

Growth Policy

CITY OF WOLF POINT



October 2022
Planning Board Draft



Client Commitment



Empowered Employees



Quality Solutions

CITY OF WOLF POINT

Growth Policy

October 2022
Planning Board Draft

Prepared for the:
City of Wolf Point

Prepared by:



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EXECUTIVE SUMMARY

▼ Map 1 - Location of Wolf Point



EXECUTIVE SUMMARY



This new Growth Policy is meant to help the City Council and residents make decisions regarding the economy, infrastructure, local services, land use and housing. This update should help the City achieve specific goals instead of reacting to individual events and applying short-term fixes. Issues of concern to City residents range from improving infrastructure (water-sewer) and services (law enforcement etc.) to addressing abandoned/dilapidated structures and providing affordable housing.

This document contains nine sections that provide the rationale for understanding and achieving the goals listed in this document. These sections include:

Goals and Objectives	• Taking advantage of opportunities and overcoming challenges does not happen by chance. City residents must be willing to set practical and achievable goals to make things happen.
Introduction	• A description of the City, its location, features, and history.
Population	• A brief description of the City's population and demographics.
Economy	• A description of the City's current economic situation.
Local Services and Public Facilities	• A description of the City's revenues and expenditures and the infrastructure and services provided to residents.
Housing	• A description of the current housing situation in the City.
Land Use	• A description of land use in the City including topics such as annexation, community decay, flooding, wildland fire and the administration of subdivision regulations.
Resident Outreach	• This section describes the process used to gather advice and guidance from City residents on issues of importance to them.
Action Plan	• A description of the actual steps the City may take to achieve the Goals and Objectives identified in this document.

GOALS AND OBJECTIVES

The following are the goals and objectives that City residents would like to achieve to address the opportunities and challenges identified in this plan. The specific actions that the City will take to achieve these goals and objectives are found in the Action Plan section of this document starting on page 26.

ECONOMY

City residents need economic opportunities to prosper in a constantly changing global economy. Therefore, the City will work within its limits to strengthen and diversify the economy.

Goals	Objectives
<ul style="list-style-type: none">E-1: The City will promote economic development within the community by providing a solid foundation of infrastructure and services.	<ul style="list-style-type: none">a. Upgrade and replace aging infrastructure as time, money and resources are available.b. Maintain and improve City services (law enforcement, emergency services etc.) as time, money and resources are available.
<ul style="list-style-type: none">E-2: Work closely with partner organizations to improve the economy of the City.	<ul style="list-style-type: none">a. Maintain a close working relationship with the Great Northern Development Corporation.

INFRASTRUCTURE

Well maintained infrastructure is necessary to ensure the health and safety of City residents and help promote economic growth. Infrastructure managed by the City can range from water and sewer to streets, buildings, parks and patrol cars.

Goals	Objectives
<ul style="list-style-type: none">IPF-1: Provide City residents with safe, efficient and cost-effective infrastructure.	<p>Complete the following projects:</p> <ul style="list-style-type: none">a. Upgrade and replace the sewer collection system.b. Water storage maintenance/rehab projectsc. Identify and replace unsafe infrastructure such as lead water lines.d. Maintain street surfaces as best as possible until the subsurface infrastructure is replaced.e. Address stormwater issues as funds become available.



GOALS AND OBJECTIVES

LOCAL SERVICES

Quality of life for City residents depends upon many things, particularly the provision of services such as law enforcement, fire protection, healthcare, education, emergency services and senior services.

Goals

- LS-1: Maintain and improve services for City residents.

Objectives

- a. Provide law enforcement and emergency services with adequate staff and facilities.
- b. Ensure housing for the City's senior citizens has safe utilities and services.

LAND USE AND HOUSING

The quality of life for City residents is impacted by the poor visual appearance of many abandoned and dilapidated structures. In addition, safe and affordable housing is essential for the well-being of each City resident. Thus, the City will work to identify ways to address abandoned or dilapidated housing units and repurpose these properties for affordable housing.

Goals

- LUH-1: Improve the appearance of the City and the quality of life of residents.
- LUH-2: Create opportunities for new affordable housing.

Objectives

- a. Remove and/or rehabilitate abandoned and dilapidated structures.
- b. Get "tax deed" properties owned by the City back onto the tax rolls.
- a. Redevelop "cleaned up" properties with affordable housing.



INTRODUCTION



LOCATION

The City of Wolf Point is located in northeastern Montana and is located almost 100 highway miles west of Williston, North Dakota and almost 300 highway miles north of Billings. In 2020, per the US Census the City had an estimated population of 2,739 people. Wolf Point serves as the County seat for Roosevelt County.

CLIMATE

The climate of the City is considered Continental which has cold winters, warm summers and a marked variation in seasonal precipitation. The average daily high and low temperatures for Wolf Point from 1950 to 2005 are displayed below.

Average Daily Temperatures in Wolf Point (1950-2005)

January	July
<ul style="list-style-type: none">▪ High: 23.0 degrees F▪ Low: 1.0 degrees F	<ul style="list-style-type: none">▪ High: 88.7 degrees F▪ Low: 54.9 degrees F

Western Regional Climate Center, 2022

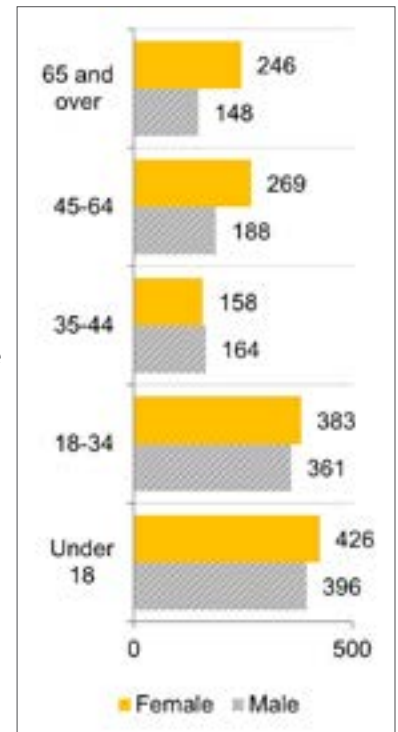
Like most of Montana, Wolf Point's climate can be one of the extremes but is generally mild and dry. Between 1950 and 2005, the average annual precipitation in Wolf Point was 12.58 inches, with most of the precipitation falling between May and September and June and July being the wettest months of the year.

POPULATION DEMOGRAPHICS

Since 2010, the City has experienced a gradual increase in population. In 2010 the City population was estimated at 2,585 people, and by 2020, it was estimated to have increased by almost 7.5 percent to 2,739 people.

In 2020, the median age of City residents was 30.6 years of age. This was a decrease from 2010, when the median age was estimated at 31.5 years. With regards to age and gender, since 2010, the City has seen an increase in the number of people in the age group 18-34 years, which grew by an estimated 179 people. Conversely, the age group 45-64 saw a decline in the number of people by an estimated 154 people since 2010. These demographic changes likely explain the decline of the City’s median age over the last ten plus years.

The City should monitor the demographics of residents over the next few years. Significant changes in any age group may affect the ability of the City to ensure adequate education and recreational facilities for children and ensure a stable and experienced workforce for the City’s businesses.



▲ Figure 1 - Population Age Breakout by Gender for City of Wolf Point, 2020

Census Bureau, American Community Survey, 2020 Washington, D.C., as reported in Headwaters Economics’ Economic Profile System (headwaterseconomics.org/eps)



ECONOMY

Estimates from the U.S. Census Longitudinal Employment Housing Dynamics show that from 2010 to 2019, the City had a significant decrease in total jobs from 1,642 to 1,193. In these nine years, total jobs in the City decreased by over 27 percent, or about 452 jobs being lost. In 2019, jobs within the City accounted for over 34 percent of all jobs in Roosevelt County, with the remaining 66 percent of jobs dispersed throughout Roosevelt County.

The City exhibits a fairly diverse economy in terms of job sectors. In 2019, the largest job sectors were Retail Trade at (25.1 percent), Educational Services (15.3 percent), Healthcare (14.3 percent), Public Administration/Government (13.7 percent), and Accommodation/Food Service (9.6 percent).

PERSONAL INCOME

Personal income is a measure of the various earnings received by working individuals in a community. Personal income is the total amount of money derived from wages, salaries, investment enterprises, and other sources. Personal income data collected at the county level can be compared as farm and non-farm categories. Specific data for the City of Wolf Point is difficult to obtain through Census data, but Roosevelt County data is readily available and serves as a good proxy for City residents.

From 2000 to 2020, total personal income in the entire County increased from \$303 million to \$476 million, or over a 56 percent change. The 2020 figure was made up of labor earnings (39.5 percent) and non-labor income (77 percent). Non-labor income includes income dividends, interest, rent, and transfer payments (i.e., government retirement and disability insurance benefits, and medical payments).

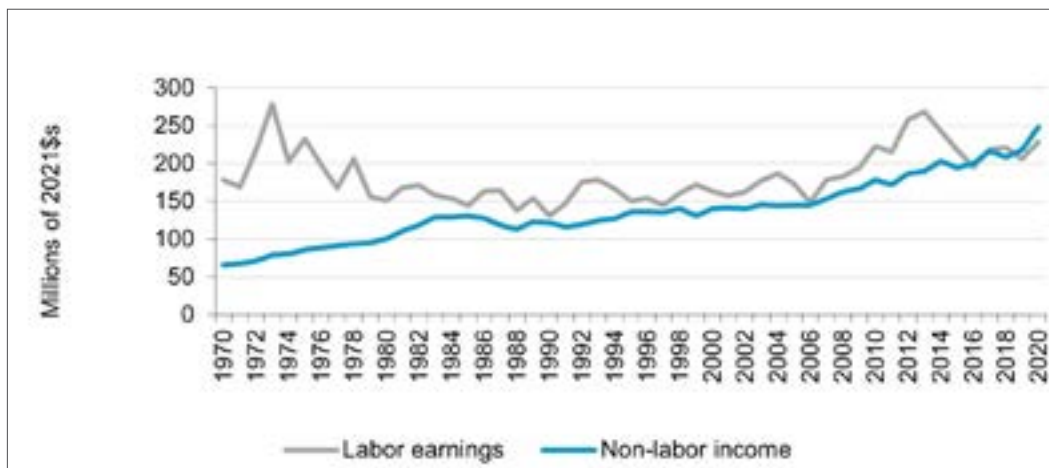


Figure 2 - Components of Personal Income, Roosevelt County, Montana 1970-2020

U.S. Department of Labor. 2020. Bureau of Labor Statistics, Quarterly Census of Employment and Wages, Washington, D.C., as reported in Headwaters Economics' Economic Profile System (headwaterseconomics.org/eps)

TAX BASE AND TAX REVENUES

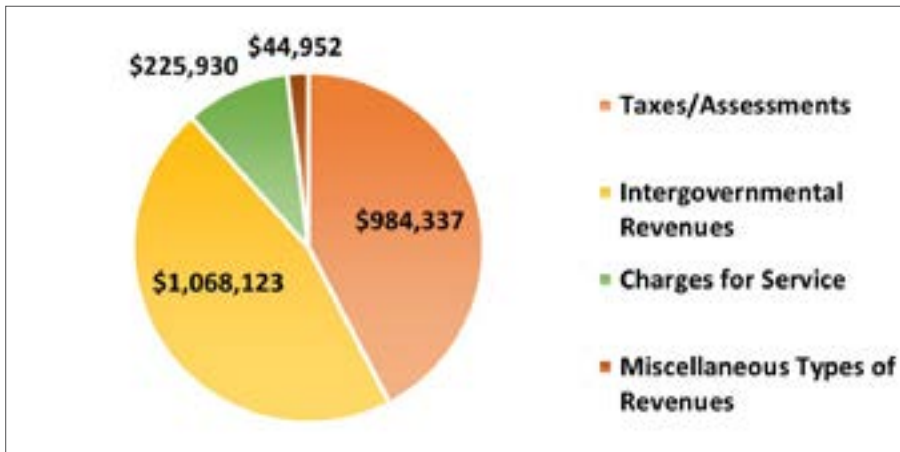
Based on figures from the Montana Department of Revenue, the market value of real property in the City has increased steadily, while the taxable value has remained stable. In 2014, the market value of all real property in the City of Wolf Point was over \$33 million. By 2022 this figure had increased to over \$78 million, a 135 percent increase. During the same timeframe, taxable values in the City only increased from over \$1.1 million to over \$1.7 million.

LOCAL SERVICES & PUBLIC FACILITIES

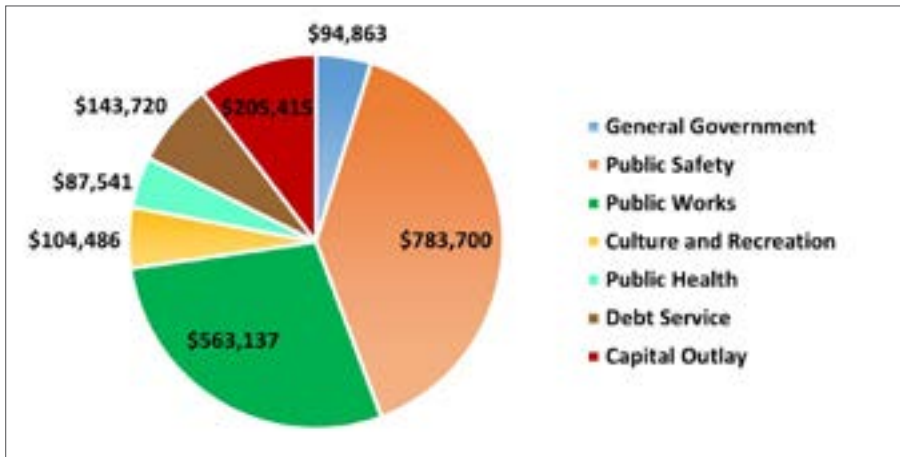
REVENUES AND EXPENDITURES

Providing services and maintaining reliable, affordable infrastructure is the primary function of the City of Wolf Point. Services provided by the City include but are not limited to administration, law enforcement, emergency services and street maintenance. Infrastructure that the City is responsible for maintaining includes a drinking water system, wastewater collection and treatment system, buildings, streets, parks, and equipment such as patrol cars. Providing these services, infrastructure and equipment requires the City to collect enough revenues to cover its costs.

Based upon data from the Local Government Services Bureau of the State of Montana, in 2019, the City generated a total of \$2.3 million dollars in governmental revenues. The two largest sources of revenue in that year were from taxes and assessments (\$984,337), and State and Federal intergovernmental payments (\$1,068,123).



◀ **Figure 3 - City of Wolf Point Governmental Revenues in 2019**
Financial Statements-City of Wolf Point, Montana
Department of Administration, Local Government Services Bureau 2021



◀ **Figure 4 - City of Wolf Point Governmental Expenditures in 2019**
Financial Statements-City of Wolf Point, Montana
Department of Administration, Local Government Services Bureau 2021

Based upon data from the Local Government Services Bureau of the State of Montana, in 2019, the City had expenditures of approximately \$1.98 million dollars. The City's four largest expenditures were for public safety (fire protection and law enforcement), public works (streets, water, and sewer), capital outlays and debit service.

STRATEGY FOR INFRASTRUCTURE

The City of Wolf Point has a capital improvements plan (CIP) which was adopted in 2016. The plan is a guide to the operation and maintenance of the City's infrastructure and equipment. The CIP prioritizes the City's capital improvements and equipment, provides a schedule for completing projects or purchasing equipment, and lists options for funding the construction or acquisition. The 2016 CIP serves as the City's strategy for the maintenance and replacement of its infrastructure.

LOCAL SERVICES & PUBLIC FACILITIES

PROJECT FUNDING

Determining how to finance infrastructure projects is one of the most difficult parts of completing the City's capital projects. The following is a list of some of the most common grant and loan funding sources that could be used by the City to fund its capital projects.

- Department of Commerce Montana Coal Endowment Program (MCEP)
- Department of Natural Resources and Conservation (DNRC) Renewable Resource Grant and Loan Program (RRGL)
- Department of Commerce Community Development Block Grant (CDBG) Planning Grants
- Montana Office of Tourism and Business Development Tourism Grants
- USDA Rural Development (RD) Special Evaluation Assistance for Rural Communities and Households (SEARCH) Grants
- Renewable Resource Grant and Loan Program (RRGL)
- Community Development Block Grant (CDBG)
- USDA Rural Development Water and Environmental Program (RD)
- USDA Rural Development (RD) Community Facilities
- Drinking Water and Water Pollution Control State Revolving Fund (DWSRF & WPCSRF)
- Economic Development Administration (EDA)
- Montana Department of Transportation, Transportation Alternatives (TAP) Program
- Department of Health and Human Services- Community Economic Development (CED) Program
- Bridge and Road Safety and Accountability Act (BaRSAA)
- FEMA Assistance to Firefighters (AFG)
- Hazard Mitigation Plans (HMP)



LOCAL SERVICES & PUBLIC FACILITIES

▼ Map 2 - Features of the City



LOCAL SERVICES & PUBLIC FACILITIES

L.M. CLAYTON AIRPORT

The L.M. Clayton Airport is located 3 miles east of the City of Wolf Point along State Highway 25 and 1 mile south of U.S. Highway 2. The airfield has one runway that is 5,089 feet x 100 feet. There is a 24-hour self-service credit card fueling station. Hangar space and tie downs are available. The terminal building is equipped with a pilot's lounge and a new TSA security addition. The airport is currently served by CapeAir with two flights per day.



EMERGENCY MEDICAL-AMBULANCE SERVICES

Northeast Montana Health Services provides emergency medical services to the community on a 24-hour day and 7 day a week basis. Adequate staffing is the primary challenge the service faces.

WOLF POINT VOLUNTEER FIRE DEPARTMENT

The fire department provides services to both city and rural residents. The department's station is located on Main Street next to the City Hall. The fire hall has seven stalls for fire trucks, which include three (3) pumpers, four (4) grass firefighting rigs, one (1) water tender capable of storing 4,400 gals of transportable water and one (1) crash truck that responds to accidents. There are currently 15 volunteer members on the Department. The fire station is in need of a new roof.



HOSPITAL/PUBLIC HEALTHCARE

Northeast Montana Health Services is a Critical Access Hospital (CAH) that provides health services to the City of Wolf Point, the City of Poplar and Roosevelt County. The CAH designation is designed to reduce the financial vulnerability of rural hospitals and improve access to healthcare by keeping essential services in rural communities. The service has seven (7) facilities including two (2) clinics, two (2) hospitals, two (2) pharmacies and a senior living center. Northeast Montana Health Services provides the following services:

- Emergency Medical Services
- Laboratory
- Obstetrics-Gyn
- Outpatient Surgery
- Radiology
- Tele-Medicine
- 24 Hour Emergency Care
- Pharmacy
- Physical and Occupational Therapy
- Senior Living Services



LOCAL SERVICES & PUBLIC FACILITIES

LAW ENFORCEMENT

The Wolf Point Police Department is comprised of eight (8) sworn officers, a Chief, a Lieutenant, Sergeant, four patrol officers and an animal control/reserve officer. There are also two (2) office personnel, an office manager and a victim witness advocate. The Department provides 24-hour service and protection to the community with a fleet of five (5) patrol vehicles. The Department is in need of additional officers.

ROOSEVELT COUNTY PUBLIC LIBRARY

The library provides services for the entire community. These include books, DVD's and audio books available for check out, copying, scanning and faxing services, free Wi-Fi, desktop computers open for public use, summer reading programs for kids, an adult book club and much more. The main library is located in Wolf Point, and has branches in Culbertson and Froid, along with an affiliate Tribal branch in Poplar.



PARKS AND RECREATION

The City has seven (7) park facilities spread around the community including:

- Benton Street Park
- Borge Park Complex
- Firehall Park
- Nellie's Park
- O-Skate-E Park
- Sherman Park
- Triangle Park

Borge Park Complex is the largest and main park in the City. The complex provides several outdoor recreational facilities including a tennis court, baseball/softball fields, basketball courts, a swimming pool and water feature and water slide.



WOLF POINT PUBLIC SCHOOLS

The Wolf Point School District is a PK-12 district with four (4) facilities including: Southside Elementary (PK-3), Northside Elementary (4-6), a combined building for the Wolf Point Jr. High (7-8) and Wolf Point High School (9-12) and a district office facility.



LOCAL SERVICES & PUBLIC FACILITIES

SENIOR CENTER AND PROGRAMS

The Roosevelt County Council on Aging operates the senior citizens center in Wolf Point.

SEWER

The City of Wolf Point wastewater system consists of service lines, collection mains, two lift stations, and a three-cell treatment lagoon, with two aerated cells, which discharges treated wastewater seasonally into the Missouri River. The system serves approximately 1,420 residential, commercial and tribal properties.

The greatest needs for the system in are the rehabilitation of the complete collection system, upgrades at the two lift stations and upgrades in the blower building. Specifically projects include:

- The City has undertaken a phased approach to rehabilitation of the collection system using both open cut and cured-in-place-pipe. It is expected to take up to 10 phases with a phase being completed approximately every two years using various funding agencies. Phase 1 will consist of the complete rehabilitation of 2nd Avenue South and CIPP lining in Edgar Street. Phase 1 is expected to be constructed in 2023.
- Significant repairs to the Main Lift Station will include new controls, new pump bases, sluice gates, grinder pumps, installation of a new roof, and ventilation improvements. These are expected to be constructed in 2022-23.
- The Birch Lift Station will include repairs to the controls, adding an additional force main outlet, ventilation, new roofing and painting. If funding allows, these will also be constructed in 2023.
- The blower building improvements will include replacement of the existing blowers. These are scheduled as part of Phase 2 and likely constructed in 2024-25.

STORMWATER

The City of Wolf Point has an existing storm sewer system which consists of approximately 10,000 feet of storm sewer main with catch basins located at intersections along the mains. Storm sewers are mainly located within 2nd Avenue South, 6th Avenue South, 6th Avenue North, Edgar Street and collector mains in Granville and Helena Streets.

The main in 2nd Avenue drains much of the downtown area south and outlets just west of the wastewater lagoon. 6th Avenue South drains to a collector main running west along the south boundary of the high school and outlets to a swale. 6th Avenue North drains to a drainage ditch north of Highway 2. Edgar Street's main drains from 1st Avenue Southeast into the tribal housing before crossing Edgar Street and entering a swale. All of these outlets allow storm water to eventually make its way to the Missouri River.

Storm water needs in the City include the rehabilitation of the existing mains in 6th Avenue South and 6th Avenue North. Also, the main in Edgar Street needs to be greatly upsized to better drain the intersection of 1st Avenue South and Edgar Street. The swales where Edgar drains to need to be cleaned and reshaped to allow for much better storm water flow.



LOCAL SERVICES & PUBLIC FACILITIES

STREETS

The streets in the City are in generally poor condition. The City uses their asphalt plant and street crews to patch asphalt where they need to but they cannot keep up with it. Also, the asphalt plant is aging and requires a substantial amount of maintenance to keep it operational.



WATER

The City of Wolf Point water supply comes from the Assiniboine-Sioux Regional Water System (ASRWS). ASRWS receives their water from a treatment plant located seven miles east of the City. The water quality is generally very good.

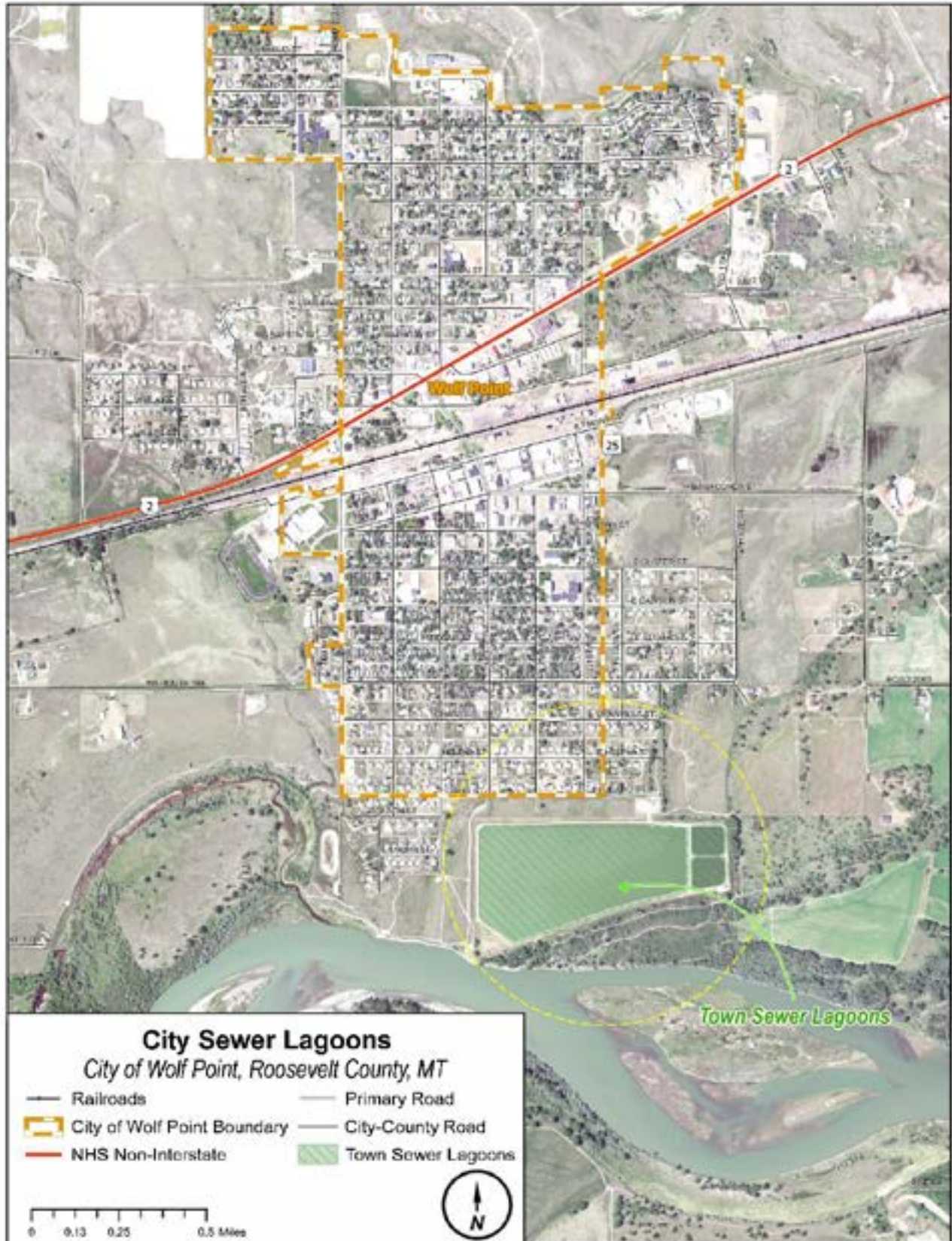
The City system serves approximately 1,440 service connections which include residential, commercial and tribal properties. The overall system consists of distribution and service mains, water meters, storage tanks, valves and fire hydrants. The system provides domestic water service, fire protection through the service area and irrigation water for City parks.

The City has completed some recent improvements on the system which include recoating of the City water tanks and rehabilitation of the two supply mains crossing the BNSF right of way. Other improvements the City will need to undertake in the coming years include the rehabilitation of the cast iron and AC water mains, as well as getting an inventory of the lead service lines in order to get them removed and replaced.



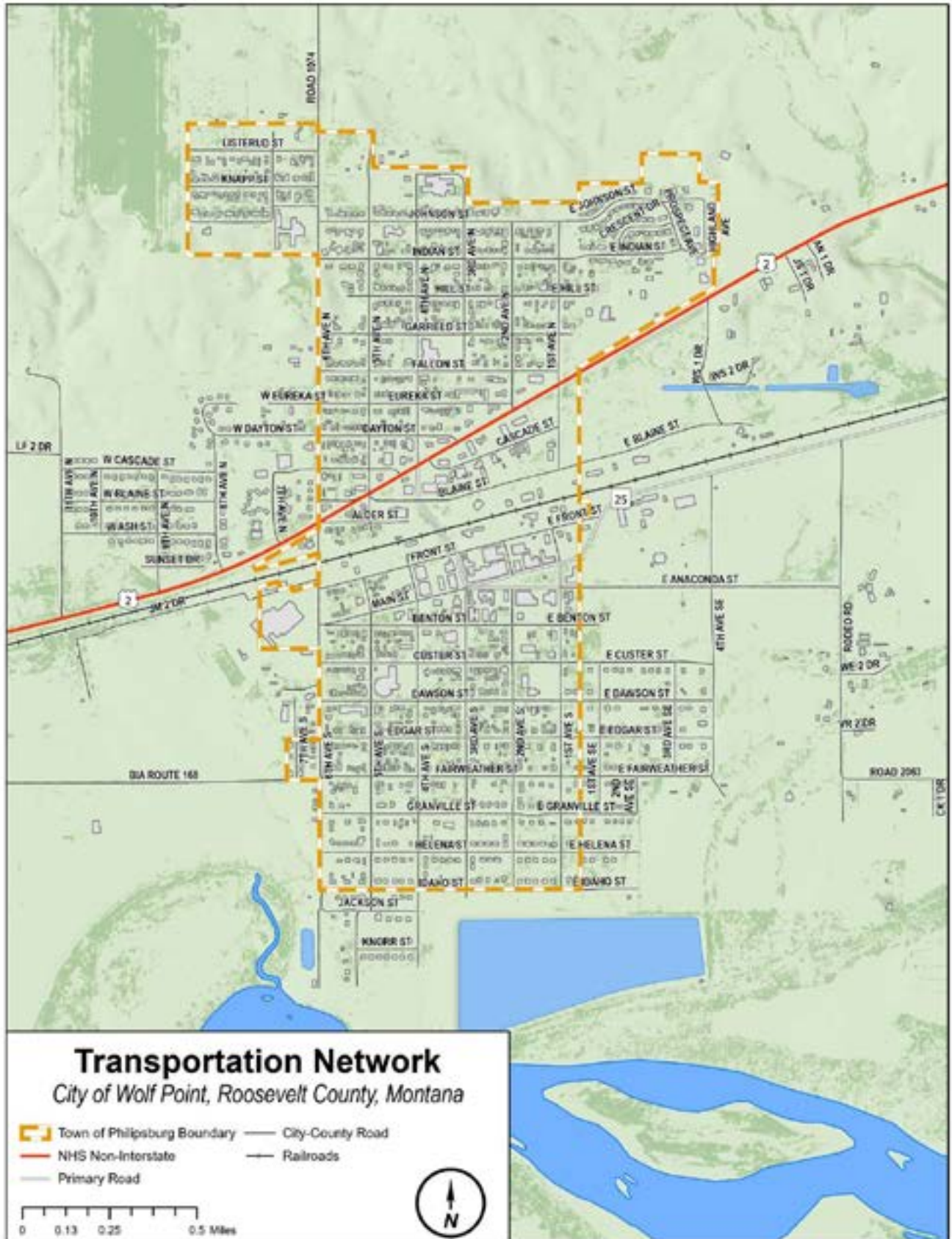
LOCAL SERVICES & PUBLIC FACILITIES

▼ Map 3 – City Sewer Lagoons



LOCAL SERVICES & PUBLIC FACILITIES

▼ Map 4 – City Street



HOUSING

Housing in Wolf Point is aging. 2020 data from the Census Bureau, American Community Survey, estimated that there were 1,110 residential housing units in the City. Of the total number of residential units identified in that year, 204 were built between 1970 and 1979, and 471 were built between 1940 and 1969. It is important to note that according to the Census Bureau the reliability of some of the data ranges from having a high reliability to a low reliability.

Age of Residential Structures in the City of Wolf Point (2020) (American Community Survey)		
Year Built	Number of Units	Percentage
2010 or later	24	2.2%
2000 to 2009	22	2.0%
1990 to 1999	72	6.5%
1980 to 1989	141	12.7%
1970 to 1979	204	18.4%
Older than 1969	471	42.4%
1939 or later	182	28.5%

Generally, the older a home is, the more maintenance and upkeep it requires. Older homes are also often less energy efficient, and the increased cost to heat them in the winter can add to the overall cost of housing. Low-income families are more likely to live in older homes as they have a lower market value. Thus, increased costs for maintenance and utilities can be a significant economic burden for them.

Of the total housing units in the City in 2020, 229 or just over 20 percent of all units were identified as being vacant. Compared to the state of Montana as a whole, this is a relatively high vacancy rate. Montana had a vacancy rate of just over 15 percent in 2020.

HOUSING ISSUES AND OPPORTUNITIES

The City contains a substantial number of vacant and dilapidated residential structures. There is a need to demolish and clean up these structures so the properties can be redeveloped with housing and be placed back on the property tax rolls. The City is actively working to address this issue, but it will take considerable time, money and resources to complete the process.

In addition like most communities in the state, the City has a desperate need for workforce housing to provide homes to teacher, nurses, law enforcement officers etc.

LAND USE

ANNEXATION

The likelihood of the annexation of new lands into the City in the near future is very low. Much of the City of Wolf Point is “land locked” by property either owned by the Fort Peck Indian Reservation or owned by property owners who have no expressed interest in selling or developing their land for new housing. In addition, the City is focused on addressing abandoned or dilapidated structures that could be redeveloped or rehabilitated with new housing, thus annexation is not a priority at this time.

ZONING REGULATIONS

The City has a comprehensive zoning code that governs land use in the community. At this time, the City is not considering any updates or amendments to the Code.

SUBDIVISION REGULATIONS

Subdivision regulations are meant to address issues related to the division of land for new residential and commercial development. These include ensuring accurate surveying, providing legal and physical access, provision of water, sewer and utilities, parkland requirements, right-of-way location and mitigating hazards such as flooding.

BUILDINGS FOR LEASE OR RENT REGULATIONS (BLR)

Because the City has a comprehensive zoning code that governs land use, it does not need to develop and adopt regulations for the leasing or renting of buildings.

FLOODING AND FLOODPLAIN REGULATIONS

There is no existing floodplain mapping for the City of Wolf Point. The Missouri River is located south of the City and there are mapped Zone AE floodplains for the river located south, southwest and east of the City. The City does not have any floodplain regulations.

SAND AND GRAVEL RESOURCES

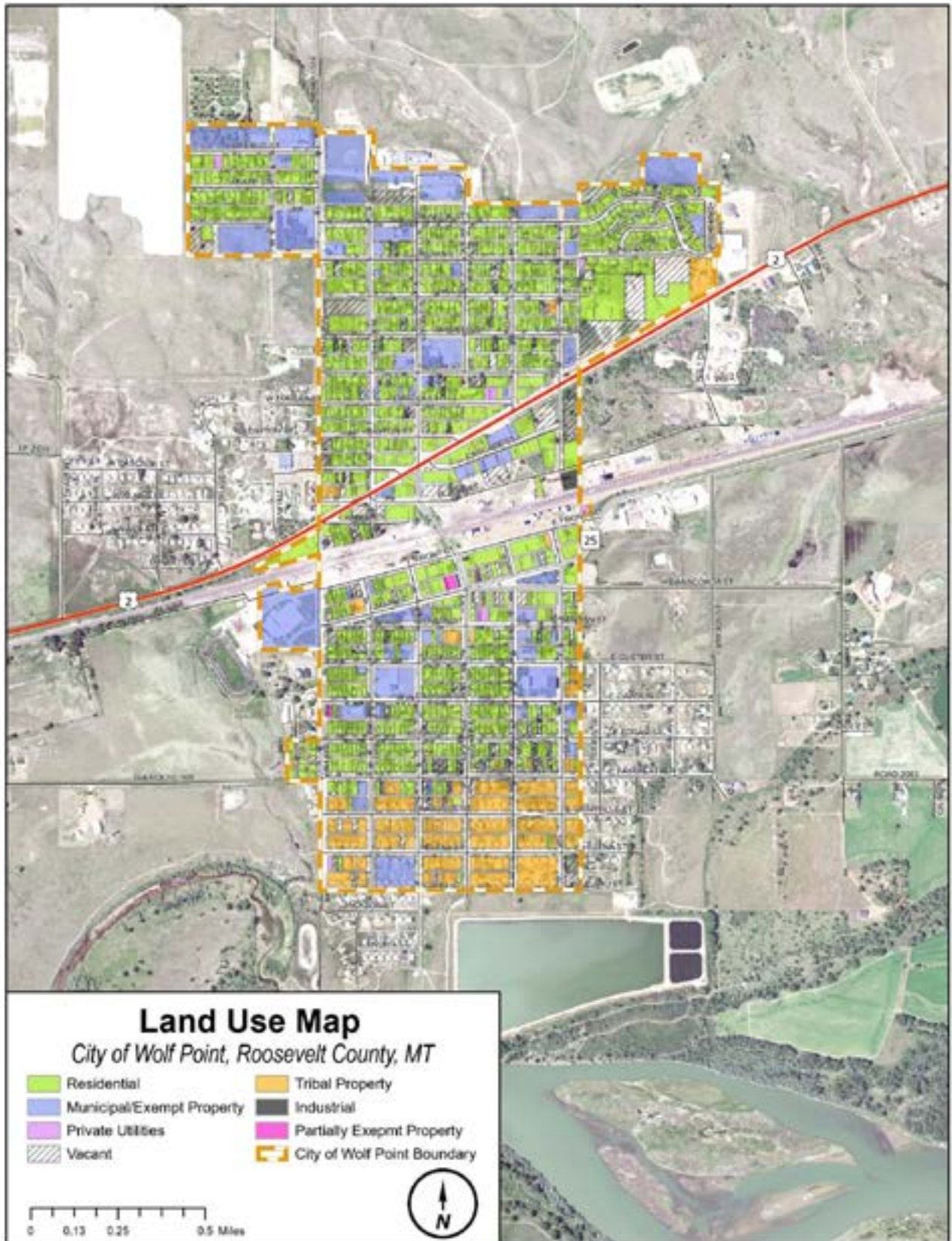
Access to sand and gravel is important for the construction and maintenance of streets and roads as well as the construction of new homes and businesses. According to the Montana Department of Environmental Quality Open Cut Mining Program, two (2) permitted gravel pits are located within ½ mile of the City of Wolf Point. The zoning code would govern any potential development of sand and gravel operations within the City.

WILDLAND-URBAN INTERFACE

With regards to regulations meant to mitigate potential impacts from wildfire, the City has a comprehensive zoning code that addresses the construction of buildings in order to limit the impact from wildfire. In addition, the City has a community wide water distribution system that includes fire hydrants that will help mitigate any potential impact from a wildfire.

LAND USE

▼ Map 5 - Existing Land Use in the City



LAND USE

SUBDIVISION REVIEW

The Montana Code Annotated requires that the City Council provide a statement in this plan explaining how they will:

- define the review criteria found in 76-3-608 (3) (a) M.C.A. i.e., impacts upon agriculture, local services, public health, and safety etc.; and
- evaluate and make decisions regarding proposed subdivisions with respect to the criteria in 76-3-608 (3) (a) M.C.A.

DEFINITION OF 76-3-608 CRITERIA:

The City of Wolf Point will use the following definitions as found in the current City/Roosevelt County Subdivision Regulations for each of the review criteria listed below. NEED TO DETERMINE

- **Agriculture means:** All aspects of farming or ranching including the cultivation or tilling of soil; dairying; the production, cultivation, growing, harvesting of agricultural or horticultural commodities; raising of livestock, bees, fur-bearing animals, or poultry; and any practices including, forestry or lumbering operations, including preparation for market or delivery to storage, to market, or to carriers for transportation to market.
- **Agricultural Water User Facilities:** Those facilities that provide water for irrigation or stock watering to agricultural lands to produce agricultural products. These facilities include, but are not limited to, ditches, headgates, pipes, and other water conveying facilities.
- **Local Services:** Local services are defined as all services that local governments, public or private utilities are authorized to provide for the benefit of their citizens.
- **Natural Environment:** The physical conditions which exist within a given area, including land, air, water, mineral, flora, fauna, sound, light and objects of historic or aesthetic significance.
- **Public Health and Safety:** The prevailing healthful, sanitary condition of 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, rockfalls 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.
- **Wildlife:** Those animals that are not domesticated or tamed.
- **Wildlife Habitat:** The place or area where wildlife naturally lives or travels through.

EVALUATION OF SUBDIVISIONS BASED UPON 76-3-608 REVIEW CRITERIA

The review of subdivision applications by the City will include documentation and an analysis as to whether or not the proposed subdivision will impact agriculture, agricultural water user facilities, local services, the natural environment, wildlife, wildlife habitat, and public health and safety.

The City will evaluate each subdivision with regard to the expected impacts upon each of the criteria, and the degree to which the subdivision applicant proposes to mitigate any adverse impacts. This evaluation will be based upon the subdivision application, staff review, reports and the information gathered from public hearings and other sources of information as deemed appropriate.

Upon completion of its review and evaluation, the City will render a decision on the proposed subdivision with respect to the requirements of the Subdivision Regulations, the City Plan (Growth Policy), and the Montana Subdivision and Platting Act.

LAND USE

EVALUATION CRITERIA FOR EFFECTS ON AGRICULTURE

- a. How many, if any, acres of land would be removed from livestock or crop production?
- b. Are any of the lands taken out of production irrigated?

EVALUATION CRITERIA FOR EFFECTS ON AGRICULTURAL WATER USER FACILITIES

- a. Will the subdivision interfere with any irrigation system or present any interference with agricultural operations in the vicinity?
- b. Will the subdivision comply with water rights requirements set forth in 76-3-504(1)(i) and (j) MCA?

EVALUATION CRITERIA FOR EFFECTS UPON LOCAL SERVICES

- a. Will the subdivision connect to City water and sewer systems? Who will pay the cost of connecting to the central system?
- b. What, if any, increased costs for maintenance and operation will be incurred, and what approximately will be those costs? Will the lot buyers pay regular water and sewer charges?
- c. Which agencies will provide law enforcement, fire protection, and ambulance services? Will providing these services to the subdivision create increased costs to the City or other entity? Approximately how much will the subdivision increase agency costs? Will the subdivider or subsequent lot buyers bear those increased costs, or will the taxpayers and/or rate payers bear the costs?
- d. At an average of eight vehicle trips per day per lot, how many average vehicle trips per day will the subdivision generate? Will extension of public streets be needed and, if so, who will bear the costs? Will the subdivision increase the costs or street maintenance and, if so, by approximately how much? Will the subdivider/lot buyers or the public bear those increased costs?
- e. At an average of 1.5 school-age children per lot, how many elementary and high school students will be added to the Wolf Point School District? What net financial effect would these additional students have on the public schools?
- f. How much does the land affected by the proposed subdivision currently pay in local property taxes? After the subdivision is fully developed, how much will the land and improvements be expected to pay in local property taxes, at current mill levies?

EVALUATION CRITERIA FOR EFFECT ON NATURAL ENVIRONMENT

- a. Will the subdivision increase stormwater run-off: interfere with natural drainage ways, or cause or increase erosion? Has the City determined that the size, location, and installation of any culverts meet design standards? Will the terrain create significant surface run-off problems? Will the grading and drainage plan minimize run-off and adverse impacts?

LAND USE

- b. Is the subdivision expected to adversely affect native vegetation, soils, or water quality, or quantity of surface or groundwater. Will areas disturbed by cutting, filling, and grading be reseeded in the same season to minimize erosion?
- c. Are weed control measures proposed to prevent the proliferation of weed growth within the subdivision and in areas disturbed by construction?

EVALUATION CRITERIA FOR EFFECT ON PUBLIC HEALTH AND SAFETY

- a. Is the subdivision subject to potential natural hazards such as flooding, high winds, wildfire, or excessive slopes, or potential man-made hazards such as high voltage power lines, high pressure gas lines, nearby industrial or mining activity, or high traffic volumes? If so, what measures has the subdivider proposed to minimize those hazards?

EVALUATION CRITERIA FOR EFFECT ON WILDLIFE AND WILDLIFE HABITAT

- a. Will the expected effects of pets and human activity generated by the subdivision significantly affect wildlife?
- b. Will the subdivision be located in an area of significant wildlife habitat or in any critical wildlife area?

PUBLIC HEARING PROCEDURE-SUBDIVISIONS

The City Planning Board conducts its meetings open to the public following the public notice requirements as prescribed by state code. The Board shall provide public notice of proposed subdivisions following the notice requirements as prescribed by statute. Public hearings are required for major subdivisions and subsequent minor subdivisions. Hearings are not permitted for first minor subdivisions.

Public hearings held by the Planning Board shall use the following format:

1. The planning board president opens the hearing and summarizes the proposal. The planning staff (or consultant or an assigned planning board member) will present a report that provides background information and describes the key technical points of the application and the proposal's relationship to the plan, other plans, any land use regulations, and the draft Findings of Fact.
2. The subdivider or representative may present information and testimony relating to the proposed subdivision. Planning board members are permitted to direct any relevant questions to staff or the applicant.
3. Any written comments submitted prior to the hearing will be noted and made available to the public upon request. The president may read correspondence aloud. If the president deems that the written comments are numerous or voluminous, he may request that the written comments be summarized.
4. Members of the audience will be given an opportunity to comment on the application or proposal. Comments should be factual and relevant to the proposal. A reasonable time will be allowed each speaker. Each person speaking must give his or her name, address, and nature of interest in the matter.
5. After public comment is complete, the subdivider or representative may respond briefly.

LAND USE



6. Planning board members may voice other considerations and may pose any relevant questions through the president.
7. The president closes the hearing on the subdivision proposal.

COORDINATION WITH ROOSEVELT COUNTY

The City of Wolf Point will coordinate its efforts to implement this Plan with Roosevelt County in the following ways:

- a. The County has contributed significant ARPA funding for the City’s wastewater treatment project.
- b. The County and City cooperate closely on law enforcement and fire protection issues.

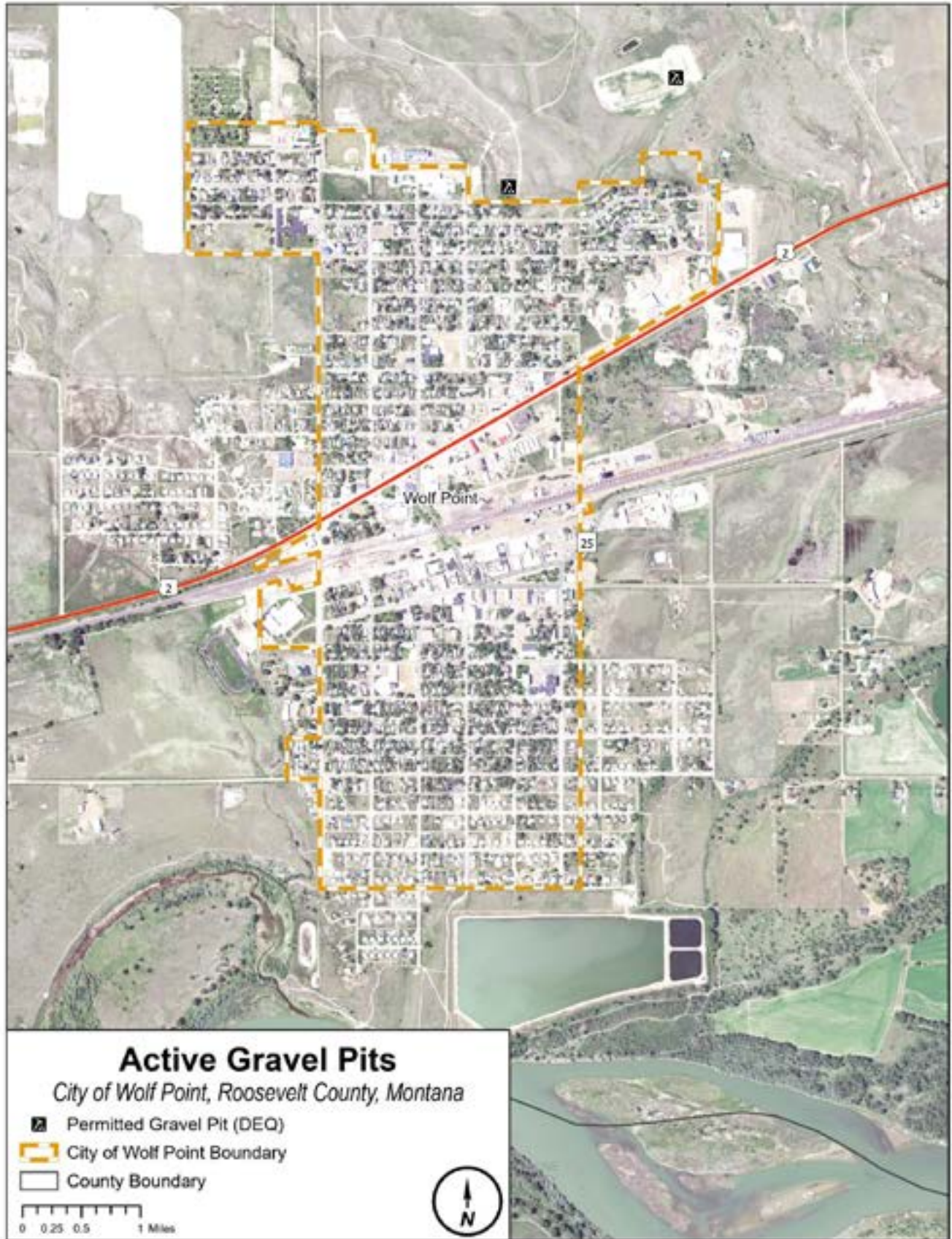
CONDITIONS AND TIMING FOR REVIEW AND REVISION

The document will be reviewed every five years from the date of its adoption. The City Planning Board will be responsible for reviewing the Plan and making any recommendations regarding revisions or changes to the City Council. Future reviews will include an evaluation of every section of the Plan. It is anticipated that a full update of the Plan will be necessary within ten years of its original adoption.

The Plan may also be revised when a situation or issue has been identified by the public that necessitates changes or when changes are deemed to be in the public interest by the Planning Board or the City Council. It is also possible that Legislative changes to the Plan statutes may require significant amendments or changes. Finally, amendments to the Plan may also be necessary when litigation elsewhere in Montana sets a legal precedent that is contrary to the stated goals, objectives, or implementation strategies in the Plan.

LAND USE

▼ Map 6 - Gravel Pits in the Near the City



RESIDENT OUTREACH

The update of the City Growth Policy has been based upon the advice and guidance of residents over the last six (6) months. The City created a community survey to assist in gathering advice and guidance from residents about what opportunities and issues were their priority. The survey was available to residents in a hardcopy format and online. One hundred and ninety-five (195) people participated in the survey.

Some of the more notable results of the survey showed the following:

- Respondents like the City's rural lifestyle, close knit community and quality of life,
- The top five (5) most prominent issues that respondents thought should be improved included
 - Economic development (jobs etc.)
 - Healthcare,
 - Emergency medical services,
 - Senior services, and
 - Cellular telephone communication
- Given the choice a majority of respondents felt that the City should focus on infrastructure improvements over any other issue, with economic development coming in a close second.

The City Planning Board held three (3) work sessions to work through and discuss the various drafts of the Growth Policy. The City Planning Board held a hearing on November 14, 2022 to gather resident input on the Policy creation and recommend adoption of the Policy to the City Council.

ACTION PLAN

Implementing the goals identified by the Planning Board and the City Council will take time and resources. It will also require a variety of methods ranging from incentives and regulations to other planning processes such as capital improvement plans and marketing plans. Most important of all implementation will require a commitment by the residents, the City Council and its partners to follow through on the guidance provided by the document.

Implementation of this plan also includes meeting the statutory requirements for subdivision review, cooperation between the City and Rosebud County and the review and update of the document in the future.

Economy			
Objective	Action	Responsibility	Schedule
E-1.a	Work to achieve the identified infrastructure and service objectives and actions identified in this Growth Policy.	City	Ongoing
E-1.b	Maintain cooperation and communication with the staff at Great Northern Development Corporation about projects affecting the City	City and Great Northern Development Corporation	Ongoing

Infrastructure			
Objective	Action	Responsibility	Schedule
IPF-1.a-e.	<p>Complete replacement of sewer collection lines and upgrades of lift stations.</p> <p>Complete water storage maintenance/ rehab projects.</p> <p>Identify and replace lead line water lines as funding is available</p> <p>Maintain street surfaces as best as possible until the subsurface infrastructure is replaced. Then examine complete resurfacing as funds available.</p> <p>Address stormwater issues as funds are available and as part of future street resurfacing projects.</p>	City and Funding Agencies	Ongoing

ACTION PLAN

Local Services			
Objective	Action	Responsibility	Schedule
LS-1.a	Hire additional police officers Install a new roof on the fire department Obtain additional staffing for Disaster and Emergency Services (DES)	City	Ongoing
LS-1.b	New sewer collection lines for the assisted living center operated by Northeast Montana Health Services	City, Great Northern and Northeast Montana Health Services	Ongoing

Land Use and Housing			
Objective	Action	Responsibility	Schedule
LUH-1.a	Remove or rehabilitate dilapidated housing and abandoned buildings as funding is available. Get the City owned tax deed properties back on the tax rolls.	City and Great Northern Development Corporation	Ongoing
LUH-1.b	Clean up properties and redevelop them with affordable housing or sell for housing development.	City and Great Northern Development Corporation	Ongoing

SOURCES

Introduction

1. City of Wolf Point
2. National Weather Service
3. United States Census Bureau

Population Characteristics

1. United States Census Bureau
2. Headwaters Economics

Economy

1. City of Wolf Point
2. Montana Department of Administration
3. Montana Department of Revenue
4. United States Census Bureau
5. Headwaters Economics

Local Services & Public Facilities

1. City of Wolf Point
2. Roosevelt County

Housing

1. United States Census Bureau

Land Use

1. City of Wolf Point
2. Montana Department of Environmental Quality
3. Montana Department of Natural Resources and Conservation
4. Montana Department of Revenue
5. Montana State Library
6. Roosevelt County

