

FAIRVIEW GOALS AND OBJECTIVES

Vision

Maintaining a viable, self reliant community and business community supported by a sustainable and diversified economic base, with an adequate and reliable taxable evaluation to afford the public services declared essential by the community's citizens. Improve the quality of life in Fairview, both North Dakota and Montana, through a comprehensive and coordinated effort of local citizens; and to provide local decision makers with the technical information and assistance and the necessary access to resources to better manage, conserve, protect, and utilize the town's natural and human resources.

Goals and Objectives

POPULATION

Item 1: Population grew to near 1,000 between 1950 and 1970, ballooned during the oil and gas development of the 1970s to a total of 1,366 in 1980, and then declined to a low of 709 in 2000.

Although the most recent oil activity has resulted in an increase of out-of-county workers, most of these have their full-time residence elsewhere, so they don't count for census purposes as an increase in Sidney's population. . When the development phase is completed, total anticipated net newcomers as a direct result of the recent oil boom is expected to be approximately 100 persons county-wide.

The percentage of population over age 65 is growing and the percentage of school-age children is declining. With the aging population is increased potential for number of persons on fixed incomes and reduced ability to support local taxes.

Regaining population growth is essential to Fairview's vision of a viable residential and business community—supported by a sustainable and diversified economic base.

GOAL A:	Promote population growth to sustain new businesses and schools at a rate that can be supported with government services and infrastructure.
Objectives:	<ol style="list-style-type: none"> 1. Coordinate with ongoing efforts to attract and retain businesses and young families. 2. For planning purposes, set population growth targets based on best available information. 3. Identify areas in Fairview town limits and city-county area that are desirable for growth and target capital improvements in these areas.

HOUSING

Item 1: Even with declining populations over the past 20 years, the number of households was greater than the supply of housing in fair or better condition in the year 2000, before the most recent housing demand influx from oil activity.

Despite the recent influx in demand, new construction has been house-by-house; there have been no major new residential developments. Both the private and the public sector are cautious not to repeat losses resulting from overbuilding in response to the last oil boom.

Residential development in the town is constrained by availability of lots—much of the city is developed and areas that could expand within city limits are not for sale.

GOAL A:	Expand housing stock in good condition to meet needs.
Objectives:	<ol style="list-style-type: none"> 1. Assess and quantify demand for housing based on existing and projected future needs. 2. Expand programs to rehabilitate existing housing units. 3. Identify and initiate programs to address decay and assist with demolition.

GOAL B:	Continue historical trend of residential development growth in or in very close proximity to Fairview
Objectives:	<ol style="list-style-type: none"> 1. Identify areas in the town and city-county area that are desirable for residential growth and target capital improvements in these areas. 2. Promote in-fill development and historical city housing densities to maximize use of existing and future infrastructure.

Item 2: The Richland Housing Authority works to provide low income housing, but demand continues to exceed supply.

Affordable housing for those who do not qualify for low income assistance is a continuing problem, especially as market demand has resulted in increased housing prices.

The increasing population over age 65 is resulting in specialized housing needs. Richland Opportunities Inc. has people on a waiting list for special needs housing.

GOAL A:	Improve capabilities of low-moderate income persons to purchase and maintain homes.
Objectives:	<ol style="list-style-type: none"> 1. Expand the number of low-moderate persons assisted in purchasing and maintaining homes. 2. Encourage new development to include affordable housing options. 3. Assess need for and develop a housing foundation fund.

GOAL B:	Encourage development to meet housing needs of seniors and those with disabilities.
Objectives:	<ol style="list-style-type: none"> 1. Identify priority projects for Fairview area seniors. 2. Work with Richland Opportunities Inc. to expand the number of persons assisted as needed from Fairview.

AGRICULTURE

Item 1: Agriculture is integral to the history and economy of Fairview.

GOAL A:	Promote value-added agriculture.
Objectives:	<ol style="list-style-type: none">1. Continue to market Fairview as a place for agriculture-based businesses, particularly those needing city services and infrastructure, and access to rail.2. Expand agricultural businesses and related income in the area.



Agricultural Facilities in Fairview

ECONOMY

Item 1: The Fairview Area Chamber of Commerce is active in developing and promoting a range of economic development activities, including implementation of the Fairview Economic Development Plan and downtown/Mainstreet programs.

Oil and gas boom-bust cycles have provided benefits and costs for the Fairview economy in the past. Oil and gas development has potential for continued growth, and has contributed to a recent expansion of jobs, services, and higher paying wages since 2000. Revenues associated with the oil boom provide opportunities to plan ahead and make investments for the future.

The town has extremely tight resources to provide the necessary improvements and basic services needed for economic development.

GOAL A:	Continue to build a sustainable and diversified economic base.
Objectives:	<ol style="list-style-type: none">1. Expand and diversify businesses.2. Coordinate economic development with land use, natural resources, and capital infrastructure policies and local community values regarding economic development (e.g. desire for clean industry, small business expansion)3. Evaluate effect of specific development proposals on community character and health prior to committing public resources.4. Improve the town's base of funding for capital improvements, infrastructure, and services needed to expand and diversify the local economy.

PUBLIC SERVICES

Item 1: Communities in Action, a multi-agency grassroots project initiated by Richland County Public Health, is in its second year of planning for the long-term overall health of Richland County (including health of the environment and quality of life). As part of that effort they have conducted a number of public surveys and public meetings around the county. Increased rates of domestic violence, drug and alcohol use/abuse, and suicide and other mental health issues; high numbers of uninsured and underinsured; shortage of medical and mental health care providers; special issues related to youth; increasing numbers of seniors; water and air quality, and desire for more cultural events and activities were all identified as issues or concerns for Fairview area residents.

The Communities in Action project is multi-year with a number of resources including VISTA volunteers. There are opportunities for implementing the Growth Policy by partnering with Communities in Action as they begin the next phase of their effort, which is strategic planning.

GOAL A:	Make improvements to overall community health and safety a priority for Fairview’s future.
Objectives:	<ol style="list-style-type: none"> 1. Identify and prioritize specific needs and measures that can be taken to address overall community health and safety. 2. Continue to have the Town of Fairview designate a representative to the County Board of Health, and representatives to other county-wide boards. 3. Implement relevant actions for the Fairview area in the County Pre-Disaster Mitigation Plan and Community Wildfire Protection Plan.

Item 2: The town has had the same EMTs for about 20 years. Despite best efforts to date, there has been little success in recruiting new volunteers. Without new volunteers, the emergency medical services could be limited in the future to service from Sidney.

GOAL A:	Continue emergency medical coverage with local ambulance and EMTs.
Objectives:	1. Expand local core of EMTs.



Fairview Ambulance Building

Item 3: Fairview area residents consider recreational facilities very important. The town has a park and swimming pool, but the swimming pool needs to be replaced.

GOAL A:	Continue to expand recreational services to meet demand and projected long-term use.
Objectives:	<ol style="list-style-type: none"> 1. Identify recreation needs, assess proposed or desired new facilities (such as the swimming pool), long-term projected use and cost-benefit, and integrate into a capital improvements plan as needed. 2. Plan for potential future expansion of the short trail in town to integrate into a town-wide or larger county-wide trail system.

PUBLIC FACILITIES

Item 1: The town does not have an overall updated capital improvements plan for roads, streets, sidewalks, bridges, storm drainage, park and swimming pool, and city-owned buildings. It's been many years since the town's water and wastewater systems were comprehensively evaluated for adequacy for existing and future needs.

The railroad tracks through town can pose a safety risk due to the condition of the tracks and lack of crossing barriers. In addition, the area along the tracks proliferates weeds.

GOAL A:	Plan and design for long term public facilities development, maintenance, operation, and eventual upgrades or replacement over time.
Objectives:	<ol style="list-style-type: none"> 1. Prepare an overall capital improvements plan. 2. Coordinate with the Yellowstone Valley Railroad to address safety and weed control issues related to rail.

GOAL B:	Promote development with adequate services that does not add to the tax burden for existing landowners.
Objectives:	<ol style="list-style-type: none"> 1. Promote development in city limits or areas identified for annexation/capital improvements extension, and discourage inefficient land use patterns. 2. Include provisions for subdivisions to pay their portion of infrastructure and services. 3. Require subdividers to provide financial guarantees to ensure development of subdivision improvements not completed by final plat.

NATURAL AND CULTURAL RESOURCES

Item 1: Fairview residents value the appearance of their community. Tree-lined streets and well-kept yards are important. Issues include dilapidated and decaying vacant buildings, accumulation of junk on residential and commercial properties, weed control, lawn and yard maintenance. Ability of landowners to address these issues can be limited by income, financial resources, and physical ability.

More than half of Fairview area residents support preserving historic buildings and sites.

GOAL 1A:	Maintain and improve community character and beautification projects.
Objectives:	<ol style="list-style-type: none"> 1. Adopt a town “decay ordinance.” 2. Identify funding resources and individual assistance programs to encourage property owners to address problems. 3. Prioritize and implement historic building retention, preservation, and restoration.

Item 2: Water supply for residents outside the city service area is primarily groundwater from individual wells or sandpoint. The groundwater has some quality issues-- it is high in iron and other factors that increase sediment build-up and corrosion of pipes and has some aesthetic (e.g., taste) issues. Shallow groundwater wells and sandpoint systems may have potential for contamination.

GOAL 2A:	Expand opportunities for improved residential water quality in the Fairview area.
Objectives:	<ol style="list-style-type: none"> 1. Encourage potential for Dry-Redwater Regional Water Authority project to provide quality water in the Fairview area. 2. Provide technical assistance and public information on other methods to address water quality issues on an individual basis. 3. Identify potential funding resources to assist low and fixed income householders to protect and improve existing water quality.

LAND USE

Item 1: The town and county have jointly identified a one-mile area beyond town limits as a joint city-county planning area. There is no zoning in this area, but there is in the town.

There is no current zoning commission or board of adjustment to assure compliance with the zoning ordinance. The mayor also inspects on zoning permit applications. The town clerk records permits issued under the zoning ordinances. There is no current zoning map.

Fairview does not have its own building permit inspector for inspecting new buildings and proposed changes and additions to existing buildings to ensure compliance with applicable building codes. Local commercial operators have found distance and lack of communication with the state inspector to be a problem.

New development within the city's boundaries is limited by the lack of vacant lots. In order for Fairview to provide for a major new housing development, the town would need to extend its boundaries unless existing lots were made available.

GOAL A:	Provide for logical, cost effective future extension of city limits and city infrastructure.
Objectives:	<ol style="list-style-type: none">1. Identify areas for potential city growth and potential annexation and infrastructure extension.2. Extend zoning up to one mile within the city-county planning area.3. Activate zoning commission and board of adjustment.4. Review and update the zoning ordinance for the entire area within town limits. Develop a zoning map.5. Assess need and cost-benefit of a local building permit inspector and consider option of sharing county building permit inspector.