



CITY OF SIDNEY GROWTH POLICY UPDATE

July 2015

PREPARED BY  KLJ







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- » Communities in Action Work Groups
- » Richland County Economic Development Corporation
- » Lower Yellowstone Irrigation Project

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VISION STATEMENT

City of Sidney

Sidney is a thriving regional center embracing its identity as a destination for experienced-based outdoor recreation and building on its homestead heritage by supporting local businesses and growing downtown businesses. The City's value-added agriculture is world renowned and showcases a unique natural western quality while the City's location within the natural resource shale play makes it a vibrant economic hub for oil and gas activity. Sidney is a cohesive and healthy community with a strong pioneering spirit that offers opportunities for entrepreneurs and new leaders. The City encourages and supports young families to put down roots in a community with small town values and big town services.

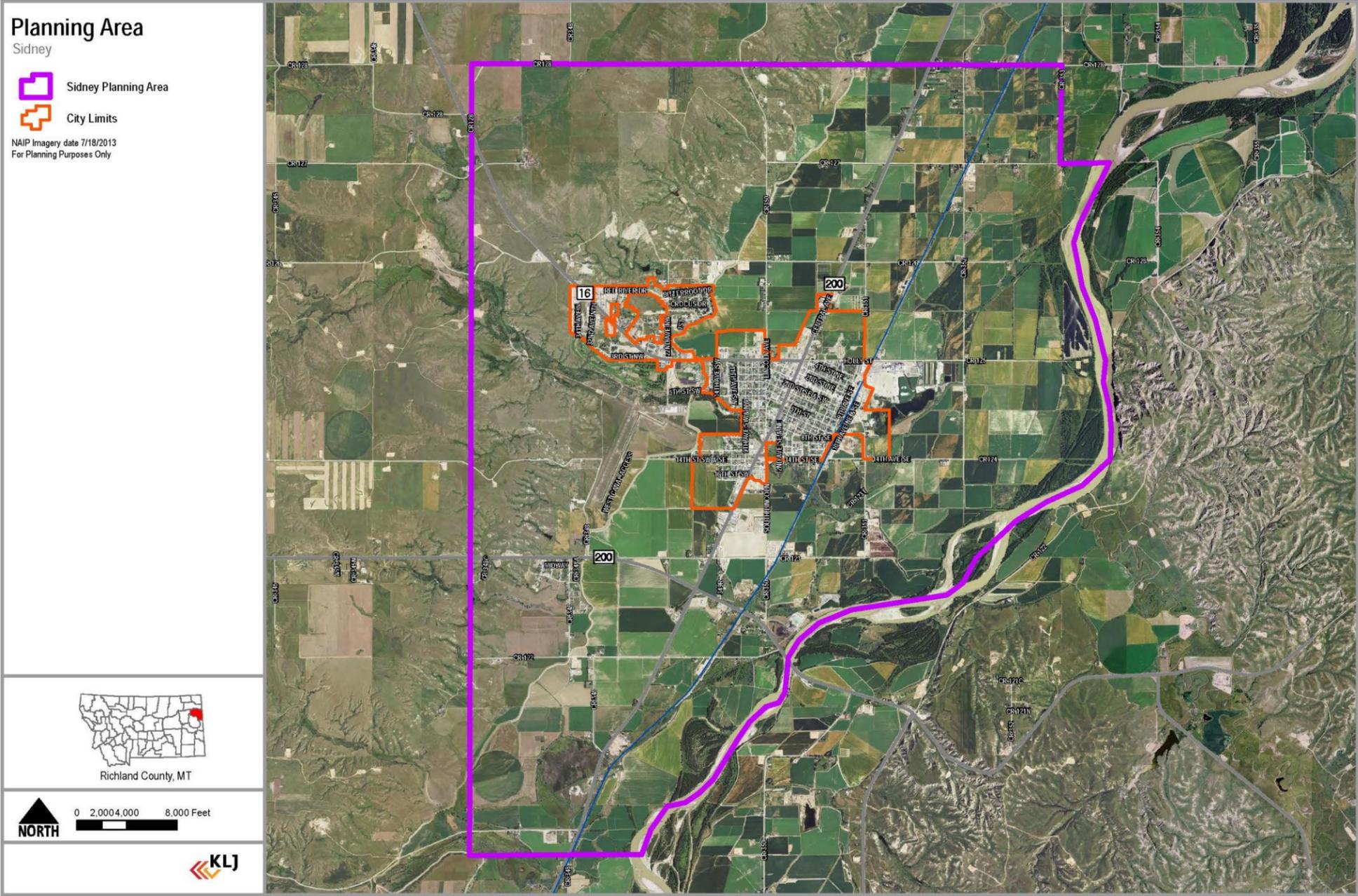
JURISDICTIONAL PLANNING ~~BOUNDARY~~ AREA

While Sidney and Fairview are located within Richland County, each municipality has a jurisdictional planning area whereby each city/town and its respective planning board members have the ability to provide comments on subdivision and development applications that fall within these boundaries. Montana law, MCA 76-1-510 through 76-1-518, allows the County to establish jurisdictional planning boundaries by resolution and up to 4.5 miles from limits of cities. The jurisdictional planning area boundaries - as shown - were agreed to and remain in place with this Growth Policy Update. While the County has the final decision on applications within the jurisdictional planning boundary but outside each municipality's city/town corporate border; both Sidney and Fairview have the ability to provide comments on development applications within these specified boundaries. The County's jurisdictional planning area encompasses the entire county except the corporate boundaries of an incorporated municipality. Sidney and Fairview's jurisdictional planning areas are shown in the following maps.

~~While Sidney and Fairview are located within Richland County, each municipality has a jurisdictional planning boundary whereby each city/town and its respective planning board members have the ability to provide comments on subdivision and development applications that fall within these boundaries. Montana law, MCA 76-2-310, specifies the maximum jurisdictional area boundary depending upon the size and classification of the city or town. Because Sidney is a 3rd Class City and Fairview is a Town the jurisdictional planning boundary may not extend more than a mile beyond their corporate limits. The jurisdictional boundaries — as shown — encompass up to a 1-mile radius around each municipality's 2014 city/town corporate boundary and is delineated by the nearest quarter-quarter section; thus making boundary lines easy to administer. While the County has the final decision on applications within the jurisdictional planning boundary but outside each municipality's city/town corporate border; both Sidney and Fairview have the ability to provide comments on development applications within these specified boundaries. The County's jurisdictional planning area encompasses the entire county except the corporate boundaries of an incorporated municipality.~~



Figure 1 - Sidney Jurisdictional Planning Boundary





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POPULATION TRENDS

Demographics

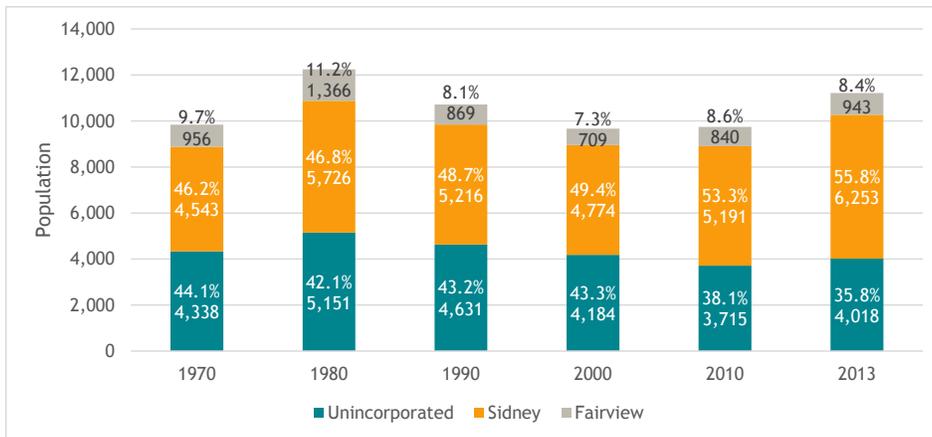
Historical and projected population in Richland County is shown in Figure 1. Historical population is from the US Census Bureau Decennial Census. Population projections were released in April 2013 by the MT Department of Commerce Census and Economic Information Center. The projection shown is the result of a projection software known as eREMI. eREMI utilizes demographic information and advanced statistical models to determine projected population for every county in Montana.

The county's population increased by 0.8 percent between 2000 and 2010, which is much lower than the statewide rate of 9.7 percent growth during the same period. It was the first ten-year period since 1970 to 1980 that the county experienced growth. However, the population numbers do not accurately reflect the transient population, which - anecdotally - is not accounted for in population numbers. For example, a recent site visit to a county RV park showed approximately 15 RV units with multiple people living in the units. Additionally, a site visit to an apartment complex in Sidney showed that six people were living in a two-bedroom unit.

Local Jurisdictional Growth

Sidney's proportional share of total county population has been steadily increasing in recent decades, with the greatest increase occurring between 2000 and 2013. Growth for each incorporated jurisdiction in the county is shown in Figure 2. The figure shows population totals for each jurisdiction and the percentage of population in relation to the total county.

Figure 2 - Comparative Jurisdictional Growth in Richland County, 1970-2013



SOURCE: US CENSUS BUREAU, DECENNIAL CENSUS, 2013 POPULATION ESTIMATES

POPULATION DENSITY

Population density for the county was 5.4 persons per square mile in 2013, compared to the statewide density of 7.0 persons per square mile. Population density in the county has increased since 2010, from 4.7 persons per square mile.



AGE

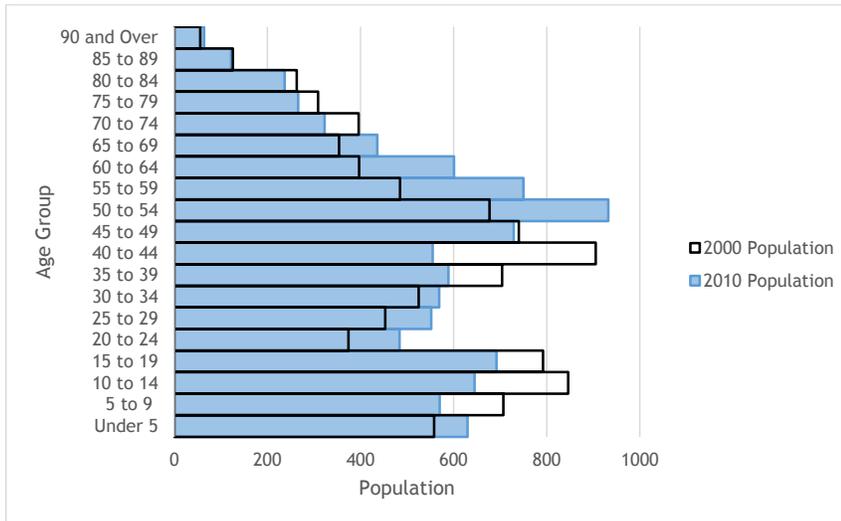
Richland County became generally older between 2000 and 2010. The median age in the county was 41.3 in 2010 and 39.2 in 2000 according to the US Decennial Census. It is expected that the number of young working-age persons in the county has increased since 2010 due to the area's energy-related growth during that time.

Figure 3 shows 2010 and 2000 population broken into age segments, also known as age cohorts or groups. The figure illustrates the county's changing cohort group distribution between 2000 and 2010.

Adults aged 35 to 44 experienced the greatest population decrease. This decrease is likely due to baby boomers aging out of these cohorts. Young persons, aged five to 19 also experienced a large decrease. This is likely due to the children of baby boomers aging out of these cohorts.

Adults aged 55 to 64 and 20 to 34 experienced a population increase, likely due to baby boomers and their children aging into these cohorts.

Figure 3 - Richland County Population by Age, 2000-2010



SOURCE: 2010 AND 2000 US DECENNIAL CENSUS

RACE AND ETHNICITY

The county's White not Hispanic population decreased between 2000 and 2010. All other race and ethnicity groups in the county increased or remained stable. The county would have experienced a population decrease if it were not for the growth of minority residents.

The Hispanic or Latino population grew the most in terms of total population, with an increase of 167 persons. The growth of minority populations in the county generally mirrors statewide trends.



Table 1 - Race and Ethnicity in Richland County, 2000-2010

| | Richland County | | | Montana | | |
|-----------------------------------|-----------------|-------|----------|---------|---------|----------|
| | 2000 | 2010 | % Change | 2000 | 2010 | % Change |
| Population | 9,667 | 9,746 | 0.8% | 902,195 | 989,471 | 9.7% |
| White not Hispanic | 9,222 | 8,976 | -2.7% | 807,465 | 862,819 | 6.9% |
| Hispanic or Latino | 213 | 380 | 78.7% | 18,044 | 30,674 | 70.0% |
| Black or African American | 10 | 29 | 202.5% | 2,707 | 5,937 | 119.3% |
| American Indian and Alaska Native | 145 | 166 | 14.3% | 55,936 | 64,316 | 15.0% |
| Asian | 19 | 29 | 51.2% | 4,511 | 6,926 | 53.5% |
| Native Hawaiian/Pacific Islander | 0 | 0 | 0.0% | 902 | 989 | 9.7% |
| Two or more races | 77 | 185 | 139.4% | 15,337 | 24,737 | 61.3% |

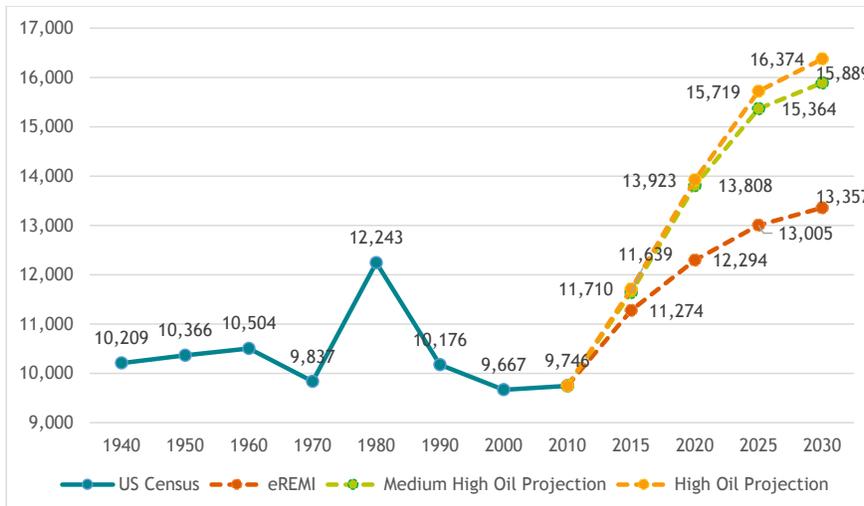
SOURCE: 2010 AND 2000 US DECENNIAL CENSUS

Projected Trends

The county's population is projected to increase 15 percent between 2010 and 2015, 9 percent between 2015 and 2020 and 6 percent between 2020 and 2025.

The US Census Bureau estimates the county's 2013 population to be 11,214, which represents a 15 percent increase over the 2010 census. It is also roughly equivalent to the county's projected 2015 population, suggesting that the projection may have underestimated the county's growth rate.

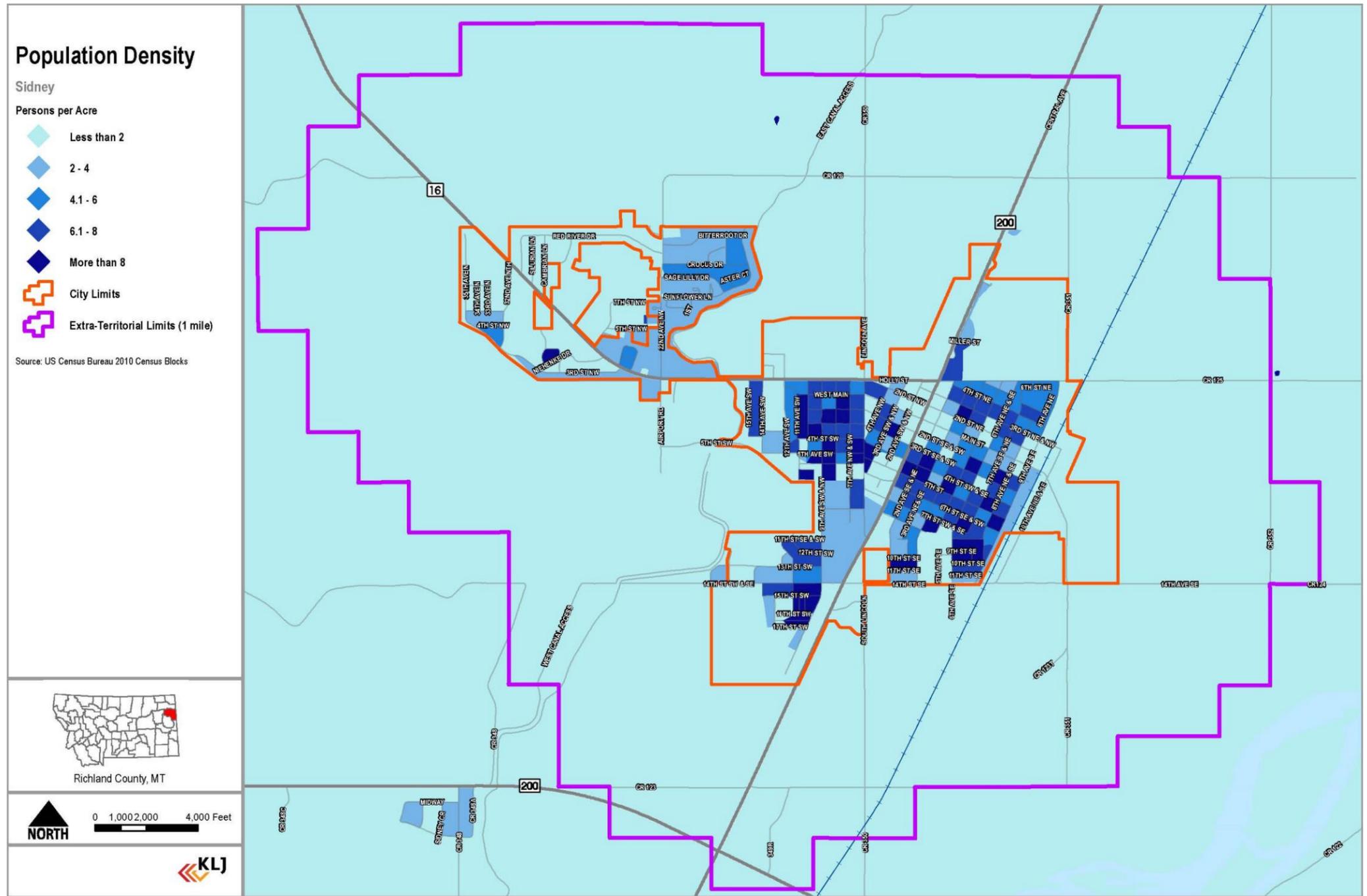
Figure 4 - Richland County Historical and Projected Population, 1920-2030



SOURCE: US CENSUS BUREAU (HISTORIC); MT DEPT OF COMM, CENSUS & ECON INFORMATION CENTER (PROJECTED)



Figure 5 - Sidney Population Density





Goals and Objectives

Goal

- » Promote population growth to sustain new and existing businesses and schools at a rate that can be supported with government services and infrastructure within Sidney's jurisdictional planning area.

OBJECTIVES

- » Coordinate with ongoing efforts to attract and retain businesses and young families.
- » For planning purposes, set population growth targets based on best available information.
- » Identify areas in the city and city-county area that are desirable for growth and target capital improvements in those areas.



LAND USE

Richland County encompasses 2,084 square miles of which more than 1,170,000 acres is rural farmland or ranches. Sidney, the county seat, and Fairview are the only incorporated communities in the county. Land ownership is predominately private. Public land ownership includes scattered state sections throughout the county (generally two sections in each township), and approximately 50,000 acres of federal lands managed by the Bureau of Land Management.

Table 2 - Land Use Patterns in Richland County

| Land Use | Parcels | Acreage | Percent (Acres) |
|---|---------|-----------|-----------------|
| NA - Not Available | 164 | 11,778 | 0.88% |
| AR - Agricultural Rural | 3975 | 1,008,756 | 75.39% |
| AU - Agricultural Urban | 5 | 534 | 0.04% |
| CA - Centrally Assessed | 1 | 8 | 0.00% |
| CN - Centrally Assessed Non-Valued Property | 26 | 356 | 0.03% |
| CR - Commercial Rural | 144 | 1,073 | 0.08% |
| CU - Commercial Urban | 487 | 336 | 0.03% |
| EP - Exempt Property | 892 | 122,061 | 9.12% |
| FR - Farmstead Rural | 672 | 169,213 | 12.65% |
| IR - Industrial Rural | 11 | 460 | 0.03% |
| IU - Industrial Urban | 9 | 7 | 0.00% |
| NV - Non-Valued Property | 46 | 12,846 | 0.96% |
| RR - Residential Rural | 899 | 6,001 | 0.45% |
| RU - Residential Urban | 2425 | 1,400 | 0.10% |
| TU - Townhouse Urban | 22 | 2 | 0.00% |
| VR - Vacant Land Rural | 275 | 2,834 | 0.21% |
| VU - Vacant Land Urban | 640 | 369 | 0.03% |
| TOTAL | 10,693 | 1,338,036 | 100% |

SOURCE: MONTANA CADASTRAL INFORMATION

Agriculture and Natural Resources

Agriculture is the predominant land use with approximately 88% of the county's land mass is classified as rural farmsteads and agricultural lands. The main agriculture-related industries include the Sidney Sugars beet processing plant and the Busch Agricultural plant near Sidney. The USDA Agricultural Research Service (USDA-ARS) at the Northern Plains Agricultural Research Lab, which is a high-level Ag research station - and MSU Extension have agricultural extension offices in Sidney. These two offices provide a wealth of knowledge and resources for several eastern Montana Counties.

OIL AND GAS EXTRACTION

Oil and gas development is a growing trend in Richland County, especially as technological advances in drilling techniques allow for more rigs on a well pad. In addition, the infrastructure used to access the wells, including roads, power lines, and pipelines is increasing throughout the County. Once developed, the wells can operate in proximity to other operations such as farming, residential uses or industrial spaces. The primary surface impacts of this energy production include impacts at the drill site with tanks, rigs and electrical boxes; transportation system impacts such as increased semi-truck vehicles,



transportation of water, salt water, and oil; and land use conversion for industrial purposes to stockpile equipment and supplies.

Rig count, which is a good indicator of oil and gas development in Richland County, has remained relatively stable for the past three years. The North Dakota Department of Mineral Resources, Oil and Gas Division estimate that it will take a minimum of 15-20 years to extract oil and gas from the Williston Basin, of which the Bakken formation is the central and deeper layer. However, technology improvements in resource extraction are extending the life of the Bakken, which may last up to 30 years. The Williston Basin also contains additional resource layers such as the Three Forks Formation and Tyler Formation, which could extend extraction rates.

Figure 6 - Yearly Oil Rig Count for Montana



SOURCE: BAKER HUGHES

Commercial and Industrial

Sidney is the commercial and industrial center of the county and is experiencing large-scale commercial and industrial development north and south along Highway 16. The vast majority of development has occurred since 2011 and potential development may add an additional 50-70 acres of commercial and industrial development to the City of Sidney depending upon where annexations occur.

Outside of the established commercial areas, scattered commercial development is occurring along the major transportation routes, but the need for water and sewer services are driving development closer to urban centers.

Residential

Sidney is the largest incorporated city and as such has the largest array of housing unit structures. The vast majority of housing in Sidney is single-family residential although multifamily housing units such as townhomes, duplexes, condominiums and apartment complexes are being constructed throughout the City. Since 2011, Sidney has added approximately 350 acres of new development with nearly 290 acres dedicated for residential uses. However, more than 95 percent of the 290 acres have been slated for multifamily, residential development. Only one subdivision since 2011 has been dedicated solely to single-family residential units. If fully developed to maximum densities, the development application processed to date could result in 1,100 new multifamily, dwelling units in Sidney. The City Planner provided data regarding entitled lots and approved development plans as of December 2014.



Parks and Recreation

Park and recreation sites in Richland County consist of developed parks in Sidney, Fairview, Savage, and Lambert. Other areas used for recreational purpose include state of Montana fishing access sites, wildlife management areas, and reservoirs. The City of Sidney has a fragmented trail system that serves some portions of the City better than others; the goal is to develop an interconnected trail system that links parks, community amenities and residential areas together as well as offers residents the ability to use a park that is within one-half mile of their residence.

Public/Open Space

Public lands in Richland County include state lands and federal managed by the BLM. Depending on access and type of use these lands may be available for certain types of recreation. The County also has a wide array of public uses such as the airports in Sidney and Fairview, town/city/county administration buildings such as the court house and city/town halls and fire/police buildings. The uses are described in detail in the Local Services and Public Facilities chapters.

Future Land Use

Sidney and Fairview are the only incorporated jurisdictions in the County and therefore have the ability to define a future land use plan to help guide growth in these communities.

Sidney has defined several growth areas for specific uses across the City. Many of the areas are located beyond the City's boundaries, but defining a recommended set of land uses will help the development community identify appropriate areas for specific development and thus avoid conflicts when submitting applications for new development. The future land use map also defines the jurisdictional area for the City to provide comments regarding uses and subdivisions within a 1-mile buffer of the City boundary. The future land use map should be used as a guide for development and the regulatory tools such as zoning will help avoid conflicting land uses in the future.

RESIDENTIAL GROWTH AREAS

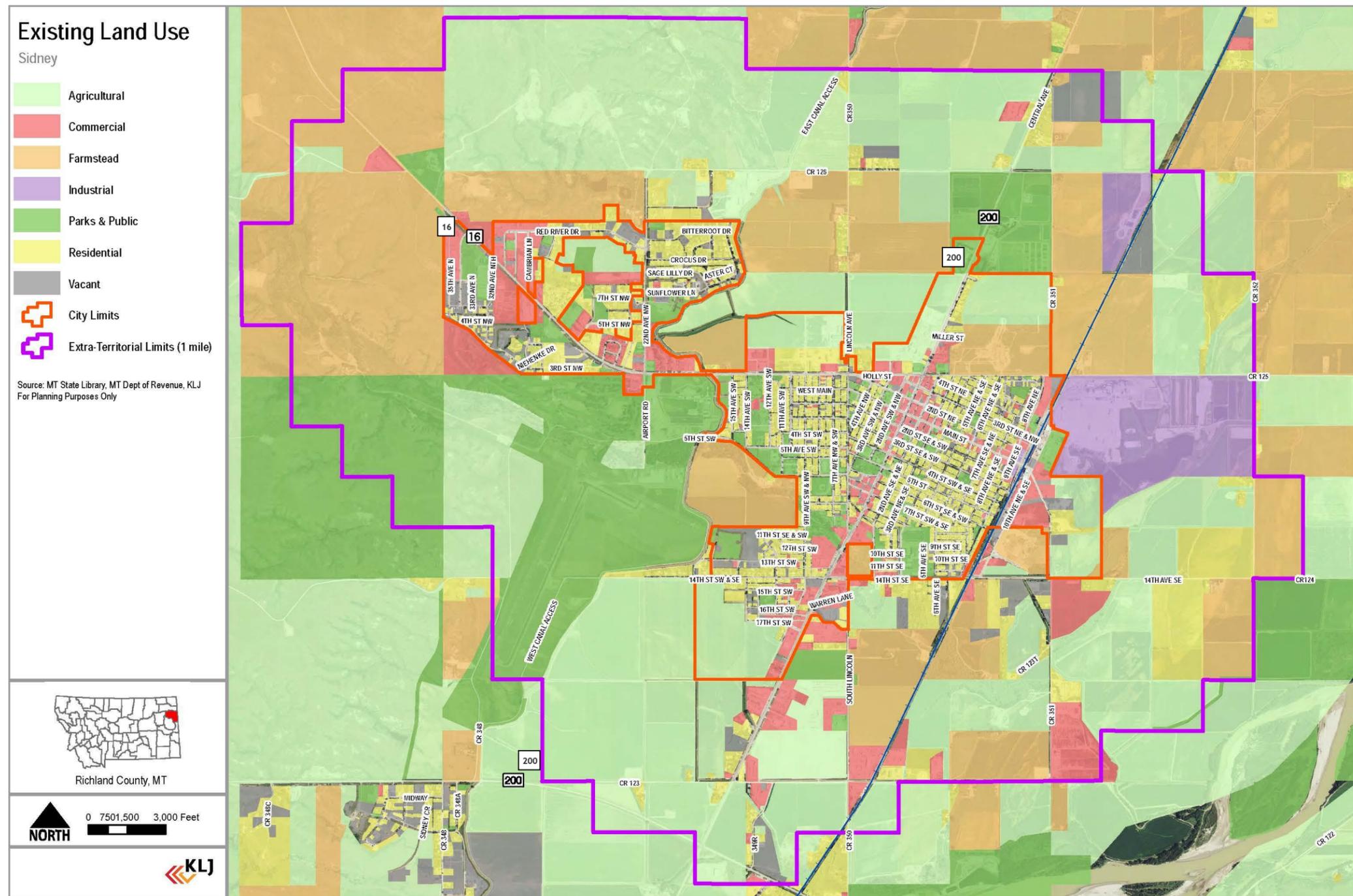
Residential growth areas have been identified for infill areas around new and existing developments. Residential uses should be located near existing residential areas of the same type and density. High density residential areas should be used as a buffer between commercial uses and low density residential uses. The areas identified are generally defined to direct new residential development.

COMMERCIAL GROWTH AREAS

Commercial growth areas are identified along major transportation corridors including arterial and collector streets as well as state highways. Large scale commercial uses - big box stores and large parking areas - should be directed toward major arterials including highways. Neighborhood business uses - dry cleaners, dental/health offices, pharmacy, etc. - can be allowed near low density residential areas, but should be targeted for development at intersection and existing commercial areas. A landscape buffer should be provided when commercial areas directly abut residential uses. The areas identified are generally defined to direct new commercial development. Commercial infill may be suitable in areas adjacent to industrial uses.



Figure 7 - Sidney Existing Land Use





INDUSTRIAL GROWTH AREAS

Future industrial areas should be directed away from all existing and planned future residential development; only under unique and extreme circumstances should industrial uses be allowed adjacent to residential areas. Industrial uses should be encouraged in appropriate areas especially as the oil and gas development in the Bakken is projected to continue for at least 20 more years. Industrial uses should be directed toward existing industrial areas and space should be preserved to accommodate future expansion. Similar to commercial uses, industrial areas should be targeted near major transportation corridors including railroad tracks and away from environmentally critical areas such as wetlands, floodways, steep slopes and wildlife habitats for endangered or threatened species. The areas identified are generally defined to direct new industrial development.

PUBLIC SPACE AND PARKS AND TRAILS

Public spaces along with parks and trails have not been specifically identified in the future land use map partially because the City of Sidney is developing a Master Park Plan that will identify specific areas for future park land. However, the Sidney City Council along with the City/County Planning Board and Sidney Park Board have all agreed that regional scale parks - minimum of 2 acres - are preferred. Moreover, if development continues north of Holly Street and west of MT-200, a future park will be needed to serve the residential development. Additionally, it will be at the discretion of the Park Board and City/County Planning Board to identify future areas for public uses and park space throughout the county including Sidney, Fairview, Lambert and Savage.

AGRICULTURAL PRESERVATION

Future agricultural areas have been identified as a preservation method to protect prime farmland soils and environmentally critical areas such as canal/irrigation pathways, wetlands, underground mines and steep slopes. The goal is not to prohibit development in these areas but to encourage compact or cluster development to preserve as much prime farmland as possible. In certain circumstances, it may be necessary to prohibit development if the area in question contains prime farmland soils that are not located elsewhere within the county. A cluster development is one in which homes are clustered together on smaller lots to preserve natural areas from future development such as protecting wetlands or preserving grazing lands for antelope or elk. The undeveloped land is either put into a land trust or an agricultural or preservation easement is placed on the open land.



Figure 8 - Development Constraints for Richland County

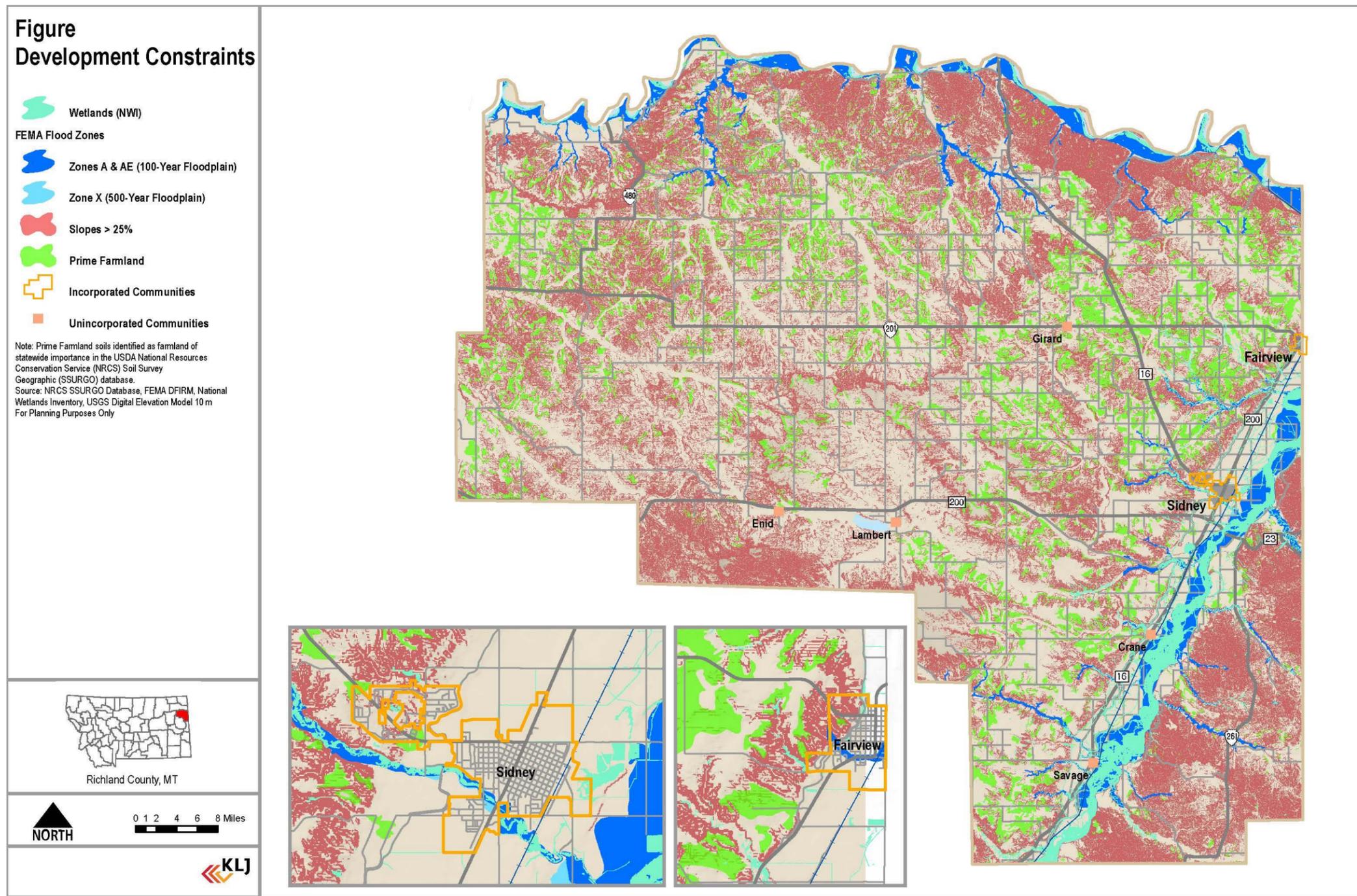
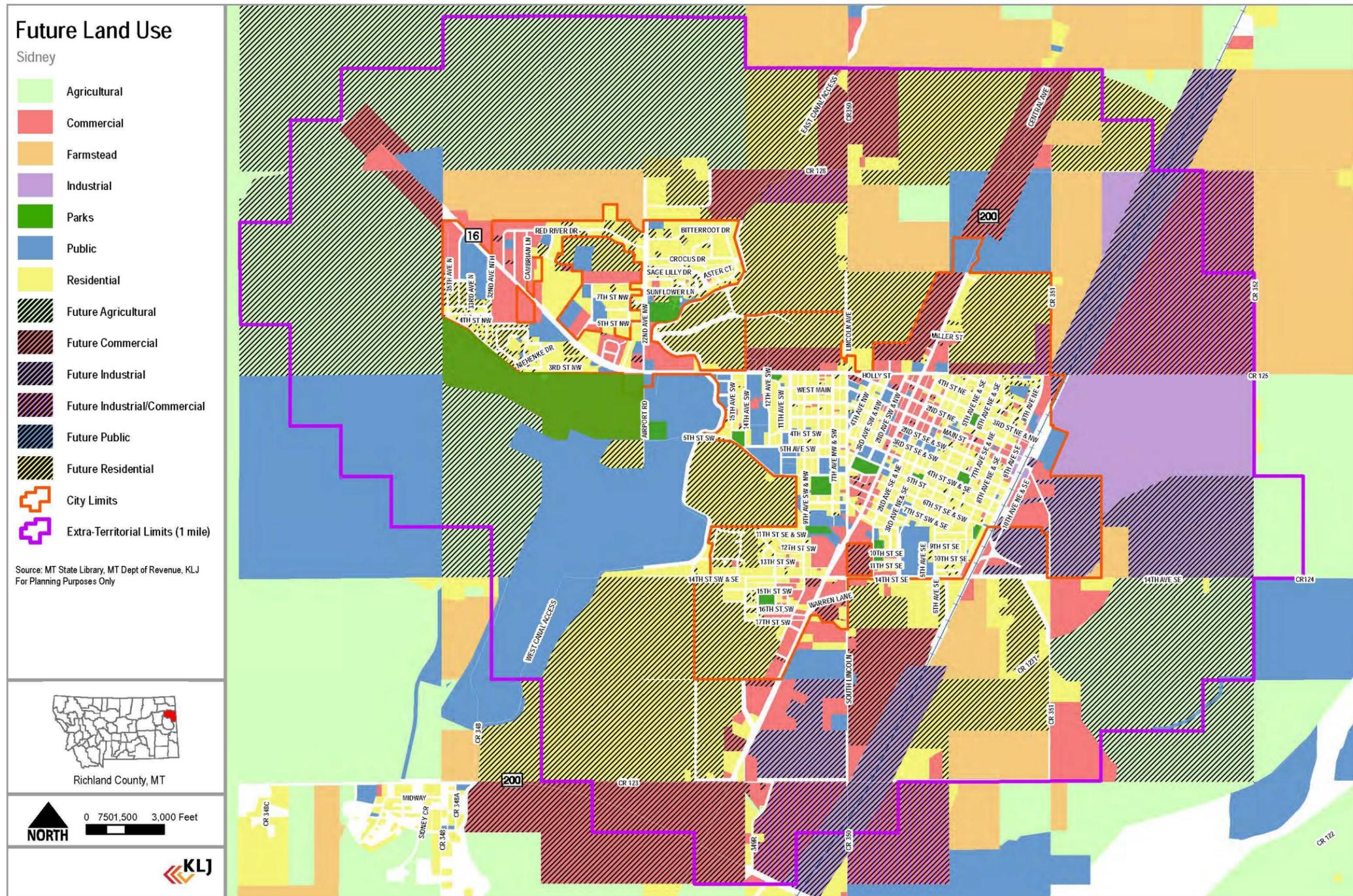




Figure 9 - Sidney Future Land Use





Policy, Regulatory and Financial Items

Regulatory items that can be used to implement the future land use plan and map are listed below for reference; however, a more detailed explanation of the items is listed in the implementation section. The goal of the regulatory items is not to restrict what land owners can do with their private property, but rather to guide future development to encourage conflict-free land uses with the objective of creating a better place to live, work and play for existing and future generations. The County, Sidney or Fairview can adopt, implement and enforce any of the listed tools deemed appropriate to encourage uses deemed appropriate throughout the county.

Policy

- » Long-range Planning
- » Infill and Reuse Policy
- » Annexation and Subdivision Improvement Agreements
- » Eminent Domain
- » Urban Growth Area or Infrastructure Extension Area
- » Interjurisdictional Coordination
- » Extraterritorial Zoning (ETZ)
- » Urban Renewal District
- » Safe/Complete Street Policy
- » Prime Farmland/Agricultural Preservation

Regulatory

- » Subdivision Regulations
- » Zoning
- » Performance Zoning
- » Inclusionary Zoning
- » Interim Zoning
- » Resource Protection Zoning
- » Design Standards
- » Conservation Easements/Ordinances
- » Floodplain Regulations
- » Park and Open Space Dedication Standards
- » Buildings for Lease or Rent (BLR)
- » Temporary Workforce Housing Zoning

Financial

- » Impact Fees
- » Hook-up Fees
- » Grants
- » Land Acquisition
- » Tax Increment Financing
- » Targeted Economic Development Districts

Goals and Objectives

Goal

- » Provide for logical, cost effective future extension of city limits and infrastructure.

OBJECTIVES

- » Identify areas of potential city growth expansion and adopt urban development guidelines (city required infrastructure, street standards, etc.) for those areas within one-mile of municipal boundaries.
- » Extend zoning up to one mile within Sidney's jurisdictional planning area or establish an extraterritorial zoning designation or joint zoning board for urban fringes in Sidney.
- » Develop infrastructure extension area standards that are coordinated with CIP documents.
- » Identify areas for potential city growth that will "fill in" the irregular configuration of existing city limits.
- » Review and update the zoning ordinance to reflect Growth Policy.
- » Develop the city zoning map as a GIS map to facilitate changes and ability to relate information to the public and building inspector.



Goal

- » Reduce potential for development to be impacted by natural, man-made or other hazards.

OBJECTIVES

- » Implement relevant actions in the county Multi-Hazard Mitigation Plan such as coordinating mitigation improvement projects with a CIP and adopting hazardous material transport guidelines.
- » Develop setback guidelines for development near oil and gas well extraction points.

Goal

- » Preserve existing land uses by encouraging compatible development and land uses near established neighborhoods.

OBJECTIVES

- » Develop and implement design guidelines for neighborhood districts including commercial areas along major corridors and in predominately residential areas.
- » Update subdivision and other city regulations as necessary to reflect changes in state requirements or land use patterns occurring with each community.

Goal

- » Encourage appropriate development in growth areas defined in future land use maps.

OBJECTIVES

- » Utilize policy, regulatory and fiscal tools outlined in the Growth Policy to guide and promote appropriate land uses.
- » Restrict industrial development to existing or planned industrial zones.
- » Locate commercial uses in downtown or along major transportation corridors such as arterial streets and major collector roads.
- » Promote residential development near community amenities.
- » Prioritize and implement historic building retention, preservation, and restoration.

Goal

- » Promote value-added agriculture and preserve existing agricultural lands, high-production crop land and prime farmland soils by limiting development in these areas, especially those served by irrigation canals.

OBJECTIVES

- » Adopt new policy to limit sprawling, rural residential development to preserve prime farmland soils for future agricultural use.
- » Incorporate standards from the Lower Yellowstone Irrigation Project to preserve irrigation drainage canals and easements.



TRANSPORTATION

A detailed Transportation Plan will accompany the Growth Policy and identifies specific improvement projects, outlines future road network extensions and classifies future streets. A brief description of the public transportation facilities in the County is included in the Transportation Chapter; however, detailed information such as traffic forecasts, future projects and other elements is included in the Transportation Plan. Future developments within Sidney will be analyzed using the future functional classification maps and data to reserve adequate future right-of-way, determine where access points will occur and build to adequate design standards.

Streets and Roads

Montana Department of Transportation (MDT)

MDT owns and maintains Highway 16, 23, 200 and 201 and all primary and secondary highways throughout the county. Highway 16 is designated as a National Highway of Significance, indicating its importance at the national level, and will continue to be a priority for maintenance and upgrades especially since it serves as the primary route for oil and gas development.

Sidney

Sidney is responsible for maintaining all city streets, alleys, sidewalks and trails dedicated to the City; Sidney is not responsible for maintaining private streets and easements. Sidney also has standards for streets, sidewalks, curb, gutter and street lighting when developments are constructed.

The City is developing road standards for new development and is updating a street management program to sequence road improvements with water and sewer main projects. The program is aiming to avoid repaving streets that have to be milled or rebuilt later to address underground water and sewer facilities. A capital improvement program (CIP) would also help align future projects across multiple disciplines to improve tax expenditures; the City is currently updating the CIP.

A truck bypass connecting Highway 16/200 on the north and south ends of Sidney has been proposed to MDT to reduce truck traffic through Sidney's downtown core. While the project is not identified on the Statewide Transportation Improvement Program (2014-2018), discussions continue on how best to reroute current truck traffic until the bypass is built.

Air Transport

Sidney-Richland Airport

The airport, which is an essential air service airport, is operated by the Richland County Airport Authority. Cape Air currently provides service with five round trips daily, which is a substantial increase in the availability of flights into Sidney. The airport recently adopted (2013) an Airport Affected Area ordinance to limit development that is not compatible to air service. In addition, the airport has an airport influence area and special zoning to protect airspace and ensure future development does not impede the airport's ability to expand.

Because the airport is ~~close to the~~ within the Williston Basin, which includes the Bakken shale located in ~~western North Dakota and~~ Eastern Montana, several air carriers, private businesses and the general public have requested that the airport upgrade facilities to accommodate larger airplanes. The airport is finishing with a 5-year Master Plan that outlines future growth areas and projects. The plan recommendations should be incorporated into this study as well as the County's and Sidney's CIP.



Figure 10 - Transportation Corridors in Richland County

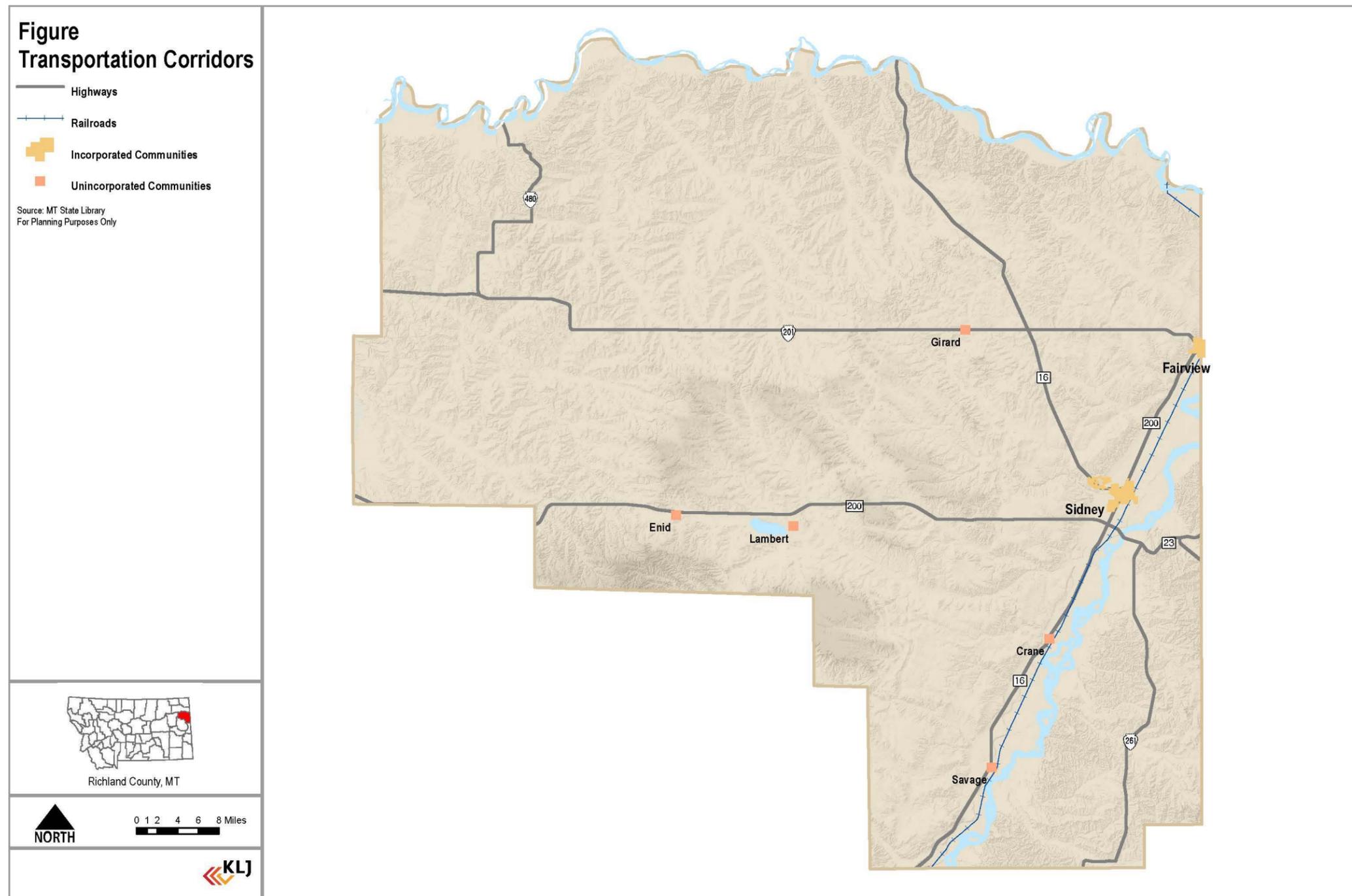
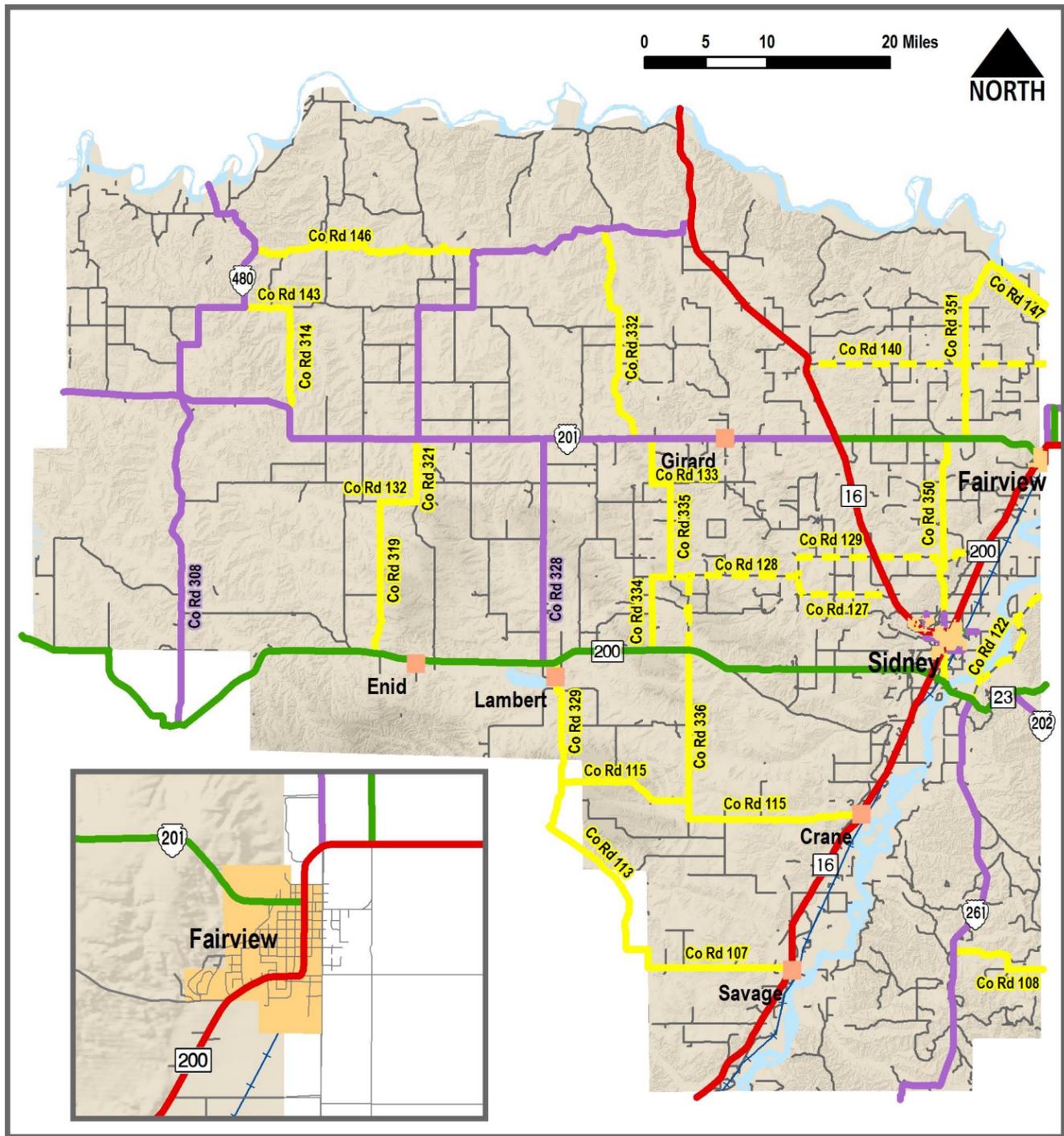




Figure 11 - Future Functional Classification in Richland County



Functional Classification

- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Proposed Minor Collector
- Incorporated Cities
- Unincorporated Communities
- +— Railroads



Richland County, MT

Source: KLJ, MDT Detailed Roads



Rail

BNSF Railway Company operates the line from Glendive north through Fairview. No other rail lines are operating in Richland County. The primary commodity are grains and refined sugar during harvest season; however, during all other times oil and gas commodities including oil tankers, frac sand, machinery and other goods related to the energy extraction business are routinely shipped on the line.

This unique stretch of rail serves as a critical link during times of derailment on main lines. Trains are detoured on the line as a result of few north-south connecting links, which makes this line an important resource for BNSF. Additionally, a proposed new transloading facility north of Fairview is undergoing planning and may become operational in the future. The transloading facility will primarily service the oil and gas companies doing business in Richland County, but may offer opportunities for other industrial uses specific to the continued growth in Richland County.

Transit

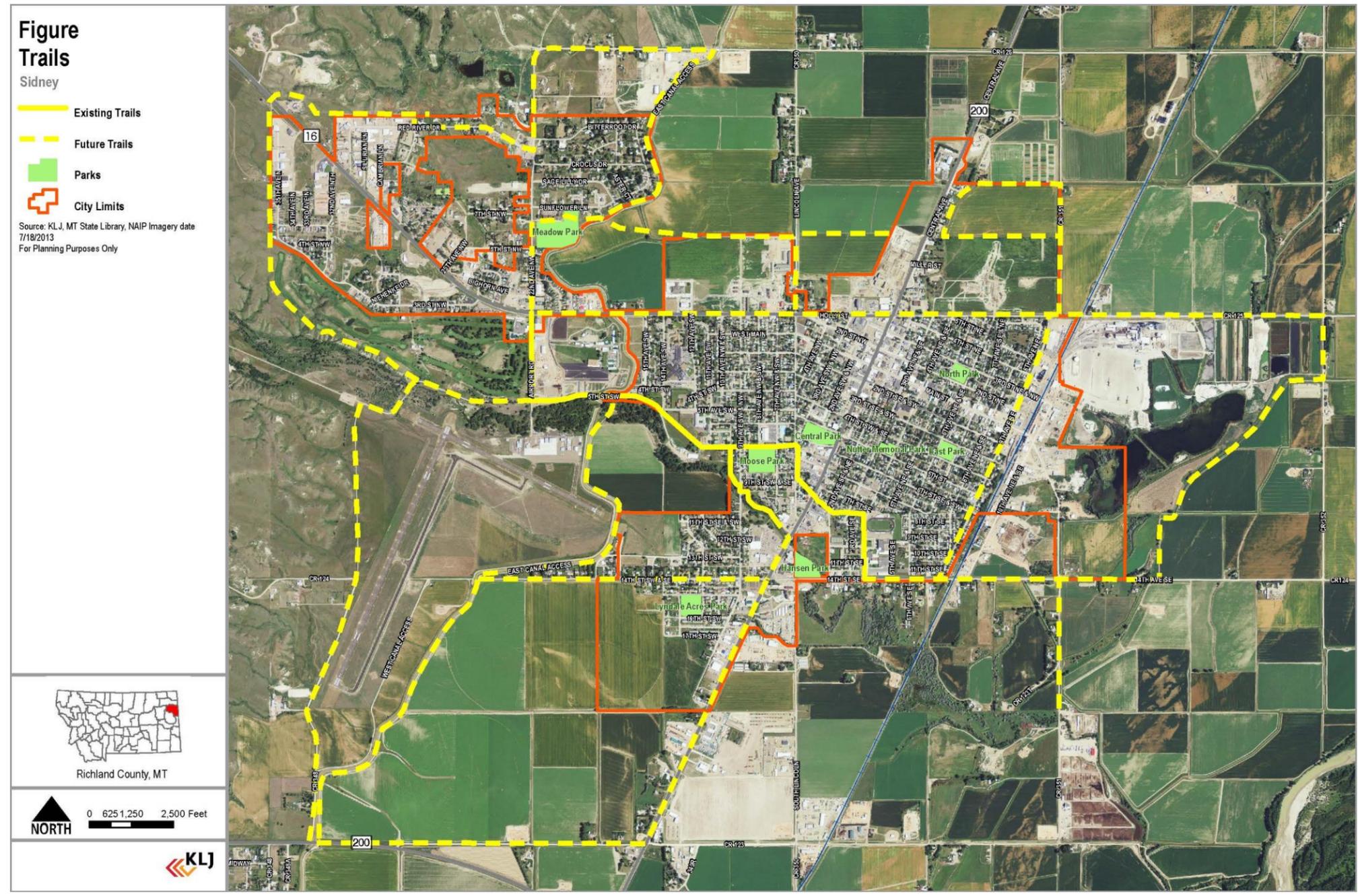
The only operating multi-county transit provider is Jefferson Lines; however, the Richland County Transportation Service (RCTS) also operates a Dial-A-Ride program for those in need and is typically targeted toward seniors but the service is open to whomever needs a ride. RCTS service all of the County's major towns and cities. Jefferson Lines operates two daily stop sin Sidney with destination going to North Dakota and western Montana.

Trail Systems

Sidney has pedestrian walkways including sidewalks that provides access to pedestrians; however, Sidney is the only community that has a trail system dedicated specifically to pedestrian and bicycle users. The system has several gaps and is in need of repairs along certain portions. A trail plan was developed in the mid 90's but was never fully achieved. Trail development is approximately 70 percent complete and connects the High School to Johnson Park and extends to the rodeo/fair grounds. The project has been a joint venture between Sidney and the County. The trail currently has two dedicated crossings on MT-16/200 and Holly Street.



Figure 13 - Sidney Trail Development Plan





Goals and Objectives

Goal

- » Incorporate recommendations from Transportation Plan, including preserving right-of-way for corridors and implementing road development standards.

OBJECTIVES

- » Implement recommendations from the Transportation plan into existing documents such as subdivision regulations, zoning codes, local ordinances and other applicable regulations.
- » Utilize recommendations when reviewing subdivisions and site plans to ensure development is meeting minimum design standards.

Goal

- » Work with the State to maintain and improve safety on state routes through Sidney.

OBJECTIVES

- » Coordinate with Montana Department of Transportation on improvements to State highways and access to State roads.
- » Upgrade priority for improvements on Highways 16 and 200.
- » Develop access standards in conjunction with MDT along major transportation corridors where private development occurs.

Goal

- » Develop an interconnected trail and park system.

OBJECTIVES

- » Coordinate with Park and Recreation Boards, City/County Planning Board and County Commissioners to develop a regional trail system along Highway 16 or 200.
- » Identify gaps in the current system and prioritize improvements through the CIP.
- » Incorporate recommendations from the Park Board's recent Park Plan.



HOUSING

Housing was the top priority identified in all communities through multiple public input meetings, stakeholder interviews and town/city/county staff comments. Richland County is facing a housing crisis as a result of energy extraction related to the Bakken oil and gas play. Oil field development has created a strong demand for oil field workers and support businesses; the result is a temporary non-resident workforce that has significantly strained all housing, including rentals, motels, and RV parks. Affordability was the highest rated issue facing all communities followed by housing quality and availability. Instability in the housing market has also caused prices to substantially increase; creating an imbalance between what residents can afford and what the market will bear.

Occupancy Characteristics

According to the 2012 American Community Survey (ACS), total housing units increased for each community. Between 2000 - 2012, Sidney has experienced the greatest increase in housing units constructed with 552 new units (27.5 percent increase), yet Savage-Crane experienced the largest percent change in rental units occupied with 108 percent increase (94 additional units rented). Sidney also added the most owner occupied units, while Richland County added the most rental units. The trends match what is going on throughout the County with Sidney attracting more owner-occupied units such as townhomes while the County is experiencing an increase in rental properties such as RV and trailer/camper sites. Fairview experienced a slight increase in total housing units from 2000 - 2012 with 36 new units added (10 percent increase).

Rental vacancy rates are decreased dramatically across all communities with the exception of Lambert, which actually experienced a slight increase in the number of vacant rental units available. However, this does not include work camps or RV parks that account for a large portion of unofficial rental units that were not captured in the census numbers. Owner vacancy rates were not calculated because the ACS did not have accurate percentage for owner-occupied units. However, in speaking with three local realtors in Sidney all noted that homeownership vacancy rates are below one percent and homes remain in the market less than 45 days on average. With the exception of Lambert, all communities are experiencing an increase in housing development and decreases in vacancy rates.

Data also indicate that more rental occupied units are being constructed than owner-occupied units; the trend matches the transient employee profiles generally associated with oil and gas development. However, All communities should be aware and tracking the potential overdevelopment of rental-occupied housing such as apartments, RV sites and other housing choices for temporary residents. Overbuilding one sector -multifamily housing - can depress prices and cause vacancy rates to rise.

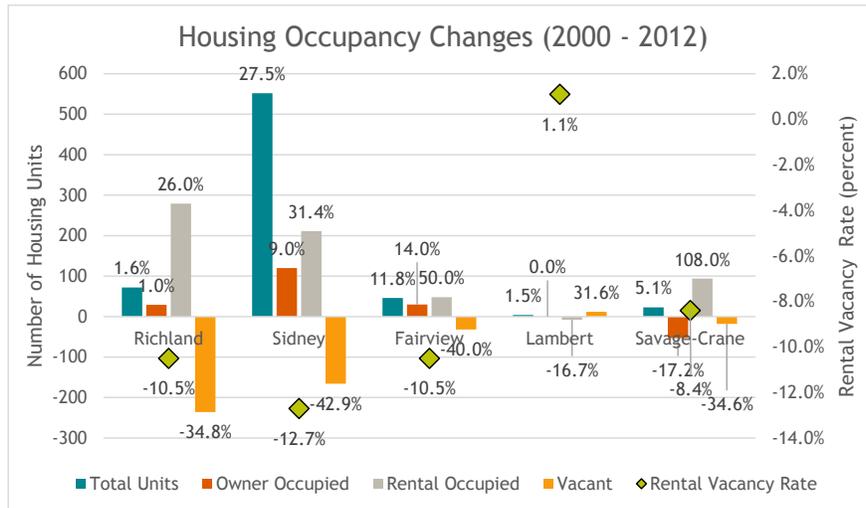
Table 3 - Housing Occupancy Rates

| | Richland County | | Sidney | | Fairview | | Lambert | | Savage-Crane | |
|--------------------------|-----------------|-------|--------|-------|----------|-------|---------|-------|--------------|-------|
| | # | % | # | % | # | % | # | % | # | % |
| Housing Occupancy | | | | | | | | | | |
| Total Units | 4,629 | -- | 2,558 | -- | 436 | -- | 269 | -- | 470 | -- |
| Occupied | 4,186 | 90.4% | 2,337 | 91.4% | 388 | 89.0% | 219 | 81.4% | 436 | 92.8% |
| Owner | 2,835 | 67.7% | 1,453 | 62.2% | 244 | 62.9% | 179 | 81.7% | 255 | 58.5% |
| Rental | 1,351 | 32.3% | 884 | 37.8% | 144 | 37.1% | 40 | 18.3% | 181 | 41.5% |
| Vacant | 443 | 9.6% | 221 | 8.6% | 48 | 11.0% | 50 | 18.6% | 34 | 7.2% |
| Vacancy Rate | | | | | | | | | | |
| Owner | -- | 0.0% | -- | 0.0% | -- | 0.0% | -- | 0.0% | -- | 0.0% |
| Rental | -- | 3.7% | -- | 3.7% | -- | 9.5% | -- | 7.0% | -- | 0.0% |

SOURCE: US CENSUS 2010, ACS 2012



Figure 14 - Housing Occupancy Trends



SOURCE: US CENSUS 2010, ACS 2012

Projected Trends

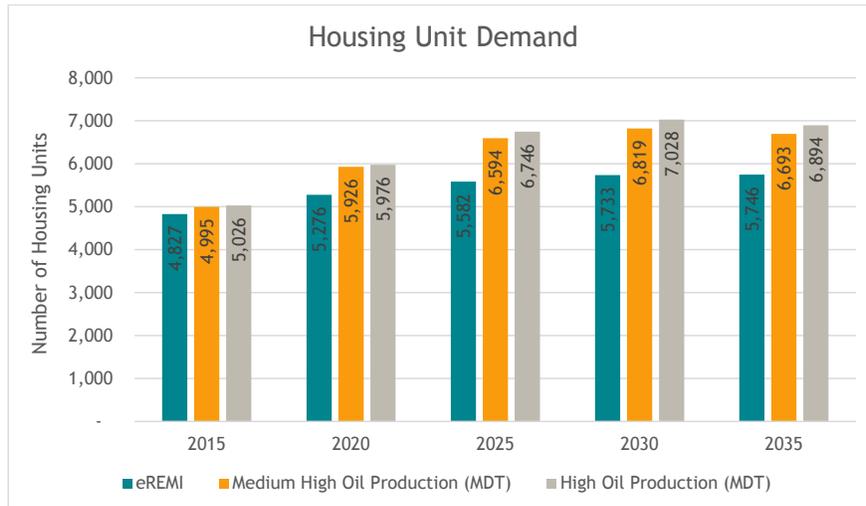
In 2009, the Montana Department of Commerce (MT-DOC) prepared a housing needs assessment that analyzed future trends for housing occupancy types. The most striking trend is the steady increase in the number of housing units (occupied and rental) with unmet needs - overcrowding, severe overcrowding, cost burden, severe cost burden, incomplete plumbing facilities or incomplete kitchen facilities - especially for the elderly and those below 50 percent median family income. Approximately 140 elderly households and more than 150 family households will have unmet housing needs through year 2030. This number is staggering and will likely rise as elderly and low-income residents continue to be financially burdened from the oil and gas development in the Bakken.

While the data also indicates a steady increase in the number of units needed, it does not match what Richland County is experiencing. The County's revised future housing demand was calculated using population projections provided by Census Economic and Information Center (CEIC) specific to Eastern Montana, and the 2010 average household size for Richland County. While the average household size will undoubtedly change throughout the years, this estimate is a better indicator than the 2009 MT-DOC assessment; however, both projections should be used to determine impacts to the County.

Richland County will need approximately 5,700 - 6,900 new housing units to simply meet demand from population growth forecasts; this does not include units in poor condition (898 units) that will also need replacement. The County will likely need 6,500 - 8,000 new housing units by 2030 to meet population demand, which also accounts for units in poor condition that will need to be replaced. Population projections from the State Census Economic and Information Center (CEIC) do not include forecasts for cities or towns; therefore, it is not possible to predict the number of new housing units needed for each community.



Figure 15 - Housing Demand per Population Forecast Estimates



SOURCE: MONTANA CENSUS & ECONOMIC INFORMATION CENTER, US CENSUS 2010

Housing Conditions

The majority of housing structures built in Richland County and all four communities was constructed more than 30 years ago (prior to 1980) and more than 85 percent of all units were constructed prior to 1990. The aging housing stock has led to deteriorating structures and decreasing living standards in some communities as noted in several stakeholder interviews and public input meetings. Moreover, as elderly residents continue to live alone, their ability to maintain structures become more difficult and structures become more deficient year after year.

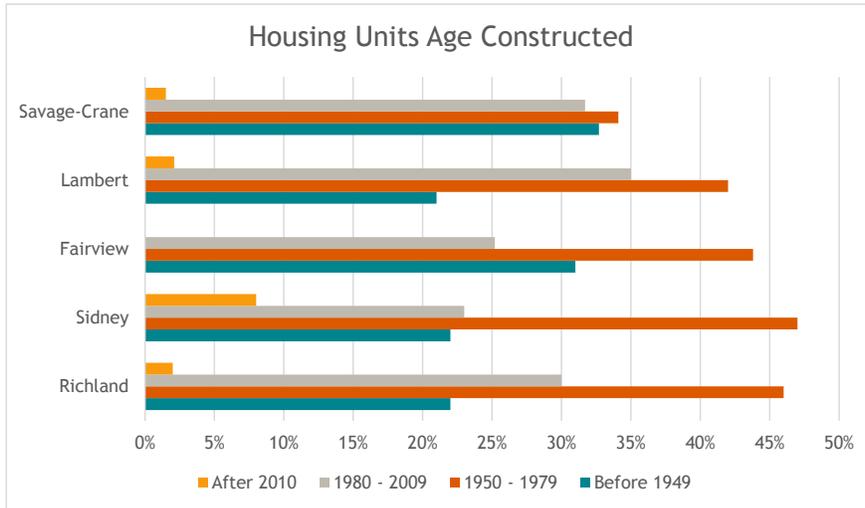
The MT-DOC conducted a housing study (Montana Housing White Paper) in 2012 to assess the condition of units across the State. Similar to the 2009 Assessment Study, the 2012 White Paper analyzed conditions of structures within Richland County and developed a unit condition profile; neither study drilled down to the city or town level.

Nearly 900 units are in poor condition - unit is undesirable and barely useable - throughout Richland County. This is approximately 20 percent of all units in Richland County that are classified as poor condition. Because of low vacancy rates, high demand for housing and increasing prices, many residents have no choice but to live in sub-standard conditions.

Additionally, the 2010 Richland County Land Trust study identified nearly one-fourth of all housing units in the County were classified as unsound and in very poor to poor condition. Therefore, the trend of poor housing has likely contributed to the lack of affordable, quality units especially in the rental market as noted in the 2010 Land Trust study.

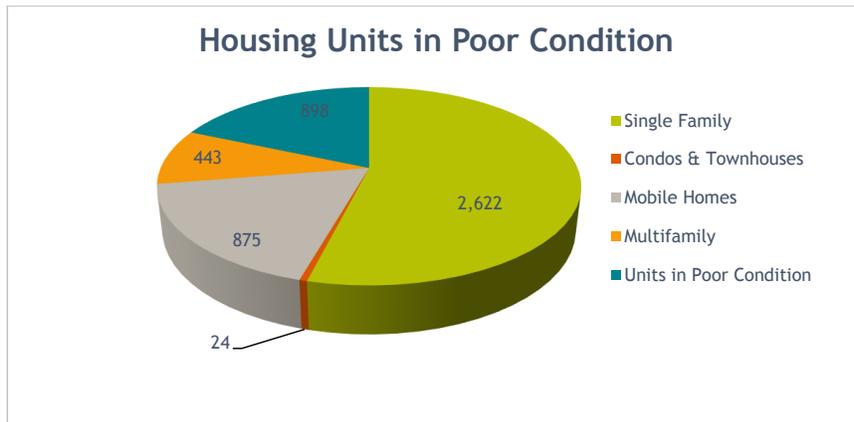


Figure 16 - Housing Units Constructed by Age



SOURCE: US CENSUS 2010, ACS 2012

Figure 17 - Number of Housing Units in Poor Condition in Richland County



SOURCE: MONTANA DEPARTMENT OF COMMERCE, HOUSING WHITE PAPER 2012



Projected Trends

Unit condition trends are difficult to forecast. Since 2011, Sidney has approved and entitled more than 300 residential lots with more than 1,100 potential new residential units (depending upon maximum density requested and build-out scenarios). If that trend continues, Sidney would substantially improve the age of housing stock within city limits.

Table 4 - Richland County Project Unmet Housing Needs

| | 2015 | | 2020 | | 2025 | | 2030 | |
|----------------------------------|-------|--------|-------|--------|-------|--------|-------|--------|
| | Owner | Renter | Owner | Renter | Owner | Renter | Owner | Renter |
| Total Units | 2631 | 1008 | 2638 | 1012 | 2667 | 1023 | 2718 | 1042 |
| Total Unmet Housing Needs | 495 | 190 | 497 | 191 | 503 | 193 | 512 | 196 |
| 50% below MFI | | | | | | | | |
| Elderly/Other | 136 | 95 | 136 | 95 | 137 | 95 | 139 | 99 |
| Small HH | 127 | 57 | 128 | 58 | 130 | 58 | 132 | 60 |
| Large HH | 27 | 4 | 27 | 4 | 27 | 4 | 27 | 4 |
| 50.1% - 80% MFI | | | | | | | | |
| Elderly/Other | 46 | 8 | 46 | 8 | 46 | 8 | 47 | 8 |
| Small HH | 66 | 10 | 66 | 10 | 66 | 10 | 68 | 10 |
| Large HH | 19 | 0 | 19 | 0 | 19 | 0 | 19 | 0 |
| 80.1% - 95% MFI | | | | | | | | |
| Elderly/Other | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 |
| Small HH | 23 | 0 | 23 | 0 | 24 | 0 | 24 | 0 |
| Large HH | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

SOURCE: MONTANA DEPARTMENT OF COMMERCE; HOUSING ASSESSMENT 2009

Housing Price

The MT-DOC 2009 housing needs assessment noted that cost of land, labor and materials, condition of rental housing and NIMBYism (Not in My Back Yard) were the greatest factors in developing affordable housing. In addition, local stakeholder interviews noted that labor costs for construction have risen as much as 200 percent in some instances. Building materials have risen between 20 - 50 percent according to phone interviews conducted in March 2014. These factors and costs are directly transferred onto the future home buyer or renter in the form of increased housing and rental prices.

Affordability

The 2012 White Paper analyzed housing affordability for community across eastern Montana as well as what a typical employee could afford within the County. The results are staggering. The median single-family housing cost in 2012 was \$337,500; in 2010 the estimated median cost was \$112,500. Prices increased more than \$220,000 or 200 percent in less than two years. In addition, as noted in the 2012 White Paper, "Home purchase prices have soared; a three-bedroom home that was \$75,000 a few years ago (2009) sold for \$280,000 (2012) while a 16' by 80' trailer on a 100 foot lot sold for \$180,000. Price increases such as these are not sustainable nor affordable.



Table 5 - Housing Unit Cost Comparison in Eastern Montana

| | Daniels | Dawson | Fallon | Richland | Roosevelt | Sheridan | Wibaux |
|---|----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Single Family Median Home Cost | \$75,000 | \$330,000 | \$165,000 | \$337,500 | \$187,500 | \$169,500 | \$108,000 |
| Condos & Townhomes Median Appraised Value | \$0 | \$386,145 | \$0 | \$174,990 | \$94,530 | \$175,620 | \$110,280 |
| Manufactured Home Median Appraised Value | \$61,290 | \$92,670 | \$195,960 | \$50,805 | \$70,080 | \$91,710 | \$56,640 |
| 1 Bedroom Rental Cost | \$1,485 | \$1,485 | \$1,485 | \$1,485 | \$1,485 | \$1,485 | \$1,485 |
| 2 Bedroom Rental Cost | \$1,764 | \$1,764 | \$1,764 | \$1,764 | \$1,764 | \$1,764 | \$1,764 |

SOURCE: MONTANA DEPARTMENT OF COMMERCE, HOUSING WHITE PAPER 2012

Rental costs have also risen dramatically. One-bedroom rents are nearly \$1,500 per month and two-bedroom costs exceed \$1,700; in 2010 rental prices were just below \$500 and \$600 for one- and two-bedroom units respectively. The Richland County Housing Authority (RCHA) commissioned a study that analyzed rents across the County; the study was completed as part of their due diligence for constructing new affordable and low-income rental projects.

According to RCHA's study, in 2013 vacancy rates for market units were 1.5 percent and 0.0 percent for low-income units (314 units surveyed). Average rental prices for market units were as follows:

- » 1 bed/1 bath: \$1,000
- » 2 bed/1 bath: \$966
- » 2 bed/2 bath: \$1,962
- » 3 bed/2 bath: \$1,675

Table 6 - Housing Cost Changes 2008-2012; Median Appraised Values

| | 2008 | 2010 | 2012 | Percent Change (2008 - 2012) |
|--------------------|----------|-----------|-----------|------------------------------|
| Single Family Home | \$92,500 | \$112,500 | \$337,500 | 265% |
| Condos & Townhomes | \$58,330 | \$58,330 | \$174,990 | 200% |
| Manufactured Home | \$16,800 | \$16,935 | \$50,805 | 202% |
| 1 Bedroom Rental | \$467 | \$495 | \$1,485 | 218% |
| 2 Bedroom Rental | \$555 | \$588 | \$1,764 | 218% |

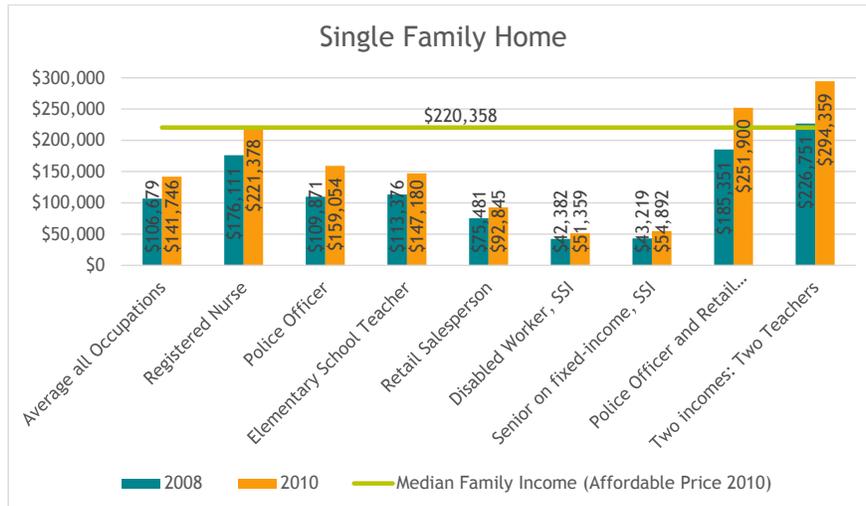
SOURCE: MONTANA DEPARTMENT OF COMMERCE, HOUSING WHITE PAPER 2012

Projected Trends

Affordability will continue to be the greatest housing issue facing Richland County residents. MT-DOC's analysis of affordable jobs shows that only three profession categories can pay the affordable price for a single-family home or rental unit; two categories require both people to work full-time to be able to pay for an affordable unit. With the increased demand for housing and the market still "catching up" to demand, affordability will be an issue for at least the next couple years. However, two different realtors noted that prices are tending to coming down (in Sidney) due to the new multifamily housing projects that have been developed in the past two years. Prices would need to drop significantly, more than 200 percent to be at price points in the year of 2008, before the boom hit.

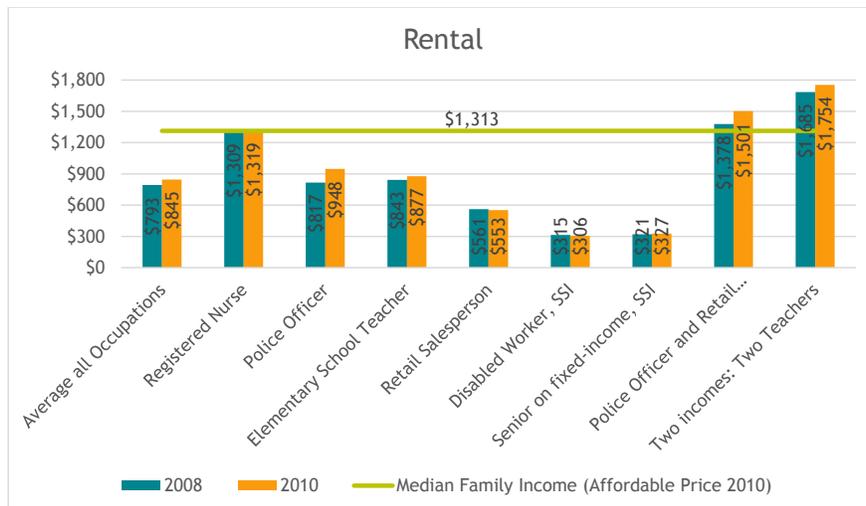


Figure 18 - Single Family Housing Affordability, 2012



SOURCE: MONTANA DEPARTMENT OF COMMERCE, HOUSING WHITE PAPER 2012

Figure 19 - Rental Housing Affordability, 2012



SOURCE: MONTANA DEPARTMENT OF COMMERCE, HOUSING WHITE PAPER 2012



Temporary Housing

Temporary housing has become a significant issue for all communities in Richland County, including the County itself. While not as high of a priority as affordability, quality or even some community features (trails, community event center); it has raised questions as to how best accommodate transient populations. Richland County adopted workforce housing zoning and adopted Buildings for Rent or Lease regulations to help guide temporary housing development. The substantial increase in the number of mobile home subdivisions, RV units, trailers, campers, skit units and FEMA -type trailers has pressured all jurisdictions to enact resolutions or ordinances to deal with the growing problem of unauthorized temporary housing units on Sidney and Fairview lots and non-permitted subdivisions within the County.

Mobile Homes and RV Parks

As of January 1, 2014 Richland County had 116 mobile home/RV parks with two or more units. Most parks are not in compliance with local regulations as only 18 are licensed and 14 were approved or conditionally approved. Sidney has seven licensed mobile home/RV parks; only one was conditionally approved. Fairview has one mobile home subdivision. Average RV spaces per camp range from 20 to 80 units.

In regards to Sidney, Fairview, Savage and Lambert, each community was experiencing temporary housing unit development on multiple fronts including parking units on the street, connecting to existing property owner's sewer or water hookups, dumping sewage into storm drains and constructing semi-permanent structures in open areas on parcels with existing homes and/or structures. Several stakeholders and community members noted that the biggest concern is the health, welfare and safety of these structures for long-term use as they were never intended for more than 180 days of consecutive use (mobile homes only exception).



LONG-TERM USE OF RV UNITS



SEWAGE DISPOSAL ISSUES ON SITE



IMPROPER SPACING AND ROAD/DRAINAGE ISSUES



As noted by the County Planner, rates for workforce housing have significantly increased resulting in more landowners willing to rent spaces to capitalize on the market. However, the vast majority of these uses are not permitted and thus do not meet DEQ standards for sewage disposal causing critical issues with health especially for children. Mobile home and RV spaces typically rented for \$65 per month in 2008 and in early 2014 ranged from \$550 - \$900 per month.

Crew Camps

The goal of crew camps - specifically designed housing developments for oilfield workers - and workforce housing is to construct a temporary housing development that can relieve pressure from the housing market and that can be reused or deconstructed once the housing crisis has subsided. The County did enact workforce housing zoning to help guide future development of crew camps. Additionally, Sidney is updating its zoning code to allow for workforce housing or crew camp type quarters on existing industrial or commercial lots. Crew camps range from 30 to 200 units (2 camps with 600+ beds).

Projected Trends

Rates for RV and mobile home units have decreased from a peak of \$1200 per month to \$550 - \$900 per month. The number of reviewed applications has dropped from its peak in 2012. However, until the supply of permanent housing structures increases to meet demand, the need for low-cost housing will drive the need for temporary housing units especially as rental prices continue to exceed \$1200 per month. Richland County, Sidney and Fairview should continue to reassess and revise codes to ensure temporary housing units meet minimum safety standards, but also have a place to develop for those individuals who cannot afford homes or rental units.



PROPER CREW CAMP UNIT DEVELOPMENT



IMPROPER CREW CAMP SPACING AND DEVELOPMENT



Special Needs Housing

Special needs housing - housing for seniors, disabled, and homeless persons - is in high demand as a result of the increased housing prices. During three of the four public input meetings throughout the County, housing for special needs was referenced especially for those on fixed incomes. As the County's population ages, it becomes more difficult for seniors to manage household repairs and pay increased rental prices. As referenced in the 2009 MT-DOS Housing Assessment Study, the County will have more than 180 elderly households with unmet housing needs. Moreover, seniors and individuals on fixed incomes are more than \$900 below the median affordable rental price and more than \$150,000 below the median affordable housing purchase price; both of which are nearly impossible to overcome.

Existing housing dedicated to seniors or others with special needs include:

- » Crestwood Inn—housing for low-income seniors
- » Sunrise Manor—assisted living facility in Savage
- » Lodge at Lone Tree—assisted living facility in Sidney
- » Sidney Health Center—93-bed extended care facility

Low-income housing is also needed throughout the County and Richland County Housing Authority currently administers subsidized housing and low-income housing projects. The Authority currently manages 86 low income units in Sidney and Fairview, but that number is increasing as current and future projects are slated for development in Sidney.

Richland Opportunities, Inc. provides educational and residential programs to persons with disabilities in Richland County. They operate two group homes with capacity for eight persons each and a transitional living apartment complex with capacity for seven residents in four units, plus an additional unit for staff. All units are full, and there is a waiting list.

The County does not have a homeless shelter.

Projected Trends

Special needs housing, especially for the elderly and those on fixed incomes, will be needed as rents and housing costs continue to rise throughout the county. While Richland County Housing Authority is working to construct low-income units; more housing options for an aging population will be needed to support community members that have lived in Richland County for more than 50 years.



Goals and Objectives

Goal

- » Expand housing stock choices that provide high quality and affordable units for all residents.

OBJECTIVES

- » Develop affordable housing policies that encourage affordable units such as inclusionary zoning, density bonuses and fee waivers or reductions for affordable unit construction.
- » Identify state and local resources to rehabilitate housing units in poor condition.
- » Create programs to address affordable housing issues including working with state and local governments to create a housing development fund similar to North Dakota's Housing Incentive Fund.
- » Identify and initiate programs to address decay and assist with demolition.

Goal

- » Preserve neighborhood character by developing similar-style housing in established residential districts and cluster residential units near existing residences especially in rural settings.

OBJECTIVES

- » Direct new residential development to locate near existing residential uses.
- » Promote in-fill development with historical community housing densities; locate single-family near single-family and multifamily near multifamily.
- » Utilize the future land use plan and updated zoning codes to guide residential development in appropriate areas with buffer areas as needed.
- » Prohibit industrial and large-scale commercial development within established residentially zoned areas and future residentially planned growth areas.
- » Identify areas in Sidney's jurisdictional planning area that are desirable for residential growth and target capital improvements in these areas.
- » Promote in-fill development and historical city housing densities to maximize use of existing and future infrastructure.

Goal

- » Improve capabilities of low-to-moderate income persons to purchase & maintain quality homes.

OBJECTIVES

- » Expand the number of low-to-moderate income persons receiving assistance through education campaigns.
- » Encourage new development to include affordable housing options and provide incentives for developers to do so-
- » Collaborate with NeighborWorks Montana and Richland County Housing Authority to participate in the Montana Land Trusts program or similar land/rent control mechanisms for households below median family income.

Goal

- » Encourage development to meet housing needs of seniors, service workers & disabled persons.

OBJECTIVES

- » Collaborate with local and regional developers to construct more low-income units through policies such as reduced fees, density bonuses or joint infrastructure projects with local governments.
- » Develop a local housing incentive fund and/or affordable housing program for public service workers.



ECONOMIC DEVELOPMENT

Richland County has experienced significant economic growth in recent years. This growth is primarily tied to continuing development of the Bakken region in ~~western North Dakota and~~ eastern Montana. Employment and income in this section are analyzed by industry. Industry groups are classified by the North American Industry Classification System (NAICS), which divides establishments into 20 industry sectors based on their primary output. This section also highlights two critical sectors for the county's economy - agriculture and energy development.

Employment

Total average employment increased by 38 percent between 2009 and 2013, from 4,856 to 6,706.

The top five industries in 2013 by employment are shown below. The mining industry, which includes business that extract naturally-occurring mineral solids, liquid minerals and gases, and includes oil-related industries such as frac sand, saltwater and rig movements leads the county in average employment.

Table 7 - Richland County Top Five Industries by Employment, 2013

| Industry | Average Employment 2009 | Average Employment 2013 | Percent Change |
|-----------------------------------|-------------------------|-------------------------|----------------|
| Mining | 425 | 848 | 99.5% |
| Transportation and Warehousing | 300 | 683 | 127.7% |
| Health Care and Social Assistance | 729 | 653 | -10.4% |
| Construction | 347 | 642 | 85.0% |
| Retail Trade | 514 | 631 | 22.8% |

SOURCE: QUARTERLY CENSUS OF EMPLOYMENT AND WAGES, US BUREAU OF LABOR STATISTICS

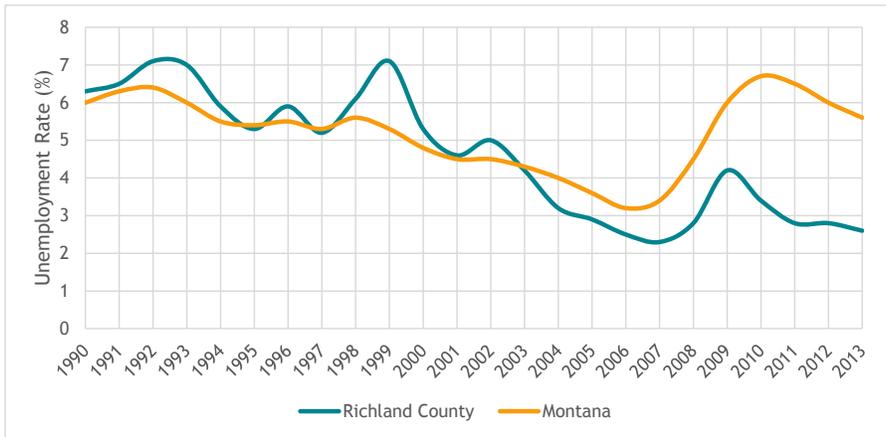
The fastest growing industries by employment between 2009 and 2013 were Transportation and Warehousing (127 percent), Professional and Technical Services (106 percent), and Real Estate and Rental and Leasing (100 percent). The Transportation and Warehousing industry includes businesses providing transportation of passengers and cargo, warehousing and storage for goods, scenic and sightseeing transportation and support activities related to modes of transportation. The Professional and Technical Services industry includes establishments that specialize in performing professional, scientific and technical activities for others.

Health Care and Social Assistance was the only industry with declining employment between 2009 and 2013 (-10 percent).

The county's top employers in 2012 were Agri-Industries, Franz Construction, Hurley Ent, Mitchell's Oil Field Service and Pauper Industries (Quarterly Census of Employment and Wages, US Bureau of Labor Statistics). Unemployment rate is shown in Figure 20. The county's unemployment rate has been consistently lower than the state since 2004. In 2013 the average annual unemployment rate in the county was 2.6%, which is generally considered to be full employment.



Figure 20 - Annual Unemployment Rate, 1990-2013



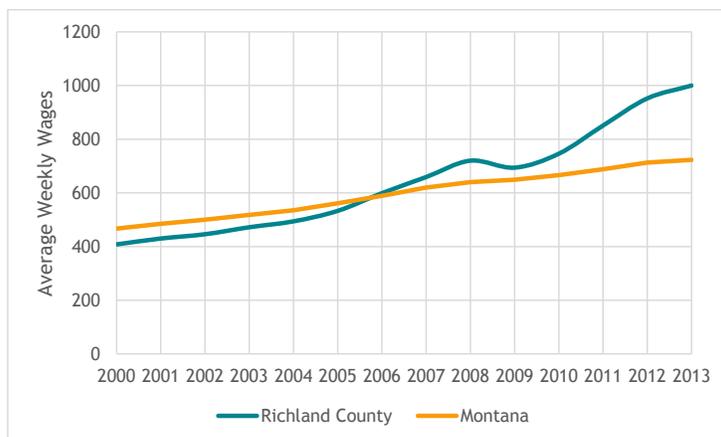
SOURCE: MT RESEARCH & ANALYSIS BUREAU

Income

Median household income for the county is \$56,050 according to the 2008-2012 American Community Survey. The county's median household income is 23 percent higher than the statewide median of \$45,456.

Average weekly wages are shown in Figure 2. Average wages in the county surpassed Montana in 2006 and have been consistently increasing since 2009. The county's average weekly wages were \$1,000 in 2013.

Figure 21 - Average Weekly Wages, 2000-2012



SOURCE: QUARTERLY CENSUS OF EMPLOYMENT AND WAGES, US BUREAU OF LABOR STATISTICS



The top five industries in 2013 by weekly wages are shown in Table 8. The mining industry leads the county in average weekly wage and average employment.

Table 8 - Richland County Top Five Industries by Weekly Wages, 2013

| Industry | Average Weekly Wages 2009 | Average Weekly Wages 2013 | Percent Change |
|--|---------------------------|---------------------------|----------------|
| Mining | \$1,371 | \$1,707 | 24.5% |
| Utilities | \$1,548 | \$1,651 | 6.7% |
| Professional and Technical Services | \$901 | \$1,550 | 72.0% |
| Wholesale Trade | \$837 | \$1,369 | 63.6% |
| Transportation and Warehousing | \$1,016 | \$1,291 | 27.1% |

SOURCE: QUARTERLY CENSUS OF EMPLOYMENT AND WAGES, US BUREAU OF LABOR STATISTICS

The fastest growing wages by industry between 2009 and 2013 were Professional and Technical Services (72%), Other Services (69%) and Wholesale Trade (64 percent). The Other Services industry includes a variety of businesses not otherwise classified, including equipment and machinery repairing, promoting or administering religious activities, advocacy, and providing dry cleaning and laundry services, personal care services, pet care services, photofinishing services, temporary parking services and dating services.

The slowest growing wages by industry between 2009 and 2013 were Utilities (7 percent), Information (8 percent), and Arts, Entertainment and Recreation (14 percent). The utilities industry includes businesses that provide telecommunications, electric power, natural gas, steam supply, water supply and sewage removal.

High wages in energy-related industries may be hindering growth in lower paying service industries. For example, while total employment and wages increased in the Retail Trade industry between 2009 and 2013, the total number of establishments decreased from 55 to 51. This suggests that businesses are hesitant to open new establishments, or that the opening of new establishments is offset by the closure of existing establishments.

Sixteen percent of county residents are living below the poverty level according to the 2008-2012 American Community Survey. The county's poverty rate is slightly higher than the statewide rate of 15 percent.

Agriculture

The county's agriculture industry is summarized in Table 9 and was the primary industry prior to the energy extraction growth. The number of farms, land in farms and size of farms remained relatively stable between 2007 and 2012. The market value of crops sold increased by 76 percent and value of livestock and related products decreased by 15 percent. The average value of products sold per farm increased by 31 percent.



Table 9 - Richland County Agriculture Summary

| | 2007 | 2012 | Percent Change |
|--|-----------------|-----------------|----------------|
| Number of Farms | 548 | 544 | -0.7% |
| Land in Farms | 1,279,300 acres | 1,293,012 acres | 1.1% |
| Average Size of Farm | 2,334 acres | 2,377 acres | 1.8% |
| Market Value of Products Sold | \$126,399,000 | \$139,166,000 | 10.1% |
| Crops | \$53,188,000 | \$93,696,000 | 76.2% |
| Livestock, Poultry & their Products | \$53,769,000 | \$45,470,000 | -15.4% |
| Average per Farm | \$195,177 | \$255,821 | 31.1% |

SOURCE: 2012 USDA AGRICULTURAL CENSUS

Spring wheat accounts for nearly 56 percent of harvested acreage in the county, followed by hay (19 percent) and winter wheat (8 percent). Sugar beets, a key crop in the Yellowstone River Valley, accounts for 5 percent of the county's harvested acreage. Cattle and calves make up a large majority of the county's livestock industry (National Agricultural Statistics Service 2013 Field Survey).

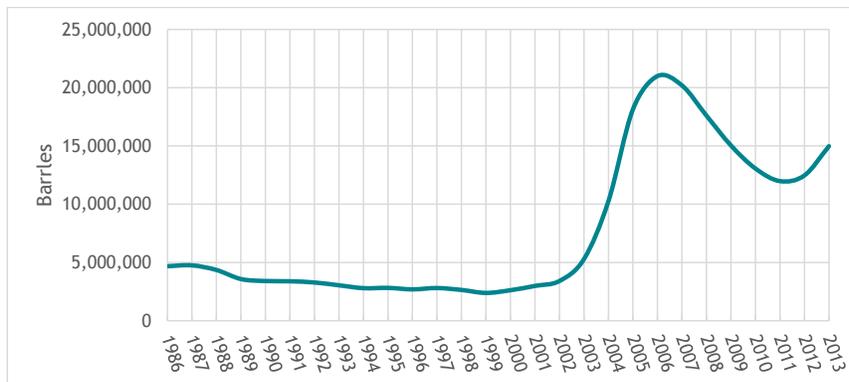
The most fertile area in the county lies along the western banks of the Yellowstone River, and was created by the Lower Yellowstone Irrigation Project. The project, initially completed in 1909, constructed a primary irrigation canal of 71.6 miles to bring diverted water from the Yellowstone River to nearby fields. 225 miles of lateral canals run along the western banks of the Yellowstone River and provide irrigation to 52,000 acres of farmland in the counties of Richland, Dawson, and McKenzie (North Dakota). The LYIP is instrumental in keeping the agricultural base afloat in the County and recent development patterns have begun to interfere with the effectiveness of the LYIP's ability to maintain and create new canals for agricultural lands.

Soils classified by the Natural Resources Conservation Service (NRCS) as prime farmland with minimal irrigation are shown in Figure 23. There are approximately 400,000 acres of prime farmland in Richland County.

Energy Development

Oil production in the county is shown in Figure 29. Production peaked at 21 million barrels in 2006, declined to 12 million in 2011, and increased to 15 million in 2013.

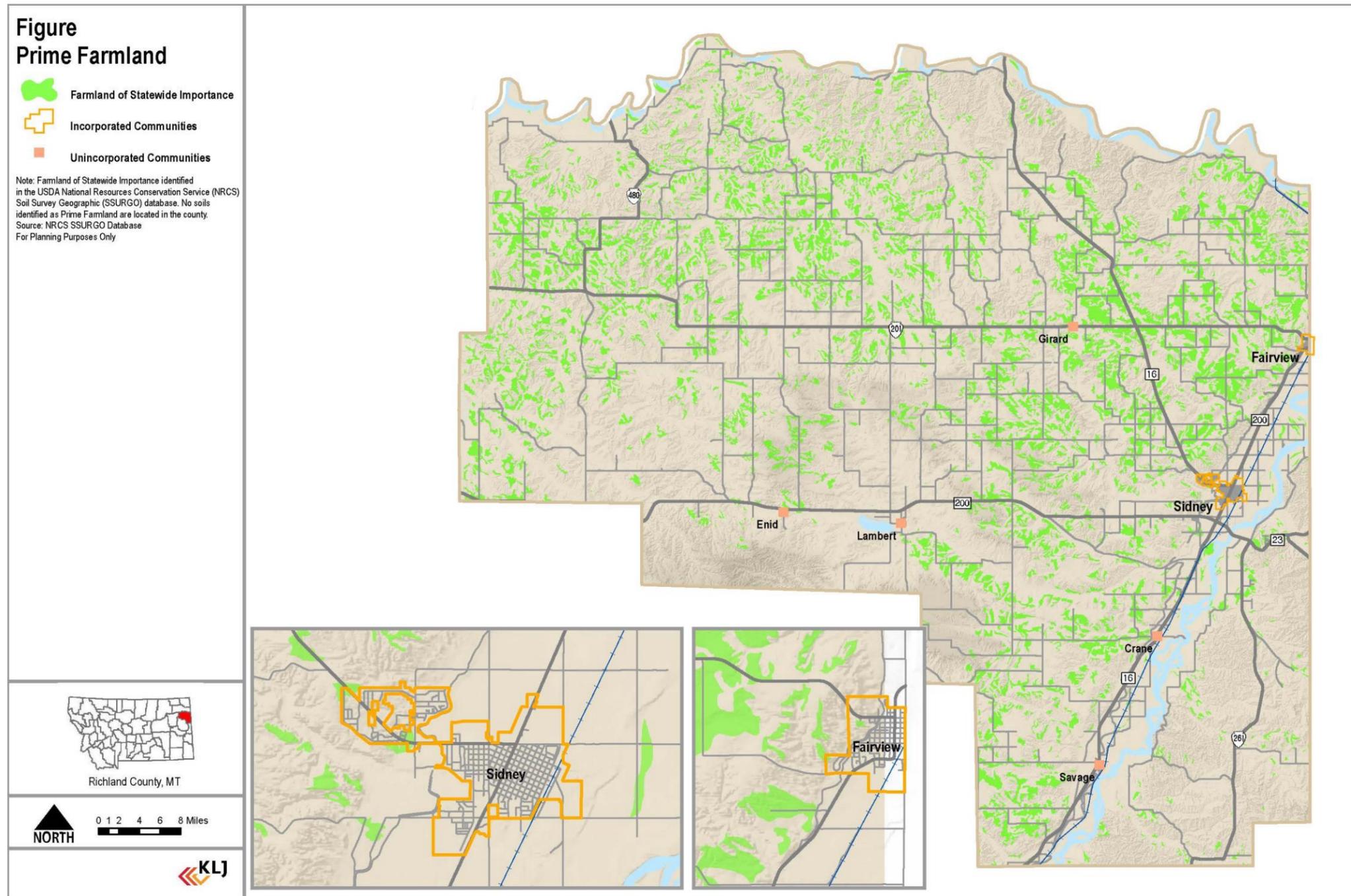
Figure 22 - Oil Production in Richland County 1986-2013



SOURCE: MT BOARD OF OIL AND GAS CONSERVATION



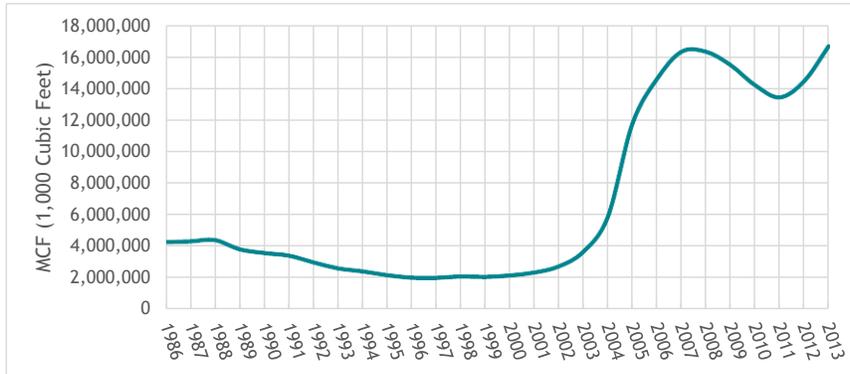
Figure 23 - Prime Farmland in Richland County





The MT Board of Oil and Gas Conservation does not track natural gas extraction from dedicated wells in Richland County; however it does track natural gas extraction occurring in the form of associated gas, which is natural gas produced in association with crude oil. Associated gas production is shown in Figure 30. Production reached record levels in 2013 at almost 17 million MCF.

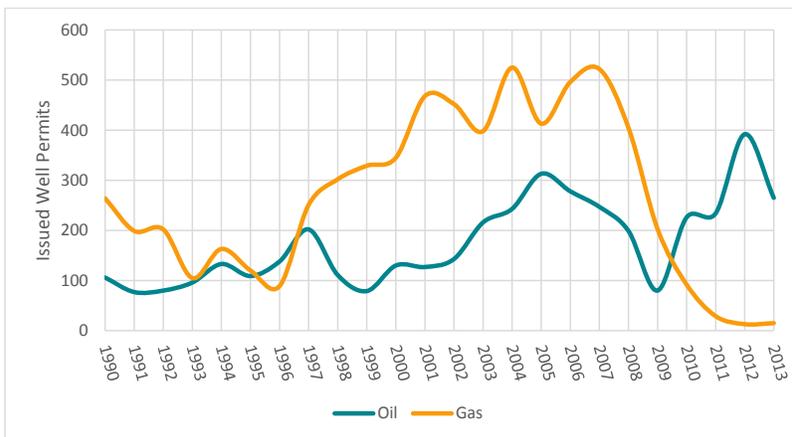
Figure 24 - Associated Gas Production in Richland County 1986-2013



SOURCE: MT BOARD OF OIL AND GAS CONSERVATION

Issued well permits are shown in Figure 31. Gas permits peaked at 525 in 2004, but have significantly decreased in recent years. There were 15 gas permits issued in 2013. Oil permits peaked in 2012 at 392. They declined to 265 in 2013.

Figure 25 - Issued Well Permits in Richland County, 1990-2013



SOURCE: MT BOARD OF OIL AND GAS CONSERVATION



Locations of producing wells are shown Figure 26. There were 1,122 producing wells in Richland County as of June 3, 2014 according to the MT Board of Oil and Gas Conservation.

According to the North Dakota Department of Mineral Resources, a typical Bakken well will produce for 45 years. It will produce approximately 615,000 barrels of oil, generate a \$20 million net profit, pay royalties of \$7,300,000 to mineral owners, pay salaries and wages of \$2,125,000 and pay \$4,325,000 in taxes (based on North Dakota's tax structure).

Projected Trends



OIL RIG NORTHEAST OF SIDNEY

Economic Development Organizations

Richland Economic Development Corporation is a countywide non-profit organization. It participates in a variety of activities, most notably completion of the county's Comprehensive Economic Development Strategy (CEDS). The CEDS includes a countywide strategic plan and development strategy. An approved CEDS allows the county to be eligible for certain types of federal funding.

Sidney Area Chamber of Commerce and Agriculture hosts a number of events throughout the year and operates the visitor center in Sidney. They have accomplished a number of projects and promote Sidney through economic development (business promotion), trade shows and tourism.

Targeted Economic Development Districts (TEDD)

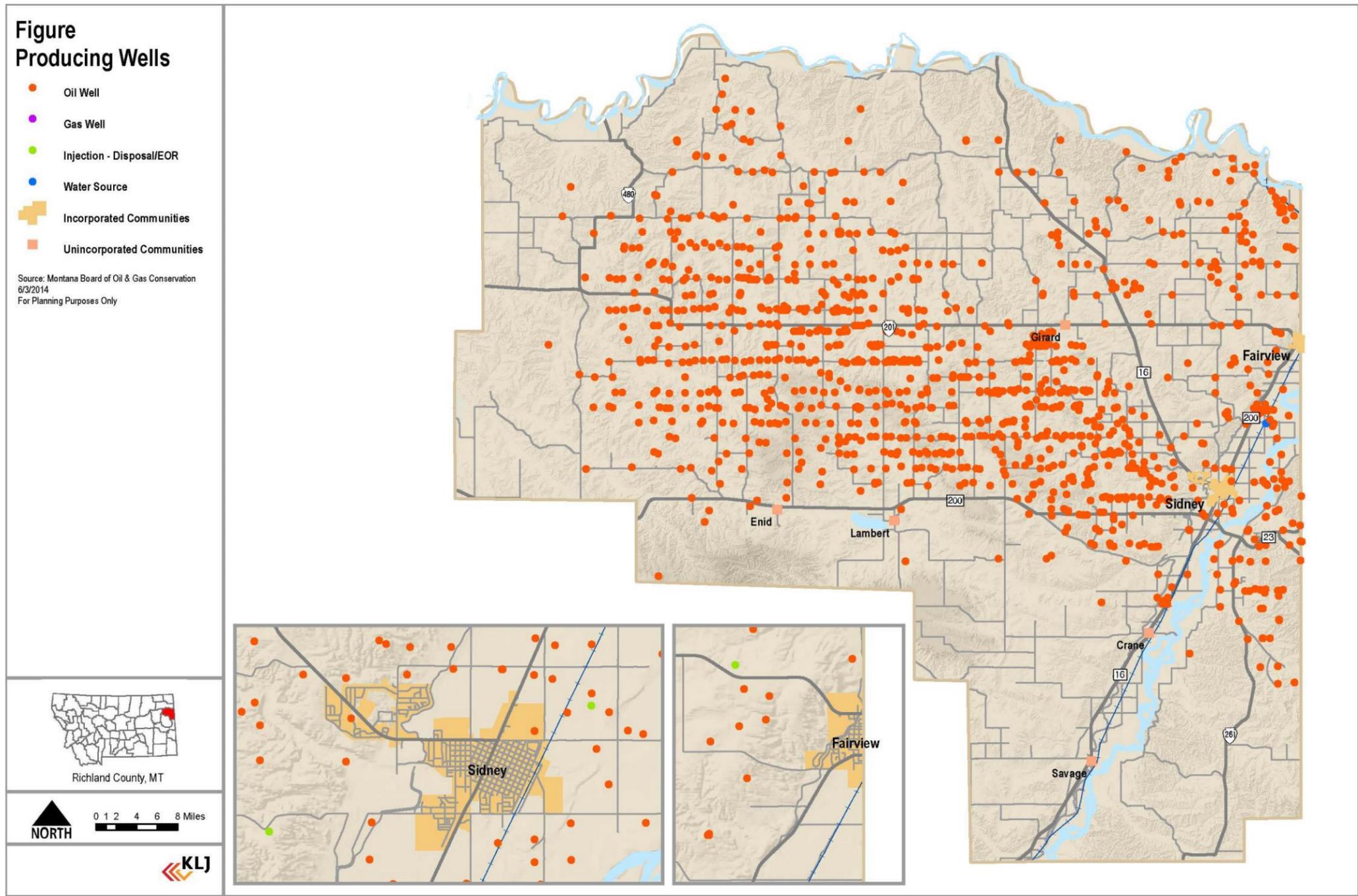
Sidney can utilize TEDDs in creating a new economic sector or helping to revitalize an existing economic area that requires some form of assistance whether it be infrastructure improvements, funding or studies to make a new economy thrive with value added industries. The TEDD cannot cross jurisdictional boundaries and needs to include a statement of infrastructure deficiency and must reference an urban renewal plan or neighborhood plan to specifically analyze future redevelopment.

Projected Trends

The economy in the County is growing although it has become more dependent on the energy sector. The county has begun to help attract and retain businesses that diversify the local economy while still keeping agricultural businesses and manufacturing as important economic bases.



Figure 26 - Location of Producing Wells





Goals and Objectives

Goal

- » Continue developing a sustainable and diversified economic base including energy development and secondary-value added businesses.

OBJECTIVES

- » Expand and diversify businesses through policy and implementation funding tools such as tax increment financing (TIF) and targeted economic development districts (TEDD) to support secondary value-added industries.
- » Coordinate economic development with land use, natural resources, capital improvement programs and local community values regarding economic development.
- » Evaluate effect of specific development proposals on community character and health prior to committing public resources.
- » Identify and quantify the city's resources and infrastructure that may be needed for new industry. Use as a legislative tool when seeking grant funding or support from the State Legislature and Governor's Office.
- » Target "main street" businesses and encourage infill development as appropriate in all communities.

Goal

- » Support existing businesses through expanding capacity to provide needed infrastructure to support a strong economy.

OBJECTIVES

- » Continue to work at the state level to safeguard allocation of oil production taxes for impacts in the county and at the city level.
- » Collaborate with the County to balance expenditures of oil and gas revenues between construction and infrastructure projects and long-term needs to support sustained economic growth.
- » Collaborate with the County to support economic development projects including infrastructure, community amenities and housing for public-sector staff.

Goal

- » Support the county's production of high value crops and potential for value-added industries including energy development and agri-business products.

OBJECTIVES

- » Develop the area's agricultural resources and retain/preserve existing irrigation easements and canals within Sidney's jurisdictional planning area.
- » Develop market for new and existing agricultural businesses as well as energy development businesses including fast-tracking projects that bring sustained employment to the region.
- » Coordinate land use policies and infrastructure development (CIP) to preserve irrigation canals and expand easements where necessary.
- » Increase resources for agricultural research that supports growth of agribusinesses and improves competitiveness of growers by support LYIP, USDA-ARS and MSU Extension Center.



LOCAL SERVICES

Local services include aspects of a community not otherwise covered elsewhere in the Growth Policy and typically include police, fire, EMT, non-profit groups, hospitals, community/youth centers and other amenities that make Richland County unique.

Government

Local government consists of Richland County, and the incorporated City of Sidney and the incorporated Town of Fairview. The County is a Commissioner form of government and both incorporated communities are Mayor/Council form of government. The three local governments all have “general powers” of authority only; they are limited to actions only authorized by state law.

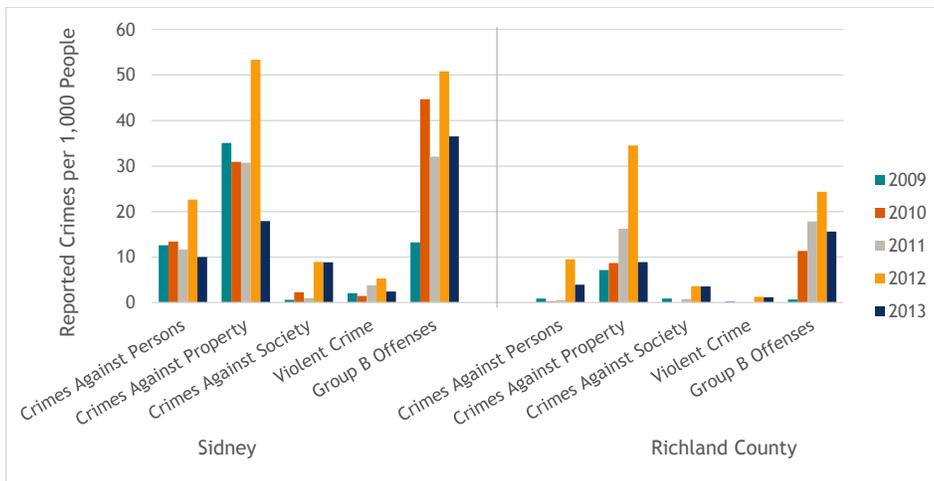
Law Enforcement

The City of Sidney law enforcement staff has a chief, assistant chief, lieutenant, sergeant, patrol officers, a security officer, a K-9 unit and a clerk. All officers are required to complete the 12-week basic training at the MLEA within one year of hire. The city has 24-hour protection.

Sidney Police Department and the County Sheriff’s Department occupy a new law enforcement center, which was constructed in 2008.

The Montana Board of Crime Control maintains records of all crimes reported in the state. The seven major offenses (homicide, rape, robbery, aggravated assault, burglary, larceny, and motor vehicle theft) peaked in 2012. Group B offenses (misdemeanor crimes) also peaked in 2012.

Figure 27 - Changes in Crime Statistics



SOURCE: MONTANA BOARD OF CRIME CONTROL



As noted, crimes have substantially increased since 2008. The Sidney Herald noted that Richland, Roosevelt, Sheridan and Daniels counties have seen a 228 percent crime increase from 2008-2012 and that the City experienced a 52 percent increase in drug arrests in the first three months of 2014 compared to the first three months of 2013, and a 54 percent increase in partner or family member assault arrests during the same time period. In May 2014, a Drug Enforcement Administration (DEA) agent also noted during a meeting in Sidney that during last three years, methamphetamine found in Montana has been 80 to 100 percent pure, and most likely from Mexico.

The largest issues, identified by Sidney Chief of Police Frank DiFonzo, were drug crimes and lack of resources. “It takes so much to organize and run a complicated drug investigation that I can’t do that with my manpower,” DiFonzo said. Drug enforcement is extremely important to the department and it is currently seeking any funding support from federal or state agencies. Additionally, the department has a very difficult time hiring staff because of lack of affordable housing. Most officers cannot afford to live in the very city they have sworn to protect because high rental costs or difficulty in obtaining a loan for a \$300,000 house.

Another issues is response with various annexations stretching the City’s boundary and the development of multifamily units. In addition, the lack of clearly identified addresses and lot numbering in RV and mobile home parks makes it nearly impossible for police or fire to respond in a timely manner.

Projected Trends

Law enforcement will continue to be a pressing issue especially hiring and retaining staff; some officers have resigned to work in the oil field where salaries are double or triple what officers currently make. Overall crime has begun to decrease slightly from 2012, but drug and alcohol related offenses and personal offense crimes such as assault continue to rise. All departments will likely need to hire staff to retain the level of service to communities and serve residents as well as work with local, state and federal agencies to leverage funds for job training and hiring of staff.

Fire/EMS/DES

Fire

The Sidney Fire Department responds to fires in Sidney and throughout the county and has 13 equipment stations in various locations. The equipment at these stations is aging and is currently on a replacement schedule to continue a high rating from the Insurance Services Office (ISO rating). However, having a CIP would greatly enhance the department’s ability to plan for long-term resources. The largest concern facing the department is the upgrade from a volunteer to full-staffed department if required. The County and City of Sidney are working together to construct a new fire hall that would service Sidney and Richland County areas by having a centralized location for vehicles and staff. The Sidney fire marshal is the only full-time employee; all others are volunteer. The departments provide mutual aid as needed in Richland County as well as in western North Dakota.

Table 10 - Fire and EMT Data

| | Capabilities | Firefighter and EMT Staff | Calls per year | Area |
|-------------------------------|--|---------------------------|------------------------------------|---|
| <i>Sidney Fire Department</i> | Structural, wildland, hazardous materials, and oil rig fires | 30-32 FF 20 EMT | 115 (includes city-county fire) | Serves both city and county areas; 13 stations located on farms/ranches across the county |



Ambulance/EMS

The Richland County Ambulance Service is a county service operated by Sidney Health Center. The County buys and owns the vehicles and the hospital stocks supplies. Approximately 50 nationally registered emergency medical technicians (EMTs), all volunteers, are located in Sidney, Fairview, Savage, and Lambert; ambulance vehicles are also located in Fairview, Lambert and Savage.

The number of ambulance calls has nearly doubled the first half of 2014 and is expected to exceed 700-800 calls; in 2012 and 2013 the ambulance service responded to approximately 450 - 500 calls. The majority of responses are trauma injuries, particularly traffic accidents and more elderly-related emergencies.

Difficulties include recruiting volunteers and response times from staff that live far from stationed vehicles.

Disaster and Emergency Services

Richland County has a Disaster and Emergency Services (DES) Coordinator. The DES Coordinator is responsible for the Local Emergency Operations Plan, the Multi-Hazard Mitigation Plan (MHMP) (completed in 2014) and continues to work with the Sheriff's office to update and maintain the county's emergency 911 system.

As noted in the 2014 MHMP, hazardous material shipments - oil, gas, chemicals - are a growing concern for the County and Sidney especially as oilfield development continues to grow in relation to the Bakken. The closest HAZMAT team is located in Billings, which is a four-hour drive. The DES coordinator is analyzing current trends to determine if an eastern Montana HAZMAT team can be created to service counties impacted by oil and gas development. However, several concerns such as staffing, training, funding and location of team members need to be addressed before a formal request can begin.

Projected Trends

Sidney may need to hire a full-time staff depending upon growth; however, at this time the department is functioning well as a volunteer staff. Unless required to do so, the department will remain volunteer as this is more efficient for the fire chief and fire marshal.

Hazardous material shipments via truck and train are also increasing throughout the County as noted in the 2014 MHMP, which outlines a strategy for potential forming an eastern Montana HAZMAT team to respond to oil, gas, chemical and other hazardous material spills, accidents and fires. The ability to service hazardous accidents is a growing concern for local law enforcement and fire department personnel, especially since the closest response team is four hours away in Billings.

County Services

Richland County Health Department

Richland County Health Department (RCHD) is dedicated to cultivating individual and community involvement in all aspects of health, safety and wellness by empowering people to capitalize on available resources to achieve our highest quality of life. To meet this mission RCHD performs the core functions of: Assessment, Assurance, and Policy Development. Some areas of focus include: Environmental Health, Immunizations, Cancer screenings and prevention, tobacco use prevention, injury prevention, maternal and child health programs, volunteer opportunities, communicable disease prevention and public health emergency preparedness. The programs do vary with available funding and the needs of Richland County.



Communities in Action (CIA)

CIA is responsible of a community building process that has been in place since 2005. The process is a comprehensive process that engages county residents in Assessment, Planning, Implementation and Evaluation to address county Quality Of Life Issues. The CIA steering committee is responsible for implementing the annual “State of the County - Community-wide Conference” and updating the county quality of life strategic plan. The steering committee provides structure for the action groups that are established to address identified county issues and report back to the community. This process is relevant to the Growth Policy in that the various action groups can be utilized to address concerns identified in the Growth Policy. Additionally, the process provides for community input that can guide the growth policy. CIA has several groups focused on different issues throughout the County; groups include: Health Behaviors; Clinical; Social and Economic; Physical Environment.

Education

Sidney has one elementary school, middle-school and high-school. Superintendent Dan Farr noted that hiring quality staff and the need to expand elementary and middle-schools facilities will be the greatest issue addressed by the school board and district. The district cannot pay high enough wages for some teachers, who have left to work elsewhere. The district is considering implementing a housing development similar to Lambert’s teacher-housing model.

Sidney schools may experience more than 1,700 new children if all developments build-out to their maximum density. This will place undue burden on the school district, which is already at capacity in some classrooms. Superintendent Farr noted that more than \$900,000 in bonding will be needed to address future impacts.

Student enrollment, especially at the elementary schools, has skyrocketed for most communities. Sidney (~~52-65~~ new students) and Fairview (23 new students), Lambert (20) and Savage (18) all experienced significant growth in elementary schools. Middle and high school enrollment data show a steady trend, ~~although Sidney did experience a large influx of students with nearly 31 new children.~~

Table 11 - ~~Richland County~~ Sidney School Enrollments

| School | Grades Served | 2013-2014 Enrollment | 2012-2013 Enrollment | 2011-2012 Enrollment |
|---|---------------|----------------------|----------------------|----------------------|
| Sidney | | | | |
| Central-West Side Elementary | PK-5 | 665 | 600 | 548 |
| Sidney Middle School | 6-8 | 313 | 283 | 306 |
| Sidney High School | 9-12 | 402 | 402 | 371 |
| Sidney Public Schools Total Enrollment: | | 1380 | 1285 | 1225 |
| Richland County Total Enrollment: | | 2031 | 1875 | 1765 |

SOURCE: MONTANA OFFICE OF PUBLIC INSTRUCTION

Projected Trends

As Sidney continues to develop, impacts to educational facilities will increase. The Sidney School District has estimated that between 1,300 and 1,700 students potentially enroll in the school district as subdivisions are built out. The estimates were compiled by Dan Farr, Sidney School Superintendent, as a way to track impacts. While the numbers are estimates of maximum impacts and dependent upon build-out scenarios of subdivision development, the projections do signal that additional classrooms, facilities and staffing will be needed to serve the growing enrollment, with quality staffing being of the highest importance.



Table 12 - School Impacts from Proposed Development

| Development | | | Projected Maximum Student Enrollment Impact | Subtotal |
|--|-----|---|---|-----------|
| Sunrise Village Subdivision | 183 | lots | 570 | 570 |
| North View Subdivision | 31 | lots | 104 | 674 |
| Mayo Subdivision | 31 | lots | 62 | 736 |
| North Drive Mobile Home Court | 17 | lots | 17 | 758 |
| River View Estates | 15 | lots | 15 | 773 |
| Anderson Minor Subdivision | 1 | family unit | 1 | 774 |
| Pheasant Run Minor Subdivision | 54 | Unit Apt. Comp | 100 | 874 |
| | 58 | Unit Apt. Comp | | |
| Bagnell RV Park Phase III | 72 | RV | 1/10 or 72 | 881/946 |
| Halley Subdivision | 9 | lots | | 890/955 |
| Sugarland Subdivision | 20 | RV | 9 | 910/975 |
| | 5 | mobile | | |
| Weiss Minor Subdivision | 2 | lots | 2 | 912/977 |
| Eagles Landing | 41 | truck | 75 | 987/1052 |
| | 37 | mobile | | |
| | 86 | park model | | |
| | 105 | RV | | |
| Bouchard Subdivision | 2 | residential | 2 | 989/1054 |
| | 1 | commercial | | |
| Richland Co. RV & Industrial Park | 88 | RV | 1/10 or 89 | 998/1143 |
| | 1 | trailer | | |
| Augustus Vaux Subdivision | 7 | R-3 Multi-family lots (townhomes or apartments) | 7/14 per lot | 1000-1150 |
| Badlands Subdivision | 22 | family | 22/44 | 1022-1172 |
| Diamond Island Subdivision | 28 | family | 58/56 | 1050-1230 |
| Byer Industrial Park Major Subdivision | 18 | Industrial | 28/56 | 1078-1288 |
| | 33 | residential | | |
| Eberline Minor Subdivision | 1 | residential | 7 | 1085-1295 |
| | 4 | commercial | | |
| American Land Group | 102 | units-duplex | 102/204 | 1187/1499 |
| | 114 | 4-plex | | |
| HUD Residential | 64 | unit (multi-family) | 64/128 | 1251/1627 |
| MPEG Land Development, LLC | 86 | living units | 50-75 | 1301/1702 |
| Lunderby Subdivision | 5 | residential | 5 | 1306/1707 |
| SchMart Subdivision | 6 | duplexes | 28/56 | 1334/1763 |
| | 16 | single family | | |

SOURCE: DAN FARR, SIDNEY SCHOOL SUPERINTENDENT



Health Care

Hospitals, Clinics, Extended Care

The Sidney Health Center is a community-owned membership corporation with a lifetime membership. The health center offers all the services of a full acute care hospital and recently completed a major renovation with a new cancer center and walk-in clinic.

The health center has the ability to care for the existing community and population increases as a result of the renovation. ER visits have increased from 6,982 in 2012 to 7,559 in 2013 (8 percent increase). The biggest concern is recruiting physicians to a rural area and finding adequate housing for nursing staff. As noted in a Sidney Herald article, additional “challenges for Sidney Health Center include employee turnover. There was a 34.2 turnover in 2013 compared to 32.8 percent in 2012. The biggest contributor to this is more than 80 percent of new employees leaving within their first year at Sidney Health Center. [Rick] Haraldson [CEO] said 60 percent of the employee’s [reason for] leaving are related to a family move and housing. Another element is the struggle to compete with oilfield industry wages.”

Public Health

Richland County Health Department (RCHD) is dedicated to cultivating individual and community involvement in all aspects of health, safety and wellness by empowering people to capitalize on available resources to achieve our highest quality of life. To meet this mission RCHD performs the core functions of: Assessment, Assurance, and Policy Development. Some areas of focus include: Environmental Health, Immunizations, Cancer screenings and prevention, tobacco use prevention, injury prevention, maternal and child health programs, volunteer opportunities, communicable disease prevention and public health emergency preparedness. The programs do vary with available funding and the needs of Richland County.

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Projected Trends

Staffing will continue to be the largest issues facing health care industry in Richland County. Housing prices and the lack of available units makes recruiting employees difficult. While many doctors can afford higher prices, many single-family homes are either not being constructed (see Land Use chapter) or only remain on the market for less than 30 days thus making it difficult to secure housing before a doctor or nurse arrives.

The Health Center and RCHD both received new or upgraded facilities and should be able to treat community health needs without major site improvements.



Community Amenities

Museums and Cultural Resources

The MonDak Heritage Center and Art Gallery is located in Sidney. The Heritage Center includes a research library, homesteader museum in with a Montana pioneer street scene, and art gallery. The Center holds major art shows each year and provides space for musical recitals, seminars, learning opportunities and festivals such as Oktoberfest.

Sidney is also a member of the Northeastern Arts Network—which arranges for five events per year to come into the towns of Chinook, Malta, Sidney, and Glasgow. The performances are usually held at Sidney Junior High or other sites, but the County lacks an adequate space for such events.

Library

The Sidney-Richland Public Library is funded through city and county tax dollars as well as private donations, and state and federal grants. The Library is administered by a five-member Board of Trustees with representatives from both the city and county.

The existing building, which is owned by the County, was completed in 1966 with an addition built in 1985, but it does not meet the needs of today's typical library user. The library has a collection of books, periodicals and movies, and provides public access internet terminals and computers for public use, reference services, interlibrary loan, story-time, summer reading programs, literacy programs, and homebound delivery. However, the building's outdated infrastructure and some architectural components does not lend itself to technology improvements to service a growing community need and changing library environment of digital services including eBooks.

Library programs are offered to residents of all ages and include story time, Lego Club, Family Science Night, the Read to the Dog program, the summer reading program, adult computer and tablet classes and craft classes. The library is also beginning a bookmobile service and is looking to develop a "Redbox" type service in Savage and Lambert whereby community members can check out books from a kiosk in those communities rather than at the library.

According to the library, approximately 3,000 patrons use the library with an estimated growth rate of 50 patrons per month; nearly 600 patrons have signed up since January 1, 2013. More than 200 people visit the library daily resulting in 1,200 visits a week and more than 67,000 visits in 2013.

Youth/Event Center

Currently, the Boys and Girls Club of Richland County offers afterschool activities for more than 100 children on average. Currently, the Club uses space in an elementary building but is looking to expand operations. The City of Sidney recently signed a yearly lease with the Club; the Boys and Girls Club will get access to a portion of Johnson Park to construct a new facility. Currently, the Club is reviewing architectural drawing and will commence with a funding campaign.

Community members have also expressed interest in developing a multiuse event facility that would potentially include a 3,000 - 4,000 person auditorium for regional events including music festivals, a gymnasium, daycare facilities and/or senior center gathering spaces and other uses deemed important to the community. While the facility is in early planning stages, concept development will be crucial for the successful placement and operation of the facility.



Daycare and Social Services

Daycare and social services are a critical component to quality of life for residents in Richland County. In all public input meetings, residents expressed frustration about the lack of affordable daycare centers and childcare facilities. When asked what could help, most people stated that the County and Sidney should look at developing a county/city run operation and explore options to increase the number of licensed facilities throughout the County, including in Lambert and Savage. Daycare rates ranged from \$650 per month to more than \$1000 per month and exceeded \$1500 per month in Williston, North Dakota.

Richland County also has more than 20 social service groups and organizations to help with meeting community needs not otherwise addressed by local governments. Services range from senior care to home health services to job training programs (Experience Works) to special needs services (Richland Opportunities Inc.). These services are an important element to the County and should continue to receive support from community members and local government funding.

Projected Trends

Continued population increases and a lack of affordable housing and choices in housing types will continue to create a need for local services. Law enforcement and health care organizations will likely have a difficult time attracting new employees to Richland County because of high housing prices. However, several workers also expressed that having more amenities such as after-school programs for children, more shopping and entertainment choices and improved parks and trails makes a big difference when trying to recruit employees from outside the area.

Community facilities such as a new library, which is estimated to cost \$4.5 million, along with youth and/or event facilities will greatly improve the quality of life throughout the County. Residents at all four community input meetings mentioned the need for continued support of local services, especially affordable daycare, to make Richland County, Sidney and Fairview a welcoming and attractive place to live.

Goals and Objectives

Goal

- » Make community health and safety a priority such as developing high-quality daycare facilities, after school programs, and ensure law enforcement and medical facilities can staff positions.

OBJECTIVES

- » Update and/or create zoning and subdivision regulations that allow for daycare facilities in residential areas and neighborhood business zones and have safe and convenient access to trails, parks and community amenities.
- » Collaborate with law enforcement and other city/county agencies to either construct affordable housing through city/county agreements or provide subsidized housing.
- » Fast track housing projects targeted for city/county law enforcement staff and other city/county staff and consider waiving or reducing associated impact, hookup and review fees for housing units specifically reserved for public service employees.
- » Coordinate with departments to identify potential city/county spaces for afterschool programs for youth activities; create a memo-of-understanding with local afterschool programs to utilize such spaces for free or little cost.
- » Continue to have the City of Sidney designate a representative to the County Board of Health.



Goal

- » Continue providing emergency medical response and fire protection and suppression services throughout each community.

OBJECTIVES

- » Prepare budget and strategic plan for instituting a staffed, full-time fire department for the City of Sidney with agreements between Sidney and Richland County for providing service in Richland County.
- » Create a capital improvement plan or similar planning document to begin budgeting for new building facilities and equipment as old equipment and structures become obsolete.
- » Develop a marketing plan to attract volunteer fire firefighters and EMT staff including offering incentives such as free training, free meals, and a point system for earning cash.
- » Explore the potential of creating an Eastern Montana HAZMAT response team stationed in Richland, Dawson, or Fallon Counties with volunteers from surrounding counties.
- » Implement relevant actions for the Sidney area in the Multihazard Mitigation Plan.

Goal

- » Expand opportunities for life-long learning.

OBJECTIVES

- » Expand or create a new library that meets the needs of future library patrons with improved technology for digital media and flexible space for expanded programs.
- » Collaborate with school districts to either construct affordable housing through city/county owned land agreements or provide subsidized housing.
- » Fast track housing projects targeted for teachers and school staff and consider waiving or reducing associated impact, hookup and review fees for housing units specifically reserved for school staff.
- » Collaborate with Richland Economic Development Corporation to expand post-secondary education such as creating a distance learning program or developing two-year College.
- » Support local museums and cultural facilities through matching donation programs and free rental spaces for regional attractions.
- » Continue to have the City of Sidney designate a representative to the Library Board of Trustees.

Goal

- » Develop new recreational facilities and outdoor recreation opportunities such as a connected trail system and flexible recreation spaces for adults and youth.

OBJECTIVES

- » Continue supporting the Boys and Girls Club of Richland County to develop a new facility and explore options for funding, waiving fees for development and contributing resources as necessary.
- » Develop new zoning and subdivision design standards to reserve right-of-way and land for trail systems and future recreational facilities.
- » Work with developers and businesses to donate land or help create a community facility with flexible space dedicated to public use for recreation, theater/cultural events and youth activities. Incentives may include density bonuses on future projects, reduced impact, hook-up and review fees or other incentives as appropriate.
- » Expand the city trail system and consider extensions outside of the city (such as integration into a larger countywide trail system).



PUBLIC FACILITIES

Richland County, Sidney and Fairview all operate and maintain their own public facilities such as roads and streets, water and wastewater systems, landfill and other infrastructure elements.

In 2012 and 2013, Sidney adopted impact fees for infrastructure improvements within the City. The fees cover water, wastewater, streets, parks and trails, and police. The impact fees can only provide financial assistance on the impacts caused by new growth; the fees cannot be used to fix existing issues. As such, the City reviews the impact fee amounts annually according to growth impacts.

Transportation

A detailed Transportation Plan will accompany the Growth Policy and identifies specific improvement projects, outlines future road network extensions and classifies future streets. A brief description of the public transportation facilities in the County is included in the Transportation Chapter; however, detailed information such as improvement projects and projected trends is in the Transportation Plan.

Water Supply

The Sidney water supply system provides water to all developed locations within the city limits with the exception of the area east of the railroad tracks, where water supply is individual wells. Sidney also provides water to DRWA. The Sidney system water source is seven wells, with average depth around 110 feet and are sized to meet the highest demand in a 24-hour period.

The most recent wells were installed in 1985 and 2000; however, as growth continues an additional well, north of Holly Street, will be needed. Sidney has three storage facilities (one tower, two tanks), a booster station, and a water treatment facility built in 1987.

The existing water supply and treatment facility is adequate for current use but is quickly approaching its limit because of increased development from commercial, industrial and residential subdivisions. In addition, distribution mains are limited for further expansion; new larger mains or additional main lines and storage facilities will be needed in the near future if growth continues.

Projected Trends

The city is expected to have substantial water improvement needs to meet the demand of a rising population and continued development pressures. Sidney will need at least one, possibly two additional wells, a second water treatment plant, two new storage tanks and upgrades to distribution systems. The city is expecting a total of \$14.8 million in additional water system needs as outlined.

The City also adopted new rate structures for water improvements. The 2008 base rates were \$7.00 for residential and commercial uses; the new 2014 base rates for residential and commercial are \$18.00, which is a 157 percent increase.

Table 13 - Sidney Water Improvement Costs

| Water Improvements | Cost (million) |
|---|----------------|
| Source Wells and Pipe | \$1.2 |
| Second Water Treatment Plant | \$4.8 |
| Water Treatment Plant Upgrade | \$3.5 |
| Water Storage (750,000 and 500,000 gallon tanks) | \$3.7 |
| Distribution System (east) | \$1.6 |
| Total | \$14.8 |



Wastewater

The Sidney sewer system serves all developed areas in the city limits with the exception of South Meadow Village subdivision in northwest Sidney. The subdivision was built with individual septic and drainfield systems, which continue in use at present. However, several residents have expressed interest in creating a special improvement district (SID) to fund a future sewer main project to bring wastewater service to the area.

The existing treatment system is a two-cell lagoon, located southeast of Sidney near the Yellowstone River. The lagoon is classified as a non-discharge facility but the city is required to monitor the quality of surrounding groundwater. A third cell is needed to address water quality deterioration at an estimated cost of \$12 million. The city is actively negotiating to purchase 150 acres adjacent to the current facility. The land would be used for the third cell and for surface disposal of the sludge.

The City also adopted new rate structures for sewer improvements. The 2012 base rates were \$8.50 and \$11.77 for residential and commercial uses; the new 2014 base rates for residential and commercial are \$36.50 and \$39.50 respectively, which is a between a 329% increase for residential and a 235 percent increase for commercial.

The existing system is inadequate to service Sidney. The City is currently designing a new treatment plant that would accommodate up to 10,000 residents and is estimated to cost \$22.55 million. The City also has several lift stations that need maintenance and repair; the Johnson lift station in north-central Sidney is at capacity and will need replacement as development occurs north of Highway 16 and west of Highway 200.

Projected Trends

Sidney is expected to experience substantial growth up to 10,000 residents, which will render their current system useless. As such, the City has selected a new wastewater treatment plant design to accommodate the existing and projected deficiencies of expected development pressures through year 2030. The City's new wastewater improvements are projected to exceed \$22 million and will include inflow and infiltration, replacing leaks, constructing a new trunk line and abandoning the Fischer lift station and a new wastewater treatment plant to be completed in three phases. □

The City is eligible to receive grants if their target rate (TR) for water and sewer rates are 2.3 percent of median household income (MHI). According to the 2010 US Census, Sidney's MHI was \$52,460 thus the City's TR would be \$100.55 per month for water and sewer service. Additionally, to be eligible for Community Development Block Grant (CDBG) programs the City's percentage of residents with low-to-moderate income must be above 51 percent; Sidney's is 38.5 percent.

The Montana Department of Commerce establishes a minimum cost per user that must be in place to apply for grants through the Treasure State Endowment Program (TSEP) and CDBG. The Department sets the TR at 2.3 percent or \$100.55 for Sidney specifically. As noted earlier, the city's water and sewer rates are below the grant requirements and the City is not eligible for TSEP grants nor is it eligible for CDBG funding because 38.5 percent of residents are classified with low-to-moderate incomes.

| Wastewater Improvements | Cost (million) |
|-------------------------|----------------|
| Inflow and Infiltration | \$4.2 |
| 21-inch Bypass Line | \$1.8 |
| Lagoon Phase 1 | \$1.75 |
| Lagoon Phase 2 | \$7.1 |
| Lagoon Phase 3 | \$7.7 |
| Total | \$22.55 |



Solid Waste

The Richland County Solid Waste District administers the operations of the landfill located 11 miles northwest of Sidney and 11 miles west of Fairview. The Class II and Class IV landfill was built in 1995 with a design life of 110 years. While the landfill originally had a design life of 110 years, the facility will reach its capacity limit much sooner if trends continue to rise.

The City currently collects refuse twice a week to keep up with demand. Garbage collection has significantly risen in the past three years. In May 2012, the City collected 110 tons of garbage. In May 2013, tonnage increased 96 percent to 216 and in May 2014 refuse surpassed another record at 306 tons, a 41 percent increase from 2013. While the Public Works Director for Sidney was unable to estimate the remaining design life of the landfill, he did note that a study will need to be done in the next 10-20 years to determine capacity limitations.

Projected Trends

The County's landfill, which services all residents, is projected to accommodate refuse for the next 80 - 95 years.

Park and Recreation Facilities

The Sidney City Parks Board manages the park and trail systems in Sidney. The parks department consists of one full time staff person responsible for all 17 park facilities totaling nearly 50 acres. Seasonal staff is hired for park maintenance. The City developed a Park Master Plan (completed in 2014) that analyzed future areas for parks and facilities as well as identified upgrades to existing parks.

Significant recreational facilities have been initiated and maintained by the private sector. The indoor hockey arena in Sidney, built by the local hockey leagues and affiliated groups and the gymnastics club building, also constructed by local groups are great examples of a public-private partnership. The Boys and Girls Club is also exploring options for a new building and has secured a lease from the City to utilize a portion of Johnson Park for a future building.

Projected Trends

Park and recreation facilities will continue to be a vital aspect as the city grows. The Park Board has designated the area north of Holly Street, west of Highway 200 and east of North Meadowview Subdivision as the next location for a park. The Park Board has also begun to collect cash-in-lieu-of-land so a large, regional park can be constructed rather than smaller, pocket-park facilities.

A new event center may also be located west of the new Reynolds supermarket and commercial shopping area along Highway 200. The event center could be part of a larger regional attraction that includes a regional park, event center, library or multiuse facility.

Private Utilities

Power

Montana Dakota Utilities (MDU) distributes natural gas and operates electric power generation, transmission, and distribution in Richland County. MDU provides electric service in those locations not served by the LYREA, primarily Sidney, Fairview, and Savage.

Telecommunications/Internet

Century Link provides telephone services and internet connections in Richland County.

Mid-Rivers Cooperative provides telephone and cable/internet service to 28,000 square miles in 20 counties of eastern Montana. With implementation of satellite broadband service, Mid-Rivers provides High-Speed Internet access to a vast majority of its service area.



Figure 28 - Sidney's Existing Water and Waste Water Map (Preliminary)

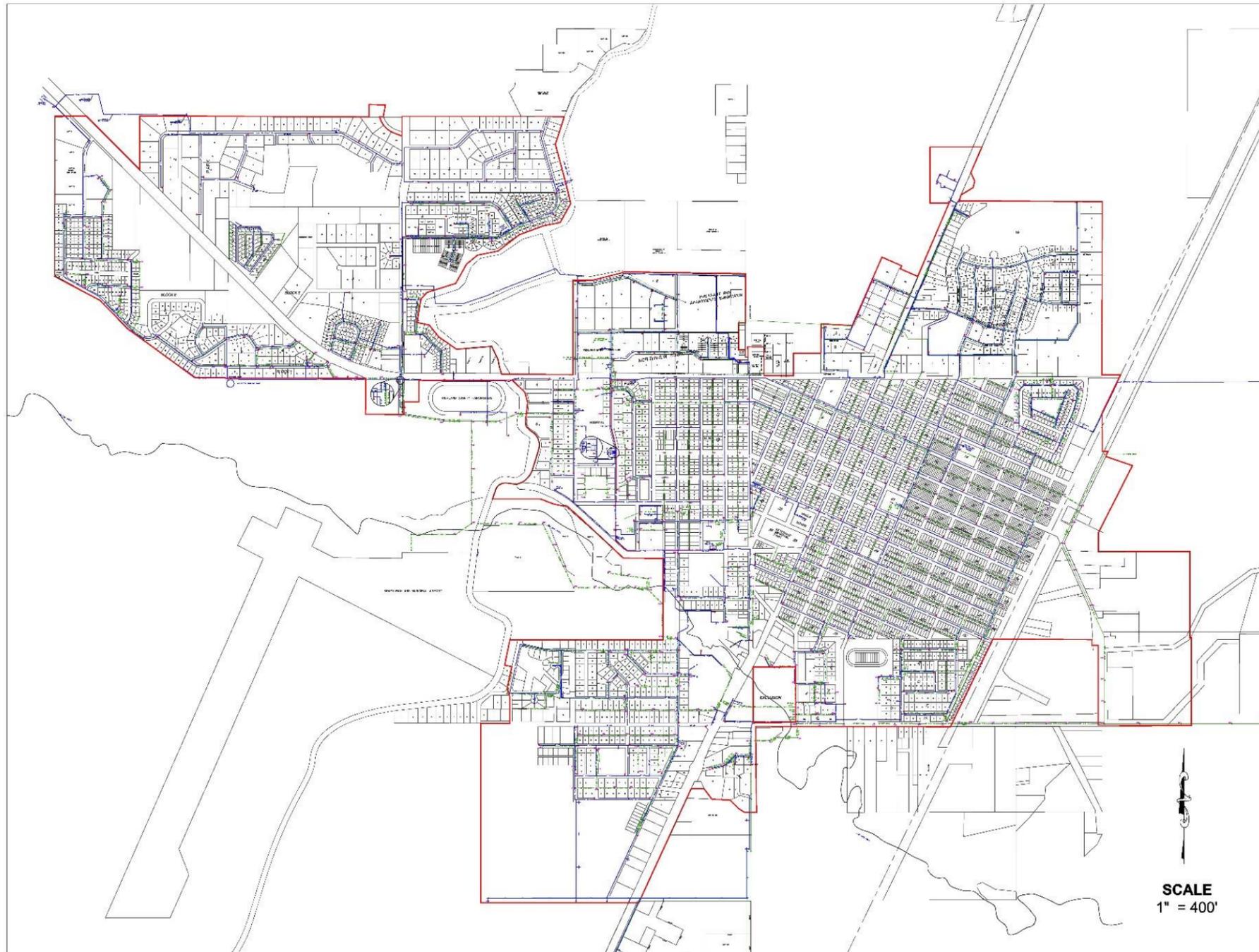




Figure 29 - Proposed Wastewater Treatment Plant in Sidney

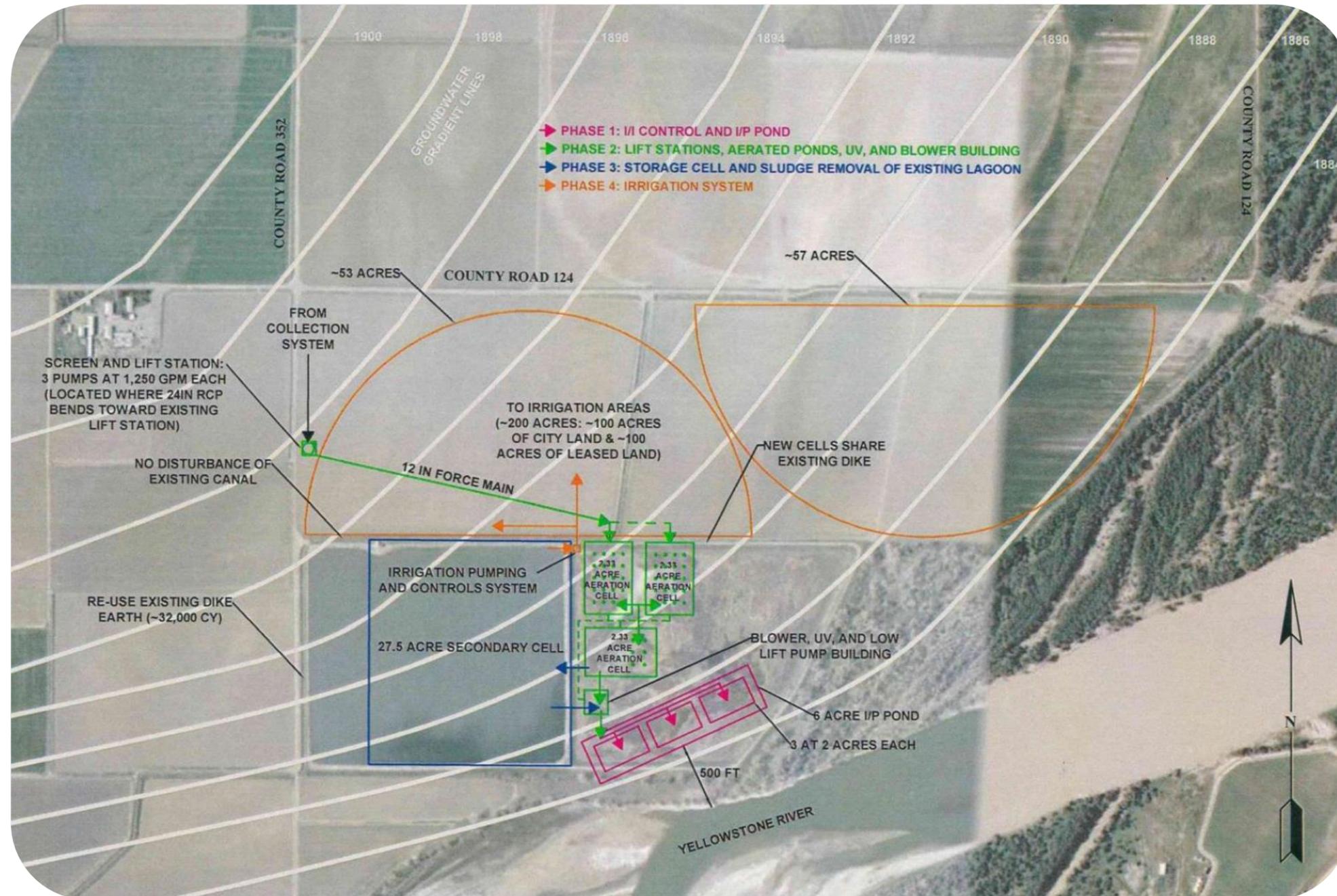
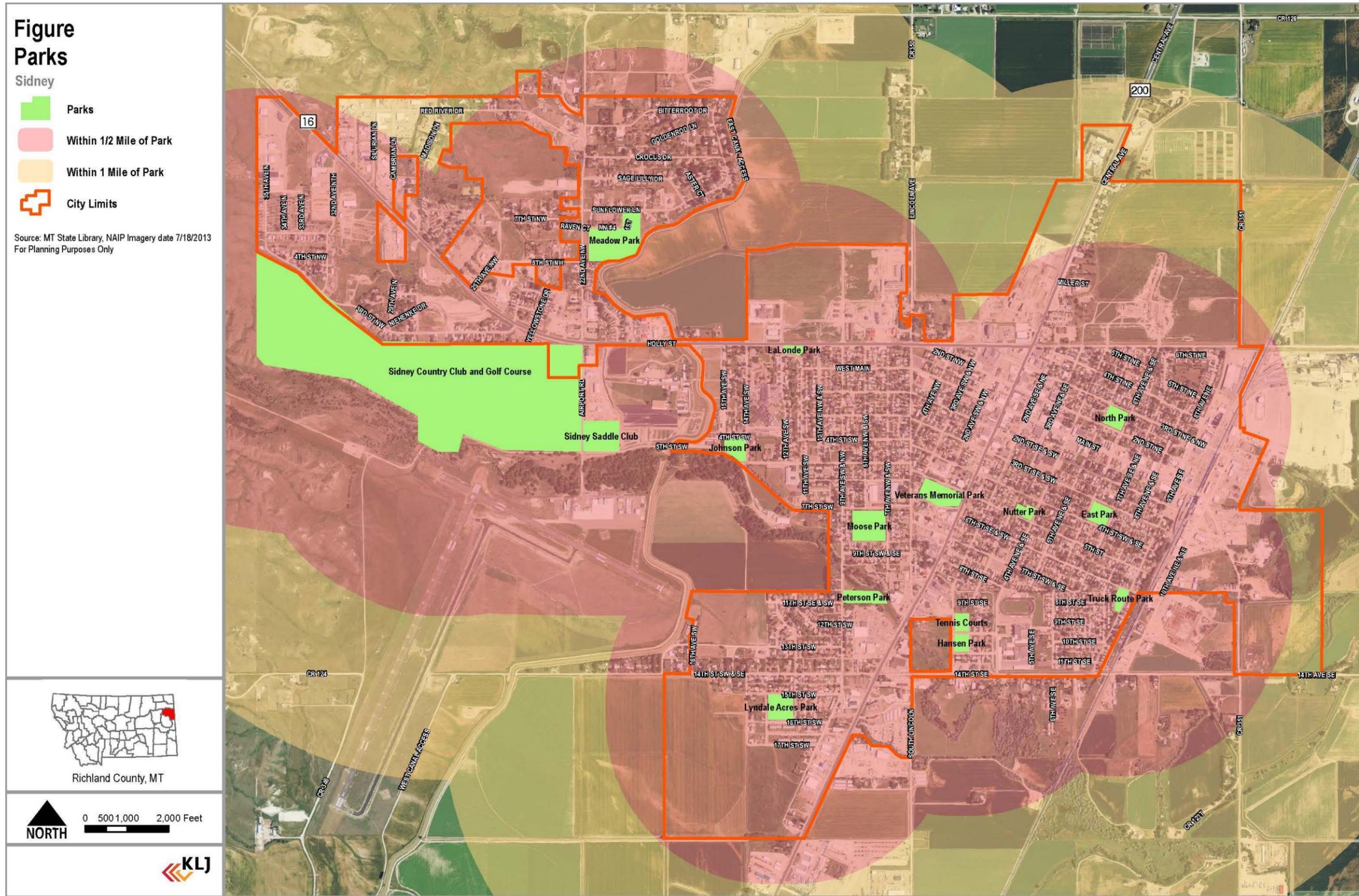




Figure 30 - Park Accessibility in Sidney





Goals and Objectives

Goal

- » Plan and design for long-term public facilities development, maintenance, operation and upgrades or replacement.

OBJECTIVES

- » Prepare an overall capital improvement program (CIP) for City-owned infrastructure.
- » Coordinate with the County to assess and address needed improvements to water and wastewater systems.
- » Develop a priority list of community improvements within CIP to evaluate needs.
- » Tie CIP projects to future land use plans ensuring the City does not overextend infrastructure thus creating wasteful spending.
- » Develop a community convention-auditorium center, regional park and interconnected trails.
- » Continue to work with county departments to identify opportunities for mix of uses and location for proposed new construction (e.g., recent law and justice center).
- » Coordinate with BNSF to address railroad crossing safety issues and weed control.

Goal

- » Promote development with adequate services that do not add to the tax burden for existing landowners; new development should pay its fair share of infrastructure costs.

OBJECTIVES

- » Promote development in city limits and discourage inefficient and incompatible land use patterns.
- » Include provisions for subdivisions and subdividers to pay their portion of infrastructure and services through subdivision improvement agreements and impact fees.
- » Require new development to pay for all infrastructure costs to their property and extend new and existing infrastructure to the furthest extent of their property.
- » Require subdividers to provide financial guarantees to ensure development of subdivision improvements will be completed.

Goal

- » Track infrastructure improvements and long-term benefits to city residents.

OBJECTIVES

- » Create a budgeting mechanism that includes impact fees, hookup fees and other payments to show percentage of improvements coming from new versus existing residents.
- » Post and update new fees on Sidney's website so development community is given current pricing information.
- » Develop monthly reports showcasing Sidney's accomplishments
- » Coordinate major infrastructure improvements with County, private utilities and developers where appropriate to remain fiscally conservative and reduce the need for rework.

Goal

- » Improve cell phone coverage and high speed internet access including land line expansion and phone access for all residents.

OBJECTIVES

- » Work with private utilities to ensure right-of-way or utility easements are dedicated on all future plats for services for all communities.
- » Identify future areas for cell towers and ensure they comply with FAA standards.



NATURAL RESOURCES

Land Cover

Land cover in Richland County is shown in Figure 31. Human uses, including agriculture, and grasslands are the predominant land cover categories in the county. Forest and woodland systems, shrubland systems and water constitute the remaining land cover. The figure also shows soils identified as prime farmland in the National Resources Conservation Service (NRCS) Soil Survey Geographic Database.

Projected Trends

Prime farmland has been a critical resource that is disappearing with rural residential development across the County. Rising numbers of RV sites, camper/trailer uses and industrial developments are depleting usable land for future agricultural production. If left unchecked, rural residential and disjointed industrial developments could severely limit the production value of prime farmland soils especially for sugar beet farmers and other crop producers. While data is limited, recent subdivisions and annexations from 2010 - 2014 have removed approximately 300 acres from future farmland. Weed control is also a growing concern with new subdivisions and across the county as a whole, and should be examined every two years to ensure vacant lots are abiding by current regulations

Rivers, Streams, Lakes and Wetlands

Richland County is located in the Missouri River watershed. The northern border of the county is defined by the Missouri River. The Yellowstone River flows in a northeasterly direction across the eastern side of the county, meeting the Missouri River three miles east of the county boundary in Williams County, North Dakota. Lone Tree Creek travels along the western border of Sidney and creates a flooding hazard for the city. Wetlands play an integral part in supporting wildlife and livestock. They also improve water quality by filtering sediments, pollutants and chemical while recharging groundwater. There are approximately 28,133 acres of wetlands in the county as classified by the National Wetlands Inventory.

The Lower Yellowstone Irrigation Project (LYIP), administered by the US Bureau of Reclamation, is a vital asset to Richland County that serves nearly 55,000 acres of farmland. Development pressures, especially in and near Sidney, have created issues with encroaching into existing LYIP easements for canal and outlet water resources and recent subdivisions have reduced the ease of maintaining existing canals. In addition, recent developments with saving the Pallid Sturgeon - an endangered species - in the Yellowstone River, where LYIP draws water, has placed pressure on LYIP and local farmers to determine if they could afford to pump water instead of utilizing their direct access through an intake diversion dam in Dawson County. According to an April 12, 2014 article in the Sidney Herald, it would cost \$2.2 million annually to pump water and nearly \$5.2 billion in losses over 10 years.

Fish and Wildlife

The species in the table are found in Richland County and listed as threatened or endangered under the Endangered Species Act. Mitigation of potential impacts to threatened and endangered species may be required when development is proposed.



Table 14 - Endangered Species in Richland County

| Species | Status |
|-------------------------|--|
| Pallid Sturgeon | Listed Endangered |
| Piping Plover | Listed Threatened, Designated Critical Habitat |
| Interior Least Tern | Listed Endangered |
| Whooping Crane | Listed Endangered |
| Northern Long-Eared Bat | Proposed |
| Greater Sage-Grouse | Proposed |
| Sprague's Pipit | Candidate |

SOURCE: US FISH AND WILDLIFE SERVICE, MARCH 2014

Projected Trends

Water will continue to be a vital resource to agricultural users, especially LYIP, and the continued use and guarantee of available water will undoubtedly shape the future of farming in Richland County. If LYIP is forced to pump water, it could adversely impact local farmers, Sidney Sugars, Busch Ag Resources and others that rely on LYIP for accessible and affordable water.

New guidelines that delineate stream buffers, easement recordings and setbacks from LYIP canals and outlets will ensure future water users and land owners have a clear understanding of the impacts when development occurs. In addition, coordination needs to occur among jurisdictions regarding developments on the urban fringes to protect water resources and mitigate impacts.

Sand and Gravel Resources

Sand and gravel are an integral part of the county's road maintenance program as well as the construction industry. Sand and gravel resources are shown in Figure 34. Potential sand and gravel locations are provided by the NRCS Soil Survey Geographic Database. The county has many soils that have a fair or good potential for sand; approximately one-third of those soils are also a fair potential for gravel. The county has no soils that are considered a good location for gravel. DST opencut sites, which are permitted for the mining and processing of various materials, including sand and gravel, are also shown in the figure.

Projected Trends

The large number of DST open-cut sites suggests that the county has ample sand and gravel resources.

Wildland-Urban Interface

The wildland-urban interface refers to areas where structures and other human development meet or intermingle with undeveloped wildland or vegetative fuels. The threat exists anywhere that structures are located close to natural vegetation and where fire can spread from vegetation to structures, or from structures to vegetation. The 1/2 mile areas around Sidney and Fairview represent the generalized wildland-urban interface in Richland County. The wildland-urban interfaces for Sidney and Fairview, as well as wildfire fuels, are shown in Figure 35 and **Error! Reference source not found.** The predominant fuels near both communities are grass fuels, which generally burn quickly but with a low intensity. Agriculture is not listed as a fuel source, but it can contribute to wildfires in late summer or early fall during times of drought. More information about wildfire risk in the county can be found in the 2014 Richland County Multi-Hazard Mitigation Plan.

Projected Trends

Richland County will need to continue monitoring the wildland urban interface, especially for development areas near urban settings and near oil and gas wells. Development will continue to put pressure on wildland areas; fire departments should be ready and capable to deal with the increased risks with wildland areas.



Figure 31 - Land Cover in Richland County

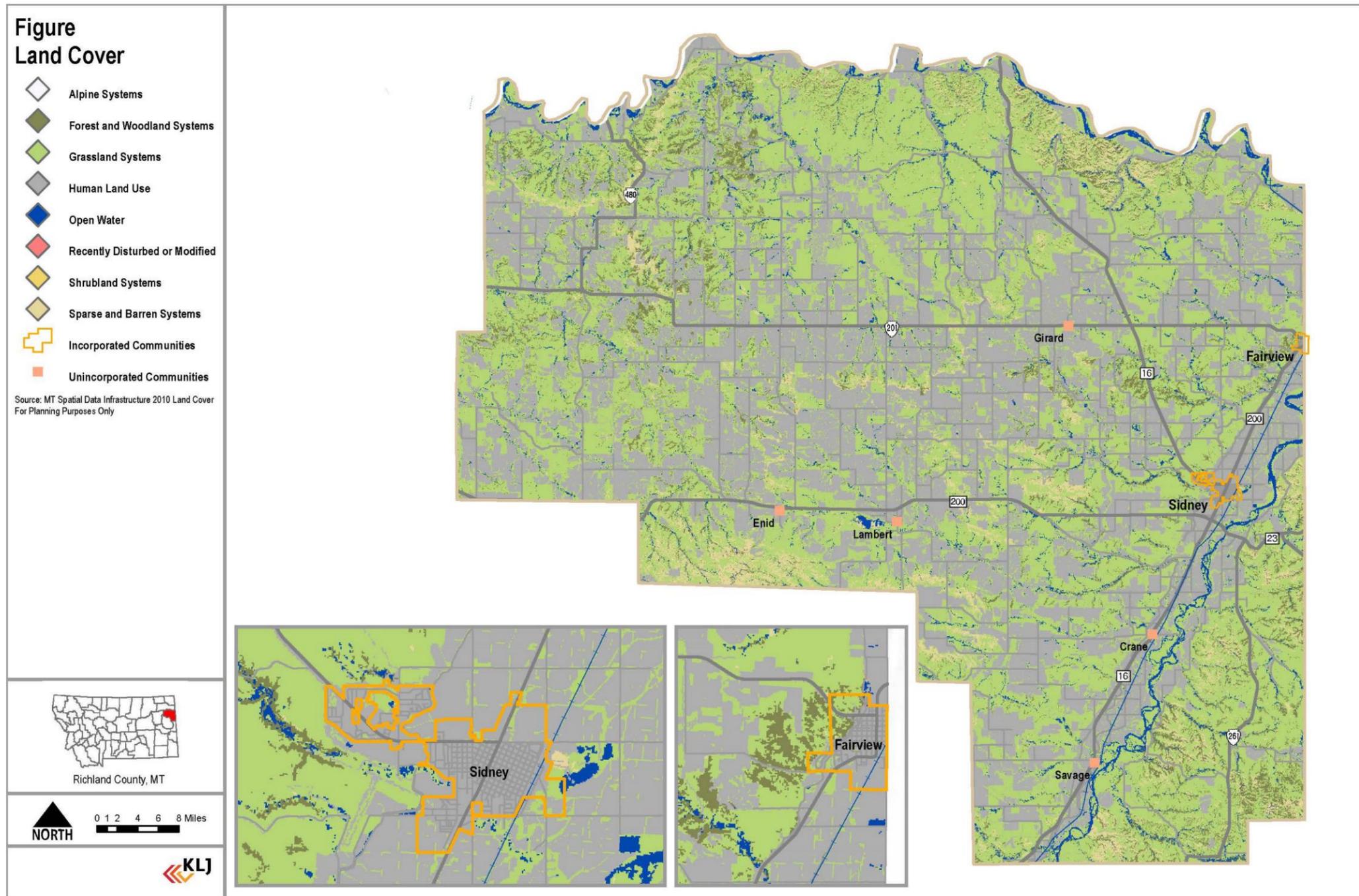




Figure 32 - Water Resources in Richland County

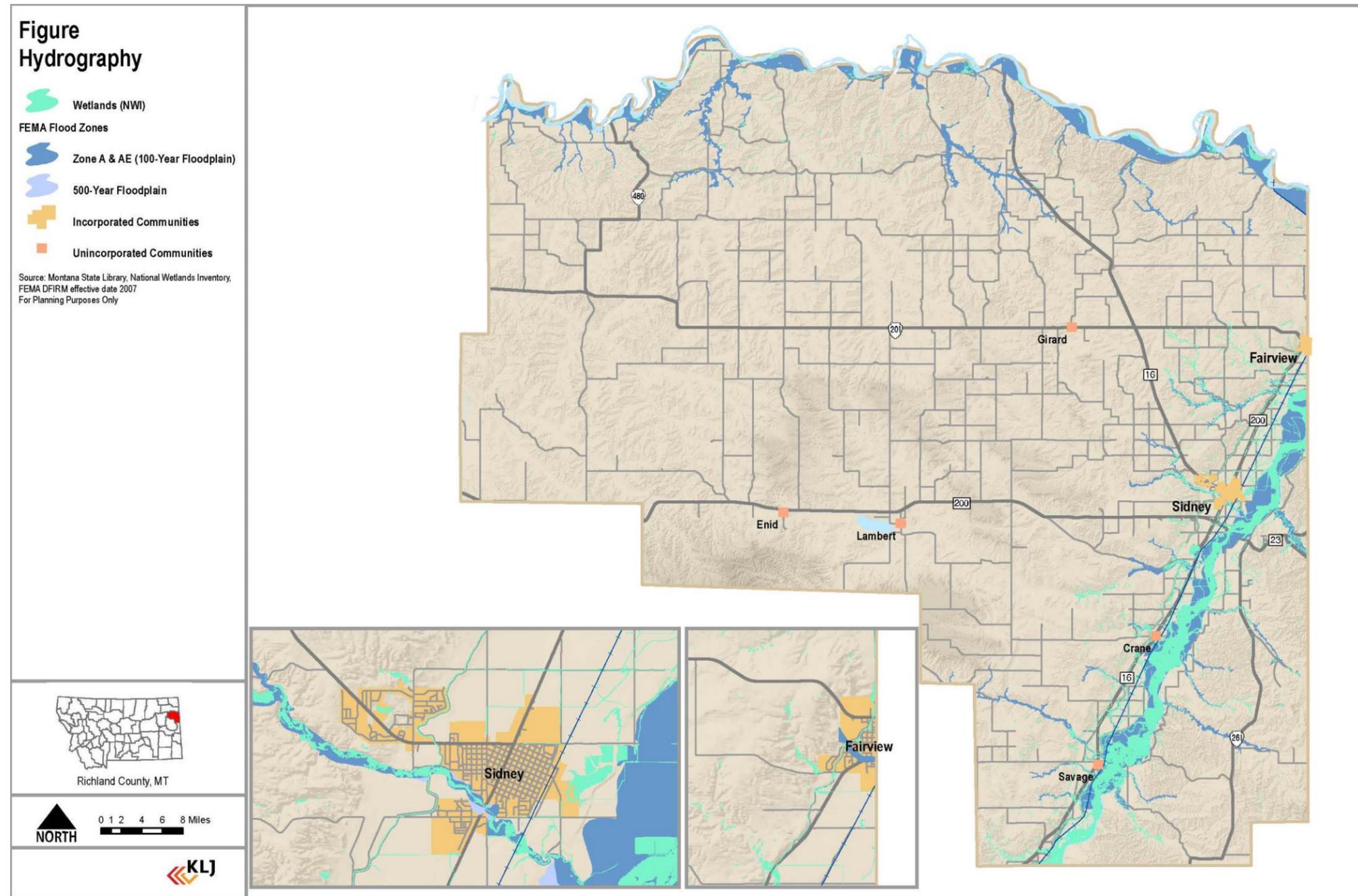




Figure 33 - Floodplain Map for Sidney

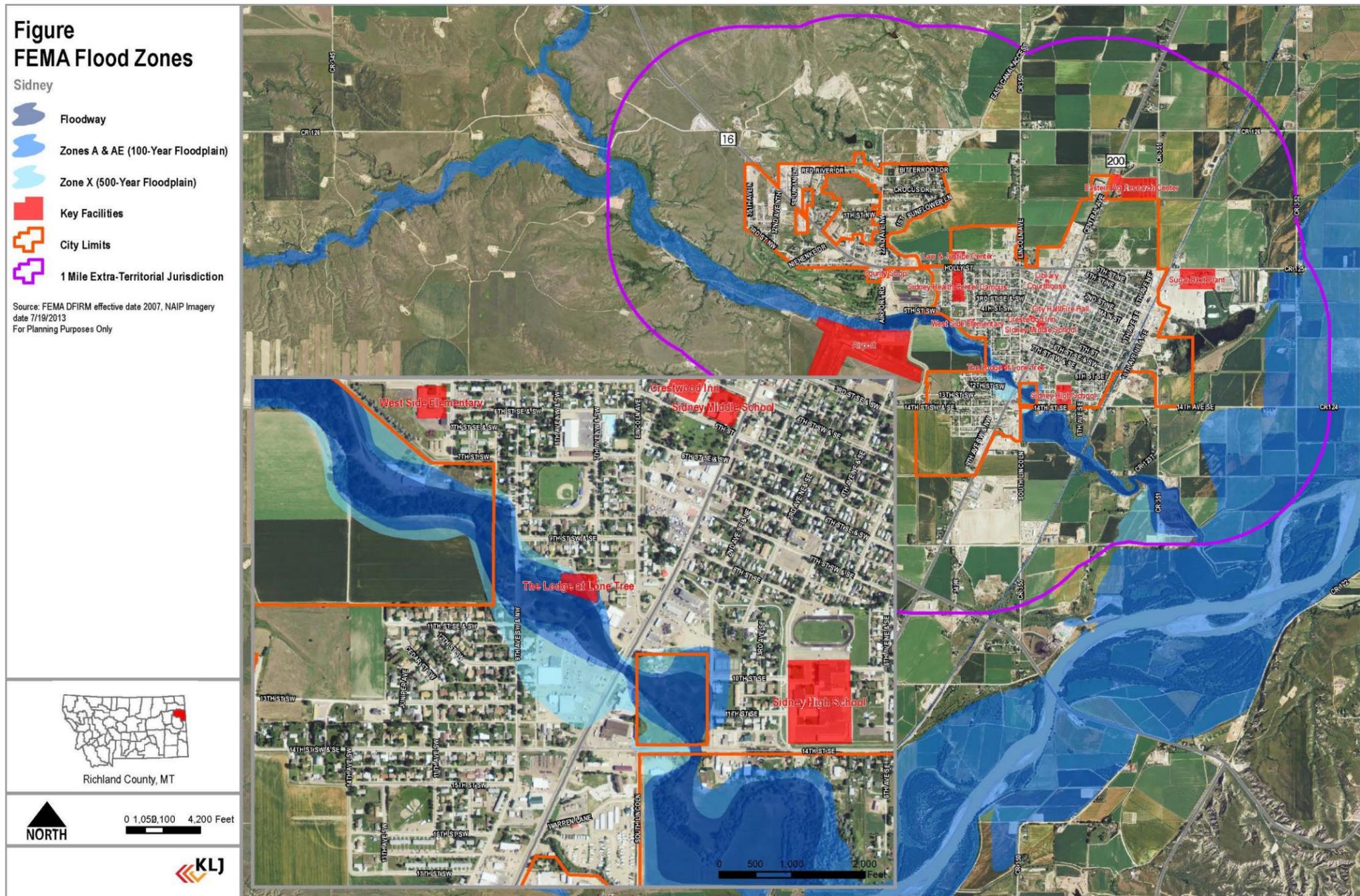




Figure 34 - Sand and Gravel Resources

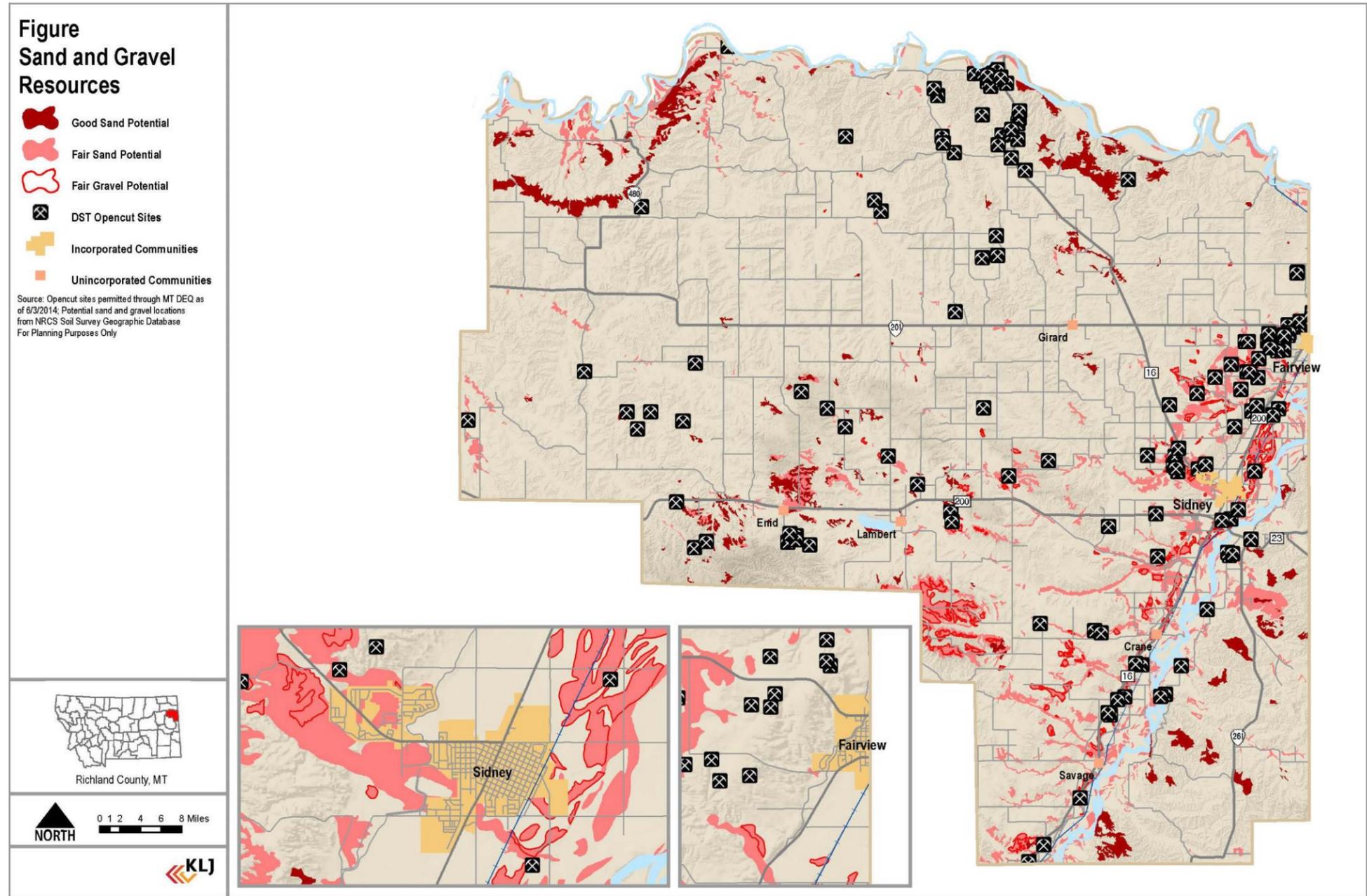
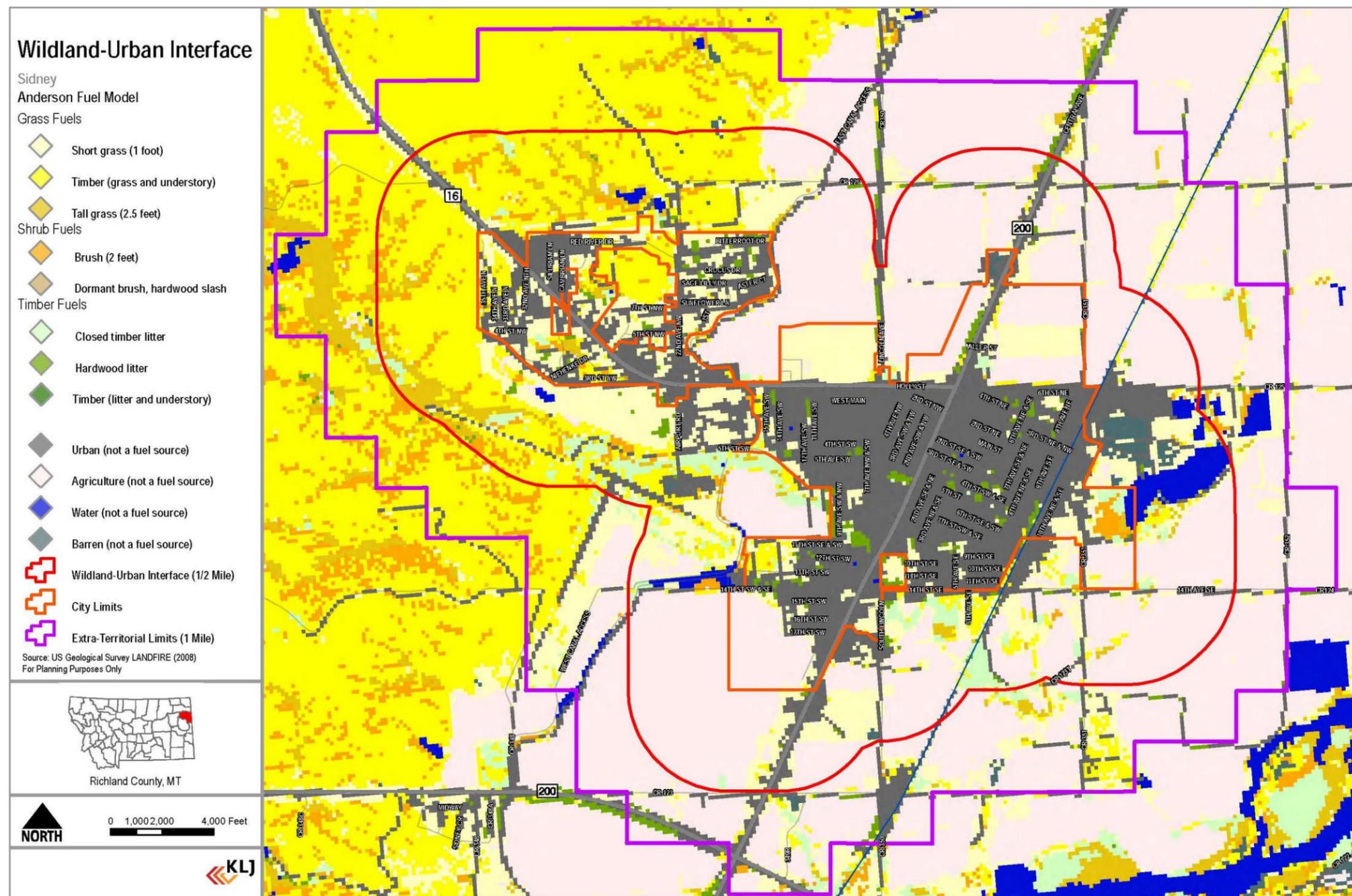




Figure 35 - Wildland-Urban Interface in Sidney



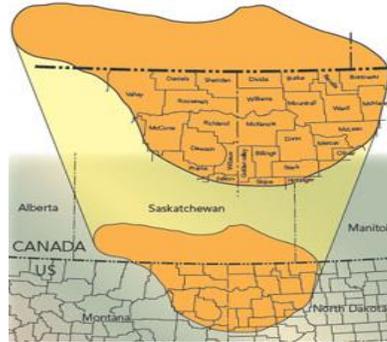


Energy

Richland County is located in the Bakken Formation (part of the larger Three Forks Formation), which is one of the largest North American oil plays in recent decades. In April 2013 the US Geological Survey released a report that estimated the amount of undiscovered, technically recoverable oil in the Bakken/Three Forks Formations to be 7.4 billion barrels; the amount of undiscovered, technically recoverable natural gas was 6.7 trillion cubic feet. Technically recoverable resources are those that are producible using currently available.

Projected Trends

According to the North Dakota Industrial Commission, Department of Mineral Resources, Oil and Gas Division, the Williston Basin will produce between 800,000 - 1 million barrels per month for the next 30 - 40 years.



SOURCE: UNCONVENTIONAL OIL AND GAS REPORT

Commented [JH1]: The Montana Board of Oil and Gas and the Montana Petroleum Association recommended using North Dakota numbers since a majority of the Bakken shale lies within North Dakota.

Goals and Objectives

Goal

- » Provide for long-term function of natural systems and resources, recognizing a diversity of uses for those systems and resources.

OBJECTIVES

- » Develop a GIS system to collect natural resource and development information and coordinate with the Montana State Library and a county representative to update local data such as prime farmland soils, wetlands, steep slopes, underground mines and LYIP canals/outlets.
- » Continue to review the county's weed management plan every two years and update as needed.
- » Continue to protect the natural functioning of the Lower Yellowstone River and implement subdivision development standards to protect LYIP canals, ditches and outlets.
- » Develop defensible space guidelines in subdivision regulations to protect against future wildfires.

Goal

- » Maintain and improve agriculture production farmland.

OBJECTIVES

- » Utilize agricultural covenants, conservation easements and similar policies to protect existing prime farmlands.
- » Implement land use planning guidelines and the future land use map to restrict sprawl development; cluster similar uses near each other.
- » Collaborate with the USDA-ASR and MSU Extension Center to identify and catalog prime farmland lost to development; develop preservation policies as needed.
- » Catalog the number of acres of prime farmland lost to residential, commercial and industrial development to support new policies for protecting prime farmland soils.
- » Work with LYIP and other state and federal agencies to create development guidelines such as setback and buffer distances from LYIP irrigation canals, drainage ditches and streams.

Goal

- » Expand opportunities for improved residential water quality.

OBJECTIVES

- » Identify potential funding resources to assist low and fixed income householders to protect and improve existing water quality.
- » Develop setbacks for oil wells from residential structures and private wells.



IMPLEMENTATION PLAN

Implementation Tools

Implementation tools are organized in the following descriptive categories: regulatory, policy development, fiscal, and educational. There are a couple of tools that do not fall into these categories, which can be found in the “other” category. Regulatory tools are adopted by governing bodies as rules or requirements. Governing bodies use policy tools to show commitment to a particular direction or course of action. Fiscal tools such as CIPS are financial programs used to implement policy. Educational tools include a broad range of methods used to inform governing bodies, policy makers and the public about key planning and community development issues. They often serve as the basis for creating, reviewing, and revising policy and regulations.

Many of the techniques that make communities more attractive and affordable places to live also make them healthier places. Streets that are safe and comfortable for walkers and bikers encourage people to get more exercise as part of their daily routines. Having transportation options helps reduce traffic and air pollution, and preserving green space helps protect water quality while making communities more attractive. Richland County, City of Sidney and Town of Fairview should be looking at strategies that help ensure communities develop in ways that keep children and families healthy, with clean air to breathe, clean water to drink, and safe places to exercise outside.

The decisions residents, businesses and communities make when choosing the locations for homes, office buildings, roads and other developments have long-term repercussions for the natural environment. Smart and thorough development decisions can ensure better air, water and land quality, and development decisions that protect the environment help families, businesses and whole communities thrive.

Regulatory Tools

SUBDIVISION REGULATIONS

Subdivision regulations control the creation of new lots by imposing design and infrastructure standards and by establishing procedures for local government and public review. Regulating the division of land ensures that development has appropriate services and that it does not adversely affect resources. As with all regulatory tools, subdivision regulations are most effective with consistent application.

To ensure that the subdivision regulations that are currently in place are effective and consistent with the goals of Richland County’s individual communities, an educational tool might be to ask for residents’ input.

- » Are the current regulations ensuring smart development within the county limits?
- » What is the general perception of the regulations, procedures and policies?

ZONING

Zoning is another commonly used tool for implementing land use policy. The historical rationale for zoning was to separate incompatible land uses. Typically, zoning is structured to be either cumulative or non-cumulative. Non-cumulative zoning separates uses into exclusive zones. Cumulative zoning, or pyramidal zoning, is based on a hierarchy of land uses with single family residential zoning at the top of the pyramid, and higher density or more intense uses below. Each zone with more intense uses incorporates the less intense uses permitted higher up in the pyramid. Pyramidal zoning allows for a potentially greater mix of uses than non-cumulative zoning. Zoning ordinances generally address type of use, intensity of use, and space and bulk requirements. Development and design standards for such things as signage, parking, landscaping, noise, lighting, buildings, and site layout can also be addressed through zoning regulations. A zoning map and the descriptive text of districts are the two critical components of zoning regulations.



In addition to the more traditional form of zoning, jurisdictions have explored other zoning approaches that can be used to regulate development of property. Some of these alternatives are described below.

FLEXIBLE ZONING REGULATIONS

According to the 1999 Planning Advisory Service Report 491/492, flexible zoning regulations “apply general standards to property with final decisions made shortly before development occurs [...] The intent of such devices is to widen the range of options available to developers and thereby lead to more desirable and better designs. They recognize that the appropriate use for every parcel of land cannot be predetermined; as a result, policies and criteria for decision making are established, often through performance standards, rather than specified uses and standards. Among flexible zoning devices are floating zones, overlay zones, planned unit developments (PUDs), bonus and incentive zoning, and conditional rezoning. The zoning devices are usually administered through special use permits, site plan review and rezoning requests.”

INCLUSIONARY ZONING

According to the 1999 Planning Advisory Service Report 491/492, inclusionary zoning regulations are those “...that increase housing choice by providing the opportunity to construct more diverse and economical housing to meet the needs of low- to moderate-income families. Often such regulations require a minimum percentage of housing for low- and moderate-income households in new housing developments and in conversions of apartments to condominiums.” In other cases, a developer may make a monetary contribution to affordable housing programs instead of requiring affordable housing in an individual development.

DEVELOPMENT DESIGN STANDARDS

Development design standards include site and building design standards adopted in zoning regulations to encourage high quality and aesthetically pleasing development. These standards are generally adopted with the intent of preserving and enhancing community character. State law supports the use of design standards if they are objective, reasonable, and applied uniformly throughout a community.

Considerations for implementing design standards should include the level of administrative review required and the potential for increased development costs. The process of creating development design standards should acknowledge the delicate balance between encouraging quality development and the potential for adversely affecting the costs of housing and business development.

PERFORMANCE ZONING

Performance zoning is another alternative to more traditional zoning approaches that focuses on using standards to address intensity of uses instead of separating uses by zoning districts. According to the Center of Excellence for Sustainable Development, performance zoning for residential uses often has, “a primary objective of protecting natural resources and a secondary objective of providing flexibility in the design of residential developments... In addition to the natural resource protection standards, the zoning technique contains three primary performance criteria: minimum open space, maximum density, and maximum impervious surface.”

Site evaluations are an integral part of performance zoning for residential uses and critical for determining a suitable intensity of development for a site. Natural resource protection is generally accomplished by applying open space standards to preserve the natural features of a site. Flexibility in development design can be achieved by allowing a full range of options; however, some communities have chosen to limit the list of permitted housing types in certain areas. Performance zoning is generally easier to implement in areas that are unzoned. Performance zoning can also be used to address commercial and industrial uses by requiring more intense uses to meet higher standards for site and building design.



AGRICULTURAL ZONING

Agricultural zoning is commonly used to restrict land uses to resource extraction and production activities. Resource protection zoning can be implemented through both nonexclusive and exclusive use zoning. Non-exclusive use zones usually require large minimum lot sizes, but do not address types of uses permitted. Exclusive use zoning limits the types of uses allowed, such as limiting residential development to what is necessary to support the agricultural use on the property, and prohibiting all uses deemed incompatible with farming. Other agricultural protection zoning mechanisms include voluntary agricultural districts, agricultural area buffers, area-based zoning or density zoning, fixed area-based allowance zoning and sliding scale area-based allowance zoning.

INTERIM ZONING

Interim zoning is specifically authorized in State law. It is a temporary land use control that expires unless replaced with permanent regulations.

HISTORIC PRESERVATION ORDINANCES

Historic preservation ordinances typically prescribe boundaries, design standards, and procedures for the development and demolition of structures within historic districts. The intent of historic preservation ordinances is to preserve the historic integrity of a particular area by ensuring that new or remodeled structures are compatible with the character of the district and strongly encouraging preservation of historic structures and cultural resources.

FLOODPLAIN REGULATIONS

Floodplain regulations restrict development in areas within the 100-year floodplain of a watercourse. The purpose of these regulations is to protect the watercourses and their flood storage areas, as well as the public health, safety, and welfare. Title 76, Chapter 5 of the *Montana Code Annotated* mandates that local governments adopt floodplain management regulations.

TRANSFER OF DEVELOPMENT RIGHTS

A Transfer of Development Rights (TDR) program typically uses zoning to allow owners of land in areas called sending districts to sever the development rights from their property and sell, or otherwise legally transfer, those rights to owners of property located in specified receiving districts, where higher intensity of development is preferred. There are several components essential to a TDR program: a designated protection/preservation area (sending zone), a designated growth area (receiving zone), development rights that can be severed from the land, and a procedure for transferring development rights between properties.

REGULATORY ENFORCEMENT

Regulatory or code enforcement programs ensure that property owners comply with a jurisdiction's land use regulations. Enforcement of zoning includes criminal prosecution and civil action to enjoin prohibited uses. Enforcement of subdivision regulations is part of the approval process with proof of compliance established prior to final plat approval.

Enforcement programs can be institutionalized in different ways. Enforcement of building, health, and land use regulations can be conducted within the same or different programs. Additionally, enforcement programs can be proactive or complaint-driven. The approach to regulatory enforcement is a policy choice that influences the effectiveness of a jurisdiction's regulations. Additional questions to think about when considering regulatory enforcement include:

- » What kind and how many staffing positions will it take to implement?
- » Which county or city agency will fund this program?
- » Will there be county and city officials or a joint position?



Policy Tools

LONG RANGE PLANNING

A critical implementation tool for the Growth Policy is a more detailed policy development completed through either a regional or vicinity planning process, or a planning process to address a particular issue such as transportation, parks and recreation, economic development, infrastructure or housing. The Growth Policy establishes the framework in which issue planning and regional and vicinity planning can take place.

ANNEXATION POLICY

Annexation is the process by which a municipality expands its territorial limits and jurisdictional powers. Annexation agreements and policies are generally used to help municipalities plan for expansion and provision of municipal services. In order to help plan for growth, municipalities often set annexation policy that states the conditions under which annexation will occur.

EMINENT DOMAIN POLICY

Eminent domain is the right of government, or its designee, to take private property for a public use upon payment of the fair market value for the parcel. Eminent domain has typically been exercised to address public health, safety, and welfare issues and is used for purposes such as extension or improvement of transportation, drainage and flood control systems.

URBAN GROWTH AREAS

Urban growth areas (UGAs), also known as urban growth boundaries, distinguish the physical area surrounding a municipality where growth is encouraged and beyond which growth is limited or discouraged. Typically UGAs are created by considering the following factors: population trends, buildable lands inventories, efficiency of public infrastructure development, and protection of rural lands outside of a community. UGAs are usually delineated based on where development is anticipated and preferred within a certain period of time, usually 20 years. UGAs can be complemented by establishing zoning within and outside the UGA that controls the development pattern.

URBAN RENEWAL DISTRICTS

The State of Montana's Urban Renewal Law provides the opportunity for municipalities to redevelop and rehabilitate "blighted" areas. State law also provides an opportunity to use tax increment financing (TIF) to assist with redevelopment activities.

DECAY ORDINANCE

Decay ordinances are enacted to protect the general public from decaying structures that are deemed unsafe and inhabitable by a building official. The ordinance may also include recommendations for limiting the amount of junk vehicles such as scrap, junk RVs, and unusable mobile homes from piling up on property. However, they can also include provisions for limiting mounds of dirt or decaying fencing.

Fiscal Tools

CAPITAL IMPROVEMENTS PROGRAM

According to the 1999 Planning Advisory Service Report 491/492, a Capital Improvements Program (CIP) is "administered by a city or county government, which schedules permanent improvements, usually for a minimum of 5 years in the future, to fit the projected fiscal capability of the local jurisdiction. The program is generally reviewed annually..." Typically the first year of the CIP is a budgeting process and the remaining years are considered the actual program. The importance of a CIP for land use planning is the critical connection between where and when infrastructure is provided and what the desired land use pattern is for a community or neighborhood.



IMPACT FEES

Impact fees are charged to a developer by local government at the time of development or building permit review to pay for the impacts of new development on off-site capital facilities such as public sewer, roads, fire, or emergency services. State and local laws determine which types of facilities impact fees can cover and the requirements an impact fee program must meet. Impact fees should be based on a proposed development's proportionate share of public infrastructure development cost and cannot be used to support operating or maintenance costs. The process for developing a fair and equitable impact fee program can be complex and often requires local governments to obtain outside assistance.

WORKPLAN DEVELOPING/BUDGETING

There are a number of budget and work plan models. They generally differ by the level of review (program by program versus overall budget of a department) and how budget and work plan priorities are set (for example focusing on outputs, community goals, or program objectives). Annual budget processes allocate limited government resources to daily operations. The development and approval of departmental work plans and corresponding budgets effectively prioritize community development services, such as planning, by allocating resources to staffing, operations and capital purchases that support direct services to the public. The political process of crafting an annual budget and work plan, coupled with fluctuations in funding for local government services can make it difficult for jurisdictions to stay focused on long-term community development goals and objectives.

GRANTS ADMINISTRATION

Grants administration includes applying for and administering private, state and federal grants or contracts; providing grants and administering contracts for local non-profit service organizations; providing technical assistance and direct service program administration; conducting needs assessments and program evaluations; coordinating community responses to identified needs; and seeking additional resources for the purpose of addressing a variety of community development issues. Grant programs are a key means of implementing public policy regarding affordable and accessible housing, infrastructure extension, economic development, historic preservation, health and human services, crime victim assistance, environmental remediation, and provision of support to low- and moderate-income households and special needs populations.

PURCHASE OF DEVELOPMENT RIGHTS

A Purchase of Development Rights (PDR) program involves the outright purchase by local or state government of development rights from a private property owner to preserve resource land. Funding for PDRs can come from such sources as bond initiatives, grants, and public matching funds programs. The difference between PDRs and land acquisition is that a property owner in a PDR program can continue to use his or her land in ways that are consistent with the objectives of the PDR program.

LAND ACQUISITION

Land acquisition programs involve a jurisdiction or organization purchasing land usually for some public benefit. Some communities have used this tool to purchase land to be used for affordable housing development; others have used it to purchase property for its open space value.

TAX INCREMENT FINANCING

Tax increment financing (TIF) is an important fiscal tool that allows jurisdictions to finance certain kinds of development costs. Bonds are sold by a jurisdiction to finance (re)development efforts in a particular area based on anticipated increases in property taxes collected from that locale. The actual increment of increased tax revenue from the area is then used to pay off the bonds. Urban Renewal Districts are TIF supported.



Educational Tools

STUDIES, INVENTORIES AND INFORMATION MANAGEMENT

Studies and inventories identify critical social, environmental, historic and cultural resources, which are used to guide a broad range of planning efforts. Buildable lands and other kinds of resource inventories often provide critical baseline information for land use policy development. Geographic Information System (GIS) is an important tool used for organizing and displaying data in studies and inventories. Information management within and between City and County Departments can be used to organize and maintain the wide range of information collected on a variety of topics.

Reports should be used and made available to all decision makers and key players involved in land use planning. Reports submitted from each respective agency could be shared with all the key players so informed decisions could be made. Something as simple as having EA's or EIS's shared between the Planners Office, the Sanitarians office, Board of Health, Planning Board, Conservation District Board, and City officials could prove to be invaluable in educating these decision makers.

PUBLIC PARTICIPATION TOOLS

Public participation tools such as surveys, focus groups, town meetings, and design workshops, can be used to provide information used in a variety of planning processes. They can be used to collect information on community attitudes, opinions, and preferences for a particular project or a long range planning effort.

The use of the community building process by the Communities in Action Project provides regular methods of public participation through the annual conference, the development of action groups and oversight by a steering committee made up of policy makes and community members.

EVALUATION AND MONITORING

Monitoring and evaluation methods can help track the implementation of goals and objectives of the Growth Policy. These tracking methods often involve identifying key indicators or objective measures, determining the baseline situation, then setting benchmarks and monitoring progress. Continuous assessment and evaluation can help track progress and guide policies, programs and planning initiatives. One tool is utilizing the Community in Action groups to help evaluate and monitor certain policies and objectives relevant to their Strategic Plan.

~~Monitoring and evaluation methods can help track the implementation of goals and objectives of the Growth Policy. These tracking methods often involve identifying key indicators or objective measures, determining the baseline situation, then setting benchmarks and monitoring progress. Continuous assessment and evaluation can help track progress and guide policies, programs and planning initiatives.~~

~~The community building process and strategic plan used by Communities in Action provides a method of regular monitoring and evaluation of progress.~~

Other Tools

CONSERVATION EASEMENTS

Conservation easements involve the transfer of development rights from a property owner to a third party. They enable the land owner to retain title to a tract and use it for resource purposes. The transfer of development rights can be done through purchase or donation and can often result in a tax benefit to the property owner. Conservation easements may preserve critical resources such as wildlife habitat, wetlands or riparian areas, agricultural lands, forested lands or land with other scenic or natural resources. Conservation easements are often used in protecting land in TDR and PDR programs.

RESTRICTIVE COVENANTS

Restrictive covenants are private agreements between property owners that restrict land uses. Restrictive covenants can include such provisions as permitted and prohibited uses, space and bulk requirements, and landowners' responsibilities for property maintenance. A key consideration for using



restrictive covenants as an implementation tool is that they are private agreements between property owners, and local jurisdictions are not a party to those agreements.

Intergovernmental Coordination

State law requires that a Growth Policy include a statement explaining how the county will coordinate with the incorporated municipalities on matters related to the Growth Policy.

From the start, the process to develop this Growth Policy demonstrated considerable cooperation among the city of Sidney, town of Fairview, and Richland County. There was a joint understanding that the three jurisdictions would stand to gain individually and collectively by pooling their efforts to develop growth policies. Looking ahead to growth in the county, it made sense to the county and municipalities of Fairview and Sidney to establish a joint city-county planning board. Standing committees on the planning board represent the Sidney Jurisdictional Planning Area and the Fairview Jurisdictional Planning Area.

The county proposes to coordinate with Fairview and Sidney as follows:

- » Coordinate county planning issues within each city-county planning area with the standing committees on the city-county planning board
- » Include the goals and objectives for the county in a single Growth Policy document along with the goals and objectives for Sidney and Fairview
- » Coordinate planning for capital improvements and annexation
- » Share information and data bases related to planning and Growth Policy implementation
- » Share the results of the county planning board's annual process of evaluating work to date on the Growth Policy and establishing a work plan for the upcoming year
- » Coordinate with town of Fairview regarding joint use of county planning staff

Subdivision Review

This section provides information, required by state law to be included in a Growth Policy, on how the county will review subdivisions. This section explains:

1. How the county defines the state's review criteria,
2. How those criteria will be used to evaluate and make decisions on subdivisions, and
3. How public hearings will be conducted.

Since 1974, every county, city, and town has been required by state law to "adopt and provide for the enforcement and administration of subdivision regulations."

Criteria Definition

State law requires that subdivisions be reviewed for their effects on seven primary criteria: agriculture, agricultural water user facilities, natural environment, wildlife, wildlife habitat, local services and public health and safety. This section clarifies how the county defines those criteria.

AGRICULTURE

Farming or ranching include the cultivation or tilling of the soil, the production, cultivation growing, harvesting of agricultural or horticultural commodities such as food, feed, and fiber, the raising of livestock and poultry, bees, biological control insects, fruits and vegetables, and sod, ornamental, nursery, and horticultural crops, the raising of domestic animals and wildlife in domestication or a captive environment, and including timberlands and forest lands.

AGRICULTURAL WATER USER FACILITIES

Those facilities which provide water for irrigation or stock watering to agricultural lands for the production of agricultural products. Any part of an irrigation system historically used to produce an



agricultural product on property used for agricultural purposes as defined in Section 15-7-202, MCA. These facilities include, but are not limited to, ditches, head gates, pipes, and other water conveying facilities.

LOCAL SERVICES

Any and all services or facilities local government is authorized to provide that benefit their citizens, such as water supply, sewage disposal, law enforcement, fire protection, emergency services, transportation system, educational system, noxious weed control, as well as services that local government does not provide such as power, telephone, state highways, etc.

NATURAL ENVIRONMENT

The natural environment is defined as the physical conditions which exist within a given area, including land, air, water, mineral, flora, fauna, sound, light and objects of historic and aesthetic significance.

WILDLIFE

Animals that are not domesticated or tamed, or as may be defined in a Growth Policy.

WILDLIFE HABITAT

The place or area where wildlife naturally lives or travels through.

PUBLIC HEALTH AND SAFETY

The prevailing healthful, sanitary condition of well-being for the community at large. Conditions that relate to public health and safety include but are not limited to: disease control and prevention; emergency services; environmental health; flooding, fire or wildfire hazards, rock falls or landslides, unstable soils, steep slopes, and other natural hazards; high voltage lines or high pressure gas lines; and air or vehicular traffic safety hazards.

Evaluation

Subdivisions will be evaluated for their material effect on the seven criteria. The evaluation of the effect of the proposed subdivision on these seven criteria determines if there are significant unmitigated adverse impacts. Unmitigated adverse impacts are potential grounds for denial of a proposed subdivision. Below are examples of items considered in evaluating the impact of a proposed subdivision on the seven criteria. These examples do not reflect all potential items, but they do include a preponderance of the items under consideration. Depending on the proposed subdivision, some of these items included may not apply. In addition, some proposals may require evaluation of other topics not included in these examples to weigh the subdivision's effect on these criteria. It is the subdivider's responsibility to document proposed mitigation of any adverse impacts on these seven criteria.

EFFECT ON AGRICULTURE

- » Number of acres that would be removed from the production of crops or livestock
- » Acres of prime farmland (as defined by the USDA) that would be removed
- » Effect on use of remainder and adjoining properties as farm or ranch land
- » Potential conflicts between the proposed subdivision and adjacent agricultural operations including:
 - Interference with movement of livestock or farm machinery
 - Maintenance of fences
 - Weed proliferation
 - Vandalism or theft
 - Harassment of livestock by pets or humans



EFFECT ON AGRICULTURAL WATER USER FACILITIES

- » Location and proximity to agricultural water user facilities
- » Potential conflicts between facility users and subdivision residents including:
 - Seeps, flooding, washouts
 - Obstructions and interference
 - Unintended uses (recreation or landscaping)
- » Water rights
- » Vehicular access to facility

EFFECT ON LOCAL SERVICES

- » Increased demand on services and need to expand services
- » Ability to provide services to subdivision
 - Response times
 - Conditions of roads, bridges, and railroad crossings
 - Physical Barriers
- » Provision of adequate local services and public facilities simultaneous with or prior to onset of impact
- » Any special or rural improvement districts that would obligate local government involvement fiscally or administratively

EFFECT ON NATURAL ENVIRONMENT

- » Noxious weeds
- » Runoff reaching surface waters (e.g.: streams, rivers or riparian areas)
- » Impacts on ground water supply, quantity, and quality
- » Impacts on air quality
- » Impacts on scenic resources
- » Impacts on historic, pre-historic, and cultural resources
- » Wetlands
- » Cumulative impacts of multiple subdivisions on natural environment

EFFECT ON WILDLIFE

- » Loss of significant, important and critical wildlife species, as defined
- » Impacts on significant, important and critical species including potential effects of:
 - roads and traffic
 - closure of existing operations and/or potential to provide new access to public lands
 - effects of humans and pets on wildlife

EFFECT ON WILDLIFE HABITAT

- » Loss of significant, important and critical habitat, as defined
- » Impacts on significant, important and critical habitat including potential effects of:
 - roads and traffic
 - closure of existing operations and/or potential to provide new access to public lands
 - effects of humans and pets on wildlife habitat

EFFECT ON PUBLIC HEALTH AND SAFETY

- » Creation of potential man-made hazards (e.g.: unsafe road intersection, development in wildland residential interface fire areas)
- » Natural hazards (e.g.: wildfire, flooding, steep slopes)



- » Existing potential man-made hazards (e.g.: high pressure gas lines, lack of fire protection, cumulative impacts)
- » Traffic safety
- » Emergency vehicle access
- » Emergency medical response time
- » Cumulative impacts on groundwater from individual sewage disposal systems and/or individual wells
- » Any other item that endangers public health and safety

PUBLIC HEARING PROCEDURES

A fundamental component of the subdivision review process is the opportunity for members of the public and interested groups to offer comments on the proposal. The opportunity to make comments in public is provided by the public hearing process. The Planning Board will also accept written comment received outside of the public hearing, but may set deadlines for the receipt of such comment. Under state law, the requirement to hold a public hearing does not apply to the first minor subdivision from a tract of record. A minor subdivision is defined as containing five or fewer lots. The steps for the public hearing, which is conducted by the Planning Board, are as follows:

- A. President presents the procedures to be used for the hearing. The Subdivision Administrator (as defined in the subdivision regulations) or other designee of the respective jurisdiction presents a staff report that addresses the criteria for local government review of subdivisions as identified in state law.
- B. The Subdivision Administrator or other designee of the respective jurisdiction also reviews options of approval, approval with conditions, and denial, proposes conditions for approval as relevant, and makes recommendations to the City/County Planning Board. The Planning Director and/or committee chairperson may add any related or background information. Board members are permitted to address any relevant questions relating to the application, to the president, jurisdictional committee chairperson or staff.
- C. Public hearing opened by the President.
- D. Proponents in audience including the applicant and his/her representatives will be given an opportunity to speak in favor of the application. Information submitted should be factual, relevant and not merely duplicative of previous presentations. A reasonable time will be allowed each speaker. Each person speaking must give name, address, and nature of interest in matter before presenting their information.
- E. Opponents in audience will be given an opportunity to speak against the application. Information submitted should be factual, relevant and not merely duplicative of previous presentations. A reasonable time will be allowed each speaker. Each person speaking must give name, address and nature of interest in the matter before presenting their information.
- F. Other interested parties will be allowed to comment briefly or make inquiries. A reasonable time will be allowed each speaker. Each person speaking must give name, address and nature of interest in the matter before presenting their information.
- G. Public hearing closed by the President.
- H. Board/Committee discussion. Members may raise potential special conditions for approval or other, significant considerations relevant to the petition. If necessary, members shall pose any relevant questions through the President, and the President interrogates proper parties for answers.
- I. Motion to recommend approval, conditional approval, or denial of the subdivision application.



Growth Policy Timeframe

The Growth Policy is intended to be a long-term document. It may take 10 or more years to accomplish some of the goals. Goals may be added or changed. Specific policies will likely be accomplished in a shorter period of time. However, according to MCA 76.1.601(iii) the Growth Policy needs to be updated every 5 years. The timetable for implementing actions identified in this Growth Policy is included in the Action Plan. The Action Plan identifies timeframes for each specific policy.

Schedule for Review of Growth Policy

ANNUALLY

The Planning Board will submit an annual report and work plan to the County Commission. The report will also identify and revisions proposed for the Growth Policy.

REVISIONS

Conditions that might trigger changes and revisions to the Growth Policy include:

- » Issues that come up during implementation phase that may not have been anticipated during the drafting of the plan.
- » New development proposals not provided for in the plan.
- » Modifications needed to comply with changes in state legislation, judicial decisions or state programs.
- » Priorities that need to be reassessed to take advantage of new opportunities such as grants, partnerships, and State and Federal programs.
- » Planning Board evaluation of implementation measures and progress, and determination that modifications would enhance the effectiveness of the Comprehensive Development Plan.
- » Changes affecting information assumptions, needs or legal framework.
- » Additional public input suggests the need for changes.
- » New data and/or changed circumstances and issues.
- » Change in state law

Action Plan

The action plan is a matrix that lists each policy, and identifies responsible entities, time frame, staffing and expected results.

- » **Responsible Entity:** This column includes existing potential key participants in implementing a policy. Other participants may also be identified in the future; the list is not meant to be exclusive.
- » **Time Frame**
 - Near Term - Immediate need. To be addressed within one year.
 - Mid Term - Defined need. May phase in implementation within 1 to 2 years.
 - Long Term - Requires program development that necessitates a longer timeframe, 3+ years.
 - Ongoing - Ongoing activity.
 - As Needed - Monitor and take action when need arises.
- » **Staffing:** Refers to the staffing needs for county government, and includes staffing in all departments, not just Planning Department.
 - In-house - Will be completed with existing staff.
 - Contract - Contract with outside firm to complete work.
 - Partner - Partner with other state/federal agency, non-profit or other organization to complete work.
 - Volunteer - Could be implemented at least in part with volunteer work from community.



IMPLEMENTATION PLAN

| Population | | | | | | | |
|---|--|-----------------------|----------------------|--|------------------|-----------------|-----------------|
| Goal: Promote population growth to sustain new businesses and schools at a rate that can be supported with government services and infrastructure within Sidney's jurisdictional planning area. | | | | | | | |
| Objectives | Responsible Entity | Time Frame | Staffing | Expected Results | Regulations Used | Funding Sources | Completion Date |
| Coordinate with ongoing efforts to attract and retain businesses and young families. | Econ Dev Organizations | Ongoing | In-house | Increase in new permanent residents. | | | |
| For planning purposes, set population growth targets based on best available information. | Planning Board Econ Dev Organizations | Near Term | In-house | Improved coordination of planning and infrastructure development. | | | |
| Identify areas in the city and city-county area that are desirable for growth and target capital improvements in those areas. | City of Sidney Planning Board | Near Term Mid Term | Contract In-house | Coordinate, cost effective extension of capital improvements beyond existing municipal boundaries. | | | |

| Land Use | | | | | | | |
|--|-------------------------------------|------------|----------------------|---|------------------|-----------------|-----------------|
| Goal: Provide for logical, cost effective future extension of city limits and infrastructure. | | | | | | | |
| Objectives | Responsible Entity | Time Frame | Staffing | Expected Results | Regulations Used | Funding Sources | Completion Date |
| Identify areas of potential city growth expansion and adopt urban development guidelines (city required infrastructure, street standards, etc.) for those areas within one-mile of municipal boundaries. | City of Sidney Planning Board | Near Term | Contract In-house | Efficient, cost-effective provision of infrastructure and services. | | | |
| Extend zoning up to one mile within Sidney's jurisdictional planning area or establish an extraterritorial zoning designation or joint zoning board for urban fringes in Sidney. | City of Sidney Planning Board | Near Term | In-house | Efficient, cost-effective provision of infrastructure and services. | | | |
| Develop infrastructure extension area standards that are coordinated with CIP documents. | City Public Works City of Sidney | Mid Term | Contract In-house | Efficient, cost-effective provision of infrastructure and services. | | | |
| Identify areas for potential city growth that will "fill in" the irregular and stretched out configuration of existing city limits. | City of Sidney Planning Board | Near Term | In-house | Reduce sprawl development and create vibrant infill developments | | | |
| Review and update the zoning ordinance to reflect Growth Policy. | City of Sidney Planning Board | Mid Term | In-house | Coordinate policies | | | |



| Develop the city zoning map as a GIS map to facilitate changes and ability to relate information to the public. | City of Sidney | Near Term | Contract | Updated zoning files for public use. | | | |
|---|---|------------|----------------------|---|------------------|-----------------|-----------------|
| Goal: Reduce potential for development to be impacted by natural, man-made or other hazards. | | | | | | | |
| Objectives | Responsible Entity | Time Frame | Staffing | Expected Results | Regulations Used | Funding Sources | Completion Date |
| Implement relevant actions in the county Multi-Hazard Mitigation Plan such as coordinating mitigation improvement projects with a CIP and adopting hazardous material transport guidelines. | Communities in Action County DES Emergency Services Planning Board | Mid Term | Contract In-house | Reduced exposure to costs from natural disaster and continued high standing for mitigation project funding. | | | |
| Develop setback guidelines for development near oil and gas well extraction points. | City of Sidney Planning Board | Near Term | Contract In-house | Reduced exposure to harmful oil/gas effects and mitigate future disaster costs. | | | |
| Goal: Preserve existing land uses by encouraging compatible development and land uses near established neighborhoods. | | | | | | | |
| Objectives | Responsible Entity | Time Frame | Staffing | Expected Results | Regulations Used | Funding Sources | Completion Date |
| Develop and implement design guidelines for neighborhood districts including commercial areas along major corridors and in predominately residential areas. | City of Sidney Planning Board | Mid Term | Contract In-house | Improved neighborhood design and property values. | | | |
| Update subdivision and other city regulations as necessary to reflect changes in state requirements or land use patterns occurring with each community. | City of Sidney Planning Board | Annually | Contract In-house | Comply with state requirements. | | | |
| Goal: Encourage appropriate development in growth areas defined in future land use maps. | | | | | | | |
| Objectives | Responsible Entity | Time Frame | Staffing | Expected Results | Regulations Used | Funding Sources | Completion Date |
| Utilize policy, regulatory and fiscal tools outlined in the Growth Policy to guide and promote appropriate land uses. | City of Sidney Planning Board | Near Term | Contract In-house | Expand land uses efficiently with infrastructure development. | | | |
| Restrict industrial development to existing or planned industrial zones. | City of Sidney Planning Board | Mid Term | Contract In-house | Prohibit incompatible land uses and protect property. | | | |
| Locate commercial uses in downtown or along major transportation corridors such as arterial streets and major collector roads. | Planning Board City of Sidney | Ongoing | In-house | Expand land uses efficiently with infrastructure development. | | | |
| Promote residential development near community amenities. | Planning Board City of Sidney | Ongoing | In-house | Ensure quality of life for residents | | | |
| Prioritize and implement historic building retention, preservation, and restoration. | Planning Board | Long Term | Contract | Preserve community history | | | |



Goal: Promote value-added agriculture and preserve existing agricultural lands, high-production crop land and prime farmland soils by limiting development in these areas, especially those served by irrigation canals.

| Objectives | Responsible Entity | Time Frame | Staffing | Expected Results | Regulations Used | Funding Sources | Completion Date |
|--|------------------------------------|------------|----------------------|--------------------------------------|------------------|-----------------|-----------------|
| Adopt new policy to limit sprawling, rural residential development to preserve prime farmland soils for future agricultural use. | City of Sidney Planning Board | Near Term | Contract In-house | Protect existing farmland resources. | | | |
| Incorporate standards from the Lower Yellowstone Irrigation Project to preserve irrigation drainage canals and easements. | City of Sidney LYIP Planning Board | Near Term | Contract In-house | Protect existing farmland resources. | | | |

Transportation

Goal: Incorporate recommendations from Transportation Plan, including preserving right-of-way for corridors and implementing road development standards.

| Objectives | Responsible Entity | Time Frame | Staffing | Expected Results | Regulations Used | Funding Sources | Completion Date |
|--|-------------------------------|------------|----------|--|------------------|-----------------|-----------------|
| Implement recommendations from the Transportation plan into existing documents such as subdivision regulations, zoning codes, local ordinances and other applicable regulations. | City of Sidney Planning Board | Near Term | In-house | Preserve future corridors and improve road conditions. | | | |
| Utilize recommendations when reviewing subdivisions and site plans to ensure development is meeting minimum design standards. | City of Sidney Planning Board | Ongoing | In-house | Ensure proper development. | | | |

Goal: Work with the state to maintain and improve safety on state routes through Sidney.

| Objectives | Responsible Entity | Time Frame | Staffing | Expected Results | Regulations Used | Funding Sources | Completion Date |
|---|--|------------|----------|---|------------------|-----------------|-----------------|
| Coordinate with Montana Department of Transportation on improvements to state highways and access to state roads. | City of Sidney MT Dept. of Transportation Planning Board | Ongoing | In-house | Better integration of county and state road systems and upgrades. | | | |
| Upgrade priority for improvements on Highways 16 and 200. | City of Sidney MT Dept. of Transportation | Near Term | In-house | Better conditions on Highway 200, 16. | | | |
| Develop access standards in conjunction with MDT along major transportation corridors where private development occurs. | City of Sidney MT Dept. of Transportation | Near Term | In-house | Better conditions on Highway 200, 16. | | | |

Goal: Develop an interconnected trail and park system.

| Objectives | Responsible Entity | Time Frame | Staffing | Expected Results | Regulations Used | Funding Sources | Completion Date |
|---|-------------------------|------------|---------------------------------|---|------------------|-----------------|-----------------|
| Coordinate with Park and Recreation Boards, City/County Planning Board and County Commissioners to develop a regional trail system along Highway 16 or 200. | Park Board | Mid Term | Contract In-house Partner | Improve quality of life and create a regional attraction. | | | |
| Identify gaps in the current system and prioritize improvements through the CIP. | Park Board Public Works | Near Term | In-house | Improve connected trail system | | | |



| | | | | | | | |
|---|---------------------------|---------|----------|---------------------------------|--|--|--|
| Incorporate recommendations from the Park Board's recent Park Plan. | Park Board Planning Board | Ongoing | In-house | Coordinate improvement projects | | | |
|---|---------------------------|---------|----------|---------------------------------|--|--|--|

Housing

Goal: Expand housing stock choices that provide high quality and affordable units for all residents.

| Objectives | Responsible Entity | Time Frame | Staffing | Expected Results | Regulations Used | Funding Sources | Completion Date |
|--|--|------------|-----------------------------------|--|------------------|-----------------|-----------------|
| Develop affordable housing policies that encourage affordable units such inclusionary zoning, density bonuses and fee waivers or reductions for affordable unit construction. | City of Sidney Planning Board | Near Term | Contract In-house | Increase the number of affordable units through incentives. | | | |
| Identify state and local resources to rehabilitate housing units in poor condition. | City of Sidney | Mid Term | Contract In-house Volunteer | Increase in numbers of existing housing units in fair or better condition. | | | |
| Create programs to address affordable housing issues including working with state and local governments to create a housing development fund similar to North Dakota's Housing Incentive Fund. | City of Sidney Planning Board Real Estate Professionals | Mid Term | Contract In-house | Create showcase project so other communities can develop similar funding policies. | | | |
| Identify and initiate programs to address decay and assist with demolition. | City of Sidney | Ongoing | In-house Volunteer | Reduce unsafe structures | | | |

Goal: Preserve neighborhood character by developing similar-style housing in established residential districts and cluster residential units near existing residences especially in rural settings.

| Objectives | Responsible Entity | Time Frame | Staffing | Expected Results | Regulations Used | Funding Sources | Completion Date |
|--|--|------------|----------|---|------------------|-----------------|-----------------|
| Direct new residential development to locate near existing residential uses. | City of Sidney Planning Board | Ongoing | In-house | Improve quality of life | | | |
| Promote in-fill development with historical community housing densities; locate single-family near single-family and multifamily near multifamily. | City of Sidney Planning Board Real Estate Professionals | Mid Term | In-house | Cost-effective provision of services; retention of historical community character and reduce potential "leap frog" development. | | | |
| Utilize the future land use plan and updated zoning codes to guide residential development in appropriate areas with buffer areas as needed. | City of Sidney Planning Board | Ongoing | In-house | Cost-effective provision of services; retention of historical community character and reduce potential "leap frog" development. | | | |



| | | | | | | | |
|---|---|-------------------|---------------------|---|-------------------------|------------------------|------------------------|
| Prohibit industrial and large-scale commercial development within established residentially zoned areas and future residentially planned growth areas. | City of Sidney Planning Board | Ongoing | In-house | Protect existing property values and health, safety and welfare of residents. | | | |
| Identify areas in Sidney's jurisdictional planning area that are desirable for residential growth and target capital improvements in these areas. | Planning Board Public Works | Near Term | In-house Partner | Cost-effective provision of services and reduce potential "leap frog" development. | | | |
| Promote in-fill development and historical city housing densities to maximize use of existing and future infrastructure. | City of Sidney Planning Board Real Estate Professionals | Mid Term | In-house | Cost-effective provision of services; retention of historical community character and reduce potential "leap frog" development. | | | |
| Goal: Improve capabilities of low-to-moderate income persons to purchase and maintain quality-built homes. | | | | | | | |
| Objectives | Responsible Entity | Time Frame | Staffing | Expected Results | Regulations Used | Funding Sources | Completion Date |
| Expand the number of low-to-moderate income persons receiving assistance through education campaigns. | Planning Board Richland Housing Authority | Near Term | In-house | More low and moderate income persons own their homes. More homes in fair or better condition. | | | |
| Encourage new development to include affordable housing options and provide incentives for developers to do so. | City of Sidney Planning Board Real Estate Professionals | Near Term | In-house | More home-ownership in traditional developments by those who wouldn't otherwise be able to afford it. | | | |
| Collaborate with NeighborWorks Montana and Richland County Housing Authority to develop land trusts or similar land/rent control mechanisms for households below median family income. | City of Sidney Planning Board Richland Housing Authority | Mid Term | In-house | A sustainable fund that provides assistance to individual households to purchase, maintain, and/or rehabilitate existing homes. | | | |
| Goal: Encourage development to meet housing needs of seniors, service workers and those with disabilities. | | | | | | | |
| Objectives | Responsible Entity | Time Frame | Staffing | Expected Results | Regulations Used | Funding Sources | Completion Date |
| Collaborate with local and regional developers to construct more low-income units through policies such as reduced fees, density bonuses or joint infrastructure projects with local governments. | City of Sidney Planning Board Richland Housing Authority | Near Term | In-house | Housing for those with disabilities meets needs and is sustainable over long term. | | | |



| | | | | | | | |
|--|--|----------|----------|---|--|--|--|
| Develop a local housing incentive fund and/or affordable housing program for public service workers. | City of Sidney Planning Board Richland Housing Authority | Mid Term | In-house | Affordable units for long-term success of public service. | | | |
|--|--|----------|----------|---|--|--|--|

| Economic Development | | | | | | | |
|---|---|------------|----------------------|---|------------------|-----------------|-----------------|
| Goal: Continue developing a sustainable and diversified economic base including energy development and secondary-value added businesses. | | | | | | | |
| Objectives | Responsible Entity | Time Frame | Staffing | Expected Results | Regulations Used | Funding Sources | Completion Date |
| Expand and diversify businesses through policy and implementation funding tools such as tax increment financing (TIF) and targeted economic development districts (TEDD) that support secondary value added industries. | Econ Dev Organizations City of Sidney | Ongoing | In-house | More businesses and more diverse economy. | | | |
| Coordinate economic development with land use, natural resources, capital improvement programs and local community values regarding economic development. | City of Sidney Planning Board Econ Dev Organizations Communities in Action | Ongoing | Contract In-house | Public acceptance of projects, new development situated in ideal locations and efficient provision of infrastructure. | | | |
| Evaluate effect of specific development proposals on community character and health prior to committing public resources. | City of Sidney Planning Board Econ Dev Organizations Communities in Action | Mid Term | In-house | Future commitment of public funds for specific projects that have a positive effect on the community. | | | |
| Identify and quantify the city's resources and infrastructure that may be needed for new industry. Use as a legislative tool when seeking grant funding or support from the State Legislature and Governor's Office. | Utility Companies Econ Dev Organizations | Near Term | Contract In-house | Useful baseline data that can be used to attract and recruit new industry and expansion of existing businesses. | | | |
| Target "main street" businesses and encourage infill development as appropriate in all communities. | City of Sidney Planning Board Econ Dev Organizations Communities in Action | Near Term | In-house | Support infill development in downtown communities. | | | |
| Goal: Support existing businesses through expanding capacity to provide needed infrastructure to support a strong economy. | | | | | | | |
| Objectives | Responsible Entity | Time Frame | Staffing | Expected Results | Regulations Used | Funding Sources | Completion Date |
| Continue to work at the state level to safeguard allocation of oil production taxes for impacts in the county and at the city level. | County Commission | Ongoing | In-house | Impact-related revenues continue at current or improved levels for county. | | | |



| Collaborate with the County to balance expenditures of oil and gas revenues between construction and infrastructure projects and long-term needs to support sustained economic growth. | City of Sidney County Commission Econ Dev Organizations | Ongoing | In-house | Impact-related revenues used on projects with immediate needs, as well as long-term, long-lasting projects, and with some "reserve" for future needs. | | | |
|--|--|------------|----------|---|------------------|-----------------|-----------------|
| Collaborate with the County to support economic development projects including infrastructure, community amenities and housing for public-sector staff. | City of Sidney County Commission Econ Dev Organizations | Ongoing | In-house | Improve economic conditions for businesses and public staff to serve business community. | | | |
| Goal: Support the county's production of high value crops and potential for value-added industries including energy development and agri-business products. | | | | | | | |
| Objectives | Responsible Entity | Time Frame | Staffing | Expected Results | Regulations Used | Funding Sources | Completion Date |
| Develop the area's agricultural resources and retain/preserve existing irrigation easements and canals within Sidney's jurisdictional planning area. | ARS Econ Dev Organizations Irrigation Facilities Producer Groups | Ongoing | In-house | More land in irrigation with high value crops. | | | |
| Develop market for new and existing agricultural businesses as well as energy development businesses including fast-tracking projects that bring sustained employment to the region. | ARS Econ Dev Organizations Irrigation Facilities Producer Groups | Ongoing | In-house | New and expanded agri-businesses. | | | |
| Coordinate land use policies and infrastructure development (CIP) to preserve irrigation canals and expand easements where necessary. | ARS Irrigation Facilities Local Producers Planning Board Producer Groups | Mid Term | In-house | Minimize conflicts and cost for new irrigation facilities resulting from planned and existing community infrastructure. | | | |
| Increase resources for agricultural research that supports growth of agribusinesses and improves competitiveness of growers by support LYIP, USDA-ARS and MSU Extension Center. | ARS Econ Dev Organizations Irrigation Facilities Producer Groups | Ongoing | In-house | New and expanded agri-business. | | | |

| Local Services | | | | | | | |
|--|--------------------|------------|----------|------------------|------------------|-----------------|-----------------|
| Goal: Make community health and safety a priority such as developing high-quality daycare facilities, after school programs, and ensure law enforcement and medical facilities can staff positions. | | | | | | | |
| Objectives | Responsible Entity | Time Frame | Staffing | Expected Results | Regulations Used | Funding Sources | Completion Date |



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|---|--|-------------------|-------------------|--|-------------------------|------------------------|------------------------|
| Update and/or create zoning and subdivision regulations that allow for daycare facilities in residential areas and neighborhood business zones and have safe and convenient access to trails, parks and community amenities. | City of Sidney Planning Board | Near Term | Contract In-house | Measureable outcomes to improve local services for childcare. | | | |
| Collaborate with law enforcement and other city/county agencies to either construct affordable housing through city/county agreements or provide subsidized housing. | City & Public Works City Council Law Enforcement Planning Board | Near Term | Contract In-house | Create affordable housing for public service employees. | | | |
| Fast track housing projects targeted for city/county law enforcement staff and other city/county staff and consider waiving or reducing associated impact, hookup and review fees for housing units specifically reserved for public service employees. | City Planning Staff Planning Board | Continuous | Contract In-house | Create affordable housing for public service employees. | | | |
| Coordinate with departments to identify potential city/county spaces for afterschool programs for youth activities; create a memo-of-understanding with local afterschool programs to utilize such spaces for free or little cost. | Boys & Girls Club City of Sidney Community Groups Planning Board | Near Term | Contract In-house | Measureable outcomes to improve recreation and learning opportunities for youth. | | | |
| Continue to have the City of Sidney designate a representative to the County Board of Health. | City Council | Ongoing | In-house | Represent the City on the board. | | | |
| Goal: Continue providing emergency medical response and fire protection and suppression services throughout each community. | | | | | | | |
| Objectives | Responsible Entity | Time Frame | Staffing | Expected Results | Regulations Used | Funding Sources | Completion Date |
| Prepare budget and strategic plan for instituting a staffed, full-time fire department for the City of Sidney with agreements between Sidney and County for providing service in County. | City of Sidney Fire Department | Mid Term | In-house | Ongoing and improved emergency response. | | | |
| Create a capital improvement plan or similar planning document to begin budgeting for new building facilities and equipment as old equipment and structures become obsolete. | City Public Works Fire Department | Near Term | Contract In-house | Ongoing and improved emergency response. | | | |
| Develop a marketing plan to attract volunteer fire firefighters and EMT staff including offering incentives such as free training, free meals, and a point system for earning cash. | City Council LEPC | Mid Term | In-house | Improved staffing for emergency response. | | | |
| Explore the potential of creating an Eastern Montana HAZMAT response team stationed in Richland, Dawson, or Fallon Counties with volunteers from surrounding counties. | Communities in Action Emergency Services LEPC | Long Term | In-house | Ongoing and improved emergency response. | | | |
| Implement relevant actions for the Sidney area in the Multi-Hazard Mitigation Plan. | LEPC Planning Board DES | Mid Term | In-house Partner | Prevent loss of life and structures. | | | |



| Goal: Expand opportunities for life-long learning. | | | | | | | |
|---|--|------------|-----------------------|---|------------------|-----------------|-----------------|
| Objectives | Responsible Entity | Time Frame | Staffing | Expected Results | Regulations Used | Funding Sources | Completion Date |
| Expand or create a new library that meets the needs of future library patrons with improved technology for digital media and flexible space for expanded programs. | Communities in Action County Library Econ Dev Organizations Public School System | Near Term | In-house | More persons with post-secondary training. | | | |
| Collaborate with school districts to either construct affordable housing through city/county owned land agreements or provide subsidized housing. | City Council City & Public Works Planning Board School Districts | Near Term | In-house | Create affordable housing for public service employees. | | | |
| Fast track housing projects targeted for teachers and school staff and consider waiving or reducing associated impact, hookup and review fees for housing units specifically reserved for school staff. | City Council City & Public Works Planning Board School Districts | Ongoing | Contract In-house | Create affordable housing for public service employees. | | | |
| Collaborate with Richland Economic Development Corporation to expand post-secondary education such as creating a distance learning program or developing two-year College... | Communities in Action County Library Econ Dev Organizations Public School System | Long Term | Contract In-house | More persons with post-secondary training and local educational opportunities. | | | |
| Support local museums and cultural facilities through matching donation programs and free rental spaces for regional attractions. | Communities in Action County Library Econ Dev Organizations | Ongoing | In-house | A diversity of local resources for residents to live, learn and work. | | | |
| Continue to have the City of Sidney designate a representative to the Library Board of Trustees. | City of Sidney | Ongoing | In-house | Represent the City on the board. | | | |
| Goal: Develop new recreational facilities and outdoor recreation opportunities such as a connected trail system and flexible recreation spaces for adults and youth. | | | | | | | |
| Objectives | Responsible Entity | Time Frame | Staffing | Expected Results | Regulations Used | Funding Sources | Completion Date |
| Continue supporting the Boys and Girls Club of Richland County to develop a new facility and explore options for funding, waiving fees for development and contributing resources as necessary. | City of Sidney Communities in Action | Ongoing | Contract In-house | Improve after-school youth opportunities. | | | |
| Develop new zoning and subdivision design standards to reserve right-of-way and land for trail systems and future recreational facilities. | City of Sidney Planning Board | Mid Term | Contract In-house | Develop new routes for trail system. | | | |
| Work with developers and businesses to donate land or help create a community facility with flexible space dedicated to public use for recreation, theater/cultural events and youth activities. Incentives may include density bonuses on future projects, reduced impact, hook-up and review fees or other incentives as appropriate. | City of Sidney City Public Works Planning Board | Mid Term | In-house Volunteer | Increased utilization of facilities and higher satisfaction among facility users. | | | |



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| Expand the city trail system and consider extensions outside of the city (such as integration into a larger countywide trail system). | City of Sidney | Long Term | In-house Volunteer Partner | Improve quality of life and create regional attraction | | | |
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Public Facilities

Goal: Plan and design for long-term public facilities development, maintenance, operation and upgrades or replacement.

| Objectives | Responsible Entity | Time Frame | Staffing | Expected Results | Regulations Used | Funding Sources | Completion Date |
|--|---|------------|----------------------|--|------------------|-----------------|-----------------|
| Prepare an overall capital improvement program (CIP) for City-owned infrastructure. | City of Sidney Public Works | Near Term | Contract In-house | Assistance with budget cycles and improvements. | | | |
| Coordinate with the County to assess and address needed improvements to water and wastewater systems. | Public Works City of Sidney County Commission | Near Term | In-house | Cost-effective provision of services. | | | |
| Develop a priority list of community improvements within CIP to evaluate needs. | Public Works | Mid Term | Contract | Cost-effective provision of services. | | | |
| Tie CIP projects to future land use plans ensuring the City does not overextend infrastructure thus creating wasteful spending. | Public Works Planning Board | Near Term | In-house | Cost-effective provision of services and reduce potential "leap frog" development. | | | |
| Develop a community convention-auditorium center, regional parks and an interconnected trail system. | City of Sidney | Near Term | Contract In-house | A place for meetings, conventions and performances. | | | |
| Continue to work with county departments to identify opportunities for mix of uses and location for proposed new construction (e.g., recent law and justice center). | City of Sidney County Commission | Near Term | In-house Partner | Identify joint use facilities and save funds. | | | |
| Coordinate with BNSF to address railroad crossing safety and weed control. | City of Sidney | Mid Term | In-house | Safe crossings across railroad. | | | |

Goal: Promote development with adequate services that do not add to the tax burden for existing landowners; new development should pay its fair share of infrastructure costs.

| Objectives | Responsible Entity | Time Frame | Staffing | Expected Results | Regulations Used | Funding Sources | Completion Date |
|---|----------------------------------|------------|----------------------|--|------------------|-----------------|-----------------|
| Promote development in city limits and discourage inefficient and incompatible land use patterns. | City of Sidney Planning Board | Mid Term | Contract In-house | Cost-effective provision of infrastructure and services. | | | |
| Include provisions for subdivisions and subdividers to pay their portion of infrastructure and services through subdivision improvement agreements and impact fees. | City of Sidney Planning Board | Near Term | In-house | Equity in cost sharing for expanded infrastructure. | | | |
| Require new development to pay for all infrastructure costs to their property and extend new and existing infrastructure to the furthest extent of their property. | City of Sidney Planning Board | Ongoing | In-house | Equity in cost sharing for expanded infrastructure. | | | |



| Require subdividers to provide financial guarantees to ensure development of subdivision improvements will be completed. | City of Sidney Planning Board | Ongoing | In-house | Local government isn't left with burden of improvements if subdivider defaults. | | | |
|--|---|------------|-----------------------|---|------------------|-----------------|-----------------|
| Goal: Track infrastructure improvements and long-term benefits to city residents. | | | | | | | |
| Objectives | Responsible Entity | Time Frame | Staffing | Expected Results | Regulations Used | Funding Sources | Completion Date |
| Create a budgeting mechanism that includes impact fees, hookup fees and other payments to show percentage of improvements coming from new versus existing residents. | City Public Works | Near Term | Contract | Inform residents and developers on improvements and funding sources. | | | |
| Post and update new fees on Sidney's website so development community is given current pricing information. | City of Sidney | Near Term | In-house | Inform development community of changes. | | | |
| Develop monthly reports showcasing Sidney's accomplishments | City of Sidney | Near Term | In-house | Inform citizens of what has been accomplished. | | | |
| Coordinate major infrastructure improvements with County, private utilities and developers where appropriate to remain fiscally conservative and reduce the need for rework. | City Public Works County Public Works MDU/Mid Cont' | Ongoing | In-house Partner | Cost-effective provision of infrastructure and services. | | | |
| Goal: Improve cell phone coverage and high speed internet access including land line expansion and phone access for all residents. | | | | | | | |
| Objectives | Responsible Entity | Time Frame | Staffing | Expected Results | Regulations Used | Funding Sources | Completion Date |
| Work with private utilities to ensure right-of-way or utility easements are dedicated on all future plats for services for all communities. | Planning Board Service Providers | Mid Term | In-house | Expanded coverage areas. | | | |
| Identify future areas for cell towers and ensure they comply with FAA standards. | Planning Board Airport Boards | Long Term | In-house Volunteer | Reduce conflicts with airport growth | | | |

| Natural and Cultural Resources | | | | | | | |
|--|-----------------------|------------|----------|---|------------------|-----------------|-----------------|
| Goal: Provide for long-term function of natural systems and resources, recognizing a diversity of uses for those systems and resources. | | | | | | | |
| Objectives | Responsible Entity | Time Frame | Staffing | Expected Results | Regulations Used | Funding Sources | Completion Date |
| Develop a GIS system to collect natural resource and development information and coordinate with the Montana State Library and a county representative to update local data such as prime farmland soils, wetlands, steep slopes, underground mines and LYIP canals/outlets. | MSU Extension USDA | Mid Term | In-house | Updatable GIS system used by multiple departments. | | | |
| Continue to review the county's weed management plan every two years and update as needed. | County Weed Board | Mid Term | In-house | Reduce weed spread and infestation of new weed types. | | | |



| Continue to protect the natural functioning of the Lower Yellowstone River and implement subdivision development standards to protect LYIP canals, ditches and outlets. | City of Sidney LYIP | Ongoing | In-house | Maintain good condition of Yellowstone River and access to irrigation. | | | |
|--|--|------------|-----------------------------------|---|------------------|-----------------|-----------------|
| Develop defensible space guidelines in subdivision regulations to protect against future wildfires. | Planning Board | Near Term | Contract | Protect from loss of life and structures. | | | |
| Goal: Maintain and improve agriculture production farmland. | | | | | | | |
| Objectives | Responsible Entity | Time Frame | Staffing | Expected Results | Regulations Used | Funding Sources | Completion Date |
| Utilize agricultural covenants, conservation easements and similar policies to protect existing prime farmlands. | Conservation District Planning Board | Near Term | Contract In-house | Preserve future use of agricultural lands for future generations. | | | |
| Implement land use planning guidelines and the future land use map to restrict sprawl development, especially residential and temporary housing uses; cluster similar uses near each other. | City of Sidney Planning Board | Mid Term | In-house | Reduce sprawl development and eliminate infrastructure needs. | | | |
| Collaborate with the USDA-ASR and MSU Extension Center to identify and catalog prime farmland lost to development; develop preservation policies as needed. | Conservation District Planning Board MSU Extension MT DNRC USDA | Long Term | Contract In-house Volunteer | Protect future farmland as needed. | | | |
| Catalog the number of acres of prime farmland lost to residential, commercial and industrial development to support new policies for protecting prime farmland soils. | Planning Board DES | Near Term | In-house Contract | Prevent loss of life and structures | | | |
| Work with LYIP and other state and federal agencies to develop a clear set of development guidelines such as setback and buffer distances from LYIP irrigation canals, drainage ditches and streams. | Conservation District Planning Board MSU Extension MT DNRC USDA LYIP | Near Term | Contract In-house Volunteer | Protect future farmland and ag waterways and easements. | | | |
| Goal: Expand opportunities for improved residential water quality. | | | | | | | |
| Objectives | Responsible Entity | Time Frame | Staffing | Expected Results | Regulations Used | Funding Sources | Completion Date |
| Identify potential funding resources to assist low and fixed income householders to protect and improve existing water quality. | City of Sidney | Mid Term | Contract | Ensure future water quality for residents and businesses in rural areas | | | |
| Develop setbacks for oil wells from residential structures and private wells. | Planning Board | Near Term | In-house | Protect from dangerous gases. | | | |