livestock, and concerns about bringing wild horses and buffalo back into the forest. Need more local cooperation and communication with BLM/State/forest service/fish and game
- There is concern for people outside of the area controlling what is done locally. The County government and community members must be proactive and vocal in legislation/decision making

Projection for Natural Resources

One of the major projections for natural resources in Powder River County is the increase in natural resource development (coal and oil). Both Arch Coal and Denbury Resources have made it clear that they plan to apply for permitting in 2012. During the interviews with the county and community stakeholders, they all showed support for the development of natural resources but caution in how fast the impacts of the extraction projects will come.

Agricultural and Environmental Concerns

There is a concern for the water quality, and whether any new developments will affect the aquifers, rivers, and creeks. An increase in dust is also a concern if there is an increase in traffic on dirt roads. From an agricultural perspective, people are also concerned about the increase of road traffic interfering with open grazing and the increased chance of livestock getting hit. Also, increasing vehicle traffic on gravel roads causes a corresponding decrease in air quality. Road dust is a known factor in animal respiratory disease and reductions in crop production. Road dust is an issue for human habitation and working environments. Logging to reduce fire risk in the Custer National Forest was also mentioned.

Natural Resources Goals and Objectives

Goal: Minimize negative environmental effects from increase in local and regional natural resource development and housing development

Objective: Increase and promote community educational opportunities (through webinars, the extension office, government programs) to increase community awareness regarding issues such as land/mineral rights, water quality, etc.

Objective: Support community members in gathering baseline data (such as water quality) through providing tools and community outreach.

Objective: Encourage landowners adjacent to waterways to use best management practices to protect water quality.

Goal: Increase local control and awareness of programs that affect Powder River County land

Objective: Continue dialogue between community members, Forest Service, Bureau of Land Management, Department of Natural Resources, and Fish, Wildlife and Parks.

Vision

The following vision was developed out of information derived from the first community input meeting.

Powder River County has a history of hard-work ethic, a pioneering spirit, ingenuity, and community strength that is exemplified in the culture of the County today. The vast landscape is host to bountiful natural resources such as ranchland, wildlife, agriculture, coal, and oil that the community members wish to maximize with respect to environmental and cultural considerations. Population growth and infrastructure development is desired and necessary for long-term community success. However, this growth must enhance the current culture and economy, and will thrive beyond a 'boom and bust' scenario.

Implementation Tools

Goals, Objectives, and Policies

The goals and objectives were developed from community input, interviews with local stakeholders, and background research. They are aimed at promoting the vision and values of Powder River County and designed to support growth that is stable and respectful of the culture, economy, and environment in Powder River County.

Population and Demographics

Goal: Promote sustainable population growth.

Objective: Promote the County as a positive and inviting place to live and work.

Objective: Increase the local awareness of County services and necessary forms and documents to enhance the ease of relocating to the County.

Objective: Increase opportunities for young adults in Powder River County to remain in the area and attract young families that represent the future of the community.

Objective: Develop infrastructure and services that meet ADA standards and adhere to the needs of the aging demographic.

Land Use Plan

Goal: Plan for compatible land uses throughout the County while preserving multiple uses for existing and future agricultural, ranching, natural resource extraction, forestry, and recreational land.

Objective: Ensure developable land is available to accommodate potential population increases.

Objective: Update subdivision regulations to include recommended development standards to evaluate impacts to agriculture uses and rangeland, agricultural water user facilities, natural environment including wetlands, steep slopes and wildlife habitat.

Objective: Establish road construction and maintenance standards for new subdivisions and maintenance standards for existing county roads.

Objective: Develop and implement a monitoring system for the sewer and water systems that measure availability and adequacy to accommodate future growth.

Housing and Development

Goal: Increase availability of land to develop

Objective: Support initiatives that identify, assess, and clean brownfield sites.

Objective: Work within the structure of the floodplain limits for development potential, and continue local and state dialogue to promote the update and clarification of a current floodplain assessment.

Objective: Support landowners who wish to sell, lease, rent, and develop their land by making the process more navigable and necessary resources more easily available.

Goal: Foster development that: compliments neighboring developments, uses, and aesthetics; minimizes utility costs; and does not greatly impede on property rights and independence.

Objective: In order to encourage the use of public infrastructure and services, promote; infill development in Broadus, development within a 5-mile radius of Broadus, growth along developed county roads and highways, and subdivisions that can access Broadus water/sewer.

Objective: Enhance communication between landowners, County Commissioners, Sanitarian, and Planning Board.

Economy

Goal: Protection of agriculture as an economic base and way of life

Objective: Ensure local subdivision regulations adhere to local property rights.

Objective: Ensure that the costs associated with development are borne by the developer. This can be accomplished by the use of development standards and building requirements through the Powder River County subdivision regulations

Goal: Develop and enhance the agriculture industry

Objective: Increase value-added agriculture opportunities through promoting various opportunities that are offered through the State and other government programs.

Objective: Promote agri-tourism as a way to expand the market for local goods.

Objective: Work with the Forest Service to enhance ways to increase agricultural-based opportunities in Custer National Forest

Goal: Support local natural resource development

Objective: Continue to encourage dialogue between communities and natural resource companies currently located in the County or planning to develop in the County.

Objective: Increase opportunities for training workforce in the County

Goal: Enhance local tourism

Objective: Work with regional and state tourism initiatives to promote tourism opportunities in Powder River County

Objective: Support local tourism-based companies, organizations, and programs to find and secure funding.

Goal: Increase economic diversity to enhance the local economy and mitigate negative impacts of 'boom and bust'

Objective: Maximize relationships with local, state, and national organizations that support entrepreneurial endeavors and small businesses.

Objective: Support the development of local economic clusters and build off of local and regional industries.

Local Services

Goal: Increase and promote higher education opportunities

Objective: Promote local community colleges and distance learning opportunities to enhance higher education availability in the County without having to relocate.

Objective: Maximize the relationship with area and regional colleges and increase their local presence.

Goal: Improve wildfire suppression activities

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Objective: Work with natural resource development companies and State/Federal Government to develop options for financial support to assist the County with an increase in population (this could be through taxes, grants, etc.)

Objective: Notify public agencies and Powder River community members when knowledge of an increase in population is near, or when new developments or subdivisions are permitted.

Goal: Ensure quality emergency services

Objective: Update the Emergency Preparedness Plan.

Objective: Work to find funding to update emergency equipment.

Goal: Increase and/or improve services for the increasing ageing population

Objective: Continue efforts to develop a clinic in the nursing home

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Public Facilities

Goal: Prevent and minimize negative effects on public infrastructure from increase in local and regional natural resource development and population.

Objective: Maintain a regularly updated infrastructure needs list.

Objective: Continue to complete traffic studies and take necessary actions such as lowering the speed limit to decrease dust and accident rate.

Objective: Work with natural resource development companies and State/Federal Government to develop options for financial support to assist the County with an increase in population (this could be through taxes, grants, etc.).

Objective: Examine current measures for evaluating the content requirements for materials disposed in landfill, and develop a procedure for dumping toxic and hazardous material.

Goal: Protect Public Roadways

Objective: Establish road construction and maintenance standards that are based upon the number of vehicle trips per day generated by a development. Road standards would include existing use and proposed use. School bus routes, emergency services, and other primary use.

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Goal: Increase local control and awareness of programs that affect Powder River County land

Objective: Increase dialogue between community members, Forestry Service, Bureau of Land Management, Department of Natural Resources, and Fish, Wildlife and Parks.

Policies

The following policies are to be implemented in order to achieve the goals and objectives established.

Powder River County will:

- 1) Review and update the Growth policy and Land Use plan at least every five years
- 2) Review and update the local subdivision regulations to include updated Land Use Plan and Growth Policy recommendations

Land Use Policy Recommendations

The policy recommendations listed below will help the County implement elements of the Land Use Plan as well as the objectives previously listed.

Land Development

- 1) Establish development standards for new residential, commercial and industrial uses that abut existing agricultural or ranching lands. Associated buffers and mitigation efforts (fencing, noise, etc.) should be the developer's responsibility, not the farmer's or rancher's responsibility.
- 2) Support development opportunities that provide for the long-term availability and sustainable development of the County's mineral resources.
- 3) Limit incompatible uses such as heavy commercial or industrial uses adjacent to residential uses.
- 4) Encourage growth throughout the County, but focus large developments in or near Broadus or Belle Creek where local urban services such as sewer and water already exist.
- 5) Discourage subdivisions in remote locations and on or near steep slopes.
- 6) Update the County subdivision regulations to provide standards for crew camps and similar temporary housing facilities as well as to establish consistency with statutory provisions of the Montana Code Annotated that were enacted during the three previous legislative sessions.
- 7) Establishing incentives for selected types of development that promote the objectives contained in the Powder River Growth Policy and Land Use Plan. Incentives include but are limited to density bonuses, fee waivers and fast-track development review and permitting.
- 8) Support the development of new tourism-related businesses or the expansion of such businesses to increase expenditures and income from out of county visitors.

Agriculture and Farmsteads

Continue to promote the “multiple use” concept of allowing farmers and ranchers to use federal and state land for farming, ranching and agricultural activities. In addition, no changes in federal or state land use should be allowed without the County receiving adequate notice having the opportunity to comment on any proposed plan or land use activity.

- 9) Continue implementing the “no net gain” policy regarding public land sales or exchanges.
- 10) Prepare a statement recognizing the presence and impacts of adjacent agricultural uses, which can be submitted to and signed by property owners purchasing land near agricultural uses.

Natural Resources

- 11) Preserve water resources throughout the County by adopting buffer standards for development along rivers and streams as well as around well-heads and groundwater supply facilities.
- 12) Continue implementing water severance policy.
- 13) Adopt the *Guidelines for Development within the Wildland-Urban Interface, 2009*, prepared by the Montana Department of Natural Resources and Conservation.
- 14) Establish wildfire suppression standards and incorporate them into subdivision regulations.
- 15) Establish subdivision regulations that require the reservation of coal mine financial resources to ensure appropriate reclamation measures when a mine closes or is planned to be abandoned.
- 16) Encourage tourism related businesses that promote the County’s natural resources, yet do not interfere with established land uses while

Floodplain

- 17) Enforce floodplain regulations so future development limits damage to people and property.
- 18) Document existing issues with flooding to make the case to FEMA for updating the 1986 floodplain map.
- 19) Prepare a floodplain boundary study using FEMA approved guidelines that would remove floodplain development restrictions and stimulate private investment.

Intergovernmental Coordination

- 20) Develop a coordinated city-county annexation policy, including the use of annexation agreements to adequately address costs associated with extending town services.
- 21) Continue to require that Powder River County shall be notified of all state, interstate and federal actions that have any impact on water resources. Official notification must be acknowledged in writing by the Commissioners and that they understand the proposed actions. In addition, actions regarding Wild and Scenic River designations shall be coordinated with the commissioners and the Growth Policy.
- 22) Continue to assist federal and state agencies in the planning and management of Powder River's natural, cultural and economic resources.
- 23) Continue to support the design and development of all federal and state land disposals, including land adjustments and exchanges; be performed to the benefit of Powder River County residents.

Timeline for updating the Growth Policy and Land Use Plan

This Growth Policy will be reviewed **every five years** by the County Commissioners and Planning Board, and will be subject to community feedback and input. It is during this review that a community should determine if the existing goals and objectives are still appropriate or if they need to be updated. Revisions can be made sooner than five years upon request from the County Commissioners.

Reasons for earlier revisions could vary from a drastic increase in population to a natural disaster. County Commissioners must develop a list of the proposed change(s), and make it public two weeks prior to at least one public meeting to discuss the potential modification of the document.

Any modification passed however, does not affect the validity of the rest of the Growth Policy. An entire update of the Growth Policy, if needed, shall be suggested by the County Commissioners and brought forth during a public session.

Land Development Regulations

The Powder River County Subdivision Regulations were updated in 2007 and provides a structure for the Planning Board to regulate development that occurs in the County. This document can be found at the County Commissioners Office.

Southeastern Montana Development Corporation Infrastructure Needs List

This document is updated yearly and assists in the organization and prioritization of County infrastructure needs.

Local and Regional Partners and Collaborators

Some tools are within the relationships that the County has made with local and regional partners such as:

The Town of Broadus
The Powder River Chamber of Commerce
Southeastern Montana Development Corporation
Small Business Development Center
Holy Rosary Healthcare
Montana Coal Board
Montana State University Extension Office
Community and area schools

These relationships will be pivotal in achieving some of the objectives and policies in this document.

List of Resources

Located in the appendix of this document is an extensive list of County, regional, State, and Federal resources that could assist in gathering data, inquires, and potential funding.

Local Planning Studies & Supportive Documents

The previous 2002 Growth Policy and Land Use Plan can be used as a reference to understand previous goals, objectives, and policies.

Southeastern Montana Development Corporation develops a Comprehensive Economic Development Strategy (CEDS) every five years (the last was completed in 2011), and conducts yearly community updates. You can find a copy of the CEDS, and yearly updates at www.semdc.org.

Public Infrastructure Strategy

Powder River County has worked with Southeastern Montana Development to create and update an infrastructure needs list. This list highlights the need, estimated cost, potential project management, and the priority level. This has assisted in the organization of infrastructure needs, and helps to prioritize funding sources. This is updated yearly.

2011 Infrastructure Needs list

Infrastructure Need	Estimated Cost	Project Management	Priority Level
Critical Access Medical Facility – Remodeling Costs	\$1,400,000	County	B
Airport Well and Septic	\$60,000	County	B
Airport Remote Communications Outlet Partnership	\$100,000	County	B
ADA Access for Pool Bath house	\$150,000	County and Pool Board	A
Crane Acre Subdivison Water and Sewer	\$1,000,000	County and Town of Broadus	C
Bridge Repairs (3)	\$275,000	County	A
Airport Hangers/Pilot Lounge	\$350,000	County	C
Nursing Home Upgrades	\$500,000	County	A
Total:	\$3.835,000		

Priority: A = 0-6 Months (Shovel Ready), B = 7–24 Months (Mid-Term), C = 24 + Months (Long-Term)

Implementation Strategy

Following the review and adoption of this Growth Policy and Land Use Plan Update, Powder River County and the town of Broadus will take action to implement the recommended policies and begin to work on goals and objectives.

Powder River County will distribute this document to various community stakeholders and leaders, so that the various Goals, objectives, and policies are widely publicized. The benefits of this document will also be promoted widely, from; identifying benefits of the goals, objectives, and policies, to using this document to support grant applications and program funding.

This is an important step, as this document is meant to be a working document and beneficial to the County and communities.

Coordination Statement

There are several governmental agencies having jurisdiction over land and natural resources in Powder River County. These agencies include Powder River County, Town of Broadus, State Lands administrated through the Montana department of Natural Resources, Montanan Department of Transportation, Montana Department of Fish, Wildlife, and Parks, DOI-Bureau of Land Management, and USDA-Forest Service.

The Powder River County Planning Board and the Powder River County Commission will notify potentially impacted agencies and encourage their participation when considering the impacts of a proposed subdivision and other growth related issues.

Notification of the appropriate agencies will occur whenever a proposed subdivision is adjacent to or will otherwise impact an agency's jurisdiction. Notification shall be sent by US mail and shall include a site map of the proposed subdivision.

Subdivision Review Criteria

Proposed subdivisions of land in Powder River County are reviewed by several criteria that are specified by 76-3-608(3)(a), MCA. The review criteria include the impacts on:

- 1) Agriculture
- 2) Agriculture and water user facilities
- 3) Local services
- 4) Natural environment
- 5) Wildlife
- 6) Wildlife habitat
- 7) Public health and safety.

These factors are considered not only for the parcel of land being considered for subdivision, but also for the surrounding property in the vicinity. In order to make a thorough assessment of the impacts, the broad criteria are further defined:

1) Agriculture

Farming and livestock operations are the main source of livelihood for the Powder River County residents. Sights, sounds, and smells of agricultural operations are typically viewed negatively by subdivision residents. Some activities of residential subdivisions; dog ownership, and uncontrolled noxious weed growth, for example, are not compatible with livestock and farming operations.

Proposed subdivisions that remove land from production farming or are adjacent to such lands shall be reviewed in accordance with applicable laws and ordinances. Proposed subdivisions that are in close proximity to livestock confinement operations shall be required to mitigate negative impacts. Residential subdivisions shall have covenants that restrict activity that negatively impact agriculture.

2) Agriculture water User Facilities

Irrigation subsystems are limited in Powder River County. Most irrigation or water spreading facilities rely on natural stream channels of both regular and intermittent streams.

Stream channels that do not have delineated floodplains shall have structure setbacks not to exceed 100 feet. Stream setbacks should have a “minimum “ of 100 feet for structures, 100 year flood level for residences. Proposed

subdivisions located in close proximity to stream channels which service downstream irrigation systems shall be required to mitigate negative impacts.

3) Local Services

Proposed subdivisions that are located close to existing services typically can be provided public services at less cost than remote developments. Central water and sanitary sewer can best be provided by subdivisions closer to Broadus. Law enforcement, fire suppressions, and emergency medical services are also located in Broadus. The further a subdivisions is located from Broadus, the more costly the provision of services becomes. Low density subdivisions require more road mileage and more stream channel crossing than high density subdivisions.

There may be additional costs for public services for proposed subdivisions in remote locations may. Low density subdivisions shall be required to mitigate negative impacts.

4) Natural Environments

Floodplains, high water tables, wet lands, high fire fuel areas, wildfires, steep slopes, available well water, vegetation, weather patterns, and drainage are natural factors that must be considered in locating a subdivision.

Proposed subdivisions that have negative impacts to natural factors shall be required to mitigate negative impacts.

5) Wildlife

Big game, game birds, and wild animals and birds are an important component to the Powder River County environment. Hunting contributes substantially to the local economy. Some protected species have habitats in Powder River County.

Proposed subdivisions that have a negative impact on protected species shall be required to mitigate negative impacts.

6) Wildlife habitat

Proposed subdivisions that have a negative impact on wildlife habitat, such as Grazing ranges, nesting areas, and migratory pathways are found within the county shall be required to mitigate negative impacts.

7) Public Health and Safety

Natural environment features may also present hazards to public health and safety. In addition, man-made hazards such as high voltage power lines, oil product or natural gas pipe lines, industrial activities, lack of water for wildfire suppression, and traffic loading cause concerns for public health and safety.

Proposed subdivisions that have a negative impact on public health and safety shall be required to mitigate negative impacts.

Subdivision review considers all of the above criteria. Each proposed subdivision may present an extensive different in the factors encountered. Some of these factors by themselves are not limiting, but a combination of factors together may present a substantial challenge. The Powder River County planning Board has the responsibility to consider the total impact of a proposed subdivision and to require the mitigation of negative impacts.

Public hearings in proposed subdivisions are required for major subdivisions. For minor subdivisions that qualify as first subdivisions from a tract of record, the requirements for public hearings are waived. Minor subdivisions which are eligible for summary review are exempt from public hearing requirements.

When required, the Powder River County Planning Board will conduct public hearings on the preliminary plat to consider all relevant evidence relating to the public health, safety, and welfare to determine whether the plat should be approved, conditionally approved, or disapproved. Notice of public hearings shall be given by publication in a newspaper of general circulation in the county no less than 15 days prior to the date of the hearing. The subdivider, each owner of the record, and each purchaser under contract for deed of property, immediately adjoining the land included in the plat shall be notified of the hearing by registered or certified mail not less than 15 days prior to the hearing. Joint hearings with the Town of Broadus shall be conducted in the case of subdivisions adjoining the Town and are under consideration for annexation.

Public hearings shall follow the following format:

- 1) Chairman shall open the public hearing and introduce the preliminary plat
- 2) The findings of fact or staff report shall be reviewed.
- 3) The hearing shall be opened for comments by the public
- 4) Hearing shall be closed
- 5) The Planning Board shall make a decisions to approve, conditionally approve, or disapprove the plat
- 6) The Planning Board shall submit its recommendation to the governing body no later than 10 days following the public hearing. The recommendation must list all conditions for a conditional approval, and the reasons for disapproval.

Works Cited

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United States Department of Agriculture. (2012). *Custer National Forest - Ashland Ranger District*. Retrieved April 2012, from <http://prdp2fs.ess.usda.gov/detail/custer/about-forest/?cid=stelprdb5345423>

US Environmental Protection Agency . (2012). *Air Quality Index*. Retrieved April 2012, from http://www.epa.gov/airdata/ad_rep_aqi.html

Western Rural Development Center . (2011). *Population Brief - Trends in the Western U.S.* Retrieved March 2012, from www.wrdc.usu.edu

Appendix

Growth Policy Checklist

Updated/New Development Intake Form

Additional Resources

GROWTH POLICY CHECKLIST

At a minimum, the following elements must be included in a growth policy:

____ 1. **Goals and Objectives:** The growth policy must state the community's long-term goals and the objectives to be met in the pursuit of those goals.

____ 2. **Maps and Text:** These must describe an inventory of the existing characteristics and features of the jurisdictional area. The following topics must be addressed:

- ____ A. Land uses
 - ____ B. Population
 - ____ C. Housing needs
 - ____ D. Economic conditions
 - ____ E. Local services
 - ____ F. Public facilities
 - ____ G. Natural resources
 - ____ H. Other unique characteristics and features proposed by the planning board and adopted by the governing bodies (*such as a historic overview of the community or area*)
- (Note: Typically, the presentation of characteristics and features, and the projection of trends, are combined and dealt with topic-by-topic, rather than addressed in separate sections of the growth policy.)

____ 3. **Projected Trends:** The growth policy must identify trends for the following topics. Trends must be projected through the life of the growth policy.

- ____ A. Land use
- ____ B. Population
- ____ C. Housing needs
- ____ D. Economic conditions
- ____ E. Local services
- ____ F. Natural resources
- ____ G. Sand and Gravel Resources
- ____ H. Other elements proposed by the planning board and adopted by the governing bodies

____ 4. **Implementation tools:** The growth policy must include a description of the policies, regulations, and other measures to be implemented in order to achieve the identified goals and objectives.

____ 5. **Public infrastructure strategy:** The growth policy must include a strategy for the development, maintenance, and replacement of the jurisdiction's public infrastructure, including the following (as appropriate):

- ____ A. Drinking water systems
- ____ B. Wastewater treatment facilities
- ____ C. Sewer systems
- ____ D. Solid waste facilities
- ____ E. Fire and police protection facilities
- ____ F. Roads
- ____ G. Bridges

- ____ 6. **Implementation strategy:** The growth policy must include the following:
- ____ A. A timetable for implementing the growth policy
 - ____ B. A list of conditions that will lead to a revision of the growth policy
 - ____ C. A timetable for reviewing the growth policy at least once every 5 years and revising the policy if necessary

____ 7. **Coordination statement:** The growth policy must include a statement explaining how the governing bodies will coordinate and cooperate with each other.

____ 8. **Subdivision review criteria:** The growth policy must include a statement explaining how governing bodies will define the criteria in 76-3-608(3)(a), MCA, which address a proposed subdivision's effect on:

- ____ A. Agriculture
- ____ B. Agricultural water user facilities
- ____ C. Local services
- ____ D. Natural environment
- ____ E. Wildlife and wildlife habitat
- ____ F. Public health and safety

The growth policy must also include a statement explaining how governing bodies will evaluate and make decisions regarding proposed subdivisions with respect to the criteria listed above.

____ 9. **Public hearing statement:** The growth policy must include a statement explaining how public hearings regarding proposed subdivisions will be conducted.

Powder River County
New/Updated Development Intake Form

PO Box 200
Broadus, MT 59317
406-436-2657
406-436-2151 - fax
email - kamende@prco.mt.gov

OFFICE USE ONLY	
Document Received by:	Date:
Comments/Follow-up	Date:

1) APPLICANT

DATE:

Name:

Mailing Address:

Phone Number:

Email:

2) SUBJECT PROPERTY

Property Owner:

Address:

2a. LEGAL DESCRIPTION:

Lot: Tract: Block: Range:

Subdivision: Section:

Size of Parcel: Located in City ____ or County ____

Zoning:

2b. ADDITIONAL PROPERTY QUESTIONS:

Is this property in a floodplain? Yes ____ No ____ Do Not Know ____

Is this property in a Wildland-Urban Interface? Yes ____ No ____
Do Not Know ____

Has this property been designated a brownfield? Yes ____ No ____

3) PROJECT DESCRIPTION/QUESTIONS

Provide a description of the project (you may attach a separate page) AND/OR explain what your request is AND/OR describe the question you have:

4) WILL YOU NEED TO CHANGE THE CURRENT LAND USE/ZONING OF THE PROPERTY DESCRIBED?

Yes ____ No ____

5) INFORMATION TO ATTACH

Vicinity Map with site identified ____

Zoning map with site identified, if applicable ____

Comprehensive plan map with site identified ____

Floodplain map with site identified, if applicable ____

Topographic map with site identified ____

Aerial photograph with site identified, if available ____

Parcel map, Certificate of Survey, or Subdivision Plat of subject property ____

OFFICE USE ONLY	
WHAT OTHER AGENCIES MAY NEED TO BE CONTACTED: <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> Public Works ____ City Planning Board ____ Fire Department ____ Other: _____ </div> <div style="width: 45%;"> County Sheriff ____ County Planning Board ____ Public Health Department ____ </div> </div>	
APPLICABLE PUBLIC PROCESS <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> Zoning/Rezoning ____ Brownfield ____ </div> <div style="width: 45%;"> Floodplain ____ Subdivision ____ </div> </div>	
NOTES:	
Signature:	Date:

INTERNET RESOURCES AND CONTACTS FOR ADDITIONAL INFORMATION

GENERAL

American FactFinder; http://www.factfinder.census.gov/home/saff/main.html?_lang=en
American Planning Association; <http://www.planning.org/>
Environmental Design Library; University of California at Berkeley, a directory of Internet Planning Resources, and a source for a variety of planning and community indices, books, and organizations; <http://www.lib.berkeley.edu/ENVI/cityweb.html>
Land Use Clinic; University of Montana School of Statute; Professor John Horwich, Director http://www.umat.edu/statute/clinics/land_use.htm; 406-243-2366; john.horwich@umontana.edu
Mapquest; <http://www.mapquest.com/>
Montana Association of Counties (MACo); <http://maco.cog.mt.us/>
Montana Association of Planners; <http://www.montanaplanners.org/>
Montana League of Cities and Towns; <http://www.mlct.org/>
Montana Local Government GIS Coalition; <http://suol.giac.montana.edu/mlggc.html>
Montana Smart Growth Coalition; <http://www.mtsmartgrowth.org/>
Online Planner Forum; <http://www.plannersweb.com/>
Smart Growth America; <http://www.smartgrowthamerica.org/openspace.html>
Sustainable Communities Network; <http://www.sustainable.org>
Urban Land Institute; <http://www.uli.org//AM/Template.cfm?Section=Home>
Western Planner; Western Planning Resources, Inc. (WPR); <http://www.westernplanner.org/>

STATE CONTACTS

Coal Board Impact Grants – MT Dept. of Commerce; http://comdev.mt.gov/CDD_CB.asp
Community Development Block Grant Program – MT Dept. of Commerce; http://comdev.mt.gov/CDD_CDBG.asp
Intercap Program – State Board of Investments; http://www.investmentmt.com/BOIprograms_INTERCAP.htm
Local Government Center – Montana State University; <http://www.montana.edu/wwwlgc/>
Montana State Library, Montana Natural Resource Information System (NRIS); <http://nriss.mt.gov/>
Montana Water Center – MSU Bozeman; <http://water.montana.edu/>
Public Water Supply Section – MT Dept. of Environmental Quality; <http://deq.mt.gov/wqinfo/pws/index.asp>
Renewable Resource Grant and Loan Program, Conservation and Resource Development Division – MT Department of Natural Resources and Conservation; <http://dnrc.mt.gov/cardd/>
Montana Finance Information Center; <http://mtfinanceonline.com/pubinfra.html>
Montana Cadastral Mapping Project; <http://gis.doa.mt.gov>
State Revolving Fund – MT Dept. of Environmental Quality; <http://deq.mt.gov/wqinfo/srf/index.asp>
Topologically Integrated Geographic Encoding and Referencing System (TIGER) covers all of the U.S. with basic GIS data, such as roads, rivers, political boundaries, census data, streets, and addresses; <http://www.census.gov/rtp/pub/geo/www/tiger>
Treasure State Endowment Program – MT Dept. of Commerce;

http://comdev.mt.gov/CDD_TSEP.asp

W2ASACT - Water, Wastewater, and Solid Waste Action Coordinating Team;

<http://dnrc.mt.gov/cardd/ResDevBureau/wasact/default.asp>

FEDERAL CONTACTS

Community Builders Fellowship – Dept. of Housing and Urban Development;

<http://www.hud.gov/local/hel/helcb.html>

Dept. of Housing and Urban Development-Helena Office (local information);

<http://www.hud.gov/local/hel/localhud.html>

Economic Development Administration – Dept. of Commerce;

<http://www.doc.gov/eda/html/sitemap.htm>

Environmental Protection Agency – Dynamic Chloropleth Mapping;

<http://www.turboperl.com/dcm.html>

EPA Water Funding; <http://www.epa.gov/ow/funding.html>

EPA Region 8; <http://www.epa.gov/region8/>

EPA Drinking Water; <http://www.epa.gov/ogwdw/>

Rural Development – Dept of Agriculture; <http://www.rurdev.usda.gov/mt/index.htm>

PRIVATE OR NON-PROFIT CONTACTS

Midwest Assistance Program; <http://www.map-inc.org/Index.htm>

Montana Association of Counties; <http://www.mt.gov/maco/MACoHOME.htm>

Montana League of Cities and Towns; <http://www.mlct.org/>

Montana Rural Development Partners; <http://www.mtrdp.org/>

Montana Rural Water Systems; <http://www.mrws.org/>

INFORMATION SOURCES

Potential Sources for Land Use Maps and Transportation Information

- Montana Association of County Road Supervisors; website:

<http://www.coe.montana.edu/ltap/pages/MACRS.htm>; c/o Montana Local Technical

Assistance Program (LTAP), College of Engineering, PO Box 173910

Faculty Court Unit 22, Montana State University, Bozeman, MT 59717-3910;

Tel: (800) 541-6671; Fax: (406) 994-5333; mtltap@coe.montana.edu

- Montana Department of Administration, Information Services Division, Geographic Information Systems Services (GIS), Weinstein Building, 101 N. Rodney; P.O. Box 200113, Helena, MT 59620-0113; (406) 444-9013; website: <http://itsd.mt.gov/techmt/gis.asp>

- Montana Department of Revenue, Information Services Division, Geographic Information Systems Services (GIS), Weinstein Building, 101 N. Rodney; P.O. Box 200113, Helena, MT 59620-0113; (406) 444-9013; website: <http://itsd.mt.gov/techmt/gis.asp>

- Montana Department of Revenue, Montana Information Technology Services Division, Geographic Information Systems Services (GIS), GIS Bureau, Montana Cadastral Mapping Project, Computer Assisted Mass Appraisal System (CAMA), PO Box 200113, Helena, MT 59620-0113; 406-444-9013 or 406-444-1255; website: <http://gis.mt.gov/> (CAMA is a database of all taxable (and some tax-exempt) lands in the State of Montana.)

- Community Transportation Enhancement Program (CTEP) administered by the Montana Department of Transportation Rail, Transit and Planning Division; P.O. Box 201001, Helena, MT 59620-1001; (406) 444-9209; website: <http://www.mdt.mt.gov/business/ctep/>

- Montana Department of Transportation; Rail, Transit and Planning Division; P.O. Box 201001, Helena, MT 59620-1001; (406) 444-3423; website:

<http://www.mdt.mt.gov/mdt/organization/railtran.shtml>

- Montana Department of Transportation, Montana Maps – Distance Information;
<http://www.mdt.mt.gov/travinfo/maps/>
- Montana State Library, Natural Resource Information System; P.O. Box 201800; Helena, MT 59620-1800; (406) 444-5354; website: <http://nris.mt.gov/>
- TerraServer-USA; website: <http://terraserver.microsoft.com/default.aspx> (aerial photos)
- U.S. Geological Survey, Rocky Mountain Mapping Center, Box 25286, Denver, CO 80225; (888) 275-8747; website: <http://rockyweb.cr.usgs.gov>
- Local fire insurance firms (for Sanborn Maps)
- Local Assessor's office
- County Surveyor's office
- Local GIS (geographic information system) office, if one exists.
- Local conservation district office, or Natural Resources Conservation Service

Potential Information Sources Regarding Population

- American FactFinder; http://www.factfinder.census.gov/home/saff/main.html?_lang=en
- Montana Department of Commerce, Census and Economic Information Center, P.O. Box 200501, Helena, MT 59620-0501; (406) 444-4214; website: <http://commerce.mt.gov/ceic>
- Montana Office of Public Instruction, P.O. Box 202501, Helena, MT 59620-2501; (406) 444-3095 or 1-888-231-9393; website: <http://www.opi.state.mt.us/>
- Montana Department of Labor and Industry, Office of Research and Analysis, P.O. Box 1728, Helena, MT 59624-1728; (406) 444-2430; website: <http://ourfactsyourfuture.mt.gov/>
- University of Montana, Bureau of Business and Economic Research, Gallagher Business Building, 32 Campus Dr. #6840, Missoula, MT 59812-6840; (406) 243-5113; website: <http://www.bber.umt.edu/>

Potential Information Sources Regarding Housing Needs

- Housing, Economic and Demographic Reports & Statistics
- ☐ Economic & Demographic Analysis of Montana, Volumes I, II, IIA, III and IIIA
- ☐ Montana Economic & Demographic Databook, June 2005
- ☐ Montana Housing Resource Directory, January 2006
- ☐ Economic Benefits of Montana Department of Commerce Housing Program Activities, May 2005
- ☐ Montana Housing Condition Study
- ☐ Montana Housing Needs Assessment, December 2004
- ☐ Price of Housing in Montana Reports
- ☐ Analysis of Impediments to Fair Housing & Housing Choice, November 2004

Links to reports prepared by the MDOC, see website:

http://housing.mt.gov/Hous_CP_HsgEconDemRptsStats.asp

- Montana Consolidated Plan; Montana Department of Commerce; Housing Division;
http://housing.mt.gov/Hous_CP.asp
- Montana Department of Commerce, Census and Economic Information Center (website: <http://ceic.mt.gov/>)
- Montana Department of Commerce, Community Development Block Grant (CDBG) Program, P.O. Box 200523, Helena, MT 59620-0523; (406) 841-2791;

website: http://comdev.mt.gov/CDD_cdbg.asp

- Montana Department of Commerce, Home Investment Partnership Program (HOME), P.O. Box 200528, Helena, MT 59620-0528; (406) 841-2820;

website: http://housing.mt.gov/Hous_HM.asp

- Montana Department of Commerce, Montana Board of Housing, P.O. Box 200528, Helena, MT 59620-0528; (406) 841-2849; website: http://housing.mt.gov/Hous_BOH.asp

- Montana Department of Labor and Industry, Building Codes Bureau, P.O. Box 200517, Helena, MT 59620-0517; (406) 841-2300; website: <http://www.mt.gov/dli/bsd/bc/index.asp>

- Montana Department of Revenue, P.O. Box 5805, Helena, MT 59604-5805; (406) 444-6900; website: <http://mt.gov/revenue/default.asp/>

- U.S. Department of Agriculture, Rural Development (RD), P.O. Box 850, Bozeman, MT 59771; (406) 585-2515; website: <http://www.rurdev.usda.gov/mt/RHS/rhs.htm>

- Local bankers, building contractors, developers, and real estate agents should be consulted.

Potential Information Sources Regarding Economic Conditions

- American FactFinder; web site:

http://www.factfinder.census.gov/home/saff/main.html?_lang=en

- Federal Reserve Bank of Minneapolis; website: <http://minneapolisfed.org/>

- Montana Department of Commerce, Census and Economic Information Center, P.O. Box 200505, Helena, MT 59620-0505; (406) 841-2740; website: <http://ceic.mt.gov/>

- Montana Department of Commerce, Business Resources Division, P.O. Box 200505, Helena, MT 59620-0505; (406) 841-2730; website: <http://commerce.mt.gov/busresources.asp>

- Montana Department of Labor and Industry, Office of Research and Analysis, P.O. Box 1728, Helena, MT 59624-1728; (406) 444-2430; website:

<http://ourfactsyourfuture.mt.gov/>

- Montana Department of Labor and Industry, P.O. Box 1728, Helena, MT 59624-1728; (406) 444-9091; website: <http://dli.mt.gov/>

- Montana Department of Revenue, P.O. Box 5805, Helena, MT 59604-5805; (406) 444-2460; website: <http://mt.gov/revenue/default.asp>

- Northwest Income Indicators Project (NIIP); web page: <http://niip.wsu.edu>

- University of Montana, Bureau of Business and Economic Research, Gallagher Business Building, Ste. 231, 32 Campus Dr. #6840, Missoula, MT 59812-6840; (406) 243-5113; website: <http://www.bber.umt.edu/>

- U.S. Department of Commerce, Economic Development Administration, Federal Building Room 196, 301 S. Park Avenue, Drawer 10074, Helena, MT 59626; (406) 441-1175

- Local Chambers of Commerce, economic development corporations, Resource Conservation and Development organizations, retail trade associations, banks, and savings and loans institutions should also be consulted.

Potential Information Sources Regarding Local Facilities and Services

- ☐ Fire protection/suppression:

- Firewise Communities/USA; website: <http://www.firewise.org/usa/>

- Montana Department of Justice, State Fire Marshal Office, P.O. Box 201415, Helena, MT 59620-1415; (406) 444-2050;

website: <http://www.doj.mt.gov/enforcement/fireprevention.asp>

- Municipal and rural fire district offices should also be consulted.

- ☐ Law enforcement/emergency communications:

- Montana Department of Justice, Highway Patrol Division,

2550 Prospect Ave., Helena, MT 59620-1419; (406) 444-7000;

website: <http://doj.mt.gov/enforcement/highwaypatrol.asp>

- Municipal police departments and county sheriff's offices should be consulted.
- Local disaster and emergency services or emergency management offices.

☑ Public health:

• Montana Department of Public Health & Human Services, P.O. Box 4210, Helena, MT 59604; (406) 444-9530; website: <http://www.dphhs.mt.gov/index.shtml>

- Local hospitals and county health departments should be consulted.
- Local sewer and water districts
- Local emergency medical services (ambulance service and quick response units)

Education:

• Montana Office of Public Instruction, P.O. Box 202501, Helena, MT 59620-2501; (406) 444-3095

or 1-888-231-9393; website: <http://www.opi.state.mt.us/>

- Local school district boards should also be consulted.

Library:

• Montana State Library, P.O. Box 201800, Helena, MT 59620-1800; (406) 444-3115; website: <http://msl.mt.gov/>

- Local libraries should also be consulted.

Social services:

• Montana Department of Public Health & Human Services, P.O. Box 4210, Helena, MT 59604; (406) 444-9530; website: <http://www.dphhs.mt.gov/index.shtml>

- Local long-term care facilities, nursing homes, day care providers, etc., should also be consulted.
- Local Office of Public Assistance (MT Dept of Public Health & Human Services)

Potential Information Sources Regarding Public Facilities

Bridges:

• Montana Department of Commerce, Treasure State Endowment Program (TSEP), P.O. Box 200501, Helena, MT 59620-0501; (406) 841-2770; website:

http://comdev.mt.gov/CDD_TSEP.asp

- Montana Department of Transportation, Bridge Bureau, P.O. Box 201001, Helena, MT 59620-1001; (406) 444-6259; website: <http://www.mdt.state.mt.us/>
- County and municipal road and street departments should be consulted.

Fire protection/suppression:

• Fire Wise Communities; National Wildland/Urban Interface Fire Program; web site: <http://www.firewise.org/communities/2003/navbar.htm>

• Montana Department of Justice, State Fire Marshal Office, P.O. Box 201415, Helena, MT 59620-

1415; (406) 444-2050; website: <http://www.doj.mt.gov/enforcement/fireprevention.asp>

- Municipal and rural fire district offices should always be consulted.

Parks:

• Montana Department of Fish, Wildlife, and Parks (FWP), P.O. Box 200701, Helena, MT 59620-0701; (406) 444-3750; website: <http://fwp.mt.gov/parks/default.html>. See also regional FWP offices.

- Local parks and recreation departments should be consulted.

Roads/streets:

• Montana Association of County Road Supervisors; website:

<http://www.coe.montana.edu/ltap/pages/MACRS.htm>; c/o Montana Local Technical

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Assistance Program (LTAP), College of Engineering, PO Box 173910

Faculty Court Unit 22, Montana State University, Bozeman, MT 59717-3910;

Tel: (800) 541-6671; Fax: (406) 994-5333; web site: mtltap@coe.montana.edu

• County and municipal road and street departments should be consulted.

Solid waste:

• Planning, Prevention, & Assistance Division; Montana Department of Environmental Quality, P.O. Box 200901, Helena, MT 59620-0901; (406) 444-4400; website:

<http://www.deq.mt.gov/ppa/index.asp>

• Montana Rural Water Systems; (406) 454-1151; website: <http://www.mrws.org/>; email: mrws@worldnet.att.net

• County or regional landfills, sanitation departments, and solid waste districts should be consulted.

Utilities:

• Local electricity and natural gas providers, telephone companies and cable companies should be consulted.

Water and sewer systems:

• Local Government Center, Montana State University, Department of Political Science, Wilson Hall, Montana State University; Bozeman, Bozeman, MT 59717; (406) 994-6694; website:

<http://www.montana.edu/wwwlgc/>

• Midwest Assistance Program; (800) 822-2981; website: <http://www.map-inc.org>

• Montana Board of Investments, INTERCAP Program, P.O. Box 200126, Helena, MT 59620-0126; (406) 444-0001; website: <http://www.investmentmt.com/Programs/Intercap/default.asp>

• Montana Department of Commerce, Community Development Block Grant Program (CDBG); website: http://comdev.mt.gov/CDD_CDBG.asp and Treasure State Endowment Program (TSEP), P.O. Box 200501, Helena, MT 59620-0501; (406) 841-2770; website: http://comdev.mt.gov/CDD_TSEP.asp

• Montana Department of Environmental Quality, State Revolving Fund Loan Programs (SRF), P.O. Box 200901, Helena, MT 59620-0901; (406) 444-5322; website: <http://www.deq.mt.gov/wqinfo/srf/index.asp>

• Montana Department of Natural Resources and Conservation, Renewable Resource Grant and Loan Program (RRGL), P.O. Box 201601, Helena, MT 59620-1601; (406) 444-6668; website: http://dnrc.mt.gov/cardd/ResDevBureau/renewable_grant_program.asp

• Montana Rural Water Systems; (406) 454-1151; website: <http://www.mrws.org/>; email: mrws@worldnet.att.net

• Montana Water Center, Montana State University, Bozeman, MT 59717; website: <http://water.montana.edu/>

• U.S. Department of Agriculture, Rural Development (RD), P.O. Box 850, Bozeman, MT 59771; (406) 585-2520; website: <http://www.rurdev.usda.gov/mt/aboutus.htm>

• Water, Wastewater and Solid Waste Action Coordinating Team (W2ASACT), Montana Department of Natural Resources and Conservation, P.O. Box 201601, Helena, MT 59620-1601; (406) 444-6668; <http://dnrc.mt.gov/cardd/ResDevBureau/wasact/default.asp>

Local water and sewer district officials or the public works department should also be consulted.

Potential Information Sources Regarding Natural Resources

• Bureau of Land Management, U.S. Department of the Interior, Montana State Office, 5001 Southgate Dr., Billings, Montana 59101; (406) 896-5000; website: <http://www.mt.blm.gov/>

• Clean Water Act Information Center (CWAIC); web site:

<http://deq.mt.gov/CWAIC/default.aspx> (The Center conveys information about the quality of

Montana's rivers, streams, lakes and wetlands in relation to Montana's Water Quality Standards.)

- Ground-Water Information Center, Montana College of Technology, Bureau of Mines and Geology, 1300 West Park Street, Main Hall 314, Butte, MT 59701-8997; (406) 496-4167; website:
<http://mbmaggwic.mtech.edu/>
- Montana Code Annotated; website: <http://data.opi.mt.gov/bills/mca/76/1/76-1-601.htm>
- Montana Department of Agriculture, P.O. Box 200201, Helena, MT 59620-0201; (406) 444-3144;
website: <http://agr.mt.gov/>
- Montana Department of Environmental Quality, P.O. Box 200901, Helena, MT 59620-0901; (406) 444-6697; website: <http://www.deq.mt.gov/index.asp>
- Montana Department of Fish, Wildlife, & Parks, P.O. Box 200701, Helena, MT 59620-0701; (406) 444-2535; website: <http://fwp.mt.gov/default.html>
- Montana Department of Military Affairs, Disaster and Emergency Services Division; P.O. Box 4789, Helena, MT 59604-4789; (406) 841-3964; website: <http://dma.mt.gov/des/>
- Montana Department of Natural Resources and Conservation, P.O. Box 201601, Helena, MT 59620-1601; (406) 444-2074; website: <http://www.dnrc.mt.gov/>
- Montana State Library, Natural Resource Information System; P.O. Box 201800; Helena, MT 59620-1800; (406) 444-5354; website: <http://nris.mt.gov/>
- Montana Wetlands Council, Lynda Saul, President, MDEQ, P.O. Box 200901, Helena, MT 59620-0901; (406) 444-6652; website: <http://nris.mt.gov/wis/wetcouncilmain.html>
- U.S. Department of Agriculture, Forest Service, Northern Region, P.O. Box 7669, Missoula, MT 59807; (406) 329-3511; website: <http://www.fs.fed.us/r1/>
- U.S. Department of the Army, Corps of Engineers, Helena Regulatory Office, 10 West 15th Street, Suite 2200. Helena, Montana 59626; (406) 441-1375; website:
www.nwo.usace.army.mil/html/od-rmt
- U.S. Fish and Wildlife Service, 100 North Park, Suite 320, Helena, MT 59601; (406) 449-5225; website: <http://mountain-prairie.fws.gov/es/Montana/index.htm>
- U.S. Environmental Protection Agency, Region VIII, Montana Office, PO Box 200901 Helena, MT 59620-0901 (406) 444-2467; website: yosemite.epa.gov/oswer/ceppoweb.nsf-
- USGS Montana Water Science Center, USGS, 3162 Bozeman Avenue, Helena, MT 59601; website: <http://mt.water.usgs.gov/index.html>
- Local Disaster and Emergency Services offices
- Local Floodplain Management Office

Potential Historic and Archeological Resources Information Sources

- Environmental Quality Council, Montana State Legislature, Legislative Environmental Policy Office; Room 171, State Capitol, PO Box 201704, Helena, MT, 59620-1704, (406) 444-3742; website: http://leg.mt.gov/css/lepo/2005_2006/default.asp
- Montana State Historic Preservation Office, 1410 8th Avenue, P.O. Box 201202, Helena, MT 59620-1202; (406) 444-7715; website: <http://www.his.state.mt.us/shpo/>
- Coal Board Impact Grants – MT Dept. of Commerce; website:
http://comdev.mt.gov/CDD_CB.asp
- Community Development Block Grant Program – MT Dept. of Commerce; website:
http://comdev.mt.gov/CDD_CDBG.asp
- Hard Rock Mining Impact Board – MT Dept. of Commerce: website:
http://comdev.mt.gov/CDD_HR.asp