

# SUMMARY OF PUBLIC INVOLVEMENT GROWTH POLICY FOR RICHLAND COUNTY, SIDNEY, AND FAIRVIEW

JANUARY 2007

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## OVERVIEW

This document provides an overview and documentation for public involvement in the preparation of the Richland County Growth Policy. Records of each public meeting and public hearing are part of this record.

Richland County, the City of Sidney, and the Town of Fairview began work to update the existing comprehensive plans (prepared in the 1980s) in the Spring of 2006. The three governing bodies hired Cossitt Consulting of Park City, Montana to assist the planning board in the preparation of the Growth Policy. The final Growth Policy was adopted December 29, 2006 by the County Commission, January 2, 2007 by the City of Sidney, and January 8 by the Town of Fairview.

Public involvement and outreach consisted of the following:

- 1) News releases and articles

News releases were prepared and sent to both local newspapers—the Roundup and the Sidney Herald. Articles described upcoming meetings and information about the Growth Policy process, schedule, and how to provide comments. Feature articles with background on particular goals and objectives (e.g., housing needs, and zoning) were also published by the paper (based on releases submitted by the Planning Board and consultant).

- 2) Survey

The “Communities in Action” program, a program sponsored by the Richland County Health Department conducted a county-wide telephone survey of approximately 400 persons. The survey was comprehensive and included questions submitted by the consultant at the request of the county commission.

The survey results were released on a cd, a copy of which has been filed in the Richland County Planning Office.

- 3) Public meetings and hearings hosted by the Planning Board

The Planning Board held public meetings in August and September of 2006. These meetings were held throughout the county.

The purpose of the first meeting was to review initial findings and to obtain information from citizens regarding what they envision for the future and any issues or concerns.

The purpose of the second meeting was to introduce draft goals and objectives and to obtain comments and changes to the draft.

The Planning Board hosted public hearings throughout the county in November 2006, after the complete draft Growth Policy had been released for public review. There was a 30-day public review period after the draft was released. During this time, persons could submit oral or written comments to the Planning Board.

- 4) Additional hearings and public comment period prior to adoption by Richland County, Sidney, and Fairview

After receiving the Planning Board's recommendation to adopt the Growth Policy, each governing body (County Commissioners, Sidney City Council, and Fairview Town Council), published a "Notice of Intention" to adopt the Growth Policy. Each governing body provided an opportunity for written and oral comments (at a scheduled meeting, with time, date, and location identified in the published "Notice of Intention"). These meetings were held in December 2006. Of all three meetings, only one comment was received (at the Commissioners' meeting). This comment is reflected in the Commissioners' adoption of the Growth Policy (as noted in their December 29 Resolution of Adoption).

SIGN-IN SHEETS  
And MEETING SUMMARIES

RICHLAND CITY-COUNTY GROWTH POLICY

AUGUST, 2006

Meetings were held at:

Location	# Attendees
Sidney	18
Lambert	22
Savage	29
Girard	3
Rau	10
Fairview	14
Total	96

**RICHLAND COUNTY GROWTH POLICY  
AUGUST PUBLIC MEETINGS**

LOCATION: SIDNEY

DATE: Aug 15

Name and Address	Phone and Email
Name: Beth Redlin Address: 112 8th Ave NW Sidney	Phone: 406-433-9427 Email:
Name: Lee Poiray Address: 1021 N Central Sidney	Phone: Email:
Name: Kelly Logan Address: 221 5th St. SW	Phone: 433-6876 Email:
Name: Terry Meldahl Address: 1333 14th St SW, Sidney	Phone: Email:
Name: Beth Cook Address:	Phone: 7 Email:
Name: Leonard (Mick) Address: 11051 County Rd 344 Savage MT	Phone: 798-3455 Email:
Name: Wes Erickson Address: 13345 Hiway 200 FAIRVIEW MT	Phone: 742-5034 Email:
Name: Bob Evans Address: 12790 Hwy 200 Sidney, MT 59270	Phone: 488 8806 Email:
Name: Larry + Kate Morris Address: PO Box 285 (12353 County Rd 348) Sidney	Phone: 482-8262 Email: kandLIGHTRANCH@yahoo.com
Name: Chris Uietz Address: 115 2nd Ave SW Sidney	Phone: 488-6316 Email:
Name: Lonnie Price Address: 2397 So. Central Ave. Sidney,	Phone: 488-5645 Email: aandl@midrivers.com
Name: Dennis Schmeier Address: Savage	Phone: Email:
Name: Greg Burns Address: 310 11th St SE Sidney, MT 59270	Phone: Email:

**RICHLAND COUNTY GROWTH POLICY  
AUGUST PUBLIC MEETINGS**

LOCATION: SIDNEY DATE: Aug 15, 2006

Name and Address	Phone and Email
Name: <u>BILL LINDER</u>	Phone: <u>433-2079</u>
Address: <u>1310 9th Ave. S.W. SIDNEY MT. 59270</u>	Email: <u>DISHMON@PAHO.COM</u>
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Address: <u>1310 9th Ave. SW Sidney MT 59270</u>	Email: <u>Jan.Morris@richland.co</u>
Name: <u>Nancy Hamburg County Planner</u>	Phone:
Address:	Email:
Name: <u>Ray Trampower</u>	Phone:
Address:	Email:
Name:	Phone:
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RICHLAND COUNTY GROWTH POLICY  
AUGUST PUBLIC MEETINGS

**SIDNEY**

AUGUST 15, 2006  
USDA ARS Building, 7-9 p.m.

**Executive Summary of Public Comments**

**Comments/Issues**

- ❖ Population projections—don't agree with the projections
  - Walmart in Williston—they just don't move to areas that are declining
  - Costco was here in Sidney—looking to set up here?—another favorable sign
  - People are coming to Sidney for the quality of life (“like we did—we moved here from Red Lodge”)
  - More seniors will come here – with the hospital and medical facilities—people can move from more expensive place to here and live retirement nicely
- ❖ Transportation issues
  - Getting a traffic light at Central and 16 is # 1 priority (way before By-pass)—a consensus among persons present
  - By-Pass
    - Would be good to get the trucks out of downtown
    - Could negatively affect downtown
    - Could promote more commercial strip development around edges of town
  - Need to plan for future roads
  - Railroad crossings are an issue in Sidney. The trains stop and switch for longer periods of time at the crossings—could get worse (propane station coming) and could create real issue for emergency service access
  - Sidney is a transportation hub—several highways come into Sidney area—let's use this to the advantage of the city
  - Need to keep building the bike/walking paths and considering alternatives to car travel; need to consider paths/trails when reviewing subdivisions
- ❖ New development
  - Consider compatibility/appearance of uses – would be better if there wasn't such strip development at entrances to town—move it back off the main streets
  - Consider how to make things look better—(design criteria? Signage?)
- ❖ Water
  - Water is a very important resource, plentiful in Richland County (aquifer and surface) and scarce in other locations which is a significant potential draw for new business and expanded agriculture
  - The county was built on the Irrigation Project—let's keep building on the water that started this county
- ❖ Agriculture

- We need to retain agriculture in some way, and allow for growth and other uses as well
- ❖ Economy
  - Need to diversify the economy
  - Plan for the end of the boom
  - Even sugar industry is volatile
- ❖ Downtown- Need for downtown beautification
- ❖ Infrastructure—Need to address existing and future needs

**RICHLAND COUNTY GROWTH POLICY  
AUGUST PUBLIC MEETINGS**

17  
from Savage

LOCATION: Savage

DATE: Aug 14, 2006

	Name and Address	Phone and Email
X	Name: <u>Gloria J Davis</u> Address: <u>11397 Huck Savage, MT 59262</u>	Phone: <u>776-224-3651</u> Email:
X	Name: <u>Dee Davis</u> Address: <u>11397 Huck 10 Savage MT 59262</u>	Phone: Email:
X	Name: <u>Christina Vance</u> Address: <u>5137 Savage Mt 59262</u>	Phone: Email:
X X	Name: <u>Lanard &amp; Jean Odenbrecht</u> Address: <u>11051 Rd 344 Savage Mt</u>	Phone: Email:
X	Name: <u>Dennis Schmeier</u> Address: <u>Savage, Mt.</u>	Phone: Email:
	Name: <u>Lee Poiry</u> Address: <u>Sidney MT</u>	Phone: Email:
X	Name: <u>Ginda Nelson</u> Address: <u>PO Box 177 Savage MT 59262</u>	Phone: <u>776-2409</u> Email:
X	Name: <u>Carol Thellie</u> Address: <u>PO Box 131 Savage Mt 59262</u>	Phone: <u>776-2250</u> Email:
X	Name: <u>Marshall Voyard</u> Address: <u>Box 157 Savage MT.</u>	Phone: <u>776-2257</u> Email:
X	Name: <u>Rebecca Miller</u> Address: <u>Box 117 Savage, MT 59262</u>	Phone: <u>776-2334</u> Email: <u>millerbs@midrivers.com</u>
	Name: <u>Melissa Boyer</u> Address: <u>124 South Central Ave Sidney MT 59270</u>	Phone: <u>406 433-6946</u> Email: <u>mbhealth@richland.org</u>
	Name: <u>Chelsie Hoover</u> Address: <u>224 3rd Ave NE Apt A Sidney, MT 59270</u>	Phone: <u>433-2207</u> Email: <u>chhealth@richland.org</u>
	Name: <u>Kate Lolley</u> Address: <u>307 10th St. SE Apt. 3 Sidney, MT 59270</u>	Phone: Email:

18 "locals"

**RICHLAND COUNTY GROWTH POLICY  
AUGUST PUBLIC MEETINGS**

LOCATION: Savage

DATE: Aug 14, 2006

Name and Address	Phone and Email
X Name: Char JONSSON Address: 34379 County Road 110 Savage, Montana 59262	Phone: 406-798-3303 Email: <del>charj</del> @midrivers.com Charj
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Name: Leslie Messer Address: PO Box 134 Savage, MT 59262	Phone: 776-2497 Email: lmesreda@midrivers.com
Name: Jodie Leland Address: 8334 3rd St NW Sidney, MT 59270	Phone: 480-1999 Email: jodieray@yahoo.com
Name: Beth Cook Address: 431 S Lincoln #18 Sidney, MT 59270	Phone: 915-424-8117 Email: bethcook591@yahoo.com
Name: Bob Evans Address: 12790 Hwy 200 Sidney	Phone: 488 8806 Email:
X Name: GENE RONNINGEN Address: 475 YELLOWSTONE ST. SAVAGE, MT	Phone: 776-2267 Email:
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X Name: Loren Dunk Address: Box 54 Savage, MT	Phone: 776-2280 Email:
X Name: DONNA SEEVE Address: 10837 COUNTY Rd. 340 SAVAGE, MT 59262	Phone: 776-2241 Email:
X Name: Jae Greed Address: 34101 SAVAGE, MT 59262	Phone: 776-2252 Email:
Name: PAUL FLEISCHER Address: 224 3RD AV. NE (APT 3) SIDNEY, MT 59270	Phone: Email: PFLEISCHER@RICHLAND
Name: Nancy Hamberg Address: 450 S ST Savage MT	Phone: Email:

BGC.ORG

**RICHLAND COUNTY GROWTH POLICY  
AUGUST PUBLIC MEETINGS**

LOCATION: Savage DATE: 8-14-2006

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Address:	Box 165, 334 Main # 6 Savage MT 59262	Email: youHAVEANAME@idawit@yahoo.com.
Name:	Mark Reibem	Phone:
Address:		Email:
	Co Commissioner	
Name:		Phone:
Address:		Email:
Name:		Phone:
Address:		Email:
Name:		Phone:
Address:		Email:
Name:		Phone:
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RICHLAND COUNTY GROWTH POLICY  
AUGUST PUBLIC MEETINGS

**SAVAGE**

AUGUST 14, 2006  
Senior Center, 7:00 p.m.-9:00 p.m.

**Executive Summary**

**Vision:**

Savage is a vibrant and vital community. The school is open, and there are more residents, more homes, more businesses and local jobs.

(Vision as developed through planning meetings hosted by Savage Inc. approximately seven to eight years ago.)

**How to reach the vision—Issues and Opportunities**

1. *Infrastructure Needs*

“If we want more jobs and more people, we’ll need more homes and in order have more homes, we will have to address infrastructure.”

❖ Sewer

Local sewer board members are new and not totally familiar with all system details. Marshal Vojacek believes that the system may already be at capacity. Some upgrades are necessary to comply with state and federal regulations. Some line likely needs replacement as well.

Suggested actions:

- Feasibility study of system needs and assessment of current and projected demand

❖ Water

Town residents use wells and sandpoint (no drilled well). State law now requires sandpoint systems to be drilled wells prior to sale of the property (Vojacek). Wells are all about 30 feet deep. Water quality meets state standards (Vojacek) but has iron and minerals that rust and clog pipes, which is particularly a problem on the north end of town. Some residents see a need to develop a public water supply system to address the quality issue and to provide hydrants for fire suppression purposes. Others seemed to feel the existing water supply is adequate.

Suggested actions: None suggested at meeting

*Potential actions (suggested by Cossitt Consulting)*

- ❖ *Assessment of problem severity*
  - *using state water quality criteria*
  - *public perceptions (survey)*

- *financial impact of problem to households (e.g., costs compared to income, and # of households with low household income and/or at poverty levels)*
- ❖ *Feasibility study of new water system (as warranted by assessment)*

2. *Roads and Transportation*

- a. *Want 45 mph posted on highway by Savage*
- b. *Streets in community need to be paved to reduce dust*

3. *Youth Center*

At least one person thought the community needed a youth center. Others expressed concern about the long-term use of such a center—would the kids really use it, for how long, and how would the community keep up the programs, maintenance, etc. There used to be a center, but it fell out of use.

Suggested actions:

- a. *Melissa Boyer (Communities in Action and Boys and Girls Club) indicated that these programs could help further explore options for youth center with community of Savage*
- b. *Follow prototype of youth center in Lambert*

4. *No cell phone coverage in Savage*

5. *Economic Development*

Participants had several ideas on various businesses and industries they'd like to bring in, but all agreed that taking care of the infrastructure was #1 because without that, there would be no place for new workers to live.

6. *Public Weigh Scale*

One person indicated a need for a public weigh scale in Savage.

7. *Law Enforcement*

Response times an issue, but at least one participant identified trade-offs such as increased taxes to pay for more officers.

**RICHLAND COUNTY GROWTH POLICY  
AUGUST PUBLIC MEETINGS**

LOCATION: Gravard

DATE: Aug 16, 2006

Name and Address	Phone and Email
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Name: <u>Connie Iversen</u>	Phone: <u>798-7770</u>
Address: <u>Box 522 Culb. mt 59218</u>	Email:
Name:	Phone:
Address:	Email:
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Name:	Phone:
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RICHLAND COUNTY GROWTH POLICY  
AUGUST PUBLIC MEETINGS

**GIRARD**

AUGUST 16, 2006  
Girard Community Hall; 2:00-4:30 p.m.

**Executive Summary of Public Comments**

**Comments/Issues**

- ❖ Need cooperation and coordination among city and county
  - Don't want to repeat problems like we have now with the solid waste land fill
  - Concerned that the city will create situations that result in liabilities that county has to pay for and vice-versa—like what happened in last boom—don't want situation where city says they will annex a subdivision and then they don't and the subdivision fails and it ends up in county hands
- ❖ Need housing but generally that's a private sector issue—low income housing is different
- ❖ Would like to see the county save some of the oil revenue money—put it in a “bust” fund—to help when things slow down
- ❖ Put some of the county's oil revenue money in a special fund to attract/develop industry/businesses that add wealth to the county—(e.g., value-added agricultural processing, technology-based industry, others...)—Don't just spend it on things like a water slide.
- ❖ Concerned about environmental effects of some development (e.g., oil and gas, large dairies)—Not clear that state is adequately addressing—does county permit?
- ❖ Need a map of the critical resources in the county—something to help ensure that operations that could potentially harm the environment are sited in locations with minimal environmental risk (e.g., not next to water sources, or dry coulees where a heavy rainstorm could wash pollutants other places, etc.)
- ❖ Plan ahead for most efficient placement of county roads. (Cited example where 4 roads went in, when one would have worked. If oil companies and county had worked in advance, couldn't they have designed just one road)
- ❖ Concern about roads being placed so close to people's homes.
- ❖ Would like a map of all the pipelines in the county, oil pads, dairies, all development.
- ❖ Seniors in the area would like to move to rentals or condos or something else, but nothing available. If new senior facilities were built, it could open up some houses for the general market.
- ❖ Library needs to be open more—longer hours
- ❖ The worst part of Highway 201 is the part that was paved by the county many, many years ago.
- ❖ Traffic up here is so much worse than it used to be. Used to be maybe you'd see 5-6 cars a day—now it's about a vehicle every 2 minutes.

**RICHLAND COUNTY GROWTH POLICY  
AUGUST PUBLIC MEETINGS**

LOCATION: Rau DATE: Aug. 15, 2006

Name and Address	Phone and Email
Name: <u>Marcy Hamburg County Planner</u> Address: <u>450 S ST Savage</u>	Phone: <u>432-4679</u> Email:
Name: <u>Idelle Burt</u> Address: <u>305 11th St SE, Sidney</u>	Phone: <u>433-6946</u> Email: <u>ibhealth@richland.org</u>
Name: <u>Kate Lolley</u> Address: <u>307 10th St SE, Sidney</u>	Phone: <u>433-2207</u> Email: <u>Katherine.lolley@gmail.com</u>
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Name: <u>Carolyn Koch</u> Address: <u>12716 City Rd 352</u>	Phone: <u>488-7121</u> Email: <u>CKOCH51@HOTMAIL.COM</u>
Name: <u>Mary Jo Saboe</u> Address: <u>913 7th Ave SE Sidney</u>	Phone: <u>488-4776</u> Email: <u>msaboe@hotmail.com</u>
Name:	Phone:
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RICHLAND COUNTY GROWTH POLICY  
AUGUST PUBLIC MEETINGS

**RAU**

AUGUST 15, 2006  
Rau School; 2-4:30 p.m.

**Executive Summary**

**Overview**

No Rau residents present at meeting. In addition to presenters, one person from public health, county extension agent, newspaper reporter, and 3-4 school personnel.

**Issues**

- ❖ Roads – county road by the new Hi-Land gas facility mentioned as a specific problem
- ❖ Ethanol Plant in Trenton—could add to housing impacts in Sidney
- ❖ Rau School—relatively stable, at capacity (except for 2 grades) in part because of no out-of-district tuition, concern about passage of future mill levies—last one barely passed
- ❖ Need to keep lobbying state legislature to ensure that Richland County continues to receive current allocation of oil and gas tax revenues
- ❖ Change in rural land ownership that is resulting in fewer voters who have considerable effect in votes on mil levies, etc.
  - Landowners with income from oil and gas are able to purchase surrounding parcels when up for sale—result is fewer voters
  - Increasing trend of non-resident landowners who do not vote at all—are not connected to community
- ❖ Need high speed internet without satellite (none available now except with satellite) (Note: Ellen Robinson indicated she and her husband were working to get that available throughout the county.)
- ❖ Cell phone coverage in all areas of county not available
- ❖ Need a walk-in clinic. Currently the choices are emergency room or scheduled appointments requiring 2-3 weeks to set up.
- ❖ Need more people who have health insurance
- ❖ Need more mental health services
  - No trained “suicide watch” program
  - Need additional out-of-school mental health programs for children and for families—can’t all be addressed through school system
  - Rate of suicide is up (Melissa Boyer has statistics)
  - Scarce resources to provide mental health services
- ❖ Alcoholism-huge problem
- ❖ Need Foster care—need is up due to drugs and meth
- ❖ Domestic violence is up 20-25% in past 2 years (per reports to Coalition Against Violence)
- ❖ People can’t afford drug addiction treatment—insurance doesn’t cover and it’s really expensive—the only way some people get treatment is after they have been convicted

- ❖ Law enforcement—there used to be an officer in Savage (he lived there); now there is none
- ❖ It's difficult to attract workers for the needed jobs in mental health, and there are not enough locally trained folks—need opportunities for continued post-secondary education for a trained workforce
- ❖ Law enforcement and emergency services—seems pretty good in terms of response times to school (close to Sidney)
- ❖ Concern about known meth houses and no law enforcement action in response to calls (Ellen explained that this is result of need for evidence, cause to get into house and also then word gets out so when law does get to house, it's "clean.")

### **Possible Solutions**

- ❖ Higher ed with telecommunication—need a lab here or something (the lab was in Sidney High School—but moved to Fairview??) Having access to secondary education would allow youth to stay here and allow people to get higher paying jobs.
- ❖ More housing.

**RICHLAND COUNTY GROWTH POLICY  
AUGUST PUBLIC MEETINGS**

LOCATION: Fairview

DATE: Aug 17, 2006

Name and Address	Phone and Email
Name: <u>Mark Rehbein</u> Address: <u>Lambert</u>	Phone: <u>774-3328</u> Email:
Name: <u>W. Schields</u> Address: <u>Lambert</u>	Phone: Email:
Name: <u>Scott H. Ft</u> Address: <u>Fairview</u>	Phone: Email:
Name: <u>Roy Thompson</u> Address: <u>Fairview</u>	Phone: Email:
Name: <u>Pam Berman</u> Address: <u>Fairview</u>	Phone: <u>742-5096</u> Email:
Name: <u>Jessie Mueser</u> Address: <u>1060 S. Central Ave</u> <u>Sidney</u>	Phone: <u>482-4679</u> Email:
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Name: <u>Alan Omoth</u> Address: <u>Box 4 Fairview</u>	Phone: <u>742-8222</u> Email:
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FAIRVIEW, MT 59221

RICHLAND COUNTY GROWTH POLICY  
AUGUST PUBLIC MEETINGS

**FAIRVIEW**

AUGUST 17, 2006  
Fairview Town Hall; 7-9:00 p.m.

**Executive Summary of Public Comments**

**Comments/Issues**

- ❖ Housing
  - Issues
    - Need more housing—people are coming in to city hall asking where to find housing (Note: Earlier the morning of the meeting, city staff had informed Anne Cossitt, contractor on the growth policy, that a new teacher had been hired but now couldn't find a place to live and may end up not taking the job.)
    - Old houses and vacant lots in town, but no one wants to sell
    - In past years housing authority helped rehabilitate old homes and tore old ones down
    - Not enough new houses being built—building costs are high, not enough available lots
    - Housing affordability an issue
    - Senior housing—assisted living would be good. There is already one 2-story 8-unit complex that's low income senior living, but the upstairs units are really only as good as the elevator. Seniors would like to stay in their own town, but living facilities will need to be affordable.
  - Suggested Solutions
    - Open up the streets and alleys in the platted area in south part of town that is currently being farmed but which has an existing sewer line across property and water to the property
    - See about possibilities for opening up the area of the RV park-trailer park in southwest part of town (now not operating—just has about 2 or 3 trailers) for residential development
    - Housing Authority involvement (may already be started)
- ❖ Infrastructure
  - Need to address streets, sidewalks, and gutters. Many sidewalks torn up and pulled out by residents because they got buckled, others are buckled.
  - Now is a good time to address water and sewer and other infrastructure as necessary for existing and potential new growth (good time because some funding available from oil and gas tax revenue..)
  - Swimming pool needs to be replaced—it is losing a lot of water
  - Road needs to be paved to the cemetery (Commissioner Rehbein said this is being worked on in coordination with ND County, but problem is finding contractors—plan is to get it done by next year)

- ❖ Appearances
  - Town needs to be cleaned up—junk areas, weedy areas addressed—problem with vacant lots, vacant structures, and also with those that are occupied (businesses and residential)
  - Junk vehicles—(county has a free junk vehicle collection program, not being utilized?)
  - Dried up lawns—people on fixed incomes can't afford to water their lawns—it's looking bad...
  - Weeds
  - Ordinances aren't being enforced or enforced adequately—takes a long time for action—notices are sent, followed up on—one council member said that “we're working on it and there's some improvement, but got a ways to go.”
  - Question about whether existing ordinances need to be examined and strengthened
- ❖ Ambulance-EMTS
  - We've had the same EMTs for about 20 years –they're not getting any younger and despite best efforts (telephone call tree for volunteers), not getting any new volunteers—If we don't get some new volunteers, we may be without ambulance some time in the future and reliant on Sidney only
  - Problems with long 12-hour shifts that require people to stay in town—real disincentive, as well as the extensive training needed and virtually no pay
  - Potential solutions: shorter shifts and more pay?
- ❖ Weeds
- ❖ Shortage of funding to address all of these needs
- ❖ Air quality—already brought up in Environmental Health Survey (CIA)
- ❖ Economic Development—
  - Town has OEDP
  - Town wants more businesses—preferably smaller businesses, service/support type, and perhaps some “clean” industry, but doesn't want major industrial “smokestack” type development (esp of the odor-producing type)
  - Town

**RICHLAND COUNTY GROWTH POLICY  
AUGUST PUBLIC MEETINGS**

LOCATION: Lambert DATE: 8/16/06

Name and Address		Phone and Email	
Name:	Marcy Hamburg RC Planner	Phone:	482-4679
Address:	1060 S Central Ave Sidney MT 59270	Email:	
Name:	Leslie Messer	Phone:	482-4679
Address:	1060 South Central Sidney	Email:	
X	Name: Kathy Helmutz	Phone:	774-3798
	Address: 13007 C.R. 319 Lambert MT 59243	Email:	fnkhel@midrivers.com
X	Name: Levi Helmutz	Phone:	774-3798
	Address: 13007 C.R. 319 Lambert, MT 59243	Email:	helmutz7010@hotmail.com
X	Name: Walker Dailey	Phone:	974-3745
	Address: 116 2 <sup>nd</sup> St W Box 101 Lambert MT	Email:	Ra.Pten@midrivers.com
X	Name: Brenda Roscoe	Phone:	774-3494
	Address: 12001 CR333	Email:	basnes4u@midrivers.com
X	Name: Jo Ann Dailey	Phone:	406-774-3745
	Address: 116 2 <sup>nd</sup> St W Box 101 Lambert	Email:	
	Name: Julianna Crowley	Phone:	406-240-9225
	Address: 421 W. Holly St Sidney, MT 59270	Email:	jcrowley@sidneyps.com
	Name: Kate Lolley	Phone:	406-480-0834
	Address: 307 10th St. SE Apt. 3 Sidney, MT 59270	Email:	katherine.lolley@gmail.com
	Name: Kelly Dohovan	Phone:	406-433-4097
	Address: 421 West Holly St. sidney, MT 59270	Email:	kelly@partnershipforpromise.org
X	Name: Pat Tangerson	Phone:	774-3744
	Address: PO Box 132, Lambert 59243	Email:	
	Name:	Phone:	
	Address:	Email:	
	Name:	Phone:	
	Address:	Email:	

12 "locals"

**RICHLAND COUNTY GROWTH POLICY  
AUGUST PUBLIC MEETINGS**

LOCATION: Lambert

DATE: Aug 16, 2006

Name and Address	Phone and Email
X Name: <u>Grant Watson</u>	Phone: <u>774-3317</u>
Address: <u>Box 112 Lambert MT 59243</u>	Email:
Name:	Phone:
Address:	Email:
Name: <u>Kenneth M Backes</u>	Phone: <u>234-9613</u>
Address: <u>406 S. Sewell Ave</u>	Email:
<u>Miles City MT 59301</u>	
X Name: <u>Roger Meyen</u>	Phone: <u>774-3322</u>
Address: <u>Pd Box 176</u>	Email: <u>surver@midriv</u>
<u>Lambert MT 59243</u>	
? Name: <u>Beth Cook</u>	Phone:
Address:	Email:
Name: <u>Ellen Kany-Francis</u>	Phone: <u>488-8950</u>
Address: <u>314 E. Main St. Apt. 13</u>	Email:
<u>Sidney, MT 59270</u>	
X Name: <u>William C. Urlikson</u>	Phone: <u>774-3399</u>
Address: <u>59 1st Ave N. Lambert MT 59243</u>	Email: <u>willebrand@yadco.com</u>
Name: <u>Chris Viets</u>	Phone: <u>488-6316</u>
Address: <u>115 2nd Ave SW Sidney MT</u>	Email:
X Name: <u>Wanda Dieder</u>	Phone: <u>406 774-3343</u>
Address: <u>P.O. Box 111 268 Main Street</u>	Email: <u>tomem@midrivs.com</u>
<u>Lambert, MT 59243</u>	
X Name: <u>Craig Kennedy</u>	Phone: <u>406 774-3383</u>
Address: <u>Box 114</u>	Email:
<u>Lambert MT 59243</u>	
X Name: <u>Kay Tolgeron</u>	Phone: <u>774-3744</u>
Address: <u>Box 132</u>	Email:
<u>Lambert, MT 59043</u>	
Name:	Phone:
Address:	Email:
Name:	Phone:
Address:	Email:

RICHLAND COUNTY GROWTH POLICY  
AUGUST PUBLIC MEETINGS

**LAMBERT**

AUGUST 16, 2006  
Lion's Den; 7-9:30 p.m.

**Executive Summary of Public Comments**

**Comments/Issues**

- ❖ Need more street lights in town—there is a lighting district already but not all of town has street lights
- ❖ Need better traffic signage—need yield sign on cemetery road/Main street; other?
- ❖ Address the water drainage around the old jail—problem caused by railroad tracks
- ❖ Kids on 4 wheelers and motorcycles—major problem and safety issue—there is a place off-street where they can ride, but they still also ride around town—someone is going to get hurt
- ❖ Need another cell in the lagoon
- ❖ Need more housing—new folks (and “returnees”) are coming and wanting/need housing—problem for new school teachers too
- ❖ There are virtually no available lots for sale to build new homes in the areas served with water and sewer
- ❖ Dry Redwater Project would be good for the county—to address water quality/quantity issues out in the areas not served with community water
- ❖ Retirement housing/assisted living would be good to have in Lambert
- ❖ Keep a Post Office in Lambert—the lease for the existing PO is about up and with new federal standards for a PO to be located on at least 3 lots (enough room for building and off-street parking) on the main street of a town. Participants just want a PO—in the main part of downtown area—they don't want to lose the PO
- ❖ Keep the school!
- ❖ Plans for a 3-6 hole golf course east of town—a place where the high school golf team can practice without having to drive so far
- ❖ Weeds—on Railroad property at the container site
- ❖ Folks OK with Lambert as an agricultural community/bedroom community for other major cities. Don't want major industry like an oil refinery nearby. A couple mentioned possibilities of building on the sheep industry with a wool factory.
- ❖ Need to address the drainage problems and associated long-term damage to Lion's Den. About the only place in town where there seems to be this problem according to people at the meeting—but the structure is at risk if this doesn't get addressed.
- ❖ FWP needs to “fix” Fox Lake—the intent was to get water into the lake for a waterfowl, but instead the lake stays dry—the alkali and dust blowing off the lake can be a major problem....

SIGN-IN SHEETS  
And MEETING SUMMARIES

RICHLAND CITY-COUNTY GROWTH POLICY

SEPTEMBER, 2006

Meetings were held at:

Location	# Attendees
Sidney – Elks Lodge	3
Rau	0
Sidney – ARS	9
Savage	8
Lambert	9
Fairview	6
Elmdale	0
Total	35

Elmdale: No one showed for this meeting except County Commissioner Don Stepler, who said the weather was forcing people to bring in their hay while the weather was good.

Rau: No one showed for this meeting.

**RICHLAND COUNTY GROWTH POLICY  
SEPTEMBER PUBLIC MEETINGS**

LOCATION: Fairview DATE: Sept 28, 2006

Name and Address		Phone and Email	
Name:	<u>Ray Tompover</u>	Phone:	
Address:		Email:	
Name:	<u>Bryan Cummins</u>	Phone:	
Address:		Email:	
Name:	<u>T. Bob Evans</u>	Phone:	
Address:		Email:	
Name:	<u>Gracie Sharbo</u>	Phone:	
Address:		Email:	
Name:	<u>Mary Hamburg</u> <u>Planner Staff</u>	Phone:	
Address:		Email:	
Name:	<u>Wes Erickson</u>	Phone:	
Address:		Email:	
Name:		Phone:	
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RICHLAND COUNTY GROWTH POLICY  
SEPTEMBER PUBLIC MEETINGS

**FAIRVIEW**

SEPTEMBER 28, 2006  
Fairview City Hall, 7:30 p.m.

**Executive Summary of Comments**

Mayor Byan Cummins, Clerk Grace Sharbono, Planning Board members Bob Evans, Ray Trumpower, and Wes Erickson, and county planner Marcy Hamburg were present at the meeting. Meeting was facilitated by Anne Cossitt.

After a brief introduction, the group reviewed all of the draft goals and objectives.

Comments:

Economy

Delete 4<sup>th</sup> objective.

Public Services

Delete 1<sup>st</sup> objective—move to implementation section

2<sup>nd</sup> objective—add “and other county regional boards” at end of sentence.

Planning Board members from Sidney suggested that the goal related to EMTs should be added to Sidney’s growth policy as well.

Public Facilities

Rewrite the issue statement on railroad crossings to indicate the issue is safety of crossing (no crossing bars), condition of crossings (poor), and no weed control along RR crossings.

Natural and Cultural Resources

Goal 2A: water projects—delete references to the “county”—change to “Fairview area.”

Land Use

3<sup>rd</sup> Objective—change “Re-activate” to “Activate” (Note that Sidney folks present said this needs to be added to Sidney’s as well.)

New objective: Update zoning to include the entire area of the town limits, and evaluate zoning to date and make changes as needed.

**RICHLAND COUNTY GROWTH POLICY  
SEPTEMBER PUBLIC MEETINGS**

LOCATION: Lambert

DATE: Sept. 27

Name and Address		Phone and Email
X	Name: Ruth Kraulin Address: Box 235 Lambert MT 59243	Phone: 774-3736 Email: _____
	Name: Nancy Hamburg. Planner Address: _____	Phone: _____ Email: mbplanner@richland.org
X	Name: _____ Address: _____	Phone: _____ Email: _____
X	Name: Allen Thiessen Address: Lambert	Phone: 774-3392 Email: cas/tek@midrivers.com
X	Name: Roger Meyer Address: Lambert	Phone: _____ Email: _____
X X	Name: Ron & Margo Thompson Address: Lambert	Phone: _____ Email: _____
	Name: Lee Parroy Address: Sidney	Phone: _____ Email: _____
X	Name: Wanda Dieder Address: P.O. Box 111 Lambert Mt.	Phone: _____ Email: _____
	Name: _____ Address: _____	Phone: _____ Email: _____
	Name: _____ Address: _____	Phone: _____ Email: _____
	Name: _____ Address: _____	Phone: _____ Email: _____
	Name: _____ Address: _____	Phone: _____ Email: _____
	Name: _____ Address: _____	Phone: _____ Email: _____
	Name: _____ Address: _____	Phone: _____ Email: _____

7 "locals)

RICHLAND COUNTY GROWTH POLICY  
SEPTEMBER PUBLIC MEETINGS

**LAMBERT**

SEPTEMBER 27, 2006  
Lion's Den, 7:30 p.m.

**Executive Summary of Comments**

Six members of the public, two planning board members, and Marcy Hamburg, staff planner, were present at the meeting. Anne Cossitt, contractor to the county, facilitated the meeting.

The group walked through all the goals and nearly every objective in the Richland County Growth Policy. They had the following comments and changes.

Setbacks

The group agreed that regulatory setback requirements for new odor-producing industries, including dairies, would be fine to include in the growth policy.

Economy, Goal A, Objective 4

Delete this objective—it's confusing and repetitive of the other objectives. Be sure to include fiscal analysis and cost-benefit analysis as implementation measures for the other objectives.

Public Services

Goal 2A—Expanding Opportunities for education

Those present generally didn't think this goal needed to be in there. They especially thought that the 2<sup>nd</sup> objective could be eliminated. There was discussion about whether or not it should be an objective to have a college in Richland County—it was pointed out that Glendive could hardly operate theirs. There was some concurrence that people needed post-secondary opportunities via internet or telenet, but generally this whole goal did not have a lot of support from Lambert residents.

Add another goal or objective to address needs related to volunteer emergency services

Getting enough EMT volunteers to serve the county is already a problem. How are we going to address this, especially with projected growth in the county? What can the county do to address funding and training needs? This is an issue for fire departments as well.

### Role of county in a conference-convention center

There was general agreement that no such center would be built in the near term if left entirely to the private sector. Tied to this discussion was the need for more motel rooms—Sidney can't even hold the eastern Montana basketball tournament because there are not enough hotel rooms—they are going to host it in Williston, North Dakota. One suggestion was that the county build a conference center-hotel combination unit, but then turn the management over to a private hotel.

### Cell phone coverage

Delete the objective—keep the goal. The objective doesn't add anything and questions were raised about how the county would "facilitate private sector development." There needs to be a way for local people to let cell companies know what they want and where they want it.

### Natural and Cultural Resources

Goal 2A, Objective 2: Check with Weed Board to see if they already have a plan.

Goal 2A, Objective 3: Protecting the natural functioning of the Yellowstone River is good, recognizing that irrigation needs of the county must come first.

Goal 4A, Objective 1: Change to read "Continue and increase support of the MonDak Heritage Center and local museums.

**RICHLAND COUNTY GROWTH POLICY  
SEPTEMBER PUBLIC MEETINGS**

LOCATION: Savage

DATE: SEPT 25

Name and Address		Phone and Email	
Name:	Marcy Hamburg	Phone:	
Address:	Savage MT	Email:	mhpplanners@richland.org
X Name:	Char JONSSON	Phone:	
Address:	Savage, MT 59262	Email:	charj@midrivers
Name:	Bob Evans	Phone:	433 5496
Address:		Email:	
Name:	Chris Uets	Phone:	
Address:		Email:	
Name:	Lee Pourroy	Phone:	
Address:		Email:	
X Name:	Jenni Odenbach	Phone:	
Address:	11051 Ct Road 344	Email:	
X Name:	LEONARD Odenbach	Phone:	
Address:	11051 County Rd 344	Email:	
X Name:	Dennis Schmeier	Phone:	776-7363
Address:	Bd 174 Savage	Email:	
Name:		Phone:	
Address:		Email:	
Name:		Phone:	
Address:		Email:	
Name:		Phone:	
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RICHLAND COUNTY GROWTH POLICY  
SEPTEMBER PUBLIC MEETINGS

**SAVAGE**

SEPTEMBER 25, 2006  
Senior Center, 7:30 p.m.-9:15 p.m.

**Executive Summary of Comments**

Would like to see provisions in the growth policy to:

- ❖ Prevent “islands” of residential development surrounded by prime agricultural land
- ❖ See setbacks established to separate odor-producing industries from residential development

The Growth Policy is too general—it follows the “rubric” but doesn’t really say anything.

What are we going to do to address the need for housing?

Subdivision Review—Need for Housing

A series of questions and comments were raised that indicated the major impediment to new housing in Savage was the requirement for subdivision review.

- ❖ We need to shorten the time it takes for a subdivision to get approval.
- ❖ Why can’t we just develop without subdivision review?
- ❖ There’s a need for housing now, and could be a bigger demand at some time in the future and we can’t wait two years to get something going.

Planning board members and staff responded with the following:

- ❖ It’s required by state law
- ❖ Not everyone who develops uses good judgment and common sense. The more developers know what needs to go in the application, the less time it will take to get it approved.
- ❖ DEQ review for lots less than 20 acres takes longer than local review (for water, waste-water systems, etc.)

Suggestion: Planning board could host open houses/workshops “Thinking about Developing Your Property?”—an information session geared to what it takes to subdivide to those who might be thinking about it

Consensus that the biggest housing need is for homes in the \$50,000 - \$100,000 range, but at current construction costs, you can’t build a home for that cost in Richland County. We need to address affordability of homes and get more homes available in that range.

### Other Comments

- ❖ Oil and gas companies might be good partners for addressing cell phone coverage—they need it too
- ❖ Some housing could be made available for new purchasers if there were other options for seniors (e.g., seniors could sell their existing home and move to new facility with less maintenance, etc.)
- ❖ Include Savage, Crane and the whole county in the Redwater project possibility

**RICHLAND COUNTY GROWTH POLICY  
SEPTEMBER PUBLIC MEETINGS**

LOCATION: Sidney

DATE: Sept 26, 2006

Name and Address		Phone and Email	
Name:	<u>Caris V.</u>	Phone:	
Address:		Email:	
Name:	<u>Bob Evans</u> - <u>Planning Bd</u>	Phone:	
Address:		Email:	
Name:	<u>Beth Redlin</u> - <u>Planning Bd</u>	Phone:	
Address:		Email:	
Name:	<u>Lonnie Price</u> <u>Planning Bd.</u>	Phone:	<u>488-5645</u>
Address:		Email:	<u>aand1@midrivers.com</u>
Name:	<u>WARREN JOHNSON</u> <u>PLANNING Bd</u>	Phone:	<u>742-3358</u>
Address:		Email:	
Name:	<u>Lee Parroy</u> <u>Planning Bd</u>	Phone:	
Address:		Email:	
Name:	<u>Terry Meldahl</u> <u>staff</u>	Phone:	
Address:		Email:	
Name:	<u>Marcy Namburg</u> <u>Staff</u>	Phone:	
Address:		Email:	
Name:	<u>Ray Tompawee</u> <u>Planing Bd</u>	Phone:	
Address:		Email:	
Name:		Phone:	
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RICHLAND COUNTY GROWTH POLICY  
SEPTEMBER PUBLIC MEETINGS

**SIDNEY**

SEPTEMBER 26, 2006  
ARS Conference Room, 7:00 p.m.

**Executive Summary of Comments**

There were no members of the general public who showed for this meeting. Those present were planning board members, Terry Meldahl, city of Sidney Public Works Department; Marcy Hamburg, planning staff; and Anne Cossitt, contractor for the growth policy.

Those present agreed to modify the agenda in order to discuss planning board issues related to the growth policy.

Public Hearing Schedule

The board agreed that there should be a public hearing in Sidney for the Sidney City-County planning area, in Fairview for the Fairview City-County planning area, and somewhere in the county—location to be determined—for the rest of the county.

No need for more detailed infrastructure maps

Marcy Hamburg raised the question of whether more detail was needed on infrastructure maps. Terry Meldahl responded that this is an important part of the capital improvements plan, but isn't critical to the growth policy. The planning board did not request any additional maps for the growth policy.

Separate goals, objectives and implementation for each jurisdiction

The board members discussed whether the goals and objectives should be combined or kept separate for each jurisdiction. There is a fair amount of overlap and duplication among the three pieces. The planning board decided to keep them separate but want to see a matrix that combines the goals and objectives for all of them and shows which are relevant to each jurisdiction, as shown in the example below.

Goal/Objective	County	Sidney	Fairview
<b>Population Goal 1A</b> Promote population growth to sustain new businesses and schools at a rate that can be supported with government services and infrastructure.	✓	✓	✓

Planning board suggested that this might be useful to planning board members and staff. It could be an appendix but should not be in the main text of the document.

### Goals and Objectives- changes

Change Richland County Objective 2 for Economy Goal B as follows:

Balance expenditures of oil and gas revenues between construction and infrastructure projects and ~~need for future set-asides~~ long term needs.

Change Sidney's Objective 1 for Land Use as follows:

Identify areas for potential city growth that will ~~"square" up~~ "fill in" the irregular and stretched out configuration of existing city limits.

### Change for subdivision part of document

Under the definition of public health and safety, delete the word "optimal."

### Implementation

Planning board members want to see the implementation section changed. Planning board members were concerned about how the growth policy would really be implemented, especially given the potential involvement of so many different parties. The planning board members present agreed that the best mechanism would be to host an annual conference, that would provide an opportunity for various organizations to update the public on actions relevant to the growth policy (with focus on goals and objectives).

Following the conference, the planning board will prepare their annual report (monitor and evaluate progress on the growth policy), and will prepare their annual work plan for the following year.

**RICHLAND COUNTY GROWTH POLICY  
SEPTEMBER PUBLIC MEETINGS**

LOCATION: Sidney - Elks Lodge DATE: 9-28-06

Name and Address	Phone and Email
Name: <u>BRET SMELSER</u>	Phone: <u>433-2809</u>
Address: <u>115 2nd ST SE SIDNEY, MT</u>	Email: <u>sunrise_bret@kotrail</u>
Name: <u>Marcy Hamburg</u> <u>Staff</u>	Phone:
Address:	Email:
Name:	Phone:
Address:	Email:
Name: <u>Cal Oran - Sidney City Council</u>	Phone: <u>406-480-1322</u>
Address: <u>637 11th ST SE</u>	Email: <u>caloran@mcn.net</u>
Address: <u>Sidney, MT 59270</u>	Phone: <u>wks</u>
Name: <u>Rebecca Gosz</u>	Phone: <u>433-1917</u>
Address: <u>Sidney Public Library</u>	Email: <u>rglibrary@richland.vrs</u>
Address: <u>121 Third Ave. N.W.</u>	Email:
Name:	Phone:
Address:	Email:
Name:	Phone:
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RICHLAND COUNTY GROWTH POLICY  
SEPTEMBER PUBLIC MEETINGS

**Sidney Elks Club**

SEPTEMBER 28, 2006  
Elks Club, 2:00 p.m.

**Executive Summary of Comments**

The mayor Bret Smelser, councilman Cal Oraw, City-county librarian Renee Goss, and county planner Marcy Hamburg were at the meeting. Anne Cossitt facilitated.

The group reviewed all the goals and most objectives.

Comments:

“Lead Agencies-Partners”

Generally, don't need to list partners and cooperators in the objective—you can do that in the detailed table. Examples: Housing goals—there may be other groups besides Richland Housing Authority that can/will participate (recognizing Richland Housing Authority is definitely a key leader in this field)

Public Services

- Take out the objective relating to implementation, monitoring, and evaluation and move to the “implementation” section—not in goals in objectives.
- Renee Goss has some suggestions for changes to the library-related portions of the document. “Literacy” isn't a problem.

Public Facilities

Take out the objective to develop a community convention-auditorium center from Goal A. It's already somewhere else.

Natural and Cultural Resources

Develop a performing arts center—auditorium, etc. Need to consider a variety of partners and uses—not just school district...

Land Use

Would like to add a sign ordinance.

**SIGN-IN SHEETS  
AND PUBLIC HEARING SUMMARIES  
RICHLAND CITY-COUNTY GROWTH POLICY  
NOVEMBER, 2006**

Public hearings held at:

Location	# Attendees
Savage	4
Fairview	11
Lambert	14
Sidney*	8
Total	37

\* Doesn't include planning board members also present at the hearing.

**City/County Planning Board Meeting  
Audience Sign in Sheet**

LAMBERT

Date: Nov 15, 2006

Name	Address, city	Phone Number
Jo Ann Daseley Chris Utts	116 2nd St W Box 101 Lambert MT	406-794-3745
Beth Kelli		
Ken Ferguson	PO Box 132 Lambert	774-3744
Kat Ferguson	" " "	"
Maureen	12156 - (R 331) P.O. Box 156	774-3328
Roger Meyer	Box 176	774-3390
Ruth Kuzala	Box 235	774-3736
Mimi	Box 181	774-3630
Raguel	Box 181	774-3630
Bronwyn Meyer	Box 176	774-3322
Kathy Helmuth	13007 C.R. 319 Lambert MT 59243	774-3798
Rob Knotts	Box 292 Lambert	774 3778
Wanda Diede	→ Didn't sign - runs the cafe	

**City/County Planning Board  
Public Hearing on Growth Policy  
Lambert Community – Lion’s Den  
11/15/06**

**Meeting called to order at 7:09 p.m.**

**Board Members:** Bob Evans  
Chris Veits  
Beth Redlin  
Roger Meyer

**Audience Members:** Jo Ann Daeley  
Ken Torgerson  
Pat Torgerson  
Mark Rehbein  
Ruth Kvaalen  
Denise Hern (sp)  
Raquel Hern (sp)  
Bronwyn Meyer  
Kathy Helmuth  
Rob Knotts  
Wanda Diede

**Staff:** Marcy Hamburg, County Planner  
Beth \_\_\_\_, Vista Volunteer  
Anne Cossitt, Contractor

**Introduction**

Bob Evans, Planning Board President, called the meeting to order and explained the way the hearing would work. First, Anne Cossitt would provide an informational overview of the growth policy then they would open the meeting for comments. The Planning Board would be accepting written comments until the 20<sup>th</sup>. Bob asked the audience to identify themselves for the minutes when they are making verbal comments.

Bob stated that the growth policy is a policy document. It is a comprehensive look at the future for the next 10 to 15 years. It is a pre-requisite for some grants, and for zoning, also relates to subdivision review. Any regulations that would come out of the growth policy would have a separate review process and would need to be adopted by the governing bodies.

He said that the County Planning Board will be accepting written comments until the 20<sup>th</sup> of November.

**Overview-Presentation**

Cossitt’s presentation included an overview of the contents and purpose of a growth policy, process used to develop the growth policy, how to make comments (at the public hearings or in writing), and a review of each of the goals in the growth policy. There were two handouts:

- 1) a one page sheet with instructions on how to obtain copies of the growth policy and how and where to comment
- 2) a matrix of the goals and objectives for each planning area jurisdiction—Sidney, Fairview, and the rest of the county

The Planning Board will consider public comment prior to making their final recommendation to the governing bodies. The schedule anticipates that the governing bodies will make their decisions on the growth policy by the end of December.

### **Comments on Growth Policy**

Bob Evans briefly summarized that the growth policy is more of an umbrella type policy – covers areas that people are already working on. It looks at the total county and multiple ongoing efforts and attempts to bring all that together in a comprehensive look at the county.

He then announced that the hearing was open for comments.

Joanne Daeley: old elevator in Lambert – falling apart and falling down. There used to be a house there - there is potential for growth if the elevator was removed.

Pat: not an uncommon problem – it is a privately owned building so there isn't much the county can do.

Bob: There is an objective in the growth policy related to decay. One of the potential methods to deal with that would be a decay ordinance, but an ordinance would have to go through a separate review process before it is adopted. Just because it's identified in the growth policy doesn't mean it's been authorized. And under state law, a decay ordinance focuses on public health and safety issues.

Rob Knotts: This isn't a regulatory document, but I have a concern regarding subdivision regulations. It's difficult to get a subdivision reviewed. It takes six months just to get a ? lot approved.

Roger Meyer: The document has goals and objectives that encourage growth in existing communities. Does this then preclude 1-lot minors and development out in the rural areas that helps people stay on their farms? Some families want to make room on their farm for the next generation to build a home there. Will this make it more difficult for the last generation of a farm family trying to stay on family land? Is there an amendment we can consider adding to the growth policy on that? Also we don't want to discourage the ability to sell off existing farm homesteads.

Bronwyn Meyer: Where would we find the resources to facilitate the ideas in the policy? What if the community wants to make a housing effort? Grants? State funds?

Marcy Hamburg: For housing specifically, check with Paul at Richland Housing Authority. Generally, there are a number of different kinds of resources—for technical assistance and funding too.

Rob: Is this just going to be a document that we put on the shelf or will it really be used? If this isn't a regulatory document, how will it really be used?

Bob: If the governing bodies adopt the growth policy, they have also made a commitment to moving this forward. In addition, the planning board will have an annual meeting to review progress—the intent is to get together with all the various agencies and individuals who are interested in or already working on projects. Hopefully, that will also keep the momentum going and allow opportunity to assess progress and adjust as needed.

Roger: What's in it for me stand point? Town would like to see some sort of improvement – policy shows that county is willing to support changes.

Kathy Helmuth: The strategic planning retreat for Richland Health Department that we had last week relates very closely to county plan. If we all work together and remind each other to keep at it, this document will not go to waste.

Bob: We all have a stake in this and a responsibility. The document makes it easier to pull funding together to support community projects.

Ruth: If I want Lambert to have a senior home, how do I do that?

Marcy: Savage got theirs and Action for Eastern Montana was instrumental in gathering grants, holding meetings, gathering resources. They are a great resource for finding out how to get it together to find money.

Chris Veits: The Planning Office can be a resource for getting started on this kind of thing—where to go to get more detailed information.

Joanne: Our water department got a lot of money from grants but it can't get the projects finished?

Roger: Money isn't the issue on that one—the water plant has the funds to install the meters but can't find a licensed, qualified plumber to get them installed. That's the problem.

Pat: Need for a post office in Lambert? They require 3 lots and it has to be on Main Street. Where do you find that in Lambert? Government requirements need to be addressed. (General discussion on this topic with several persons contributing to the conversation—specific potential sites were mentioned, etc.)

Bronwyn: What is the State of Montana's intention with requiring growth policy?

Bob: Having the growth policy completed provides documentation that the communities have done the planning and a thorough thought process. It helps the state (and other potential grantors) to better understand the communities' needs and requests for grant funds in a broader perspective.

Pat: Is there any advantage to being incorporated for community grants? Does it further our chances?

Roger: Corporation means responsibility – town responsible instead of county.

Marcy: One advantage: as an incorporated community you can apply directly for CDBG grant funds. As an unincorporated community, the request goes through the county, but county can only have one current CDBG grant type at a time.

Kathy: If you stay under county – county is responsible for maintaining records—and that can be a big thing.

Rob: Is there any advantage to having a community coalition – a 501 (c)3? We could provide a unified front – instead of everyone just asking for what they need.

Roger: An existing non-profit, like the Teen Center (that runs the Lion's Den), could be used as a funnel to support in community.

Joanne: Would it work to have one or two person for every organization on a new board to get together to identify problems and needs? Each organization would keep their own identity, but work together. Everyone is working for Lambert.

Pat: This whole growth planning effort has made us think--it's making people talk. It's been an interesting journey.

Joanne: The yearly planning board meeting is a good idea. But too often at those kinds of meetings, people get really excited and then go home and do nothing—there's no follow-through.

Beth: Some projects have already begun – how they fit in with other projects. The annual meeting is not necessarily for “creating” projects. More of an assessment.

Ken Torgerson: Lambert or individual communities and organizations could still keep meeting on their own and assessing so that Yearly meetings will be more successful.

Beth: Planning Board isn't there to “tell” you what to do. They're more of an assessment tool.

Bob: There is still time to make comments – email, phone, etc.. or attend Fairview meeting next Monday.

Beth: Look through plan and look at action plans to see the more concrete structure of how things will flesh out. That will also lead to tools to achieving goals.

Bob: Planning board will make recommendations to all three governing bodies. Hope to have it adopted by the 1<sup>st</sup> of the year.

**Hearing was closed at 8:10 p.m.**

**City/County Planning Board Meeting  
Audience Sign in Sheet**

Date: 11/13/06 - Sidney

Name	Address, city	Phone Number
Gary Schoepp	1475 22 Av NW Sidney	
Red Lovec	121 7th Ave S.W. Sidney 59220	
Debra Gilbert	2213 <sup>rd</sup> Ave SW - Sidney	
Terry J. Meldahl	115 2nd St SE Sidney	433 2809
Janet Sargent	301 14 <sup>th</sup> Ave SW Sidney	
Lina, F.W.	H-089 Box 5172 Sidney	
Ellen Robinson	701 W. 4 <sup>th</sup> St Fairview	433-2403 <sup>S.W. Herald</sup>
Kelly Donovan	421 W. Holly St., Sidney	

**City/County Planning Board Meeting  
Minutes  
November 13, 2006**

**Growth Policy Public Hearing: Sidney**

**Meeting Called to Order: 7:05 P.M.**

**Board Members:** Bob Evans  
Tony Barone  
Dennis Schmeirer  
Beth Redlin  
Lee Pourroy

**Audience Members:** Gary Schoepp  
Red Lovee  
Debra Gilbert  
Terry Meldahl  
Janet Sergent  
Cindy Allison  
Ellen Robinson  
Kelly Donovan  
Dennis Weir

**Staff:** Marcy Hamburg, County Planner  
Brandi Dent, Vista Volunteer  
Anne Cossitt, Contractor

**Introduction**

Bob called the meeting to order and explained the way the hearing would work. First, Anne would provide an informational overview of the growth policy then they would open the meeting for comments. The Planning Board would be accepting written comments until the 20<sup>th</sup>. Bob asked the audience to identify themselves for the minutes when they are making verbal comments.

**Overview-Presentation**

Cossitt's presentation included an overview of the contents and purpose of a growth policy, process used to develop the growth policy, how to make comments (at the public hearings or in writing), and a review of each of the goals in the growth policy. There were two handouts:

- 3) a one page sheet with instructions on how to obtain copies of the growth policy and how and where to comment
- 4) a matrix of the goals and objectives for each planning area jurisdiction—Sidney, Fairview, and the rest of the county

The Planning Board will consider public comment prior to making their final recommendation to the governing bodies. The Planning Board may make changes to the growth policy prior to submitting to the governing bodies. The governing bodies may also decide to make changes after

they have received the document from the Planning Board. The current schedule anticipates that the governing bodies will make their decisions on the growth policy by the end of December.

Bob Evans concluded by adding that the growth policy is required by state law.

### **Public Comments**

Bob Evans then officially opened the hearing for comment.

Gary Schoepp asked about pg 11-3-8 coordinating of land use-develop permit regulations. Where are we headed there?

Bob said that development permit regulations are a kind of performance zoning and could be used to develop setback distances for new feed lots, etc. to allow for some distance to separate these kinds of operations from say, residential development. The planning board is making a recommendation in the growth policy for that kind of regulation to be considered. In order for the regulations to take place, there would be a whole separate set of hearings and procedures (different from the growth policy), and then the regulations would need to be adopted by the county commissioners. The reason for this recommendation came from comments at the meetings held in the various communities—e.g., people at the Fairview meetings didn't want a rendering plant or something like that in the vicinity.

Gary replied that the document doesn't say anything about the mileage so would a permit be needed even if the proposed operation was 60 miles out in the county?

Bob said that the details of the regulations would still need to be developed.

Lee Pourroy added that the language in the growth policy is intended to be broad, so that nothing is set in stone at this point, just giving a general direction for future consideration.

Gary raised the question of what "in-house" staffing means on the implementation schedule. Does the planning board have enough staff or ability to contract out?

Bob said that the "in-house" staffing is general and broader than just planning board staff. Lots of efforts will be involved. If outside contract assistance is needed for planning board work, it would still need to be approved by governing bodies

Gary asked if the proposals for capital improvement plans will duplicate what the city of Sidney is already doing.

Bob responded that it will complete not duplicate, several of city things haven't been completed yet. The Capital Improvement Plan for Sidney would be completed by Sidney, not the planning board.

Beth added that the planning board is planning and making recommendations; county or city will do much of the actual implementation. The planning board isn't proposing to take on all the implementation.

Gary suggested that sections of the growth policy needed to be reworded because it sounds like the board is going to do it, not the governing bodies.

Gary asked about zoning of an excess jurisdictional mile and wanted to know how that will work.

Terry Meldahl, Sidney Public Works Director, said that it would be up to the city council to decide whether to extend zoning. They haven't made that decision yet.

Beth added that the recommendation for zoning up to one mile is intended to promote orderly growth and provision of services in anticipation of future growth. The planning board is just suggesting this but zoning board and county/city has to make ultimate decision.

Bob says if community expands to within one mile then that expanded community will probably be part of city and asking for city services; when city takes this area over then wont be adding a ton of expenses to these people then because will already have this in place with the zoning;

Terry says any zoning changes would also require new public hearings.

Deb Gilbert asked about the Redwater water project in growth policy. Deb addressed Terry and asked about a study already being done and if that project has anything to do with the Redwater project.

Bob and Lee responded that no, it was different.

Lee stated that the Redwater initiative is a project more geared toward the rest of the county. Savage and Lambert both asked for mention of this in the growth policy to help their efforts to bring the Redwater project to the county.

Bob said the Redwater project would provide for livestock water as well as improvements to rural residential water supply. There are water quality problems in the area and this project could address that. Bob explained that these are very expensive projects and mostly federally funded. Projects like this are well-developed in North Dakota, but Montana is far behind.

Bob advised people to look at the objectives (listed on the hand-out under each goal) because they are more detailed and the goals are fairly broad and vague.

Bob asked for any other comments and reminded the audience that they can come to any of the other hearings with comments as well as submitting written comments until the 20th and then the board will meet on 21<sup>st</sup> to talk about comments

Beth stated anyone from any jurisdiction can come to any of the hearings and talk about their area; for example, when in Fairview people won't be limited to talking about Fairview, you can comment on the entire plan.

Denis Schmeierer stated that there are lots of the goals listed that have already been started on and so the plan addresses issues that are feasible.

Bob says goals came out of public hearings and so hopefully come from what city/county residents want and what they are looking for; what the culture is and what people want it to be.

Beth said also the board is in position to be able to adjust; the planning board will have an annual review of the growth policy to assess progress, determine need for change, etc.

Bob stated that state law says the board must review the growth plan every five years.

Bob asked for any other comments. No additional comments were received.

Bob closed hearing at 7:45, and reminded the audience again that if they have other comments come to one of other hearings or written comments can also be through email. Tomorrow night there will be a hearing in Savage. Beth told the group to feel free call any of the planning board at any time with questions.

City/County Planning Board Meeting  
Audience Sign in Sheet

Date: 11/20/06 - Fairview

Name	Address, city	Phone Number
BRYAN CUMMINGS	FAIRVIEW	406-742-5227
Scott Huft	Fairview	742-5270
Beth Redlin	Sidney	485-2669
BILL LINDER	Sidney	480-2079
Lee Prounny	Sidney	488-4990
Bob Evans	Sidney	488-8806
Shayla Sharbons	Fairview	742-5616
Debra Verplauke	Castanight	744-5774
Mid Stordahl	Fairview	489-2801
Ray Trampow	Fairview	742-5259
Pam Buman	Fairview	742-5096

**City/County Planning Board Meeting  
Minutes  
November 20, 2006**

**Growth Policy Public Hearing: Fairview**

**Meeting Called to Order: 7:04 P.M.**

**Board Members:** Bob Evans  
Bill Linder  
Beth Redlin  
Ann Cossitt  
Lee Pourroy  
Ray Trumpower

**Audience Members:** Bryan Cummins  
Scott Huft  
Graycie Sharbono  
Julie Verplancke  
Mel Stordahl  
Pam Burman

**Introductions:**

Bob called the meeting to order introducing himself and explaining that law required introduction of growth policy and public hearings discussing the document. He explained that draft copies of the document were provided on the tables and that it is not a regulatory document. Bob asked the group to provide feedback on the document after a presentation by Anne Cossitt.

Anne Cossitt introduced herself and asked the audience to introduce themselves as well. Anne then gave the presentation with specific emphasis on the goals and objectives as well as public involvement. She highlighted goals/objectives specifically addressing issues in Fairview as well as those addressing county-wide issues. Anne stated that the official period for written comments to be submitted ends tonight and emails sent tonight will still be accepted.

Bob opened the hearing to public comment following Anne's presentation. He stated that community members should comment on any items they felt should be reworded, revised, or added.

Mel Stordahl said he was putting a small subdivision outside of town; a 10 unit motel in city limits. Bob asked if the growth policy had any effect on these plans and Mel stated that it would be an addition of more housing which the plan addresses. Bob agreed that the need for additional housing was definitely addressed in the growth policy.

Bob stated that the city council's next meeting is on the 11<sup>th</sup> and need a two week notice to get on the agenda so if have enough people from the Fairview jurisdiction at the planning board meeting tomorrow will be able to vote on this aspect of the plan and get the policy on the council agenda.

Ann asked if the bylaws allowed for proxy votes and Ray explained they do not have bylaws in place yet and Bob said may be able to vote through email.

Bryan Cummins stated he was most satisfied that the three municipalities have worked together so well on the growth policy.

Ray stated that probably the public would have more comments when zoning changes get started.

Bill stated that the policy expresses what each area in the county wants to do as well as the county's wants. It is a cohesive document showing that basically all the separate communities want the same thing and so it takes out the competitiveness from the past and so the three entities are working together.

Bob asked if there were any comments regarding the jurisdictional area guidelines. Bob expressed that the idea behind the jurisdictional area is that this is area most likely to be annexed by the city and so water, streets, fire protection etc. won't have to be totally redone when this happens. The jurisdictional area item will save money in the long-run.

Beth stated that the planning board has stressed the jurisdictional area item so that people are aware of it because zoning issues can be controversial and so want to make everyone aware. Plan does not create or change the zoning, it identifies needs related to zoning, but actual changes to zoning would be a separate process that also provides for public involvement.

Beth also stated that the planning board is suggesting annual review of plan to see how well we are following it. An annual report would be drafted every year by the planning board and so will show how county has progressed. Bob stated that the board can review the plan anytime but must review it at least every five years.

Pam stated she is very interested in the zoning and very curious about process. Bob stated that this can be a very lengthy process. Bryan stated that smaller towns can make zoning process faster because less formal process, also don't like to discourage any building to aid community.

Bob asked for any additional comments. He then closed the hearing and thanked the audience and explained that the next step will be either the adoption or rejection of the plan by the planning board and then its adoption/rejection by the three governing bodies.

**Hearing closed at approximately 8:10 p.m.**



**City/County Planning Board  
Public Hearing on Growth Policy  
Savage Senior Center  
11/14/06**

**Meeting called to order at 7:12 p.m.**

**Board Members:** Bob Evans  
Chris Veits

**Audience Members:** Leslie Messer  
Craig Seeve  
Donna Seeve  
Joe Reed

**Staff:** Marcy Hamburg, County Planner  
Kate Lolley, Vista Volunteer  
Anne Cossitt, Contractor

**Introduction**

Bob Evans, Planning Board President, called the meeting to order and explained the way the hearing would work. First, Anne Cossitt would provide an informational overview of the growth policy then they would open the meeting for comments. The Planning Board would be accepting written comments until the 20<sup>th</sup>. Bob asked the audience to identify themselves for the minutes when they are making verbal comments.

Bob stated that the growth policy is a policy document. It is a comprehensive look at the future and a road map for how to get there. It is a pre-requisite for some grants, and for zoning, also relates to subdivision review. Any regulations that would come out of the growth policy would have a separate review process and would need to be adopted by the governing bodies.

He said that the County Planning Board will be accepting written comments until the 20<sup>th</sup> of November.

**Overview-Presentation**

Cossitt's presentation included an overview of the contents and purpose of a growth policy, process used to develop the growth policy, how to make comments (at the public hearings or in writing), and a review of each of the goals in the growth policy. There were two handouts:

- 5) a one page sheet with instructions on how to obtain copies of the growth policy and how and where to comment
- 6) a matrix of the goals and objectives for each planning area jurisdiction—Sidney, Fairview, and the rest of the county

The Planning Board will consider public comment prior to making their final recommendation to the governing bodies. The Planning Board may make changes to the growth policy prior to

submitting to the governing bodies. The governing bodies may also decide to make changes after they have received the document from the Planning Board. The current schedule anticipates that the governing bodies will make their decisions on the growth policy by the end of December.

## **Questions**

Bob asked if there were any questions on the presentation.

Q: (Donna) Would the Dry Red Water Project make taxes increase?

A: (Bob) Project is covered by federal grants and there's also a yearly maintenance fee. There is also a "good intention fee" paid by residents. Approximately 360 residents have signed up for the service thus far. Those who have signed up are able to pull out.

A: (Chis Veits) The conservation districts are really involved in getting the Dry-Redwater project started. It won't be a tax district or a taxing entity. Getting people to sign up as interested now will be very helpful toward receiving federal funds. If Savage is interested, they should be contacting Dick Iverson (area RC&D) or Ed Kasten (with the Department of Commerce, Circle Montana office).

## **Comments on the Growth Policy**

Bob then asked if anyone had any comments on the growth policy.

Concerning written goals in growth policy:

(Leslie) Is a residential center considered a home as far as the guidelines are concerned (per page II-38)?

(Bob) It could be, but details of the guidelines would be set through a separate process. Any new regulations would have to go through the public hearing process and other requirements before they could be adopted by the governing bodies.

(Leslie) Are the goals going to be carried out by people in-house?

(Bob) It would be in-house staff mostly but may subcontract a few things out.

(Donna) What is the objective that deals with dairies?

(Bob) Look at page II-38, first objective.

(Cossitt) There are several different implementation tools listed there. Development permit regulations would need to be developed and go through the public involvement/public hearing process for new regulations. A requirement for a minimum setback distance between a new facility and other uses (e.g., housing) could be established as part of development permit regulations. Design guidelines are voluntary. They can set a preferred standard, but it would be up to the facility operator to determine whether or not to comply.

(Leslie) What does "in-house" mean regarding staffing in the implementation section?

(Bob) It doesn't just mean planning board staff. We got a comment like that last night too, so we'll need to look at it.

(Donna) Are setbacks from waterways addressed in this anywhere?

(Bob) That's pretty much already covered by state and federal regulations, so no, it's not in this local plan.

(Joe) Is the Dry-Redwater project going to be one big trunk line?

(Bob) There will be several trunk lines, for example, going to the edge of your field. In Roosevelt County it's really made a big difference as far as drinkable water.

(Joe) The problem at my place is the rust in the water, but I put softener in it.

Bob asked for any more comments. There were none.

He reminded people that they could comment in writing until November 20.

**Hearing was closed at 8:10 p.m.**