GLENDIVE-DAWSON COUNTY
2016 Growth Policy

Date

July 2016

Photo Credit: Ranger Review
2016 Growth Policy

July 2016

Prepared for:
Glendive-Dawson County
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PART I: INTRODUCTION

A. GEOGRAPHIC AND HISTORIC OVERVIEW

Dawson County is located in eastern Montana about 20 miles west of North Dakota (See Map 1). The Yellowstone River flows through the southeastern portion of the County dividing most of the City of Glendive from the unincorporated West Glendive area. Rolling hills and lush grasslands dominate the landscape. Interstate 94 and the Burlington Northern Santa Fe (BNSF) Railroad are major transportation routes traveling through Glendive. Makoshika State Park, the largest State Park in Montana, features badlands and dinosaur fossils, and is located just south of Glendive.

Map 1: Montana Map

The City of Glendive and Town of Richey are the two incorporated areas in Dawson County (See Map 2). Unincorporated communities include West Glendive (Forest Park and Highland Park Subdivisions), Lindsay, and Bloomfield. Stipek and Intake are shown on the maps as places, but have few residents.
Historically, the abundant supply of native grasses attracted wild game, such as buffalo, deer, elk, and antelope. Indians lived and hunted in the area. In the 1800s, explorers, trappers, and hunters came to what is now Dawson County. The Northern Pacific Railroad, ranching, and farming brought even more people to the area. Dawson County was first formed in 1869 and went through several boundary changes as other Montana counties were created. The City of Glendive was platted in the 1880s, but not incorporated until 1902. During the twentieth century the population of Dawson County fluctuated dramatically with the boom and bust cycles of both agriculture and oil activity.

"The valleys of the Yellowstone and the upper Missouri, their tributaries and terraced benchlands, were the Indian "Garden of Eden", one of the greatest game pastures that the world has ever had." Marie MacDonald, Glendive: the History of a Montana town
B. THE 2016 GLENDIVE-DAWSON COUNTY GROWTH POLICY

1. PURPOSE
The 2016 Glendive-Dawson County Growth Policy describes the current conditions and trends related to land use, natural resources, public infrastructure, transportation, housing, and economic development; needed projects in the community; and an implementation plan for how the projects can be completed. One responsibility of the Dawson County/City of Glendive Planning Board is to review the growth policy every five years to determine if updates are needed. The last update to the growth policy was in 2006. Given that the communities in Dawson County have gone through substantial changes in the last eight years due to recent oil activity in the region, the Planning Board decided to update the growth policy. The following points describe the purpose of the 2016 Glendive-Dawson County Growth Policy:

THE 2016 GLENDIVE-DAWSON COUNTY GROWTH POLICY MEETS REQUIREMENTS OF STATE LAW.
While State Law does not require that a community have a growth policy, it is a standard planning document that provides the basis for policies and regulations. According to Section 76-1-103, Montana Code Annotated (MCA), a growth policy is a “comprehensive development plan, master plan, or comprehensive plan that was adopted pursuant to this chapter before October 1, 1999, or a policy that was adopted pursuant to this chapter on or after October 1, 1999”. Section 76-1-106 authorizes a governing body to request that a planning board prepare a growth policy to “ensure the promotion of public health, safety, morals, convenience, or order or the general welfare and for the sake of efficiency and economy in the process of community development”.

A growth policy is required for zoning regulations. A growth policy is not required for subdivision regulations, but if a growth policy is in place, subdivision regulations must be based on the growth policy. In addition to zoning and subdivision regulations, Section 76-1-605, MCA, states that the following activities must be guided by the growth policy:

- authorization, construction, alteration, or abandonment of public ways, public places, public structures, or public utilities
- authorization, acceptance, or construction of water mains, sewers, connections, facilities, or utilities

THE 2016 GLENDIVE-DAWSON COUNTY GROWTH POLICY PROVIDES A VISION FOR THE FUTURE.
The purpose of the growth policy is to describe the current conditions in the community, how the conditions are changing, and what the community desires for the future. The growth policy is not a regulatory document, but is meant to guide physical changes on the landscape. This is an opportunity for community members to reflect on the best parts of living in the community and imagine the improvements that will make it an even better place to live.

THE 2016 GLENDIVE-DAWSON COUNTY GROWTH POLICY ORGANIZES IMPORTANT COMMUNITY PROJECTS IN ONE PLACE. Agencies, private organizations, non-profit organizations, and volunteer groups are working on ideas and projects to improve Glendive and Dawson County. The growth policy organizes all of these projects in one place.
THE 2016 GLENDIVE-DAWSON COUNTY GROWTH POLICY HAS SEVERAL GOALS AND OBJECTIVES RELATED TO THE REVITALIZATION OF DOWNTOWN GLENDIVE. The City of Glendive is an affiliate member of the Montana Main Street Program and received a grant to complete this growth policy update. The Montana Main Street Program is administered by the Montana Department of Commerce’s Community Development Division. Several of the goals and objectives in this growth policy address the revitalization of Downtown Glendive.

THE 2016 GLENDIVE-DAWSON COUNTY GROWTH POLICY MAKES THE COMMUNITY MORE COMPETITIVE WITH GRANT FUNDING OPPORTUNITIES. Information on existing conditions in Dawson County and the towns and cities will be used to write grant applications. For example, grant applications require statistics on population, income, and natural resources that may be impacted. Having all of this information in one source will make it easier for grant writers to prepare applications.

In addition, growth policies can be used to show community support for a project that is in need of grant funding. Community projects listed in the goals and objectives are those projects that are supported by the public, proven through interviews with community leaders, surveys, and public meetings. For example, a grant application to fund a sidewalk will be much more competitive if the growth policy has a specific goal or objective to construct that sidewalk.

2. PLANNING AREA
The 2016 Glendive-Dawson County Growth Policy covers the two incorporated areas (City of Glendive and Town of Richey) and unincorporated areas of Dawson County.
3. PLANNING PERIOD

The 2016 Glendive-Dawson County Growth Policy covers the planning period from 2016 to 2025, about 10 years. Trends in topics such as population and housing are estimated to 2025. Projects for future improvements are outlined in the implementation schedule included in Part 3. The schedule covers short term goals (within the next 1 to 2 years), middle term goals (within the next 5 years), and long-term goals (within the next 10 years).

4. PROCESS FOR GROWTH POLICY UPDATE

Figure 1 shows the steps to update the Growth Policy. The first step was reviewing existing plans for information on existing conditions, trends, and goals. For example, the Eastern Plains Economic Development Corporation (EPEDC) has a Comprehensive Economic Development Strategy (CEDS) for five counties, including Dawson County. The economic goals in the CEDS, that were developed using local knowledge and public input, are reflected in the 2016 Glendive-Dawson County Growth Policy. Many of the goals in the 2006 Dawson County/Glendive Growth Policy are still relevant today, but public input is important to determine if there are any changes to the community’s vision for the future of the City of Glendive and Dawson County. See Appendix C for a complete list of documents that were reviewed for this growth policy update.

The second step was to collect initial public comments. Public officials and community members were interviewed. Community members were also asked to fill out a survey with ten questions either online or via hard copies available at the Dawson County Planning Office, Glendive City Hall, and the Glendive Public Library. Information gleaned from existing documents, interviews, and survey responses was used to create the first draft of the Growth Policy.

The first draft of the Growth Policy was reviewed by City of Glendive, Dawson County, and EPEDC staff. Edits from staff were incorporated into a second draft Growth Policy, which was reviewed by the Planning Board. Comments from the Planning Board were used to generate a third draft.

The draft Growth Policy was then posted on the websites of both government entities and hard copies placed at the Dawson County Planning Office, Glendive City Hall, and Glendive Public Library. A public hearing was scheduled and noticed in the Ranger Review. The public hearing was held on July 14, 2016.
5. GROWTH POLICY OUTLINE
Part 1 of this document provides an introduction to Dawson County and the City of Glendive; an overview of the 2016 Glendive-Dawson County Growth Policy; and a list of the official plans and documents available for Dawson County and the City of Glendive. Part 2 describes the existing conditions in Dawson County and the City of Glendive, and projected trends to 2025. Part 3 outlines the goals, objectives, and implementation schedule. Part 4 includes the other information that is required by Montana State Law. Maps and sources are in the Appendices.

6. LIST OF EXISTING PLANS, POLICIES, AND REGULATIONS

GROWTH POLICIES (PREVIOUSLY CALLED COMPREHENSIVE PLANS)
- Glendive City Plan, 1952
- Glendive Urban Area Comprehensive Plan, 1971
- 1980 Dawson County Comprehensive Plan (included City of Glendive and Town of Richey)
- Dawson County/Glendive Growth Policy, 2006

SUBDIVISION REGULATIONS AND LAND USE POLICIES
- Dawson County, City of Glendive, and Town of Richey Subdivision Regulations, 2010
- City of Glendive Development Procedures, 2014
• City of Glendive Service Plan for Future Annexations, 2012
• City of Glendive Annexation Requirements and Guidelines, 2012

FLOODPLAIN REGULATIONS
• Glendive Floodplain Regulations, 2014
• Dawson County Floodplain and Floodway Management Regulations, 1998

ZONING REGULATIONS
• The Zoning Ordinance of the City of Glendive, 2002
• Forest Park Zoning Regulations, 1976
• Highland Park Zoning Regulations, first adopted in 1977; Replaced in 2014
• River Road Zoning Regulations, 1981

INFRASTRUCTURE PLANS
• City of Glendive Water Master Plan Update, 2009
• City of Glendive Wastewater Master Plan Update, 2009
• City of Glendive Preliminary Engineering Report, Wastewater System Improvements, 2012
• Dawson County – West Glendive Preliminary Engineering Report, Wastewater System Improvements, 2012
• City of Glendive Capital Improvements Plan

ECONOMIC PLANS
• Dawson County Economic Development Council Strategic Plan, 2012

HAZARD PLANS
• Dawson County Community Wildfire Protection and Pre-Disaster Mitigation Plan, 2005
• Dawson County Multi-Hazard Mitigation Plan, 2014

MISCELLANEOUS PLANS
• Draft Regional Impact Analysis, Eastern Montana Impact Coalition, 2013

Photograph 2: Bell Street Bridge
PART II: EXISTING CONDITIONS AND PROJECTED TRENDS

A. NATURAL AND CULTURAL RESOURCES

1. GEOLOGY AND SOILS
Mud and sand deposited by an inland sea that covered eastern Montana created the Pierre and Fox Hills geologic formations. After the sea receded, mud and sand deposited by streams created the Hell Creek and Fort Union formations. During the formation of the Rocky Mountains, rocks were uplifted to form the Cedar Creek Anticline, a major fault that traverses into the southern end of the County. Dawson County is within the Bakken Total Petroleum System, which encompasses oil producing geologic formations that stretch from Canada to South Dakota and from eastern Montana to North Dakota. Generally, the soils are shallow to very deep, well drained, and clayey or loamy. Soils are primarily fine and medium-textured.

2. SAND AND GRAVEL RESOURCES
In recent years, there has been an increase in gravel pits in Dawson County. Most of the pits are located in the northern and western portions of the County, with some development in the eastern portion. The oil and gas activity in the region is increasing the demand and cost for sand and gravel. Five years ago the cost of gravel was $0.50 per ton, now it is $7.00 or even $9.00 per ton. This target could change depending upon the amount of well-drilling pads being constructed but is unlikely to fall to the old price any time soon if at all. This is making it challenging for Dawson County to maintain County roads. See the Sand and Gravel Resource Map in Appendix A for locations of geologic units that may provide sand and gravel resources, as well as the locations of gravel pits permitted by the Montana Department of Environmental Quality’s (DEQ) Opencut Mining Program.

3. GROUNDWATER
The three hydrologic units described in the Montana Bureau of Mines and Geology’s *Ground-Water Resources of the Lower Yellowstone River Area: Dawson, Fallon, Prairie, Richland, and Wibaux Counties, Montana* are the Shallow Hydrologic Unit (within 200 feet of land surface), Deep Hydrologic Unit (at depths greater than 200 feet in the Fort Union Formation and upper part of the Hell Creek Formation), and Fox Hills-lower Hell Creek aquifer (sandstone deposits found in the lower part of the Hell Creek Formation and in most of the Fox Hills Formation).

Most wells in Dawson County utilize the Shallow Hydrologic Unit, which is capable of providing an adequate water supply. Water quality is variable in the Shallow Hydrologic Unit with the sand and gravel layers being the most susceptible to contamination from nitrates.

Both the Deep Hydrologic Unit and Fox Hills-lower Hell Creek aquifer have an average yield of less than 15 gpm. Fewer wells are drilled to these aquifers. However, the Town of Richey’s water system relies on the Fox Hills-lower Hell Creek aquifer, which is the deepest aquifer in the area. Generally, this aquifer has good water quality and the water is soft. There is a long-term decrease in water levels in this aquifer due to unrestricted discharge from flowing wells.

The *Ground-Water Resources of the Lower Yellowstone River Area: Dawson, Fallon, Prairie, Richland, and Wibaux Counties, Montana* states: “Few wells are north of the [Yellowstone River] because the
The Dawson County Water Resources Map in Appendix A shows the major surface water features in Dawson County. The northwestern portion of Dawson County is part of the watershed for the Redwater River, which flows into the Missouri River. The rest of the County is part of the watershed for the Lower Yellowstone River.

The Yellowstone River provides a year round source of water for irrigation, livestock, domestic needs, irrigation infrastructure and small reservoirs are important for agricultural use across the county. The ponds, reservoirs, and streams make ideal habitat for fish and waterfowl attracting many fishermen, hunters, and campers to the area.

There are wetlands, riparian areas, and floodplains located throughout the county. Floodplain mapping has been done for the Yellowstone River, some tributaries, and Twin Forks Reservoir, but not for the entire county. See Page 17 for more information on floodplain issues.

The three main vegetation types that cover Dawson County are Great Plains Mixed Grass Prairie, Cultivated Crops, and Great Plains Sand Prairie (See Figure 2). Following are descriptions of each land cover type:

- **Great Plains Mixed Grass Prairie**: Grasses cover this land cover type. Dominant species include western wheatgrass, thickspike wheatgrass, green needlegrass, blue grama, and needle and thread.
- **Cultivated Crops**: This land cover type is agricultural land.
- **Great Plains Sand Prairie**: This land cover type has coarse soils and the grasses that are adapted to the soil conditions. Dominant species include needle and thread, little bluestem, and threadleaf sedge.
- **Great Plains Badlands**: This rugged land cover has very little vegetation. There are scattered individual plants, such as dryland shrubs.
- **Great Plains Wooded Draw and Ravine**: This land cover type is located along streams. Dominant species include green ash and chokecherry.
- **Great Plains Riparian**: Dominant species are narrowleaf cottonwood and plains cottonwood.

Photograph 3: Badlands features

The Dawson County Road Department administers a noxious weed program for the County. The Department sprays noxious weeds in county road right-of-ways on an annual basis. Locations of sprayed areas are collected by a Global Positioning System (GPS).

6. AIR QUALITY
The closest DEQ Air Quality Program monitoring station to Dawson County is located in Sidney. No communities in Dawson County are listed as an Air Quality Nonattainment Area.

7. WIND
Eastern Montana has strong winds and there is potential for wind development. DEQ maintains data for seven wind monitoring sites near communities in Dawson County, including a site at the Dawson Community College. Average wind speeds for the seven sites ranged from 4.2 meters per second to 7.8 meters per second (Source: DEQ, 12/24/12, http://www.deq.mt.gov/energy/renewable/windweb/winddata).

8. WILDLIFE
The two main wildlife habitats in Dawson County are grasslands and riparian areas.
Big game species include mule deer, white-tailed deer, and antelope. Common small mammals include coyotes, fox, badgers, raccoons, and hares. Raptors common to the area are golden eagles, bald eagles, kestrels, red-tailed hawks, Swainson’s hawk, ferruginous hawks, prairie falcons, and owls. Upland birds include sharp-tailed and sage grouse, turkey, Hungarian partridge and pheasant. There are numerous ducks, geese, and songbirds that are present during certain times of the year. Fish include catfish, sturgeon, walleye, sauger, and paddlefish.

The American paddlefish is one of the largest freshwater fish in North America, is listed as a Montana Species of Concern, and can be found in the portion of the Yellowstone River that traverses Dawson County. The paddlefish can reach five feet or more in length and can weigh more than 60 pounds. Fishing regulations currently limit one paddlefish per person per year with a maximum harvest of 1,000 fish. Paddlefish are monitored closely by FWP because the species matures slowly and cannot reproduce for many years. Paddlefish spend most of the year in Lake Sakakawea in North Dakota and migrate up the Missouri River system to spawn in May. Most of the paddlefish get stuck at the Intake Dam making it a popular spot for fishing (See Paddlefishing at the Intake Dam on Page 12).

Overall the paddlefish population is declining. However, the population decline is following an artificial peak resulting from the creation of Lake Sakakawea in the 1950s. The abundant amount of nutrients in the reservoir attracted and increased the number of paddlefish that had historically only lived in the river system. The U.S. Army Corps of Engineers (COE) is leading a project to construct a bypass channel because pallid sturgeon, also listed as a Montana Species of Concern, currently cannot travel past the Intake Dam. If the project is successful, there will be decreased fishing pressure on paddlefish, allowing them to move upstream and spawn in different areas.

Following are the Montana Species of Concern listed for Dawson County (Source: Montana Animal Species of Concern Report. Montana Natural Heritage Program and Montana Fish, Wildlife and Parks. Retrieved on 12/31/2013):

- **Mammals:** Hoary Bat, Dwarf Shrew, Preble’s Shrew
- **Birds:** Baird’s Sparrow, Sprague’s Pipit, Great Blue Heron, Burrowing Owl, Ferruginous Hawk, Chestnut-collared Longspur, Greater Sage-Grouse, Black-billed Cuckoo, Bobolink, Loggerhead Shrike, Long-billed Curlew, and Least Tern (endangered species)
- **Reptiles:** Spiny Softshell, Snapping Turtle, Western Hog-nosed Snake, Milksnake, Greater Short-horned Lizard
- **Amphibians:** None
- **Fish:** Northern Redbelly Dace, Blue Sucker, Iowa Darter, Shortnose Gar, Sturgeon Chub, Sicklefin Chub, Paddlefish, Sauger, Pallid Sturgeon
- **Invertebrates:** A Sand-dwelling Mayfly

### 9. AGRICULTURAL LANDS

According to the Montana Department of Revenue, 88.8% of Dawson County is agricultural land (See Dawson County General Land Use Map in Appendix A). Soil map units listed as prime farmland if irrigated or farmland of statewide are scattered throughout the County, but are especially
concentrated along the Yellowstone River and in the northwestern portion of the County (See Dawson County Prime Farmland Map in Appendix A). See Part II – Section E (Economic Development) for more information of the importance of agriculture in Dawson County.

10. CULTURAL RESOURCES

Makoshika State Park: This is the largest state park in Montana featuring badlands and dinosaur fossils. The Park is located just south of Glendive. There is a visitor center, hiking trails, and campground. Buzzard Day is in June to commemorate the return of the turkey vultures to eastern Montana. In 2012, there were 72,962 visitors to the Park.

Dinosaur Museums: Eastern Montana is known for dinosaur fossils and museums. Glendive has two dinosaur museums and is listed on the Montana Dinosaur Trail, which links dinosaur museums across Montana (mtdinotrail.org).

Bell Street Bridge: The Bell Street Bridge was constructed in 1925 over the Yellowstone River in Glendive. The Bridge is listed on the National Register of Historic Places. No longer used for vehicles, it is now used by pedestrians and bicyclists.

Paddlefishing at the Intake Dam: Every May or June, the paddlefish migrate up the Yellowstone River congregating at the Intake Dam. This has become a popular fishing spot and draw for tourists. The Glendive Chamber of Commerce accepts donated eggs from paddlefish and sells them as Yellowstone Caviar to support projects in eastern Montana.

Historic Districts and National Register of Historic Places: There is a historic district in Downtown Glendive, as well as 13 Dawson County properties listed on the National Register of Historic Places.
The City of Glendive and Dawson County have an abundance of natural and cultural resources.

The natural and cultural resources attract residents and tourists.

The natural and cultural resources support agricultural, commercial, and industrial uses, and are integral to the local economy.

The recent and anticipated population and development growth associated with oil activity in the region has the potential to positively and/or negatively impact natural and cultural resources.

See Page 50 for the Goals, Objectives, and Actions that address natural and cultural resources in Glendive and Dawson County.
**B. LAND USE**

**1. EXISTING LAND USE**

**EXISTING LAND USE - DAWSON COUNTY**

Agricultural, Residential/Commercial Development, and Public Lands are the three broad categories of land use in Dawson County. The Dawson County Existing Land Use Map (Map 6 in Appendix A) shows the locations of each of the land use categories described below:

- **Agricultural**: Much of the rolling hills and benches throughout the central and northern portions of the county are developed for dry land crops. The peripheral areas in the vicinity of rugged dry land terrain are primarily managed for grazing and livestock production. Both dry land crops and grazing land were included in the Agricultural category. Since most of the land in Dawson County is agricultural and for the purpose of providing a general map of land use, any land that was not categorized as Residential/Commercial Development or Public Land was categorized as Agricultural. Agricultural land accounts for 88.8% of Dawson County.

- **Public Lands**: A checkerboard pattern of Montana State Trust land exists across Dawson County. There are several larger areas of contiguous public land located south of Glendive, including Makoshika State Park and a large area owned by the U.S. Bureau of Land Management. Lands owned by local, state, or federal government are categorized as Public Land. Smaller areas of public land within developed communities were lumped into the Residential/Commercial Development category. Public Land accounts for approximately 10.7% of Dawson County.

- **Residential/Commercial Development**: This category includes both residential and commercial land use that is part of an incorporated or unincorporated community. The incorporated areas of Glendive and Richey; unincorporated West Glendive Area including the Forest Park and Highland Park Subdivisions; and small pockets of unincorporated, older settlements that developed along main transportation routes, such as the communities of Lindsay and Bloomfield, are shown as Residential/Commercial Development. The Residential/Commercial Development category accounts for 0.5% of Dawson County.

**EXISTING LAND USE - CITY OF GLENDIVE AND WEST GLENDIVE AREA**

General land use was mapped for the City of Glendive, West Glendive, and adjacent developed areas using land use classifications from the Montana Department of Revenue (DOR), aerial photographs from the National Agriculture Imagery Program taken in 2011, and the 2006 Dawson County-Glendive Growth Policy. For the area on the east side of the Yellowstone River, land use was mapped for the City of Glendive and adjacent areas that may be developed in the future. Potential areas for future growth are based on discussions with City officials and planning areas in other documents, such as the City of Glendive Water Master Plan Update, 2009.

For the area on the west side of the Yellowstone River, land use was mapped on already developed areas (apparent from the aerial photographs, structures, and cadastral GIS layers from the Montana State Library) and the areas that connect already developed areas. The Glendive/West Glendive
Existing Land Use Map (Map 7 in Appendix A) shows the locations of the following land use types listed in Table 1.

<table>
<thead>
<tr>
<th>Land Use Type</th>
<th>City of Glendive and surrounding areas on the east side of the Yellowstone River</th>
<th>West Glendive Area on the west side of the Yellowstone River</th>
</tr>
</thead>
<tbody>
<tr>
<td>City Residential (lot sizes typically less than 0.5 acres)</td>
<td>769.6 Acres (19.0%)</td>
<td>539.2 Acres (13.5%)</td>
</tr>
<tr>
<td>Rural Residential (lot sizes typically greater than 0.5 acres)</td>
<td>402.2 Acres (9.9%)</td>
<td>1,278.5 Acres (32.0%)</td>
</tr>
<tr>
<td>Mixed Residential and Commercial</td>
<td>114.5 Acres (2.8%)</td>
<td>10.7 Acres (0.3%)</td>
</tr>
<tr>
<td>Commercial</td>
<td>282.7 Acres (7.0%)</td>
<td>419.8 Acres (10.5%)</td>
</tr>
<tr>
<td>Industrial</td>
<td>256.5 Acres (6.3%)</td>
<td>292.9 Acres (7.3%)</td>
</tr>
<tr>
<td>Industrial</td>
<td>256.5 Acres (6.3%)</td>
<td>292.9 Acres (7.3%)</td>
</tr>
<tr>
<td>Facilities</td>
<td>914.9 Acres (22.6%)</td>
<td>47.9 Acres (1.2%)</td>
</tr>
<tr>
<td>Open Space</td>
<td>378.1 Acres (9.4%)</td>
<td>107.4 (2.7%)</td>
</tr>
<tr>
<td>Agricultural</td>
<td>929.5 Acres (23.0%)</td>
<td>1,299.4 (32.5%)</td>
</tr>
<tr>
<td>Total</td>
<td>4,048 Acres</td>
<td>3,996 Acres</td>
</tr>
</tbody>
</table>

Source: 2014 Glendive-Dawson County Growth Policy

**RECENT CHANGES IN LAND USE**

The only change to the Glendive City Limits in the last 10 years was the annexation of the Makoshika State Park Visitor’s Center. In the last 5 years, there has been increasing development in the northern portion of Glendive between the Yellowstone River and Interstate 94. Development in that area has included four new hotels with one with and adjacent restaurant, apartment buildings, and condominiums. There has also been renewed activity in the already platted Hillcrest and Georgetown Estates Subdivisions.

Dawson County septic permit data was reviewed to determine how land use is changing in the County. Table 2 shows the number of septic permits in the last 10 years. A majority (69.0%) of the mapped septic permits occurred within five miles of the City of Glendive.
### Table 2: Dawson County Septic Permits

<table>
<thead>
<tr>
<th>Year</th>
<th>Number of Septic Permits</th>
</tr>
</thead>
<tbody>
<tr>
<td>2003</td>
<td>23</td>
</tr>
<tr>
<td>2004</td>
<td>18</td>
</tr>
<tr>
<td>2005</td>
<td>27</td>
</tr>
<tr>
<td>2006</td>
<td>17</td>
</tr>
<tr>
<td>2007</td>
<td>21</td>
</tr>
<tr>
<td>2008</td>
<td>17</td>
</tr>
<tr>
<td>2009</td>
<td>17</td>
</tr>
<tr>
<td>2010</td>
<td>22</td>
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<td>2011</td>
<td>13</td>
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<tr>
<td>2012</td>
<td>16</td>
</tr>
<tr>
<td>2013</td>
<td>20</td>
</tr>
<tr>
<td>Total</td>
<td>211</td>
</tr>
</tbody>
</table>

Source: Dawson County Sanitarian’s Office

### Photograph 9: New development in north Glendive

2. **FUTURE LAND USE**

Most of the development in the last 10 years has occurred in the City of Glendive and West Glendive. This section focuses on future land use in these areas. Following are questions to consider when thinking about future land use:
• What physical constraints affect future development?
• What existing regulations affect the location of development within the City of Glendive and surrounding West Glendive Area?
• Are there existing, vacant subdivision lots without constraints that can accommodate future growth?
• Where are the locations of preferred areas for new development?

**WHAT PHYSICAL CONSTRAINTS WILL AFFECT FUTURE DEVELOPMENT?**

There are major constraints to the future growth of the City of Glendive and West Glendive area. The Yellowstone River and the associated floodplain limit growth along the western boundary of the City. Makoshika State Park and the rugged terrain of the badlands limit growth along the eastern and southern boundaries. The Glendive/West Glendive Development Constraints Map (Map 8 in Appendix A) shows the locations of these physical constraints.

- **Floodplain:** The Yellowstone River and associated floodplain border the western edge of Glendive and present a significant limitation to development. The U.S. Army Corps of Engineers’ *Flood Plain Management Plan, Glendive, Montana, 2002* describes the history of flooding in Glendive:

  The City of Glendive is subject to flooding from ice jams on the Yellowstone River. Open water flood events have not been a problem since the construction of the West Glendive Levee. The city has experienced 30 ice jam floods since 1890 including major ice jam floods in 1899, 1936, 1969, 1986, and 1994. A total of 16 deaths have occurred from these flood events. The 1994 flood was due to the break-up of a major ice jam upstream from the community and the wave of water, debris, and ice rushing through the city. All other events were due to ice jam formation in the reach downstream from the current Interstate 94 Bridge. The 1969, 1986, and 1994 ice jam floods all came within 0.5- to 1.5-feet of overtopping the West Glendive levee.

  The West Glendive Levee was constructed in 1959 to protect the West Glendive area from flooding. In 1978, the U.S. Department of Housing and Urban Development, Federal Insurance Administration, published Flood Hazard Boundary Maps for the unincorporated areas of Dawson County. In 1980, the U.S. Federal Emergency Management Service (FEMA) developed Flood Insurance Rate Maps (FIRM) for the City of Glendive. The study that accompanied the FIRMs found that the West Glendive Levee would not provide adequate protection from ice jams, and as a result, most of the City on the west side of the River was included in the 100-year floodplain. According to the *Flood Plain Management Plan, Glendive, Montana, 2002*, there are 13 structures that are not in compliance with the National Flood Insurance Program (NFIP). The City is working with FEMA to resolve the issue so that all properties can continue to be covered by the NFIP.

  Dawson County and the City of Glendive each have floodplain regulations. Dawson County utilizes the 1978 Flood Hazard Boundary Maps as the official floodplain maps. The City of Glendive uses the 1980 FIRMs as the official floodplain maps. These maps can be viewed at the FEMA Map Service Center (www.msc.fema.gov). Since these maps were created, there have been multiple floodplain studies by various entities. The latest study from the U.S. Army
Corps of Engineers has not yet been completed. Once the study is completed, Dawson County and the City of Glendive will work together to determine how the study will affect the regulated floodplain. The growth policy may need to be updated if the regulated floodplain is modified.

- **Steep Slopes:** Rugged terrain and steep slopes associated with badlands features border Glendive to the east. Slopes greater than 25% are shown on Map 8 in the Appendices.

- **Public Ownership:** The major publicly-owned land in the vicinity of Glendive and West Glendive is Makoshika State Park, which is owned by the State of Montana and borders the City of Glendive to the southeast.

**WHAT EXISTING REGULATIONS AFFECT THE LOCATION OF DEVELOPMENT WITHIN THE CITY OF GLENDIVE AND SURROUNDING WEST GLENDIVE AREA?**

- **Zoning Regulations:** The City of Glendive has zoning regulations titled the *Zoning Ordinance of the City of Glendive, 2002* and an official zoning map. These zoning regulations regulate the use and density of land within the City, as well as building heights, yard setbacks, and parking.

  In Dawson County, there are zoning regulations for the River Road area, the Forest Park Subdivision, and the Highland Park Subdivision. The Forest Park and Highland Park zoning regulations are citizen-initiated zoning districts, also known as County Part One Zoning. The River Road Area Zoning Regulations were initiated by the County Commissioners and are also known as County Part Two Zoning. These zoning regulations define the allowed use and density of land within the districts, as well as requirements for building heights and yard setbacks.

- **Annexation Policies:** The City of Glendive has a *Service Plan for Future Annexations*, in accordance with Section 7-2-4732, MCA, as well as the *City of Glendive Annexation Requirements and Guidelines*. Following are the annexation goals listed in the *City of Glendive Annexation Requirements and Guidelines*:

  Goal #1: All issues pertaining to subdivision, planning and zoning shall be addressed in conjunction with all annexation petitions

  Goal #2: All annexations shall comply with City infrastructure standards

  Goal #3: All annexations shall be financially feasible for the City and its residents

The *Service Plan for Future Annexations*, states that property owners or developers are required to construct all infrastructure improvements to meet City standards. This may include offsite improvements needed to connect the existing City infrastructure to the annexed property.
ARE THERE EXISTING, VACANT SUBDIVISION LOTS WITHOUT CONSTRAINTS THAT CAN ACCOMMODATE FUTURE GROWTH?

Although a mapping analysis would indicate a high level of vacant lots available in the greater Glendive area, this does not account for local factors. In the City of Glendive a large number of lots are reflected that are a result of plats older than 1930 that never led to development but continue to show on the assessor record. Many of these lots were plats laid over lands constrained by soil type or floodplain and were never developed with streets or utilities. Some are even now a part of the ball field complex. Two later and larger subdivisions, one in the City and one in West Glendive, were allowed to file for final plat but did not have streets or utilities fully completed. Each encountered financial difficulties and are now just getting the attention of developers. There are a few lots with utilities scattered elsewhere but for the most part the vacant land consists of large parcels that will require well and septic or utilities will have to be extended. It is unclear if there is enough economic incentive to cause a developer to contemplate major extensions for the purpose of housing construction.

WHERE ARE THE LOCATIONS OF PREFERRED AREAS FOR NEW DEVELOPMENT?

Map 9 in Appendix A shows the preferred locations and land use types for future development. Given the constraints to development, the most likely locations for future development are along the Sidney Highway just north of Glendive and in the northern portion of Glendive.

- **Sidney Highway**: The area along the Sidney Highway is not only an area that has existing development including a trailer park, gas stations, shop buildings, a motel, etc., but is also an area shown as prime for future growth on the Future Land Use Map (Map 9 in Appendix A). The overriding issue in the area is the deficiency of infrastructure to facilitate the existing businesses as well as potential growth.

  Wastewater capacity must remain for the existing businesses and must be expanded for new businesses to flourish in the area. This service is currently available from the County, but the system is at capacity stunting future growth. The new wastewater treatment plant was oversized to handle future growth both in this area and within the City.

  The area is also lacking a public water supply. For many reasons, individual water sources in an area that is developed and has the potential for future development are not the best option. The area should be studied and alternatives developed to determine the feasibility of developing and/or extending a public water supply for the area from West Towne Street to Highland Park Road on both the east and west sides of the highway. Any improvements should consider growth beyond that area as well and into existing housing developments as well as other areas determined ideal for future growth.

- **North Glendive**: There continues to be commercial development at the north end of Glendive between the Yellowstone River and Interstate 94.
LAND USE SUMMARY

- The predominant land use in Dawson County is agricultural.

- Most of the recent land use changes and development is occurring in the City of Glendive and West Glendive.

- There are major physical constraints that limit the use of land in the City of Glendive and West Glendive.

- The City has annexation policies that require annexation proposals to meet City infrastructure standards and be financially feasible for the City and its residents.

- Preferred growth areas are shown on the Future Land Use Map (Map 9 in Appendix A).

- See Page 51 for the Goals, Objectives, and Actions that address land use in Glendive and Dawson County.
C. POPULATION

1. PAST AND PRESENT POPULATION

The populations of Dawson County and the two incorporated areas have fluctuated dramatically over the last 100 years, as shown in Table 3. Since the 1960s, the general trend for Dawson County was a decreasing population. In the last 10 years the population of Glendive has increased. The only annexation to the City in the last 10 years was the Makoshika State Park Visitor’s Center.

Table 3: Historic Population by Decade in Richey, Glendive, Dawson County, and Montana

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</thead>
<tbody>
<tr>
<td>Richey</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>362</td>
<td>--</td>
<td>--</td>
<td>480</td>
<td>389</td>
<td>417</td>
<td>259</td>
<td>189</td>
<td>177</td>
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<tr>
<td>% Change</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>--</td>
<td>-19.3%</td>
<td>-19.0%</td>
<td>7.2%</td>
<td>-37.9%</td>
<td>-27.0%</td>
<td>-6.3%</td>
</tr>
<tr>
<td>Glendive</td>
<td>--</td>
<td>--</td>
<td>2,428</td>
<td>3,816</td>
<td>4,629</td>
<td>4,524</td>
<td>5,254</td>
<td>7,058</td>
<td>6,305</td>
<td>5,978</td>
<td>4,802</td>
<td>4,729</td>
<td>4,935</td>
</tr>
<tr>
<td>% Change</td>
<td>--</td>
<td>--</td>
<td>57.2%</td>
<td>21.3%</td>
<td>-2.3%</td>
<td>16.1%</td>
<td>34.3%</td>
<td>-10.7%</td>
<td>-5.2%</td>
<td>-19.7%</td>
<td>-1.5%</td>
<td>4.4%</td>
<td></td>
</tr>
<tr>
<td>Dawson County</td>
<td>2,056</td>
<td>2,443</td>
<td>12,725</td>
<td>9,239</td>
<td>9,881</td>
<td>8,618</td>
<td>9,092</td>
<td>12,314</td>
<td>11,269</td>
<td>11,805</td>
<td>9,505</td>
<td>9,059</td>
<td>8,966</td>
</tr>
<tr>
<td>% Change</td>
<td>18.8%</td>
<td>420.9%</td>
<td>-27.4%</td>
<td>6.9%</td>
<td>-12.8%</td>
<td>5.5%</td>
<td>35.4%</td>
<td>-8.5%</td>
<td>4.8%</td>
<td>-19.5%</td>
<td>-4.7%</td>
<td>-1.0%</td>
<td></td>
</tr>
<tr>
<td>Montana</td>
<td>142,924</td>
<td>243,329</td>
<td>376,053</td>
<td>548,889</td>
<td>537,606</td>
<td>559,456</td>
<td>591,024</td>
<td>674,767</td>
<td>694,409</td>
<td>786,690</td>
<td>799,065</td>
<td>902,195</td>
<td>989,415</td>
</tr>
<tr>
<td>% Change</td>
<td>70.3%</td>
<td>54.5%</td>
<td>46.0%</td>
<td>-2.1%</td>
<td>4.1%</td>
<td>5.6%</td>
<td>14.2%</td>
<td>2.9%</td>
<td>13.3%</td>
<td>1.6%</td>
<td>12.9%</td>
<td>9.7%</td>
<td></td>
</tr>
</tbody>
</table>

Sources: U.S. Bureau of the Census. Decennial Censuses of Population (title varies per census), 1890-2010. Compiled June 2013 by the Census and Economic Information Center, MT Department of Commerce (www.ceic.mt.gov)

While the 2010 Decennial Census shows there was a decrease in the population of Dawson County from 2000 to 2010, the census only counts residents that live in the County for most of the year. The census does not include oil workers that may only live in the County part-time. There are an unidentified number of people that live in Dawson County in order to be closer to oil and gas employment, but may claim residency in another state. This places a strain on community infrastructure while not effectively increasing the tax base.

The census population counts for the City of Glendive did not include the population that resides in West Glendive. This is an important consideration because the residents of West Glendive utilize many of the City’s services. The 2010 Census population for the West Glendive Census Designated Place (CDP) was 1,948 people. The combined 2010 Census population for the City of Glendive and West Glendive CDP was 6,883 people.

The American Community Survey 2008-2012 estimate, which is based on a sample of the population, estimated a Dawson County population of 9,022 people and Glendive population of 4,990 people. These numbers are an indication that the trend is now an increase in population. Based on recent studies, oil activity in the region is expected to continue for the next 20 years (Source: Draft Regional Impact Analysis, Eastern Montana Impact Coalition, 2013).
2. FUTURE POPULATION

The best available population estimates were generated by the Census and Economic Information Center (CEIC) at the Montana Department of Commerce. The estimates are based on projection information from two different sources and were created specifically for eastern Montana counties because of the recent oil activity. The first source consists of county-level population estimates developed by Regional Economic Models, Inc, a private company. This data was purchased by the State of Montana. The second data source is total population projections for the entire 16-county region in eastern Montana developed by The Montana Department of Transportation (MDT). Based on these two data sources, CEIC developed the population estimates in Table 4 for three scenarios (low to moderate oil production, medium high oil production, and high oil production).

Table 4: Population Estimates for Dawson County

<table>
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<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Low to Moderate</td>
<td>9,070</td>
<td>9,137</td>
<td>9,209</td>
<td>9,282</td>
<td>9,356</td>
<td>9,425</td>
<td>9,491</td>
<td>9,556</td>
<td>9,618</td>
<td>9,679</td>
<td>9,728</td>
<td>9,774</td>
<td>9,811</td>
<td>9,846</td>
</tr>
<tr>
<td>% Change</td>
<td>--</td>
<td>0.74%</td>
<td>0.79%</td>
<td>0.80%</td>
<td>0.74%</td>
<td>0.70%</td>
<td>0.68%</td>
<td>0.65%</td>
<td>0.63%</td>
<td>0.51%</td>
<td>0.47%</td>
<td>0.38%</td>
<td>0.36%</td>
<td></td>
</tr>
<tr>
<td>Medium High</td>
<td>9,077</td>
<td>9,149</td>
<td>9,373</td>
<td>9,605</td>
<td>9,848</td>
<td>10,094</td>
<td>10,343</td>
<td>10,580</td>
<td>10,802</td>
<td>11,014</td>
<td>11,200</td>
<td>11,377</td>
<td>11,517</td>
<td>11,632</td>
</tr>
<tr>
<td>% Change</td>
<td>--</td>
<td>0.79%</td>
<td>2.45%</td>
<td>2.48%</td>
<td>2.53%</td>
<td>2.50%</td>
<td>2.47%</td>
<td>2.29%</td>
<td>2.10%</td>
<td>1.96%</td>
<td>1.70%</td>
<td>1.57%</td>
<td>1.23%</td>
<td>1.00%</td>
</tr>
<tr>
<td>High</td>
<td>9,076</td>
<td>9,168</td>
<td>9,414</td>
<td>9,664</td>
<td>9,917</td>
<td>10,166</td>
<td>10,410</td>
<td>10,652</td>
<td>10,893</td>
<td>11,135</td>
<td>11,364</td>
<td>11,578</td>
<td>11,753</td>
<td>11,901</td>
</tr>
<tr>
<td>% Change</td>
<td>--</td>
<td>1.01%</td>
<td>2.69%</td>
<td>2.65%</td>
<td>2.62%</td>
<td>2.51%</td>
<td>2.40%</td>
<td>2.33%</td>
<td>2.26%</td>
<td>2.22%</td>
<td>2.06%</td>
<td>1.88%</td>
<td>1.52%</td>
<td>1.25%</td>
</tr>
</tbody>
</table>


The average percentage of the Dawson County population residing in Glendive over the last 30 years is 52.6% based on decennial census counts (see Table 3). The population estimates for Glendive in Table 5 were generated by applying the average percentage of the Dawson County population residing in Glendive over the last 30 years to the Dawson County population estimates for low to moderate oil production (See Table 4). For example, the 2025 population estimate for Glendive was calculated by multiplying 52.6% by the 2025 population estimate for Dawson County.

Table 5: Population Estimates for Glendive

<table>
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<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Dawson County</td>
<td>9,070</td>
<td>9,137</td>
<td>9,209</td>
<td>9,282</td>
<td>9,356</td>
<td>9,425</td>
<td>9,491</td>
<td>9,556</td>
<td>9,618</td>
<td>9,679</td>
<td>9,728</td>
<td>9,774</td>
<td>9,811</td>
<td>9,846</td>
</tr>
<tr>
<td>Glendive</td>
<td>4,771</td>
<td>4,806</td>
<td>4,844</td>
<td>4,882</td>
<td>4,921</td>
<td>4,958</td>
<td>4,992</td>
<td>5,026</td>
<td>5,059</td>
<td>5,091</td>
<td>5,117</td>
<td>5,141</td>
<td>5,161</td>
<td>5,179</td>
</tr>
</tbody>
</table>

Source: Dawson County estimates are from the Eastern Montana County Population Projections – Total Populations, 2012-2035, Census & Economic Information Center, MT Department of Commerce, Released April 2013, www.ceic.mt.gov. Glendive estimates were generated for the 2014 Glendive-Dawson County Growth Policy.
3. AGING POPULATION

Dawson County has an aging population. In 2000, the median age was 41.0. The median age for Dawson County increased to 43.5 in 2010 (Source: U.S. Census). For comparison, the median age of Montana in 2010 was 39.8. In 2010, the two age groups with the most people were 55 to 59 years and 50 to 54 years (See Figure 3).

An aging population impacts the needed services in Dawson County and Glendive. Older people typically require an increased level of services, such as assisted living facilities and vehicle transport. Table 8, which shows affordable home cost and affordable rent, lists a senior on a fixed income as having the lowest affordable home cost and lowest affordable rent out of all the listed occupations. At a time when home and rental costs are increasing, the aging population adds to the need for affordable housing.

95.7% of the population is White, while the remaining population is American Indian and Alaska Native (1.7%), Black or African American (0.3%), Asian (0.3%), Native Hawaiian or Other Pacific Islander (less than 0.1%), Some Other Race (0.3%), or Two or More Races (1.6%). 2% of the population is of Hispanic or Latino descent.

![Figure 3: Age groups in Dawson County](Source: U.S. Census Bureau, 2010)
The populations of Glendive and Dawson County are increasing.

Oil activity is expected to continue for the next 20 years bringing more people into the region.

Population estimates show that Dawson County will increase by 564 people from 2015 to 2025 for a 2025 population of 9,846, assuming low to moderate oil production.

Population estimates show that Glendive will increase by 297 people from 2015 to 2025 for a 2025 population of 5,179, assuming low to moderate oil production.

The population in Glendive and Dawson County is aging and will increase the demand for health services, affordable housing, and senior services.
D. HOUSING

1. NUMBER AND TYPES OF HOUSING UNITS

From 2000 to 2010, the number of housing units in Dawson County, Glendive, and Richey did not drastically change. Vacancy rates decreased and the percentage of renters increased.

Table 6: Housing Characteristics in Dawson County, Glendive, and Richey

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<tbody>
<tr>
<td>Total Housing Units</td>
<td>4168</td>
<td>4233</td>
<td>2204</td>
<td>2267</td>
<td>147</td>
<td>139</td>
</tr>
<tr>
<td>Occupied</td>
<td>3625 (87.0%)</td>
<td>3749 (88.6%)</td>
<td>1983 (90.0%)</td>
<td>2060 (90.9%)</td>
<td>92 (62.6%)</td>
<td>91 (65.5%)</td>
</tr>
<tr>
<td>Vacant</td>
<td>543 (13.0%)</td>
<td>484 (11.4%)</td>
<td>221 (10.0%)</td>
<td>207 (9.1%)</td>
<td>55 (37.4%)</td>
<td>48 (34.5%)</td>
</tr>
<tr>
<td>Owner Occupied</td>
<td>2684 (74.0%)</td>
<td>2658 (70.9%)</td>
<td>1307 (65.9%)</td>
<td>1264 (61.4%)</td>
<td>70 (76.1%)</td>
<td>66 (72.5%)</td>
</tr>
<tr>
<td>Renter Occupied</td>
<td>941 (26.0%)</td>
<td>1091 (29.1%)</td>
<td>676 (34.1%)</td>
<td>796 (38.6%)</td>
<td>22 (23.9%)</td>
<td>25 (27.5%)</td>
</tr>
<tr>
<td>Average Household Size</td>
<td>2.37</td>
<td>2.26</td>
<td>2.22</td>
<td>2.15</td>
<td>2.05</td>
<td>1.95</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, Decennial Census, 2000 and 2010

The following data describes the type of housing units in Dawson County based on type of unit, the age of the housing unit, the house heating source, and the year the householder moved in. This information comes from the American Community Survey estimates based on survey samples taken from 2008 to 2012. Because this data relies on a small sample of the population, smaller populations, such as Glendive and Richey have less accurate estimates for specific housing data and were not included in the following tables. However, the data for Dawson County is generally a good indicator of what is occurring in Glendive and Richey.

Table 7: Type of Housing Units in Dawson County

<table>
<thead>
<tr>
<th>Type of Housing Unit</th>
<th>Dawson County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Housing Units</td>
<td>4249</td>
</tr>
<tr>
<td>Single Family</td>
<td>3098</td>
</tr>
<tr>
<td>Multi Family</td>
<td>704</td>
</tr>
<tr>
<td>Mobile Home</td>
<td>447</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, 2008-2012, American Community Survey
Figure 4: Year Structures Built in Dawson County
Source: U.S. Census Bureau, 2008-2012, American Community Survey

Figure 5: House Heating Fuel in Dawson County
Source: U.S. Census Bureau, 2008-2012, American Community Survey

Figure 6 shows an estimated 1,592 or 42% of current households moved into their current residence sometime between 2000 and 2009. This could be the result of a combination of factors, including increased oil and gas development in the region, an increase in the types of jobs available such as the expansion of the BNSF workforce, residents moving from apartments into new homes, or people purchasing larger homes.
Figure 6: Year Current Household Moved in to Residence in Dawson County
Source: U.S. Census Bureau, 2008-2012, American Community Survey

2. HOUSING AFFORDABILITY
The U.S. Department of Housing and Urban Development (HUD) defines affordable housing as “housing for which the occupant(s) is/are paying no more than 30 percent of his or her income for gross housing costs, including utilities.” Income data, housing data, and input from the community was used to describe housing affordability in Glendive and Dawson County.

Because the 2008-2012 American Community Survey data for income and housing costs had higher margins of error for Dawson County and Glendive, several other sources were utilized. The Montana Department of Commerce’s White Paper, Housing in Montana, 2012 describes housing affordability in Eastern Montana counties, including Dawson County. According to the White Paper, the single family median home cost for Dawson County is estimated at $330,000. This was calculated by multiplying the 2006-2010 American Community Survey single family median home cost by 3. Community members at public meetings held throughout Eastern Montana noted that housing costs were increasing by 3, 4, and sometimes 5 times the housing costs in 2010. The Fair Market Rent for a one bedroom rental is estimated at $1,485 and a two bedroom is estimated at $1,764. This was calculated by multiplying the 2010 U.S. Department of Housing and Urban Development’s Fair Market Rent by 3.

The typical cost of rent for a one to two-bedroom apartment listed in the Ranger Review was $700 per month. The typical cost of renting a two-bedroom house was $1,000 per month. Based on discussions at public meetings, the White Paper stated in regards to housing affordability in Glendive and Dawson County: “Two-bedroom rentals now cost $800-$1200 per month, if one can be found, while the price of entry level homes has doubled over the past four years.”

Based on the listings in the Ranger Review and public input discussed in the White Paper, multiplying 2010 Dawson County housing costs by 2 may be a better indicator of the housing costs in Glendive and Dawson County. Using this methodology, the estimated single family median home
cost is $220,000, the estimated cost of a one-bedroom rental is $990 per month, and the estimated cost of a two-bedroom rental is $1,176 per month.

Table 8 has the affordable home cost and affordable rent for various occupations in Dawson County. This was determined in the White Paper using wage by occupation data from the U.S. Department of Labor’s Occupational Employment Statistics (OES) database and the assumption that spending 29% of income on a home or rent is affordable.

<table>
<thead>
<tr>
<th>Table 8: Housing Affordability in Dawson County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average All Occupations</td>
</tr>
<tr>
<td>-------------------------</td>
</tr>
<tr>
<td>Registered Nurse</td>
</tr>
<tr>
<td>Police Officer</td>
</tr>
<tr>
<td>Elementary School Teacher</td>
</tr>
<tr>
<td>Retail Salesperson</td>
</tr>
<tr>
<td>Disabled Worker, SSI</td>
</tr>
<tr>
<td>Senior on fixed-income, SSI</td>
</tr>
<tr>
<td>Police Officer and Retail Salesperson</td>
</tr>
<tr>
<td>Two incomes: Two Teachers</td>
</tr>
</tbody>
</table>

Source: Montana Department of Commerce, Housing Coordinating Team, White Paper, June 2012
Note: Affordable home cost is based on a FHA 30-year mortgage with a 3.5% down payment using a 29% ratio and 15% factor for taxes and insurance.

The affordable home and rent cost in Table 8 does not include the cost of utilities, such as gas, electricity, water and sewer (if using public systems), garbage, internet, and phone services. There can be increased maintenance and utility costs associated with homes in poor condition. Table 9 outlines 2010 housing conditions in Dawson County. 25.7% of housing units in Dawson County are listed as being in poor condition. According to the Montana Department of Commerce’s Montana Housing Condition Study, 2005, 75.5% of Glendive’s housing was constructed prior to 1960. 37.9% of Glendive’s housing was listed as being in poor, very poor, or unsound condition.

<table>
<thead>
<tr>
<th>Table 9: Housing Unit Conditions in Dawson County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Condition Data</td>
</tr>
<tr>
<td>---------------------</td>
</tr>
<tr>
<td>Total housing units</td>
</tr>
<tr>
<td>Single-family</td>
</tr>
<tr>
<td>Condos &amp; Townhouses</td>
</tr>
<tr>
<td>Mobile Home</td>
</tr>
<tr>
<td>Multifamily</td>
</tr>
</tbody>
</table>

Source: Montana Department of Revenue, 2010 and Montana Department of Commerce, Housing Coordinating Team, White Paper, June 2012
3. HOUSING AVAILABILITY
Glendive employers have difficulty finding housing for workers. For example, the school district has a grant to obtain housing for teachers and had to rent manufactured housing for lack of any alternatives. Based on the classifieds in the Ranger Review for the month of March in 2014, there were typically 10 to 15 available rentals. This snapshot may overstate the availability of rentals. Table 10 outlines the number of vacant housing units in Dawson County, Glendive, and Richey in 2010.

<table>
<thead>
<tr>
<th></th>
<th>Dawson County</th>
<th>Glendive</th>
<th>Richey</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Vacant Units</td>
<td>484</td>
<td>207</td>
<td>48</td>
</tr>
<tr>
<td>For rent</td>
<td>77</td>
<td>58</td>
<td>6</td>
</tr>
<tr>
<td>Rented, not occupied</td>
<td>3</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>For sale only</td>
<td>46</td>
<td>30</td>
<td>1</td>
</tr>
<tr>
<td>Sold, not occupied</td>
<td>7</td>
<td>3</td>
<td>0</td>
</tr>
<tr>
<td>For seasonal, recreational, or occasional use</td>
<td>84</td>
<td>22</td>
<td>7</td>
</tr>
<tr>
<td>All other vacant</td>
<td>267</td>
<td>93</td>
<td>33</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, Decennial Census, 2010

In response to the demand for housing, there are a handful of housing projects that have recently been constructed or are in the planning stages. Housing projects include Yellowstone Condominiums and the Plainview Apartments. The Plainview project has 24 units completed with 3 more duplexes not finished. The first phase of the Yellowstone condos is complete for a total of 10 units and the second phase has been changed to townhouses where another 10 units will be built. In addition the Glendive Apartments are under construction. While not low-income, these were built under an income limited federal program for affordability.

Makoshika Estates, a senior living facility, was constructed in 2009. The building has settled causing severe structural damage that is estimated to cost between 1.5 and 2 million dollars to fix. The City of Glendive, Eastern Plains Economic Development Corporation, Dawson County Economic Development Council, and Action for Eastern Montana are seeking grant funding to repair the building.

While no work camps are located within Dawson County, there has been an increase in the use of RV Parks and trailer courts to accommodate the influx of oil workers. In past years, it was not uncommon to see a few tents erected around a power pole on rural, private property in Dawson County.
HOUSING SUMMARY

- The increase in renters and subsequent rising cost of rentals is making it difficult to find affordable rentals in Glendive and West Glendive.

- The housing stock in Glendive is aging and deteriorating, which increases the cost of maintaining a home.

- The lack of affordable housing is affecting the ability of local employers to find housing for employees.

- There is a need for high quality, affordable housing.

- See Page 52 for the Vision, Goals, Objectives, and Action Items related to housing.
E. ECONOMIC DEVELOPMENT

The economy of the Eastern Plains region has traditionally been based on agriculture. Recent oil activity in the region is bringing more businesses and jobs to the area. Tourism related to fishing, hunting, and local attractions, such as dinosaur museums and Makoshika State Park, also plays an important role in the local economy.

According to the EPEDC’s Comprehensive Economic Development Strategy (CEDS), trends in Dawson County include a decreasing unemployment rate, increasing income levels, and increasing employment opportunities attributed to oil activity. The CEDS reports that the key to a healthy economy is to take advantage of these opportunities to create an economy with long-term sustainability. Past challenges to maintaining a healthy economy in the region include:

- Decreases in population, especially younger people
- Not enough jobs
- Low paying jobs
- Not enough housing
- Deteriorating housing stock
- Deteriorating infrastructure, such as water and sewer systems, that needs additional capacity to meet a growing population
- Non-diversified economy (historically, the economy has been based on mostly agriculture and without having other strong industries, the economy has been susceptible to any downturns in the agricultural industry)
- Local concern about the boom/bust nature of natural resource development has made locals hesitant to invest in local marketplace. When the last boom ended, the community was left with many vacant homes.

Other potential sources of economic change in Dawson County include the following:

- Housing and business needs from eastern MT to accommodate growth in North Dakota
- Expansion of BNSF
- Addition of Thatcher Chemical
- Extension of the Keystone XL Pipeline
Agriculture continues to be a primary driver of Dawson County’s economy. According to the Montana Department of Agriculture, Dawson County, in 2010, ranked 25th in Montana in cash receipts for livestock and 19th for crops. Total gross farm income was over $81 million. Using the recommended regional output multiplier of 1.7944 for farm products (Source: Regional Multipliers, U.S. Dept of Commerce Regional Input-Output Modeling System (RIMS II), Table 2.4), the economic impact of 2010 gross farm income was $145.4 million.

In 2012, the main crops were winter wheat, spring wheat, barley, sugar beets, lentils, and hay. Out of Montana’s 56 counties, the County ranked 6th for production of lentils, 7th for other spring wheat, 9th for sugar beets, and 13th for winter wheat. The County ranked 21st for production of cattle, 20th for sheep and lambs, and 21st for hogs and pigs (Source: Montana Agricultural Statistics Service, County Profiles, 2012, USDA National Agricultural Statistics Service (NASS)).

Given the economic impact of farming and ranching, it is understandable that the first goals in the Dawson County Economic Development Council’s Strategic Plan are related to agriculture. Goals include promoting and protecting agriculture, as well as attracting value added agriculture. The EPEDC CEDS also states the importance of agriculture to Dawson County’s economy. The CEDS lists several challenges in agriculture in recent years. For example, there is increased traffic from the oil boom that makes it difficult to move farm equipment and employees are harder to find because many are taking higher paying oil jobs.

1. EMPLOYMENT

According to the American Community Survey, the top three industries in Dawson County are educational and health care services; agriculture, forestry, fishing and hunting, and mining (includes oil and gas extraction); and transportation and warehousing, and utilities (See Figure 7).
Table 11 lists the top employers in Dawson County. The top two employers in Dawson County are the Glendive Medical Center (GMC) and BNSF Railway Company. GMC owns and operates a 25-bed acute care, critical access hospital and a 71-bed extended care facility. With an annual payroll of $22.3 million, GMC employs 460 people. Growth of Dawson County’s health care sector is likely due to the aging and increasing population that is creating more demand for health services (See Part II, Section C on Population).

On May 1, 2014, BNSF announced a plan to invest $1 billion to improve and expand rail capacity in states along its northern corridor, which includes Montana and North Dakota. $400 million will be invested in North Dakota to expand rail capacity, including constructing new sidings to expand capacity by enabling more trains to meet and pass one another on four predominately single track routes, including the route between Glendive and Bismarck, North Dakota. BNSF also plans to invest $160 million in Montana to expand rail capacity. One of the four expansion projects planned in Montana is the extension of track lengths at the Glendive train yard. Due in part to its expansion of rail capacity, BNSF is currently advertising for 34 positions in Glendive with starting annual salaries ranging from $40,000 to $59,000. BNSF is planning to hire more than 100 people in 2014. The BNSF payroll for the entire state of Montana is $162.6 million.
Table 11: Top Employers in Dawson County

<table>
<thead>
<tr>
<th>Employer</th>
<th>Number of Employees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Glendive Medical Center</td>
<td>460</td>
</tr>
<tr>
<td>Burlington Northern Santa Fe</td>
<td>350</td>
</tr>
<tr>
<td>Williston Basin Interstate Energy</td>
<td>100</td>
</tr>
<tr>
<td>Albertsons</td>
<td>65</td>
</tr>
<tr>
<td>Mid Rivers Telephone</td>
<td>60</td>
</tr>
<tr>
<td>Cross Petroleum</td>
<td>56</td>
</tr>
<tr>
<td>Reynolds Market</td>
<td>55</td>
</tr>
<tr>
<td>Yellowstone River Inn</td>
<td>50</td>
</tr>
<tr>
<td>Kmart</td>
<td>40</td>
</tr>
<tr>
<td>Mitchells Oil Field</td>
<td>40</td>
</tr>
<tr>
<td>Boss Office Products</td>
<td>30</td>
</tr>
</tbody>
</table>

Public Employers in Dawson County

<table>
<thead>
<tr>
<th>Employer</th>
<th>Number of Employees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dawson County School District</td>
<td>180</td>
</tr>
<tr>
<td>Dawson County</td>
<td>160</td>
</tr>
<tr>
<td>County Jail</td>
<td>85</td>
</tr>
<tr>
<td>City of Glendive</td>
<td>65</td>
</tr>
<tr>
<td>Dawson Community College</td>
<td>50</td>
</tr>
</tbody>
</table>

Source: Dawson County Economic Development Council, 2013

Compared to Montana’s unemployment rate of 6.9%, Dawson County has a relatively low unemployment rate of 4.0%. Figure 8 shows employment by occupation for Dawson County and Figure 9 shows the class of worker.
2. **INCOME**

The following tables describe income, health insurance, and poverty in Dawson County. Montana data is included for comparison. The City of Glendive data was not included because of the small sample size and resulting inaccuracy of the American Community Survey estimates.

### Table 12: Income in Dawson County and Montana

<table>
<thead>
<tr>
<th></th>
<th>Median Household Income</th>
<th>Per Capita Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dawson County</td>
<td>$49,894</td>
<td>$25,441</td>
</tr>
<tr>
<td>Montana</td>
<td>$45,456</td>
<td>$25,002</td>
</tr>
</tbody>
</table>

*Source: U.S. Census Bureau, 2008-2012, American Community Survey*
### Table 13: Health Insurance Coverage in Dawson County and Montana

<table>
<thead>
<tr>
<th></th>
<th>Montana</th>
<th>Dawson County</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>With health insurance coverage</td>
<td>805,236 (82.6%)</td>
<td>7,520 (87.3%)</td>
<td></td>
</tr>
<tr>
<td>No health insurance coverage</td>
<td>169,971 (17.4%)</td>
<td>1,092 (12.7%)</td>
<td></td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, 2008-2012, American Community Survey

### Table 14: Poverty in Dawson County and Montana

<table>
<thead>
<tr>
<th></th>
<th>Montana</th>
<th>Dawson County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Percentage of families whose income in the past 12 months is below the poverty level</td>
<td>9.8%</td>
<td>10.6%</td>
</tr>
<tr>
<td>Percentage of people whose income in the past 12 months is below the poverty level</td>
<td>14.8%</td>
<td>14.4%</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, 2008-2012, American Community Survey
ECONOMIC DEVELOPMENT SUMMARY

- Agriculture is and will continue to be a key component of Dawson County’s economy.

- Oil activity in the region is expected to continue for the next 20 years.

- Health care and transportation (particularly rail) can be expected to continue to create jobs and spur economic growth.

- Workforce development that supports and enhances economic growth is a key issue and will become increasingly important.

- Expansion of the workforce, particularly in the oil industry, as well as the transportation and health care sectors, can be expected to increase the demand for housing.

- See Page 52 for the Goals, Objectives, and Actions that address economic development in Glendive and Dawson County.
F. PUBLIC INFRASTRUCTURE

1. WATER SYSTEMS
There are public water systems for the City of Glendive and Town of Richey. The Highland Park and Forest Park Subdivisions in the West Glendive area each have a community water system. Except for small systems that have been constructed to serve campgrounds and trailer courts, the unincorporated communities and rural areas of the County are served by individual wells. Growth could benefit from a more unified water system.

<table>
<thead>
<tr>
<th>Description of Water System</th>
<th>Regular Maintenance</th>
<th>Major Planned Improvements</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Glendive</td>
<td>Water quality monitoring</td>
<td>See Appendix B (City of Glendive Capital Improvements Plan)</td>
</tr>
<tr>
<td>Forest Park Subdivision</td>
<td>Daily checks and water testing provided by Dawson County West Glendive Public Works Department</td>
<td>Renovate water tank, main valve replacements, replace chlorine sheds</td>
</tr>
<tr>
<td>Highland Park Subdivision</td>
<td>The system is owned by the Subdivision's water association. The Dawson County West Glendive Public Works Department is contracted to provide daily checks and water testing.</td>
<td>Replace water tank</td>
</tr>
<tr>
<td>Town of Richey</td>
<td>Water quality monitoring</td>
<td></td>
</tr>
</tbody>
</table>

The City of Glendive Water Master Plan Update, 2009, has detailed information about the City’s water system and maps showing locations of the water system.

2. WASTEWATER SYSTEMS
Wastewater treatment systems serve residents of the City of Glendive, West Glendive area, and the Town of Richey. The City of Glendive is constructing a multi-million dollar wastewater treatment plant. West Glendive will connect to the wastewater treatment plant once it is constructed. As a result of this project, user fees will be increasing. In the unincorporated communities and rural areas, there are individual septic systems and drainfields.
Table 16: Wastewater Systems in Dawson County

<table>
<thead>
<tr>
<th>Description of Wastewater System</th>
<th>Regular Maintenance</th>
<th>Major Planned Improvements</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Glendive</td>
<td>Treatment Plant: Discharge sampling, monitoring lagoon levels, ensuring lagoons are operating properly, keeping records of operation and maintenance activities, filing reports with the Montana Department of Environmental Quality, maintenance of all equipment, exercising valves, and general maintenance of the grounds</td>
<td>Construct new mechanical plant, change discharge point to Yellowstone River</td>
</tr>
<tr>
<td>Gravity sewer pipes, manholes, 5 lift stations, 3-cell lagoon system, discharge to Glendive Creek</td>
<td>Collection System: cleaning the sewer mains, removing plugs, 5-year television inspection and cleaning program, inspecting lift stations, and general maintenance of the lift stations</td>
<td></td>
</tr>
<tr>
<td>West Glendive (operated and maintained by Dawson County)</td>
<td>Treatment Plant: Discharge sampling, monitoring lagoon levels, ensuring lagoons are operating properly, keeping records of operation and maintenance activities, filing reports with the Montana Department of Environmental Quality, maintenance of all equipment, exercising valves, and general maintenance of the grounds</td>
<td>Connect to City of Glendive’s wastewater system, start a program to replace or line collection system pipes</td>
</tr>
<tr>
<td>Gravity sewer pipes, manholes, 3 lift stations, 2-cell lagoon system, discharge to Yellowstone River</td>
<td>Collection System: cleaning the sewer mains, removing plugs, 4-year television inspection and cleaning program, monitoring the main between Lift Stations #1 and #2 during storm events to prevent backups in homes</td>
<td></td>
</tr>
<tr>
<td>Town of Richay</td>
<td>Gravity sewer pipe, 2-cell lagoon system</td>
<td></td>
</tr>
</tbody>
</table>


3. TRANSPORTATION

- **Roads:** Interstate Highway 94, Montana Highway 200, Montana Highway 200S, Montana Highway 16, and Montana Secondary Highway 254 are maintained by the Montana Department of Transportation. The County has a network of local roads under the jurisdiction of the Dawson County Road Department. Dawson County has a road inventory that identifies County-owned right-of-ways and easements. The majority of the roads are in good repair, but the quality of the roads in the northern portion of the County has decreased due to oil activity. The Department is updating a policy to require that commercial and industrial users causing heavy traffic and road degradation improve the roads to the original condition. While this policy has been in place since the 1970s, there has been no enforcement.
Regular maintenance on county roads includes grading, repairing culverts, and snow plowing. Every spring the County generates a list of proposed improvements. Depending on time and funding, the Department improves 3 to 4-mile sections of road at a time during construction season.

Within the City of Glendive, the Interstate 94 Business Loop, which includes Merrill Avenue and Towne Street, is maintained by MDT. The City maintains the remaining roads within the City. Generally, annual maintenance on the roads includes patching pot holes and overlaying 7 to 10 blocks with hotmix overlay or chip-coat seal. There are no street maintenance districts so the City relies on gas tax money and a small amount of oil impact money. Major planned improvements are outlined in Glendive’s Capital Improvements Plan (Appendix B).

The Dawson County Urban Transportation District provides door to door service with rides schedule through a dispatcher during regular service hours. The district also provides transportation on a contract basis to various agencies within the community.

- **Railroad**: The Burlington Northern Santa Fe (BNSF) Railroad travels through Glendive and Dawson County.

- **Airports**: The Dawson Community Airport is located just northwest of Glendive and is a public use airport with two runways. Cape Air recently took over airline services and has increased the number of passengers from 155 in December of 2012 to 329 passengers in December of 2013 (Source: Ranger Review, Vol. 52, No. 11, Air travel out of Glendive increasing, February 6, 2014). The Richey Airport is a small publicly-owned airport located just south of Richey.
• **Trails:** The hub for walking and bicycling in Glendive is the Bell Street Bridge. Recently the Makoshika Gateway Trail was constructed connecting Glendive to Makoshika State Park. Flooding and ice jams in the spring of 2014 caused severe damage to the Black Bridge Fishing Access Site, including the trails and trail signs.

  Photograph 13: Black Bridge Fishing Access Trails

  Photograph 14: Trail connection to Makoshika State Park

  Photograph 15: Foot subway under BNSF tracks connecting Downtown Glendive to south Glendive
4. **STORMWATER DRAINAGE**
The City of Glendive’s stormwater collection system, installed in the early 1920s, was only developed in the downtown business district and immediate adjacent residential areas. The entire area east of the BNSF rail yards is not served by a collection system, but relies on street drainage to flow to limited drainage facilities located adjacent to BNSF property. In 1997, the BNSF installed a storm sewer collection system along a portion of Sargent Avenue adjacent to their roundhouse facilities to prevent flooding on their property. The upper portion of Sargent Avenue received a storm sewer system to handle water generated on a street reconstruction project by MDT. In 2004, three stormwater detention ponds were constructed to reduce flooding on the eastern portion of Glendive below the hills of the badlands. These ponds reduced the heavy runoff generated by severe thunderstorms that flooded residences and the BNSF shops and yards.

5. **SOLID WASTE**

- **Glendive Solid Waste Facility:** The landfill site is located approximately one half mile east of Glendive on Brennan Street. The total area owned by the City is approximately 137.5 acres, of which approximately 25 acres are currently used for the disposal of municipal solid waste. The City also has an additional 640 acres of land available that gives it capacity for another estimated 200 years. The landfill currently services the Cities of Glendive, Terry, Richey, Circle, and rural residents of Dawson, McCon, and Prairie Counties. The landfill is licensed by DEQ to accept Class II municipal solid waste for disposal and has been accepting waste since 1965. The site is open 8 a.m. to 6 p.m. Mondays through Saturdays and closed on Sundays. It is estimated the landfill currently accepts approximately 13,000 tons of solid waste per year. Approximately 8,000 tons of Class II and Class IV waste are placed in the main fill area. The other 5,000 tons is either diverted or placed in the Class III area.

- **Solid Waste Collection:** The Glendive Public Works Department provides solid waste collection and disposal for the residents of the City of Glendive. The City started automated collection garbage trucks in 1978. Residential containers are picked up twice per week and commercial containers are picked up according to use and up to six days per week. The City collects cardboard and glass using two main trucks/packers and a third older truck/packer. A roll-off truck was purchased in 1997 and roll-off containers are provided for some commercial sites and are also available to the public on request. Two utility workers are assigned to the collection trucks full-time and a third utility worker runs the roll-off truck as needed. All equipment is kept at the city shop and maintenance is done by the city mechanic. For regular pick-up, residents are assessed for collection and disposal. Additional fees are in place at the landfill for private haulers.

Kurtz Sanitation, a private company, provides solid waste disposal services to West Glendive and some surrounding rural areas. Residents of the Town of Richey, unincorporated communities, and rural areas of Dawson County haul their garbage to collection sites. There is also the Richey Landfill for residents of the northern portion of the County.
6. UTILITIES
Montana-Dakota Utilities provides electricity and natural gas to most of Dawson County. Both McCone Electric Cooperative and Lower Yellowstone Rural Electric Association, Inc. provide electricity and natural gas and are available in the northern portion of the County. Tongue River Electric Cooperative provides electricity and is available in the southern portion of the County.

7. PHONE/internet
MidRivers Communications provides Dawson County with telephone, cable, cellular, and internet services. CenturyLink provides phone, satellite television, and internet services. National satellite and cellular companies also offer services.
G. PUBLIC SERVICES

1. HEALTH CARE

- **Glendive Medical Center:** The Glendive Medical Center (GMC) is a full service, 25-bed acute care, critical access hospital. GMC provides 24-hour emergency care, full medical and surgical services, and an extended care facility. In addition to the hospital, GMC also operates the following services:
  - Gabert Clinic, a first-come first-serve clinic for non-emergency visits
  - The Heritage, a 13-unit assisted living facility
  - Eastern Montana Veterans Home, an 80-bed long-term care facility
  - hospice services

- **Dawson County Health Department:** The Dawson County Health Department provides the following services:
  - Basic health services to all members of the community, such as health screenings, family planning, education, and immunizations
  - Tracking communicable diseases in Dawson County, such as influenza and tuberculosis
  - Home health services to provide medical assistance, aid in personal care, light housekeeping, and meals on wheels for those that are homebound
  - Public health emergency preparedness
  - School nurses
  - Tobacco Use Prevention Program
  - Women, Infant and Children (WIC)

In the last few years, the Department has seen many new people coming in for services. The people that are moving to Glendive are accustomed to having access to the greater array of assistance programs found in larger cities. Despite the demand for more programs, the Department's goal is to maintain the current services, which is challenging due to decreasing funding. The Department does not have adequate office space for client privacy. While there is a remodel occurring, long-term needs will require additional office space.

2. AMBULANCE

The Glendive Ambulance department provides service to most of Dawson County. The Richey Ambulance Department provides service to the northern portion of the County. There is no formal mutual aid agreement between the two entities, but they help each other as needed. The Glendive Ambulance Department has 17 paid per call volunteers. The City of Glendive Multi-purpose/Ambulance Building was completed in 2014 and houses both the City’s ambulance service and city court. The number of calls has increased over the last several years and there is a need for additional volunteers.
3. **FIRE PROTECTION**
The City of Glendive has a full-time, professional fire department. The rest of Dawson County is covered by three fire rural districts including West Glendive, Richey, and rural Dawson County. Each rural fire district has volunteer firefighters. The capacity of each department is enhanced through mutual aid agreements with other departments.

The Glendive Fire Station is located at Glendive City Hall (300 S. Merrill Ave.) and has 4 full-time firefighters with 15 paid-per-call volunteers and 12 paid-per-call volunteer EMTs. The Glendive Fire Department covers the City of Glendive. The Glendive Fire Chief has not seen a recent increase in the need for fire protection services. If the City annexes more land north of the Yellowstone River, there will be access issues with crossing the Yellowstone River and the BNSF Railroad. Emergency response could be stopped at the Towne Street Bridge due to the increased rail traffic. Another concern of the Glendive Fire Department is that fewer people are volunteering. The Department used to have 20 to 23 volunteers and they now have 17 to 18 volunteers.

The West Glendive Fire Station is located on Crisafulli Drive. The West Glendive Fire Department covers the West Glendive Fire District, as well as the southern portion of rural Dawson County. They have 20 volunteers.

The Richey Fire Station is located at 112 Antelope Ave. East. The Richey Fire Department has 17 volunteer firefighters that cover the Town of Richey, as well as the northern portion of rural Dawson County.

4. **LAW ENFORCEMENT**
The Glendive Police Department covers the City of Glendive and the Dawson County Sheriff’s Office covers the remaining portions of Dawson County. There is a mutual aid agreement between the two entities. The Glendive Police Department has nine officers and is planning to hire one more. Historically, the Dawson County Sheriff’s Office had 4 deputies and now they have 5.

Oil workers are now living in rural, unincorporated areas of Dawson County in RV Parks and private land in trailers and tents. The Dawson County Sheriff’s Office is not accustomed to providing regular service to these rural areas. In recent years, the types of crimes have changed. For example, the Dawson County Sheriff’s Office is seeing an increase in the use of methamphetamine and associated crime. Other challenges include a jail that is typically full plus 4 to 12 people and a shortage of prosecutors. Dawson County is looking to expand the jail.

The Glendive City Police Department is concerned about manpower in the future. If additional officers are required, there will be many costs in addition to salaries. Funding will be needed to train young officers (basic academy plus continuing education), purchase supporting equipment, expand office space, hire additional dispatchers, and purchase additional emergency equipment.

5. **EDUCATION**
Glendive area public schools include Jefferson Elementary, Lincoln Elementary, Washington Middle School, and Dawson High School. Richey public schools include Richey Elementary and Richey High School. In addition, Bloomfield Elementary, Deer Creek Elementary, and Lindsay Elementary serve
smaller, rural populations. Table 17 has fall enrollment numbers from 2000 to 2013. Valley View School is a private K-8 school in Glendive that had a 2013 fall enrollment of 11 students. During the 2013/2014 school year, there were 70 students homeschooled in Dawson County (Source: Dawson County Superintendent of Schools).

<table>
<thead>
<tr>
<th>Table 17: Public School Fall Enrollment in Dawson County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jefferson School*</td>
</tr>
<tr>
<td>Lincoln School*</td>
</tr>
<tr>
<td>Washington Middle School*</td>
</tr>
<tr>
<td>Bloomfield School*</td>
</tr>
<tr>
<td>Lindsay School*</td>
</tr>
<tr>
<td>Richey School*</td>
</tr>
<tr>
<td>Richey 7-8*</td>
</tr>
<tr>
<td>Deer Creek School*</td>
</tr>
<tr>
<td>Dawson High School*</td>
</tr>
<tr>
<td>Richey High School*</td>
</tr>
<tr>
<td>Dawson County Community College**</td>
</tr>
</tbody>
</table>

*Source: Montana Office of Public Instruction.
**Source: Montana University System Data Warehouse – 3rd week student headcount

Elementary and high schools in Dawson County are aging. The School Board hired a consultant to evaluate the current schools and make recommendations on improvements. The report has not yet been completed.

The Dawson Community College is located in the southwestern portion of Glendive and offers associate degrees, university transfer, workforce development, and certificate programs. Associate programs include agribusiness technology, business management, criminal justice, early childhood education, engineering technology, music technology, and welding technology.

6. LIBRARIES
The Glendive Public Library is located at 200 S. Kendrick Street in Glendive.
7. SENIOR SERVICES
The Sagebrush Alley Senior Center is located at 604 Grant Street in Glendive. The Center is open Monday through Friday from 8:00 a.m. to 4:00 p.m. Lunch is served daily. Other activities include dancing, potlucks, movies, trips, scheduled speakers, pool, jig saw puzzles, and exercise. In addition to the Senior Center, there is also an Area I Agency on Aging, Retired Senior Volunteer Program, Senior Companion Program (through Action for Eastern Montana), nursing home (owned by Dawson County and managed by the Glendive Medical Center), Heritage on Merrill assisted living facility, Grandview senior living facility, Makoshika Estates senior living facility, Veteran’s Home, and Mental Health Clinic in Glendive. The Richey Senior Citizens Center is located at 201 S. Main Street in Richey.

8. PARKS AND RECREATION
The Glendive Recreation Department manages the City Swimming Pool, which is an outdoor pool located at Lloyd Square Park and organizes activities for both children and adults, such as team sports and crafts. Table 18 shows the parks in Glendive, which are maintained by the Glendive Public Works Department.

Table 18: Glendive Parks Inventory

<table>
<thead>
<tr>
<th>Park</th>
<th>Amenities</th>
<th>Needed Improvements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lloyd Square Park</td>
<td>Swimming pool, tennis courts, picnic shelter, handicap accessible restroom facilities, Dawson County High School track and football field, playground equipment</td>
<td>Swimming pool improvements</td>
</tr>
<tr>
<td>Whipkey Park and Splash Park</td>
<td>Babe Ruth Baseball Program, handicap restroom facilities, playground</td>
<td>upgrade restroom facilities to allow handicap accessibility</td>
</tr>
<tr>
<td>West Park</td>
<td>Restroom facilities, playground, tennis courts, skate board park</td>
<td>upgrade restroom facilities to allow handicap accessibility</td>
</tr>
<tr>
<td>Eyer Park</td>
<td>Restroom facilities, playground</td>
<td>upgrade restroom facilities to allow handicap accessibility</td>
</tr>
<tr>
<td>Penninger Park</td>
<td>Benches, picnic tables, and basketball court. A new playground is planned</td>
<td></td>
</tr>
<tr>
<td>Maple Park</td>
<td>Playground, basketball court</td>
<td></td>
</tr>
<tr>
<td>Carter Park</td>
<td>Playground, 1/2 basketball park</td>
<td></td>
</tr>
</tbody>
</table>

Source: City of Glendive
There is currently not a parks and recreation district in Dawson County. Revive Glendive is a group of local citizens working to develop a proposal for a parks and recreation district that would be supported by the community. A recreation district would provide increased revenue for facilities and maintenance.

In addition to the parks maintained by the City of Glendive, there are the following recreational areas in Dawson County:

- Makoshika State Park
- Johnson Reservoir
- Hollecker Lake
- Dawson County Fairgrounds
- FWP Fishing Access Sites
- Cottonwood Country Club

9. OTHER COMMUNITY ORGANIZATIONS
There are many community and volunteer organizations that provide services. See Appendix G for a list of community organizations and services.
The City of Glendive and Dawson County have many public facilities and services to serve residents.

The City of Glendive and Dawson County maintain infrastructure through the annual budget process, capital improvement plans, and facility plans.

There are many volunteer citizens and organizations that contribute to the facilities and services in the community.

Infrastructure is aging and deteriorating. While the City and County have worked hard to maintain infrastructure, there are currently many needed, costly improvements.

Increased population from oil activity is creating a greater demand for public facilities and services.

There is a need to plan for the infrastructure improvements that will be required to accommodate the anticipated population growth and development.

See Page 52 for the Vision, Goals, Objectives, and Action Items related to infrastructure.
PART III: GOALS, OBJECTIVES, AND IMPLEMENTATION STRATEGY

This section describes the community’s vision for the future of the City of Glendive and Dawson County. The following six vision statements were modified slightly from the 2006 Growth Policy:

- Protect and conserve the **NATURAL AND CULTURAL RESOURCES**, clean air and water, and the environment by promoting land use patterns which balance economic benefits, promote environmental stewardship, and preserve the quality of life for residents in Dawson County and the City of Glendive.
- Establish **LAND USE** patterns which accommodate growth, preserve the identity and character of existing communities, and minimize conflicts with agriculture and existing businesses and industries.
- Ensure a variety of **HOUSING** opportunities to meet the different needs of the community through the efficient use of space, orderly growth consistent with high quality of life, fiscal responsibility and consideration for the natural environment.
- Improve the **ECONOMY** of the City of Glendive and Dawson County by encouraging stable and diversified economic development and retention of existing businesses.
- Provide adequate and cost-effective **PUBLIC SERVICES, FACILITIES, AND INFRASTRUCTURE** to serve the citizens of Dawson County and Glendive.
- Support **TRANSPORTATION AND MOBILITY PLANNING** that addresses needed improvements for existing facilities, designs to accommodate future development, and ensures that the public is not burdened with the cost of new development.

Tools Designed to Meet Each Vision Statement

- **Goals** are broad, overarching statements that define how each vision statement will be accomplished.

- **Objectives** are specific, quantifiable, realistic targets that measure the accomplishment of goals.

- **Actions** are specific steps to implement the goals and objectives. Table 19 outlines each action with the responsible party and when it will be completed (short-term (1-2 years), mid-term (5 years), or long-term (10 years)).

- The **Future Land Use Map** shows the preferred areas for future land use types, such as residential development. The map can be used as a tool to help guide future development.

- **Existing regulations and policies** (See Section 6: List of Existing Plans, Policies, and Regulations in Part I on Page 10)
Natural and Cultural Resource Vision Statement: Protect and conserve the natural and cultural resources, clean air and water, and the environment by promoting land use patterns which balance economic benefits, promote environmental stewardship, and preserve the quality of life for residents in Dawson County and the City of Glendive.

Natural and Cultural Resource Goals:

- **R-G1**: Maintain and preserve the quality and quantity of surface and ground water for both consumptive and non-consumptive use.
- **R-G2**: Encourage the protection of agriculture, soil conservation, and continuation of noxious weed control.
- **R-G3**: Encourage the protection of wildlife and wildlife habitat, realizing the economic benefits of these valuable resources.
- **R-G4**: Protect the natural environment of Dawson County.
- **R-G5**: Capitalize on the value and benefit of the following:
  - Makoshika State Park,
  - the Yellowstone River, and
  - the mineral resources of the area.
- **R-G6**: Recognize the value of the “Badlands” and the potential of fossils in the area and the opportunities this creates.
- **E-O5**: Preserve and maintain existing open spaces and parks.

Natural and Cultural Resource Objectives:

- **R-O1**: Limit development of lands having severe physical limitations, including slope, soils, floodplains, etc. if limitations cannot be overcome with special engineering designs. Ensure that development occurs in the preferred growth areas noted on the Future Land Use Map.
- **R-O2**: Build new and strengthen existing partnerships between local government, businesses, non-profit organizations:
  - Continue partnership with Makoshika State Park for access, recreational, and educational opportunities.
R-O3: Work with Federal and State agencies to develop long-term plans which promote the economic and recreational benefits derived from publicly owned lands, while protecting the resources on these lands.

R-O4: Maintain and improve existing river access and continue to facilitate other recreational sites along the Yellowstone River.

R-O5: Expand pedestrian and bicycle trail facilities to promote appreciation of the natural resources of Dawson County and Glendive.

Land Use Vision Statement: Establish land use patterns which accommodate growth, preserve the identity and character of existing communities, and minimize conflicts with agriculture and existing businesses and industries.

Land Use Goals:

L-G1: Ensure new development protects public health and safety.

L-G2: Encourage downtown redevelopment, especially by using adaptive re-use of existing historic structures, and encourage new residential subdivisions to locate adjacent to existing communities.

Land Use Objectives:

L-O1: Consider adoption of design guidelines in the historic downtown core area.

L-O2: Protect land suitable for industrial use by supporting designation of an industrial park and encouraging development along the railroad corridor.

L-O3: Facilitate the expansion of existing industrial uses and development of new industries in areas suitable for development.

L-O4: Promote community improvements that will benefit all citizens of the county through administration of rules adopted in County or City zoning and subdivision regulations. Update and improve these regulations on a regular basis to reflect changing conditions or needs.

L-O5: Support the use of floodplain regulations in the West Glendive area. Continue to mitigate potential damage from future flooding in West Glendive and limit future development in flood prone areas through enforcement of floodplain regulations.

L-O6: Require land divisions to provide adequate transportation (including right-of-ways), water, sanitary, and storm water drainage facilities; so that necessary services and facilities can be provided.
- L-O7: Review and update zoning regulations as needed to guide future development to areas of greatest community benefit following the intent of the growth policy.

- L-O8: Develop a plan for Dawson County and Glendive Park and open space improvements.

- L-O9: Assure that local governments have the ability to administer land use regulations.

- L-10: Pursue zoning in the urbanized area of the County particularly in West Glendive.

**Housing Vision Statement:** Ensure a variety of housing opportunities to meet the different needs of the community through the efficient use of space, orderly growth consistent with high quality of life, fiscal responsibility and consideration for the natural environment.

**Housing Goals:**

- H-G1: Promote adequate housing for low income persons and senior citizens in the City of Glendive and Dawson County. Work to provide better opportunities for choices in housing type and location.

- H-G2: Encourage in-fill and neighborhood improvements/redevelopment and discourage blight.

**Housing Objectives:**

- H-O1: Support the use of housing assistance programs to improve housing for low income persons and senior citizens.

- H-O2: Participate in periodic housing needs assessments and inventories to determine immediate and long-term housing needs.

**Economic Development Vision Statement:** Improve the economy of the City of Glendive and Dawson County by encouraging stable and diversified economic development and retention of existing businesses.

**Economic Development Goals:**

- E-G1: Continue planning processes and a regulatory atmosphere which are conducive to maintaining existing employment and foster opportunities for new economic development.

- E-G3: Encourage local governments to continue to assist the Dawson County Economic Development Council and Eastern Plains Economic Development Corporation.

- E-G4: Acknowledge the economic value of Dawson County’s natural areas and encourage tourism development related to it.
E-G6: Work to preserve and revitalize the downtown area of Glendive.

**Economic Development Objectives:**

- E-O1: Support continued cooperation between the City of Glendive, Dawson County, and Glendive/Dawson County Planning Board in the consideration of land use issues relating to development opportunities.
- E-O2: Assist eligible entities with funding opportunities from federal, state, and local entities.
- E-O3: Support tourism development with properly planned highway commercial areas along the interstate corridor.
- E-O4: Use landscaping or natural environmental features to mitigate or buffer areas of incompatible uses.
- E-O6: Work to improve commercial opportunities in the existing general commercial zoned area of Downtown Glendive.
- E-O7: Work with the Dawson County Economic Development Council and the Chamber of Commerce on a long-range plan to promote and develop tourism opportunities in the City of Glendive and Dawson County.

**Infrastructure Vision Statement:** Provide adequate and cost-effective public services, facilities, and infrastructure to serve the citizens of Dawson County and Glendive.

**Infrastructure Goals:**

- I-G1: Develop and operate long-range capital improvements planning programs for new and existing public facilities and services.
- I-G2: Evaluate and continually update public facility master plans for potential growth pattern and expansions.
- I-G3: Support development of infrastructure where deficient or lacking in areas defined as future growth areas. Both subdivision regulations and annexation policies, should require the developer to pay for the costs associated with or install their portion of infrastructure improvements.
- I-G4: Ensure high quality, coordinated community services.
- I-G5: Explore the use of impact fees to help fund capacity of major development proposals.
I-G6: Coordinate the recreational opportunities for Glendive and West Glendive residents.

I-O5: Develop park facilities, recreation programs, and open space improvements through a park and recreation district.

Public Facilities and Services Objectives:

I-O1: Update Capital Improvements Plans annually as part of the budgeting process.

I-O2: As a part of the annexation process, make it clear that developers are responsible for the costs associated with new infrastructure or added capacity for facilities they impact.

I-O3: Ensure any property owner that desires annexation to construct all infrastructure to meet City standards including any offsite improvements needed to connect to the existing City infrastructure.

I-O6: Consider and encourage the use of centralized (multiple jurisdictions) dispatch services.

I-O7: Require adequate storm water drainage facilities be designed, installed, and maintained in all new development or redevelopment that adds additional drainage.

I-O8: Expand pedestrian and bicycle trail facilities.

Transportation Vision Statement: Support transportation and mobility planning that addresses needed improvements for existing facilities, designs to accommodate future development, and ensures that the public is not burdened with the cost of new development.

Transportation Goals:

T-G1: Utilize the capacity of the existing road system to serve future development prior to constructing new public roads.

T-G2: Ensure the new public road construction directs development into areas best suited for such development.

T-G3: Develop design and improvements standards for roads for both the City of Glendive and Dawson County that will meet future traffic levels.

T-G4: Support land use planning that will result in the most efficient expenditure of public funds for road construction and maintenance consistent with public safety and adequate traffic circulation.
Transportation Objectives:

- T-O1: Provide long-range capital improvement plans for roads.

- T-O2: All new road construction shall meet minimum standards adopted by the responsible city or county jurisdiction and improvements made to existing roads shall upgrade to these standards as feasible.

- T-O3: Encourage the repair and upgrade of streets through maintenance districts.

- T-O4: The primary responsibility for development of new roads shall be the users of properties receiving direct benefit from and/or access to the new road. In cases where the new road system is designed to serve the public, development shall be the obligation of the agency or party initiating the road.

- T-O5: Roads constructed meeting proper design and standards may be offered to the local government (city or county). If accepted and dedicated by the local government, the local government will assume maintenance responsibility for the road.

- T-O6: Consider developing capacity and impact fees for new development.

- T-O7: Continue the existing curb/sidewalk program in the City of Glendive.

- T-O8: Continue ADA improvements in the City and County.

- T-O9: The City of Glendive and Dawson County will continue to apply for federal and state grant funding for community wide projects.

- T-O10: Encourage the City of Glendive to finish and continually update their Pavement Management Plan.

- T-O11: Encourage Dawson County to develop a Road Management Plan.
### Table 19: Implementation Strategy

<table>
<thead>
<tr>
<th>Short-term (1-2 Years)</th>
<th>Action Items</th>
<th>Responsible Party(ies):</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Adjust annexation policies to provide water to Makoshika park</td>
<td>City Council</td>
</tr>
<tr>
<td></td>
<td>Produce a trails map for public</td>
<td>Building Active Glendive, Chamber of Commerce</td>
</tr>
<tr>
<td></td>
<td>Update policies to allow provision of water to Makoshika State Park</td>
<td>City Council</td>
</tr>
<tr>
<td></td>
<td>Repair Forest Park Streets with Assessment District funds</td>
<td>County Commissioners</td>
</tr>
<tr>
<td></td>
<td>Make decision on how to proceed about dike</td>
<td>City/County</td>
</tr>
<tr>
<td></td>
<td>Update County Floodplain Regulations</td>
<td>County Planning Office/County Commissioners</td>
</tr>
<tr>
<td></td>
<td>Determine course of action on downtown floodplain/dike</td>
<td>City/County</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Mid-term (5 years)</th>
<th>Action Items</th>
<th>Responsible Party(ies):</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Develop Downtown Design Guidelines</td>
<td>City Planning/City Council</td>
</tr>
<tr>
<td></td>
<td>Develop Engineering Plans for Towne and Merrill Streets;</td>
<td>MDT in cooperation with City</td>
</tr>
<tr>
<td></td>
<td>Updates to Capital Facilities Plans</td>
<td>City Planning/City Council</td>
</tr>
<tr>
<td></td>
<td>Provide water to Makoshika State Park</td>
<td>Glendive Public Works</td>
</tr>
<tr>
<td></td>
<td>Put ballot proposal forward to create a Parks Maintenance District</td>
<td>County Commissioners</td>
</tr>
<tr>
<td></td>
<td>Put a ballot proposal forward to fund expansion of the County Jail</td>
<td>County Commissioners</td>
</tr>
<tr>
<td></td>
<td>Develop a system to implement development impact fees</td>
<td>City Planning/City Council</td>
</tr>
<tr>
<td></td>
<td>Zone urban areas in the Glendive area</td>
<td>County Commissioners</td>
</tr>
<tr>
<td></td>
<td>Develop a plan to upgrade/replace key school facilities</td>
<td>School district</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Long-term (10 years)</th>
<th>Action Items</th>
<th>Responsible Party(ies):</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Fix or upgrade streets to provide bike pedestrian facilities</td>
<td>MDT, Glendive Public Works</td>
</tr>
<tr>
<td></td>
<td>Alter street configurations for Towne Street based on studies</td>
<td>MDT</td>
</tr>
<tr>
<td></td>
<td>Upgrade/replace schools</td>
<td>School districts</td>
</tr>
</tbody>
</table>
PART IV: OTHER INFORMATION (AS REQUIRED BY MONTANA STATE LAW)

A. WILDLAND-URBAN INTERFACE
This section addresses the WUI as required by Montana State Law. The Dawson County Community Wildfire Protection Plan (CWPP) was prepared as part of the Dawson County Pre-Disaster Mitigation Plan in 2005. The CWPP includes a wildfire risk assessment and an outline of tasks to mitigate the risks. There are two WUI maps that have been created for Dawson County. The first map is from the Montana Department of Natural Resources and Conservation and can be found at https://dnrc.mt.gov/Forestry/Fire/WUI/cwppdefault.asp. The second WUI map is located within the Draft Dawson County Multi-Hazard Mitigation Plan. The CWPP was not updated through development of the Draft Dawson County Multi-Hazard Mitigation Plan, but wildfire is listed as a moderate risk for the County.

According to the 2005 CWPP, the main concerns related to wildfire are drought and associated low moisture fuels; Conservation Reserve Program (CRP) and agricultural lands during late summer and early fall; and the rugged terrain of Makoshika State Park. In addition, oil activity is increasing traffic and hazardous materials on both the rail and road systems, which can lead to more points of ignition.

The Dawson County, City of Glendive, and Town of Richey Subdivision Regulations, adopted in 2010, include regulations pertaining to defensible space, access, and water supply. In addition, the City of Glendive has a Fire Code.

B. REVIEW AND REVISION OF THE GROWTH POLICY
Growth policy review will occur at a maximum five-year interval. The next growth policy review will start in 2021. Following is a list of questions to consider when determining whether or not the growth policy should be revised:

- Is there new data available (decennial census, floodplain, etc.)?
- Has there been a significant change in demographics or the local economy?
- Have the Montana State Laws regarding growth policies changed?
- Have any goals and objectives been accomplished?
- Are there new goals and objectives?
- Have the action items in the implementation schedule been completed?
- Does additional public input suggest the need to make changes?

C. COORDINATION BETWEEN DAWSON COUNTY, THE CITY OF GLENDIVE, AND TOWN OF RICHEY
There is currently coordination between the City of Glendive, Town of Richey, and Dawson County. The City and County have a joint planning board. According to Section 7-1-4111, MCA, the City of Glendive is a third class city because the decennial census population is more than 1,000 and less than 5,000. Section 76-3-601(2)(b), MCA, states that if a proposed subdivision is located within one
mile of the City of Glendive, Dawson County is required to submit the subdivision application to the City of Glendive for review and comment.

Section 76-3-601(2)(c) states that if a proposed subdivision is located partly within an incorporated city or town, the application must be submitted to and approved by both the city or town and the county governing bodies. Section 76-3-601(2)(d) states that when a proposed subdivision is also proposed to be annexed to a municipality, the governing body of the municipality shall coordinate the subdivision review and annexation procedures to minimize duplication of hearings, reports, and other requirements whenever possible.

There are formal and informal mutual aid agreements between law enforcement, ambulance, and fire protection services.

**D. HOW SUBDIVISIONS WILL BE REVIEWED USING THE PUBLIC INTEREST CRITERIA**

Impacts of a proposed subdivision on agriculture, agricultural water user facilities, local services, natural environment, wildlife, wildlife habitat, and public health and safety must be reviewed prior to a governing body making a decision on the proposal. Subdivision applications are required to include an analysis of how the proposal will impact the seven primary criteria listed in Section 76-3-608(3)(a), Montana Code Annotated. The applicable government planning staff will review the application to ensure there is sufficient information. Figure 10 outlines the information that should be included in the analysis.
### Agriculture
- Historic use of land
- Historic use of adjacent land
- Prime farmland soils on the land or adjacent land
- Water rights associated with the land

### Agricultural Water User Facilities
- Locations of water user facilities and easements on the land
- Location of water user facilities and easements on adjacent lands
- Documentation of ditch easements
- Documentation of water rights associated with the land
- Proposed use of water rights
- Comments from ditch companies or water user groups

### Local Services
- Proposed water and sewer facilities
- Proposed transportation system (to the nearest highway)
- Proposed emergency services (fire, law enforcement, and ambulance)
- Impacts to the school system
- Proposed solid waste facilities
- Proposed utilities (electric, gas, phone, fiber optic)

### Natural Environment
- Groundwater quality and supply
- Area surface water features (streams, lakes, ponds, wetlands, and riparian areas)
- Vegetation (including noxious weeds)
- Soils
- Air quality
- Topography

### Wildlife
- Types of wildlife found on land and surrounding region
- Sensitive species listed for land and adjacent lands

### Wildlife Habitat
- Location of proposed subdivision in relation to wildlife habitat, such as winter and summer range, breeding areas, or migration corridors

### Public Health and Safety
- Natural hazards in the area (flood, earthquake, steep slopes, unstable soils, high water table, fire hazard, etc.)
- Manmade hazards in the area (dams, high voltage lines, high pressure gas line, etc.)
- Estimated emergency response times
- Proposed fire protection measures within the proposed subdivision
- Any proposed activities or facilities that would affect public health and safety

---

**Figure 10: Seven Subdivision Review Criteria**
Planning staff from the applicable government agency will make recommended findings of fact on whether or not a subdivision proposal will have impacts on each of the criterion; if there are negative impacts, whether or not those impacts can be mitigated; and whether the subdivision should be approved, approved with conditions, or denied based on the findings of fact. A subdivision proposal must also meet the regulations in the Dawson County, City of Glendive, and Town of Richey Subdivision Regulations and Montana State Law. The planning staff recommendation is presented to the Dawson County/City of Glendive Planning Board, which can modify the findings of fact as needed. The Planning Board’s recommendation is then submitted to the appropriate government body (Dawson County Commission, Glendive City Council, or Richey Town Council), which makes the final decision.

E. STATEMENT OF HOW PUBLIC HEARINGS REGARDING PROPOSED SUBDIVISIONS WILL BE CONDUCTED

Public hearings on proposed subdivisions are conducted according to the procedures outlined in Figure 11.

---

**Figure 11: Public Hearing Format**

- Planning Board Chairman opens the public hearing
- Planning staff provides a summary of the subdivision proposal and staff recommendation
- Subdivision applicant makes comments
- Planning Board members ask clarifying questions of the applicant or staff
- Public comments are made verbally or in writing
- Public comment is closed
- Planning Board discussion
- Planning Board votes to recommend approval, conditional approval, or denial; or continues public hearing according to Montana State Law
- Planning Board Chairman closes the public hearing
APPENDICES

Appendix A: Maps
Map 3: Dawson County Base Map
Map 4: Dawson County Sand and Gravel Resource Map
Map 5: Dawson County Prime Farmland Map
Map 6: Dawson County Existing Land Use Map
Map 7: Glendive/West Glendive Existing Land Use Map
Map 8: Glendive/West Glendive Development Constraints Map
Map 9: Glendive/West Glendive Future Land Use Map
Map 10: Glendive/West Glendive Trails Plan

Appendix B: City of Glendive Capital Improvements Plan

Appendix C: List of Source Documents

Appendix D: Public Input (survey, list of people contacted for phone interviews, Planning Board meeting minutes, public hearing minutes)

Appendix E: List of Community Organizations
Appendix A
Maps
The best available geology maps from the Montana Bureau of Mines and Geology and locations of existing gravel pits from the Montana Department of Environmental Quality were used to help Susan M. Vuke, Associate Research Geologist at MBMG, determine which geologic units might be a potential source for sand and gravel.

In addition, there may be sand and gravel resources depending on local conditions in G1f1, G1, and G1e.

Geologic Units with Potential for Sand and Gravel

<table>
<thead>
<tr>
<th>City/Town</th>
<th>Dawson County Boundary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Glendive</td>
<td>Geologic Units with Potential for Sand and Gravel</td>
</tr>
<tr>
<td>Terry</td>
<td>Highway</td>
</tr>
<tr>
<td>Wibaux</td>
<td>Other County Boundaries</td>
</tr>
<tr>
<td>Sidney</td>
<td>River/Stream</td>
</tr>
<tr>
<td>Richey</td>
<td>Water Body</td>
</tr>
</tbody>
</table>

All boundaries are approximate and cannot be used for legal purposes. The data shown on this map is not the official record and may not be accurate or complete.
Farmland Classification (Source: United States Department of Agriculture)*

Prime farmland if irrigated is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oil seed crops and that is available for these uses. Farmland of statewide importance is land, in addition to prime and unique farmlands, that is of statewide importance for the production of food, feed, forage, fiber, and oil seed crops.

*There are additional farmland classifications, but prime farmland if irrigated and farmland of statewide importance were the only farmland classifications within Dawson County.
MAP 8: GLENDIVE/WEST GLENDIVE DEVELOPMENT CONSTRAINTS

GLENDIVE-DAWSON COUNTY GROWTH POLICY UPDATE

Source of data includes the Montana State Library (structures, schools, highways, roads, railroads, transmission, public local, and power), Montana Natural Heritage Program (wetlands), and United States Geological Survey (water bodies, shape). The Glendive City Limits were created for this project. The Yellowstone River Flood Hazard Area was created by RPM Consulting, Inc, in 2018. This is not the regulated Floodplain Boundary and is meant to be used as a tool to guide future development.
The Montana State Library is the source for schools, highways, roads, and railroads. The Glendive City Limits layer was created for this project. The Existing Land Use Types layer was created using property type descriptions from the Montana Department of Revenue, 2011 aerial photographs from the National Agriculture Imagery Program, structure from the Montana State Library, and the 2006 Dawson County Glendive Growth Policy.

MAP 10: GLENDIVE/WEST GLENDIVE TRAILS PLAN

GLENDIVE-DAWSON COUNTY GROWTH POLICY UPDATE JUNE, 2015
Appendix B
City of Glendive
Capital Improvements Plan
## City of Glendive

### Capital Improvements By Category

#### Water System

<table>
<thead>
<tr>
<th>Request</th>
<th>FY 2012</th>
<th>FY 2013</th>
<th>FY 2014</th>
<th>FY 2015</th>
<th>FY 2016</th>
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<tr>
<td>Tandem Axle Trucks</td>
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<td>$63,500</td>
<td>Ongoing</td>
</tr>
<tr>
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<td></td>
<td>$62,500</td>
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<td>1 Ton 1/2 Cost Split</td>
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<td>FY 2016</td>
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<td>Status</td>
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<tr>
<td>---------------------------------------------------</td>
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<td>---------</td>
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<tr>
<td>Husky Lift Station Controls/Pumps/Generator</td>
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<td>$62,500</td>
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<td>1 Ton 1/2 Cost Split</td>
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<tr>
<td>Sickle Mower (1/3)</td>
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<td></td>
<td></td>
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<td>$3,100</td>
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<tr>
<td>Pickup Replacement (1/3)</td>
<td>$5,000</td>
<td>$5,000</td>
<td>$5,200</td>
<td>$5,500</td>
<td>$5,700</td>
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<tr>
<td>Main Waste Water Treatment Engineering</td>
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<td>$1,300,000</td>
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<tr>
<td>1/3 Backhoe Jackhammer</td>
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<td></td>
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<td>Sargent/Borden/Benham Main Replace.</td>
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<td>$226,197</td>
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<tr>
<td><strong>Total Expenditure (Estimated)</strong></td>
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<td>$426,070</td>
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<td>$231,697</td>
<td>$528,200</td>
<td>$18,174,267</td>
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## Capital Improvements By Category
### Solid Waste

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<th>Request</th>
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<th>FY 2014</th>
<th>FY 2015</th>
<th>FY 2016</th>
<th>Total</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replacement Packer Truck</td>
<td></td>
<td></td>
<td>$136,500</td>
<td></td>
<td></td>
<td>$136,500</td>
<td>Ongoing (Replacement one truck and two packers every 5 years ($378,000)</td>
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<tr>
<td>Key Control Fuel System</td>
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<td>$10,000</td>
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<td>Remains</td>
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<tr>
<td>Roll-off Containers</td>
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<td>FY 2014</td>
<td>FY 2015</td>
<td>FY 2016</td>
<td>Total</td>
<td>Status</td>
</tr>
<tr>
<td>---------------------------------</td>
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<td>---------</td>
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<td>-------</td>
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<tr>
<td>Replacement pickup (1/3)</td>
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<tr>
<td>Sickle Mower (1/3)</td>
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<td></td>
<td></td>
<td></td>
<td>$6,100</td>
<td>Ongoing</td>
</tr>
<tr>
<td>1/3 Backhoe Jackhammer</td>
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<td></td>
<td></td>
<td></td>
<td>$7,000</td>
<td>Complete</td>
</tr>
<tr>
<td>Tandem Axle Trucks</td>
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<td></td>
<td></td>
<td></td>
<td>$20,000</td>
<td>Ongoing</td>
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<td>FY 2016</td>
<td>Total</td>
<td>Status</td>
</tr>
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<td>-------------------------</td>
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<td>---------</td>
<td>---------</td>
<td>---------</td>
<td>-------</td>
<td>-----------------------------</td>
</tr>
<tr>
<td>Ambulance (City owns 3)</td>
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<td></td>
<td></td>
<td>$128,000</td>
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<td>$128,000</td>
<td>Ongoing (Replace every five years)</td>
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## Capital Improvements By Category
### General Government

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<th>FY 2014</th>
<th>FY 2015</th>
<th>FY 2016</th>
<th>Total</th>
<th>Status</th>
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<td>Flood Plain Study</td>
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<td>ADA Ramp Installations</td>
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<td>$11,000</td>
<td>$11,500</td>
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<td>ADA Compliance in Parks/Buildings</td>
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<td>Fire Pumper Truck</td>
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<tr>
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<td></td>
<td></td>
<td></td>
<td>$7,250</td>
<td>Ongoing</td>
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<tr>
<td>Police Cars (Pick up and three cars)</td>
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<td>$56,000</td>
<td>Ongoing (Buy 2 every 3 years)</td>
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<tr>
<td>Base Radio/Dispatch Equipment</td>
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<td>Repeater/Antenna</td>
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<td>Dog Catcher Vehicle &amp; Equipment</td>
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<td>Water Truck</td>
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<td>Lloyd Park Basketball Courts</td>
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<td>Paving Colorado</td>
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<td>Walking Paths</td>
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<td>Motor Grader</td>
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<td>Tandem Dump Truck</td>
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<tr>
<td>Deck Mower</td>
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<td><strong>Total Expenditure (Estimated)</strong></td>
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<td>$1,180,450</td>
<td>$127,600</td>
<td>$481,700</td>
<td>$554,950</td>
<td>$2,344,700</td>
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</tr>
</tbody>
</table>
Appendix C
List of Source Documents
List of Sources

Economic Development
Deines, Amy. 2014. Personal communication with Amy Deines, Dawson County Economic Development Council.
Jones, Matt. 2014. Personal communication with Matt Jones, BNSF Railway Public Affairs.
Rittal, Jason. 2014. Personal communication with Jason Rittal, Eastern Plains Economic Development Corporation Executive Director.
Smith, Bruce. 2014. Personal communication with Bruce Smith, Dawson County Extension Agent.

Housing
U.S Census Bureau. 2008-2012 American Community Survey Selected Housing Characteristics for Dawson County.
U.S Census Bureau. 2008-2012 American Community Survey Selected Housing Characteristics for Glendive.

Public Infrastructure and Services
Broeder, Wally. 2014. Personal communication with Wally Broeder, Glendive Ambulance Manager.
Crusafulli, Richie. 2014. Personal communication with Richie Crusafulli, West Glendive Assistant Fire Chief.
Dempewolf, Timber. 2014. Personal communication with Timber Dempewolf, Dawson County Health Department.
Dorwart, Kevin. 2014. Personal communication with Kevin Dorwart, City of Glendive Director of Operations.


Gartner, Adam. 2014. Personal communication with Adam Gartner, Dawson County Commissioner.

Gehnert, Mary Jo. 2014. Personal communication with Mary Jo Gehnert, Dawson County Disaster and Emergency Services Coordinator.

Keever, Doug. 2014. Personal communication with Doug Keever, West Glendive Public Works Director.

Lane, George. 2014. Personal communication with George Lane, Glendive Fire Chief.


Pena, Kevin. 2014. Personal communication with Kevin Pena, Dawson County Sanitarian.

Rice, Jack. 2014. Personal communication with Jack Rice, City of Glendive Public Works Director.

Robbins, Jodi. 2014. Personal communication with Jodi Robbins, Town of Richey Clerk Treasurer.

Rowe, Rich. 2014. Personal communication with Rich Rowe, Dawson County Undersheriff.

Sharbono, Joe. 2014. Personal communication with Joe Sharbono, Dawson County Road Supervisor.

Svenhold, Dean. 2014. Personal communication with Dean Svenhold, City of Glendive Recreation Director.

Ulrich, Ty. 2014. Personal communication with Ty Ulrich, Glendive Police Chief.

Land Use

Broadie, Dianna. 2014. Personal communication with Dianna Broadie, Dawson County Planner and Floodplain Administrator.

City of Glendive. 1996. Glendive Floodplain Regulations.

City of Glendive. 2002. The Zoning Ordinance of the City of Glendive.


City of Glendive and Dawson County. 2006. Dawson County/Glendive Growth Policy.

City of Glendive, Town of Richey, and Dawson County. 2010. Subdivision Regulations.


Natural and Cultural Resources

Backus, Mike. 2014. Personal communication with Mike Backus, Montana Fish, Wildlife, and Parks Fisheries Manager.

Foster, Melissa. 2014. Personal communication with Melissa Foster, Montana Fish, Wildlife, and Parks Wildlife Biologist.

Hildebrand, Bernie. 2014. Personal communication with Bernie Hildebrand, Montana Fish, Wildlife, and Parks Wildlife Biologist.


Montana Department of Environmental Quality’s Air Quality Program. 2013. Air Quality Nonattainment Information (http://deq.mt.gov/AirQuality/Planning/AirNonattainment.mcpx).


**Other**


**Population**


U.S Census Bureau. 2010 Census Summary File 1 for Dawson County.

U.S Census Bureau. 2010 Census Summary File 1 for the City of Glendive.

U.S Census Bureau. 2010 Census Summary File 1 for the Town of Richey.


U.S. Census Bureau. 2013. 1890-2010 Decennial Censuses of Population for the Town of Richey, City of Glendive, Dawson County, and Montana. Compiled June 2013 by the Census and Economic Information Center, MT Department of Commerce (www.ceic.mt.gov)
Public Input

Growth Policy Survey

In January of 2014, a survey was distributed to the community. The purpose of the survey was to give the public an early opportunity to provide input on the growth policy and to develop a sense for the general issues facing Glendive and Dawson County. The survey consisted of the following 10 questions:

1. What are the best parts about living in Glendive/Dawson County?
2. If you were a tour guide giving a tour to a friend that had never been to Glendive/Dawson County, what are the top five places to see?
3. How has the population in Glendive/Dawson County changed over the last 10 years?
4. What are the most important natural resources in Glendive/Dawson County?
5. List areas in the City of Glendive or Dawson County that have experienced a change in land use over the last 10 years. For example, agricultural land that has been developed for residential use.
6. Do you think there is adequate housing for residents of Glendive and Dawson County? If not, what are the housing issues?
7. How has the economy in Glendive/Dawson County changed over the last 10 years?
8. Are local services (law enforcement, fire protection, health care, water and sewer, solid waste, roads, schools, parks and recreation, etc.) within the City of Glendive and Dawson County adequate? If not, which services could be improved?
9. List five high priority improvements that would make Glendive/Dawson County an even better place to live.
10. Is there anything that you have not discussed that should be considered in the growth policy?

The survey was posted online, hard copies were placed at Glendive City Hall, the Glendive Public Library, and the Dawson County Planning Office, and a press release was published in the newspaper. There were 44 online responses to the survey and 8 hard copy responses for a total of 52 responses. The survey responses are available at Glendive City Hall or the Dawson County Planning Office.

Phone Interviews

Phone interviews were conducted with the following people:

Aaron Redland Brandt, Interstate Engineering

Adam Gartner, Dawson County Commissioner
Amy Deines, Dawson County Economic Development Council
Bernie Hildebrand, Montana Fish, Wildlife, and Parks Wildlife Biologist
Bruce Smith, Dawson County Extension Agent
Chad Knudson, Ranger Review Editor
Dean Svenhold, Glendive Recreation Director
Doug Keever, Director of West Glendive Public Works
George Lane, Glendive Fire Chief
Jack Rice, City of Glendive Public Works Director
Jason Rittal, Eastern Plains Economic Development Executive Director
Joe Sharbono, Dawson County Road Supervisor
Kevin Dorwart, City of Glendive Director of Operations
Kevin Pena, Dawson County Sanitarian
Melissa Foster, Montana Fish, Wildlife, and Parks Wildlife Biologist
Mike Backus, Montana Fish, Wildlife, and Parks Fisheries Manager
Peggy Iba, Building Active Glendive
Richie Crisafulli, West Glendive Assistant Fire Chief
Rich Rowe, Dawson County Undersheriff
Ross Farber, Superintendent of Schools
Steve Heidner, Montana Department of Transportation
Timber Dempewolf, Dawson County Health Department
Ty Ulrich, City of Glendive Police Chief
Wally Broeder, Glendive Ambulance Manager

**Planning Board Meeting Minutes**

*Insert when completed.*

**Public Hearing Minutes**

*Insert when completed.*
Appendix E
List of Community Organizations
# List of Community Organizations in Glendive and Dawson County

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Phone</th>
<th>Email</th>
<th>Website</th>
</tr>
</thead>
<tbody>
<tr>
<td>Glendive Chamber of Commerce and Agriculture</td>
<td>808 North Merrill, Glendive, MT 59330</td>
<td>406.377.5601</td>
<td><a href="mailto:chamber@midrivers.com">chamber@midrivers.com</a></td>
<td><a href="http://www.glendivechamber.com">www.glendivechamber.com</a></td>
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<tr>
<td>Revive Glendive</td>
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<td><a href="http://www.facebook.com/reviveglendive">www.facebook.com/reviveglendive</a></td>
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<tr>
<td>Community GATE</td>
<td>313 West Valentine, Glendive, MT, 59330</td>
<td>406.377.4277</td>
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<td><a href="http://www.communitygate.org">www.communitygate.org</a></td>
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<td>Building Active Glendive</td>
<td>207 W. Bell St., Glendive, MT, 59330</td>
<td>406.345.4116</td>
<td></td>
<td><a href="http://www.facebook.com/pages/Building-Active-Glendive">www.facebook.com/pages/Building-Active-Glendive</a></td>
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<tr>
<td>Dawson County Economic Development Council</td>
<td>115 W Valentine, Suite C, Glendive, MT, 59330</td>
<td>406.377.7792</td>
<td><a href="mailto:dcedc@midrivers.com">dcedc@midrivers.com</a></td>
<td>dawsonedc.com</td>
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<tr>
<td>Eastern Plains Economic Development Corporation</td>
<td>PO Box 497, Terry, MT, 59349</td>
<td>406.698.3255</td>
<td><a href="mailto:jrittal@midriveres.com">jrittal@midriveres.com</a></td>
<td><a href="http://www.epedc.com">www.epedc.com</a></td>
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<tr>
<td>Boys and Girls Club of Dawson County</td>
<td>700 E. Little, Cottage 2, Glendive, MT 59330</td>
<td>406.377.7999</td>
<td><a href="mailto:bgc@midrivers.com">bgc@midrivers.com</a></td>
<td><a href="http://www.boysandgirlsclubofdawsoncounty.com">www.boysandgirlsclubofdawsoncounty.com</a></td>
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<tr>
<td>A.W.A.R.E.</td>
<td>606 N. Merrill Ave., Suite 2, Glendive, MT 59330</td>
<td>406.377.6929</td>
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<tr>
<td>Head Start</td>
<td>120 Colorado Boulevard, Glendive, MT 59330</td>
<td>406.377.3564</td>
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<td>Developmental Educational Assistance Program - Glendive Office</td>
<td>120 W. Towne Street, Glendive, MT, 59330</td>
<td>406.377.4909</td>
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<td><a href="http://www.deap.org">www.deap.org</a></td>
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<tr>
<td>Montanans for Children, Youth and Families, Inc.</td>
<td>313 W. Valentine St. #105, Glendive, MT, 59330</td>
<td>406.939.5591</td>
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<tr>
<td>Youth Dynamics</td>
<td>120 W. Towne Street #202, Glendive, MT, 59330</td>
<td>406.377.4942</td>
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<td><a href="http://www.youthdynamics.org">www.youthdynamics.org</a></td>
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<tr>
<td>American Legion</td>
<td>105 N Merrill Ave., Glendive, MT 59330</td>
<td>406.377.5317</td>
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<td><a href="http://www.legion.org">www.legion.org</a></td>
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<tr>
<td>Eastern Montana Veterans Home</td>
<td>2000 Montana Ave., Glendive, MT, 59330</td>
<td>406.34.58855</td>
<td><a href="mailto:emvh@midrivers.com">emvh@midrivers.com</a></td>
<td><a href="http://www.dphhs.mt.gov/sltc/services/vethome/GlenHP.shtml">www.dphhs.mt.gov/sltc/services/vethome/GlenHP.shtml</a></td>
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<td>Sagebrush Alley Senior Center</td>
<td>604 Grant St., Glendive, MT</td>
<td>406.377.3791</td>
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<td>Area I Agency on Aging</td>
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<td>406.377.3564</td>
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<td>Retired Senior Volunteer Program</td>
<td>604 Grant St., Glendive, MT</td>
<td>406.377.4716</td>
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<td><a href="http://www.dawsoncountymontana.com/departments/rsvp/index.php">www.dawsoncountymontana.com/departments/rsvp/index.php</a></td>
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<tr>
<td>Richey Senior Citizens Center</td>
<td>201 S. Main St., Glendive, MT</td>
<td>406.773.5694</td>
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<td>Dawson County Food Bank</td>
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</table>
### List of Community Organizations in Glendive and Dawson County

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<thead>
<tr>
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<th>Address</th>
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<th>Email</th>
<th>Website</th>
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<td>Meals on Wheels</td>
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<td>Salvation Army</td>
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<td>Eastern Montana Community Mental Health Center</td>
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Date

Photo Credit: Ranger Review