



GROWTH POLICY *for the Town of Culbertson*

July 2021





GROWTH POLICY
FOR THE TOWN OF CULBERTSON

JULY 2021

RESOLUTION NO.: 493

Prepared for: Town of Culbertson
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TOWN OF CULBERTSON GROWTH POLICY

Adopted July 12, 2021

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TABLE OF CONTENTS

Introduction	1
Town of Culbertson History	2
Growth Policy Process	4
Statement of Purpose.....	5
Vision Statement	5
Jurisdiction	6
Public Input.....	9
Features of Culbertson.....	9
Regulating land use.....	10
Land Use and Other Issues	11
Spending on Municipal Facilities and Services.....	12
Planning Tools and Actions	12
Services and Facilities in Culbertson	13
Results of Community Survey.....	13
Community Meetings	14
Implementation Strategy.....	14
Review Timetable	15
Conditional Review.....	15
Interagency Coordination.....	15
Town of Culbertson Goals, Objectives and Strategies.....	17
Progress On Goals & Objectives Since 2011	23
Land Use and Community Growth Goals	23
Housing Goals.....	23
Economic Development Goals.....	23
Community Infrastructure and Services Goals.....	23
Environmental and Natural Resource Goals.....	24

INDEX OF TABLES

Table 1. Extremely Important Features of Culbertson	10
Table 2. Important Features of Culbertson	10
Table 3. Acceptability of Land Use Regulations.....	11
Table 4. Land Use Questions.....	11
Table 5. Spending on Municipal Facilities and Services.....	12
Table 6. Specific Planning Tools and Actions for Culbertson.....	12

INDEX OF FIGURES

Figure 1. Planning Area Boundary & Town Limits.....	7
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APPENDICES

Appendix A:	Public Input
Appendix B:	Demographics
Appendix C:	Housing
Appendix D:	Economics
Appendix E:	Land Use
Appendix F:	Facilities
Appendix G:	Services
Appendix H:	Environmental
Appendix I:	Fire & Wildland Fire Hazard
Appendix J:	Subdivision Review
Appendix K:	Maps
Appendix L:	References

INTRODUCTION

The Town of Culbertson has initiated the development of a Growth Policy to facilitate planning for the future needs of the Town's residents. This is the Town of Culbertson's second comprehensive planning effort. As part of this planning effort, the Town Council enlisted the services of a planning consultant to prepare the Town of Culbertson's Growth Policy in accordance with the requirements of current State statutes for growth policies.

The Policy begins with a brief history of the Town of Culbertson and the surrounding area, followed by a discussion of the process used to develop this policy. The general purpose and intent of the Policy is also discussed, and the jurisdictional area and planning area are defined. The Public Input section contains summaries of public meetings, as well as the results of a planning survey that achieved a 16.9% response rate from Town residents.

The Policy then provides an inventory of existing characteristics such as demographics, public services and facilities, economic conditions, and natural resources. These sections also include trends for future population and economic conditions. The Policy will then discuss existing facilities and services as well as environmental conditions within the planning area boundary. The evaluation of fire risks notes that the Town of Culbertson has relatively few issues regarding the wildland urban interface because of its location and the fact that it is surrounded by agricultural uses that consist primarily of irrigated and cultivated crops.

Goals and objectives will be identified within this Growth Policy, as well as general strategies for making capital improvements to infrastructure critical for supporting growth and maintaining existing levels of service. The Implementation Strategy discusses the various planning tools used to guide growth in a manner that adheres to the guidelines provided in this document. Planning requires input and cooperation between multiple government agencies and providers of public services, as explained in the Interagency Coordination section.

Finally, the subdivision review section outlines how the Town will examine proposals for development to ensure compliance with the Montana Subdivision and Platting Act and the Sanitation in Subdivisions Act.

The primary purpose of the Town of Culbertson Growth Policy is to:

1. Be a guiding document, NOT a regulatory document.
2. A planning tool for the maintenance and development of infrastructure and services to improve the quality of life for existing and future residents as well as to support economic development.
3. Identify opportunities and constraints for retention of residents and businesses and strategies to attract new residents and businesses.

TOWN OF CULBERTSON HISTORY

The Town was named after Alexander Culbertson, former head of the American Fur Company's Fort Union, 23 miles to the west. Culbertson also founded Fort Benton on the Missouri. Married to Natawista, a Blackfoot woman, he was able to dominate fur trade in the Upper Missouri after 1840. He negotiated the safe passage of Northern Pacific Railroad survey crews through northern Montana in 1853. In gratitude, the Northern Pacific named the new railroad town on the Missouri River crossing after him (Culbertson, Montana: Wikipedia The Free Encyclopedia, 2010).



Culbertson was founded in 1887 where the Northern Pacific Railroad crossed the Missouri River near its confluence with Big Muddy Creek. Prior to the railroad, few settlers lived in the area. The Northern Pacific Railroad provided a way for homesteaders and settlers to move west, many of them ending up in Culbertson. Horse ranching was the principal industry because of the constant demand for horses by the military posts along the Missouri, and by homesteaders as well. In 1895 several military posts were abandoned and the horse raising business was largely replaced by cattle ranching, which thrived until the president of the Great Northern Railroad began his drive to see a home on every half section of land in the Northwest. Thus, began the land boom that started in 1902. Large-scale ranching gave way to homesteading and Culbertson became an agriculture and livestock center (Bertino, Culbertson, An Old Cowtown). By 1909 Culbertson had become a thriving community serving an area from MonDak, on the Montana-North Dakota border, to the Canadian line. In September 1909, Culbertson officially incorporated (Segars, 1986). Between the years of 1908 and 1912 Culbertson boomed, and many of the businesses that were located within the town were built by 1910. Culbertson boasted 75 business places, four attorneys, two physicians, a dentist and five churches by 1910 (Blair). Additionally, the Culbertson school enrollment soared from 24 students in the years 1901-1902 to almost 200 students in 1908, the same year Culbertson District No. 17 was created (Bertino, Culbertson Schools).

The same year World War I started in 1917, a prolonged drought set in causing crops to be ruined and cattle to starve. After World War I the agricultural community suffered an agricultural depression between the 1920s and 1930s and from 1930-1939 Montana suffered from the "most continuous drought ever recorded in U.S. History". Many of the small communities dried up, but Culbertson was able to survive the depression in part because better automobiles, better roads, and crop diversification allowed farmers and ranchers to live further from centers of trade (Bovard, 2006). Even though Culbertson suffered from drought and depression during the 1920s and 1930s, a few clubs, churches, and businesses started during this period still exist today. Some of these include Culbertson Public Library; Culbertson State Bank; The American Legion Auxiliary; Trinity Lutheran Church; St. Anthony's Catholic Church;

and the United Methodist Church. In 1934, a bridge was built south of Culbertson crossing the Missouri River connecting Roosevelt and Richland Counties. The bridge provided quicker access to accessible markets and opened up new possibilities for the residents of Culbertson (Segars, 1986).



The early 1940s brought with it World War II and a period of rationing to aid in the war efforts. This continued until the end of the war in 1945. In 1941 rain brought good wheat crops and the highest wheat prices since 1930, helping boost the war effort. Following the end of World War II, the agricultural boom went bust leading to a gradual decline in businesses and population in Culbertson. Within Culbertson, the 1940s brought the change in ownership of several businesses, the establishment of the Montana Highway

Department and the start of the Lions Club (Bovard, 2006) (Segars, 1986).

The 1950s brought a modern style of farming and Culbertson started settling in as an agrarian-business community. In the late 50s farmers experimented with a new crop, safflower, and Pacific Vegetable Oil Corporation built a plant in Culbertson in 1958, making the manufacturing of safflower oil Culbertson's chief industry. The 1950s also brought the expansion of the Roosevelt Memorial Hospital which served Culbertson until 1978. Other changes Culbertson saw in the 1950s and 1960s were several churches that combined, started new, rebuilt and/or relocated. Additionally, the Chamber of Commerce and Agriculture was formed in 1959. The business district also saw changes during this period as several businesses changed ownership along with businesses that moved into the area and some that relocated. In 1964, additions were made to the present day elementary and in 1965 a new high school was built adjacent to the elementary school (Segars, 1986).

In the 1970s several more clubs and organizations were formed, including the Senior Citizens Organization and the Parents-Teachers Organization. In 1978 a new hospital and nursing home were built just north of Culbertson, which still serves Culbertson today. The early 1980s brought oil activity in the Williston Basin around Culbertson, leading to the establishment of an area office for the Sun Exploration and Production Company on Highway 2. The oil activity brought in a swell of people to Culbertson and boosted the economy until 1983, when the oil market became saturated, and the declining demand led to the shutdown of rigs and people moving out of the community to find employment. In 1981 the school made major additions including a gymnasium with seating for up to 1,000 spectators; five new classrooms; a concession area; and a large vocational-agriculture department and shop. In 1985 Culbertson upgraded its water system through the construction of a new water filtration system (Segars, 1986).

In 1998 Dry Prairie Rural Water organization was formed to address regional water quality problems. The organization stemmed from efforts by the Fort Peck Tribes to obtain federal

funding for a rural water system that would supply water to everyone on the reservation. In order to increase the chances of obtaining funding, the Fort Peck Tribes worked with the Dry Prairie Rural Water organization, which was formed to represent the regional area not on the reservation, in forming a region water plan. The regional project was accepted by the federal government and in 2003 the project was started. The efforts of Dry Prairie Rural Water have been successful, and work continues to connect communities in northeastern Montana to the system. Currently Dry Prairie Rural Water provides water to the Town of Culbertson.

In recent years, the economic mainstays of grain and cattle have been augmented with oil production. In 2008, a study was released from the U.S. Geological Service providing information on the Bakken Formation which lies below the western two thirds of North Dakota and eastern Montana, including the Culbertson area. This formation is one of the largest onshore discoveries in the past 50 years and has affected communities surrounding Culbertson in terms of population growth (Bakken Formation, 2011).



Over the past two decades Culbertson has seen little population change. Farmers, ranchers, and several businesses serve Culbertson's 795 residents. Culbertson is a small community that has kept its small-town uniqueness throughout the decades. Currently the fire department is developing a plan to build a new fire hall, the airport has a plan in place for improvements and expansion, the school continues to upgrade and/or add additional space, and several community organizations have been working to expand the business center, draw people to Culbertson, and improve the community both socially and through infrastructure.

GROWTH POLICY PROCESS

The Town of Culbertson has undertaken the preparation of this Growth Policy to plan for current and future needs of the community and its residents. Per MCA requirements for solicitation of professional services, the Town Council hired a consultant as well as formed a Town Planning Board to prepare the Town's Growth Policy. Community Development Block Grant funding was secured for the development of the policy as well as a Capital Improvements Plan.

Maintenance of infrastructure to support existing residents and businesses as well planning for economic development is the driving force behind the preparation of the Growth Policy. As with most small rural communities throughout Montana, the Town of Culbertson is facing aging infrastructure and needs to continue maintenance of existing infrastructure to improve the quality of life for the Town residents and businesses as well as to attract new residents and businesses. This policy has been developed with those primary goals in mind.

On July 13, 2020, the Town of Culbertson held a scoping meeting with WWC Engineering, the selected consultant, to initiate the process of preparing the Growth Policy and Capital

Improvements Plan. During September a community survey was undertaken to gather public input on a number of community issues and an open house was held on September 16, 2020 to gather public input on community issues.

The Town received an excellent response to the community survey, with 134 of the 795 residents in Culbertson returning surveys, for a response rate of 16.9%. Survey results are summarized in the Public Input section, and discussed throughout the Policy. Complete survey results are also included in Appendix A.

STATEMENT OF PURPOSE

In 1999, the Montana Legislature revised the local community planning statutes to provide minimum standards for the content of growth policies. This 2021 Growth Policy is intended to:

- 1) To be a planning tool for the maintenance and development of infrastructure and services to improve the quality of life for existing and future residents as well as to support economic development.
- 2) To identify opportunities and constraints for retention of residents and businesses and strategies to attract new residents and businesses.
- 3) Provide a framework for reviewing of developments within the Town limits as well as the basis for zoning and subdivision regulations.

The purpose of this Policy is to answer four basic questions (as derived from Montana's Growth Policy Resource Book) regarding the Town's vision:

- **Where is the Town of Culbertson now?** What is the status of its population, infrastructure, and resources? What are its values, issues, and concerns?
- **Where is the Town of Culbertson headed?** Based on current trends and projections, what does the future hold if no major changes in direction are made?
- **Where does the Town of Culbertson want to be?** What could the community look like if course changes are made according to shared goals and objectives?
- **How does the Town of Culbertson get there?** What kind of strategies and actions can be implemented to achieve the shared vision, and on what sort of timetable?

VISION STATEMENT

The vision statement describes what the community wants for its future. It should be forward looking and is the foundation for guiding land use and other decisions. The goals, objectives and actions that follow this section are designed to support and advance the vision, as described by the residents. Culbertson will realize its vision with implementation of the goals, objectives and actions listed in the following sections of this report.

The vision statement is a result of discussions with the Culbertson Planning Board, public input from meetings, community survey, and comments what was most commonly voiced during those meetings.

Town of Culbertson Vision Statement

“The Town of Culbertson will strive to maintain a strong sense of community and small-town atmosphere while working toward providing a vibrant business and recreational community. The Town of Culbertson will support opportunities for economic development, improvements to infrastructure to support community needs, recreational opportunities to support the health of the community, and support quality education for current and future residents.”

JURISDICTION

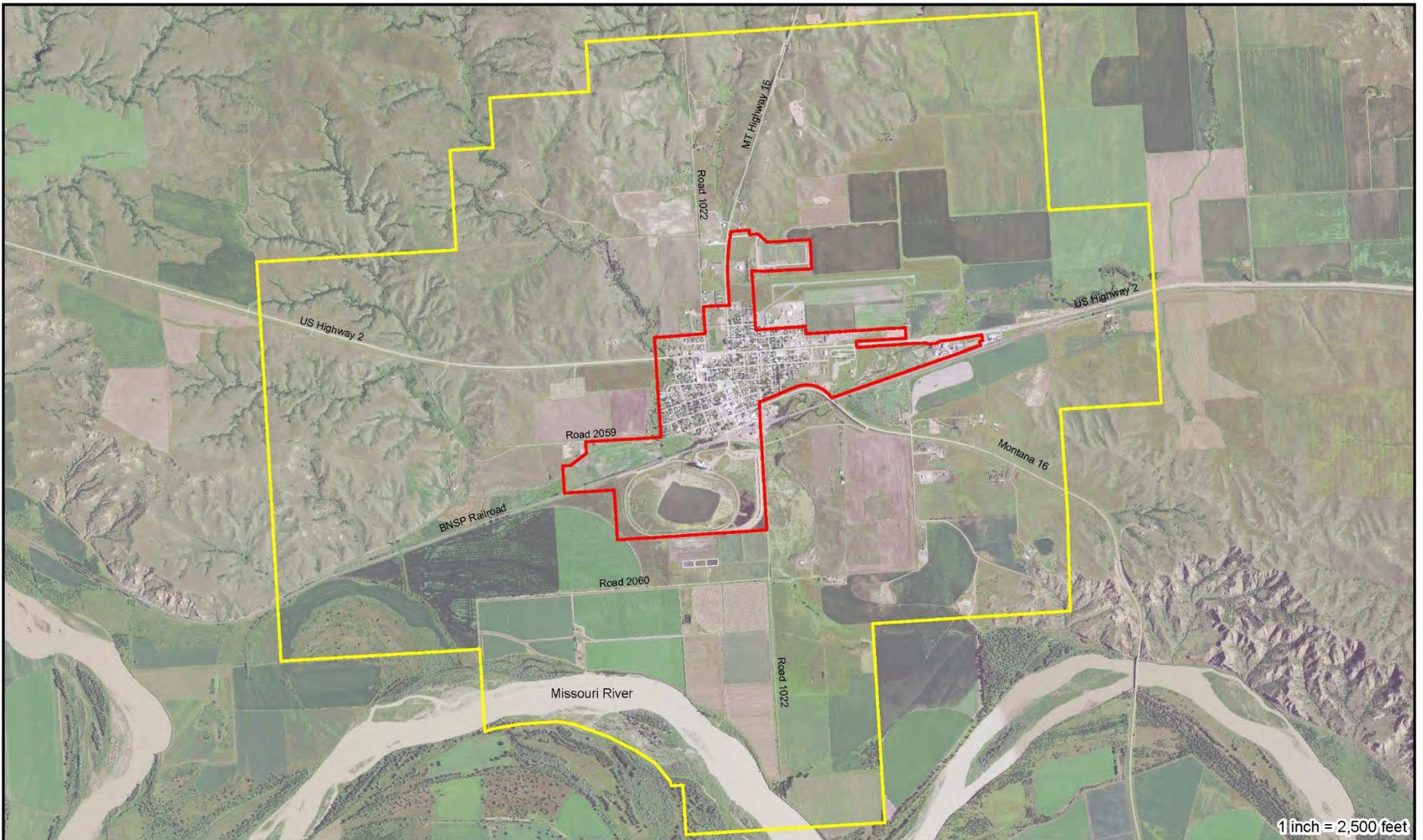
The Culbertson Growth Policy addresses the entire jurisdictional area of the Town of Culbertson. This jurisdictional area encompasses the area within the existing town limits of Culbertson. The planning area boundary encompasses the area within the existing town limits of Culbertson as well as an area generally 1 mile in all directions outside the town limits. The jurisdictional area and planning area boundary are shown in Figure 1 on the following page.

A growth policy can address infrastructure planning outside of the jurisdictional area to discuss areas where projected growth may be guided, and discuss what impacts growth will have on existing and future public facilities. However, implementation tools such as subdivision and zoning regulations can only be enforced within the town limits. Any new areas annexed into the Town of Culbertson would fall under the jurisdiction of the Town of Culbertson. Cooperative planning efforts are addressed in the Interagency Cooperation section of this policy.

The primary focus area for this Growth Policy is the Town of Culbertson as defined by its incorporated Town limits (see Figure 1). The town currently encompasses about 992 acres (1.55 square mile). The area within the town limits is used to discuss specific local issues and to clarify the analysis of existing conditions and trends for which the town is directly responsible.

The Culbertson Planning Area encompasses:

- All of the incorporated town limits of Culbertson; and
- An area approximately 1 mile outside the town limits within Roosevelt County;



Legend Town of Culbertson Planning Boundary		EXHIBIT #1	TOWN OF CULBERTSON GROWTH POLICY BOUNDARY MAP	TOWN OF CULBERTSON P.O. BOX 351 210 BROADWAY AVE. CULBERTSON, MT. 59218	REVISIONS Date By	 WWCENGINEERING 1275 MAPLE STREET, SUITE F HELENA, MT 59601 (406) 443-3962
					File: Culbertson Drawn By: WJS Checked By: JFI Date: 10/06/20	

K:\Helena\TOWN OF CULBERTSON\2020172 Culbertson Growth Policy & CIP Updates\06GIS\MXD NEW\1-BoundaryMap.mxd 10/22/2020 10:51:48 AM mspoon

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This Growth Policy offers general guidance about future growth and development issues in and around the Town of Culbertson. The Growth Policy is not a regulatory document and it serves only as the legal and rational basis for follow-up regulations or programs. While the document addresses the entire Culbertson Planning Area, the Town of Culbertson only has the authority to control growth and land uses within its corporate limits. Growth and land use outside of the Town Culbertson's corporate limits are controlled by Roosevelt County. There is no guarantee that any or all of the land in the Culbertson Planning Area will eventually become part of the town. The planning area represents areas of special interest where development could affect the operation of municipal facilities, community entrances, and properties already serviced by town infrastructure.

Montana law (see §76-2-310, MCA, et seq.) includes provisions for the extension of municipal zoning and subdivision regulations beyond municipal boundaries, except in locations where a county has already adopted zoning and subdivision regulations. The Town of Culbertson only has the authority to control land uses and growth within its corporate limits. County lands annexed into the Town of Culbertson in the future will be subject to any future zoning and land use controls established by the town. The Town of Culbertson currently has subdivision or zoning regulations to control land use and growth within the town limits.

The Montana Growth Policy Act promotes cooperative planning in urbanizing areas and encourages inter-jurisdictional cooperation. Montana law (§76-3-601(2)(b), MCA) requires Roosevelt County to submit any proposal for a subdivision within one mile of the town limits for "review and comment" by the Town.

PUBLIC INPUT

This document is intended to be a vision for the Town as a whole rather than one individual, group or special interest. Therefore, it was the intent of the Town Council Members, the Planning Board, the consultant, and all parties involved to provide a methodology to encourage and foster public input and participation.

A community survey was developed for Culbertson residents to provide input on their community. Information was distributed on where to fill out the online survey or pickup and drop off paper copies. A postcard was mailed to 370 residences in late August 2020 and a public notice was printed in the local paper. The Town accepted surveys the end of September and 134 surveys were completed either online or via hardcopy. Survey responses are tabulated in Appendix A, and general survey results are discussed below.

FEATURES OF CULBERTSON

As part of the survey Culbertson residents were asked to identify what features were important to the Town of Culbertson. Residents were asked to rank 19 things from Extremely Important to Not at all Important. Below are the results of what residents felt were extremely important features of Culbertson, and respondents identified six priorities:

Table 1. Extremely Important Features of Culbertson

Extremely Important	Percentage (%)
Availability of Emergency Services	85
Quality Schools	78
Access to Healthcare	74
Agriculture	66
Sense of Community	64
Job Opportunities	58
Swimming Pool	56
Variety of Businesses	52

Features that were important to residents, but not rated as highly are shown in Table 2 below.

Table 2. Important Features of Culbertson

Important	Percentage (%)
Senior Housing	49
Rural Lifestyle	47
Affordable Housing	43
Recreational	41
Hunting	41
Sidewalks	40
Airport	34

The survey also included a section on rating the Town and why. Most respondents ranked Culbertson as a good place to live, with 86% rating it above a 7 on a scale of 1 to 10, with 10 being a good quality of life and 1 being a poor quality of life. Some residents provided additional written comments that were important to them. These included having more shopping and business opportunities, town beautification and maintenance, utility costs, and recreational opportunities seemed to be prevailing themes.

REGULATING LAND USE

The next section of the survey asked Culbertson residents about land use regulations within the Town. Residents as a whole were open to the idea of regulations that would improve their community. When asked if they would be willing to accept more regulation of land use, the majority said yes. The most support was given to promoting economic development and then protecting water quality. Only 27% of respondents said that they would not be willing to accept at least some regulation of land use.

Table 3. Acceptability of Land Use Regulations

If Regulations	Percentage (%)
Promote economic development	68
Protect water quality	67
Protect wildlife habitat	60
Separate incompatible land uses	52
Affected subdivision location	48
Affected subdivision design	46

LAND USE AND OTHER ISSUES

The next section of the survey asked Culbertson residents to agree or disagree with land use statements. A majority of respondents typically agreed with or were neutral about most of the statements on the questionnaire. Respondents typically agreed that planning for growth is important, and that regulating development can be done without infringing on property rights. Residents also thought that the Town should provide incentives to redevelopment of existing lots as well as incentives to attract new businesses. Respondents also clarified that government regulation should be kept to a minimum.

Table 4. Land Use Questions

Land Use Questions	Percentage (%)		
	Agree	Neutral	Disagree
Parkland is a good way to preserve open space	65	30	3
The Town’s planning effort should guide new development	74	21	3
Government regulation should be kept to a minimum	66	26	9
Subdivision of rural areas, including ag land, could be a problem	33	37	13
Infringement on private property rights is a problem	61	28	9
Infrastructure needs to be improved	64	29	7
Subdivision activity should be regulated	51	37	10
The Town needs to plan for growth and change	71	22	6
Development should be located near existing infrastructure	60	38	1
The Town should provide incentives for redeveloping existing lots	70	17	6
The Town should provide incentives to attract new business	76	28	22
People should be able to subdivide where and when they want	24	34	39
Subdivision of rural areas can be regulated without infringing on private property rights	44	32	19

SPENDING ON MUNICIPAL FACILITIES AND SERVICES

The next section asked Culbertson residents to identify whether they thought the Town of Culbertson was spending the appropriate amounts of money on different Town services. A majority of respondents either didn't know what the Town was spending on services or thought that spending was about right. The only exception was on streets and a water system, where 27% of respondents believed the Town should be spending more on these items.

Table 5. Spending on Municipal Facilities and Services

Town Service or Facility	Percentage (%)			
	About right	Too Much	Don't Know	Too Little
Solid waste collection	45	23	30	2
Parks and Recreation	37	2	30	31
Town owned buildings	31	5	44	20
Streets	31	1	21	47
Airport	33	6	52	9
Sanitary sewer	41	17	35	17
Water system	43	15	31	11
Swimming pool	25	4	30	41
Storm Water Treatment	35	3	49	13

PLANNING TOOLS AND ACTIONS

The next section asked residents to rank 10 things that would help address development and infrastructure projects in Culbertson. The statement that had the highest agreement from respondents was "Focus on facility building projects (fire hall, community center, city-facilities", with a total of 73% either strongly agreeing or agreeing. Also 70% of residents strongly agreed or agreed that the Town should focus on facility recreation projects such as ball fields, sports complexed, etc.. Further, residents disagreed that the Town should amend development regulations to be more restrictive with 32%.

Table 6. Specific Planning Tools and Actions for Culbertson

Planning Tool or Action for Culbertson	Percentage (%)		
	Agree	Neutral	Disagree
Culbertson Subdivision Regulations have been effective at guiding development	16	40	20
Culbertson should develop design standards for infrastructure	56	23	18
Culbertson should consider amending development regulations to be more restrictive	18	35	32
Culbertson should consider amending development regulations to be less restrictive	25	43	16
Focus on environmental projects (ecosystem restoration, open space)	26	42	24
Focus on equipment projects (machinery, vehicles, furniture for facilities, etc.)	19	42	28

Planning Tool or Action for Culbertson	Percentage (%)		
	Agree	Neutral	Disagree
Focus on facility building projects (fire hall reconstruction, community center, Town facilities, etc.)	73	18	9
Focus on facility recreation projects (ball fields, sports complex, etc.)	70	20	9
Focus on infrastructure water/wastewater projects (water/sewer upgrades, repair, etc.)	42	37	19
Focus on infrastructure pedestrian projects (sidewalks, paths, trails, etc.)	58	23	18
Focus on technology projects (radio, fiber, broadband service, etc.)	57	30	12

SERVICES AND FACILITIES IN CULBERTSON

The final section of the survey asked residents how satisfied they were with existing Town of Culbertson services and facilities. Respondents were typically satisfied with services and facilities operated by the Town. Respondents indicated that snow plowing, streets, and law enforcement needed improvements. Respondents ranked library (70%), fire protection (64%), ambulance (64%), medical services (61%) as the highest and could not be improved.

Residents were also asked if they would be willing to pay more taxes for improved services. Of the those residents who responded, 50% to 60% of respondents said they would be willing to pay more taxes to improve mosquito control, snow plowing, parks and recreation, swimming pool, and streets. And 60% to 80% of respondents said they would be willing to pay more to improve law enforcement, fire protection, ambulance, medical services, public education, and community hospital. Generally, residents were not willing to pay more taxes to improve solid waste collection, museum, library, sewer system, weed control, and the airport. Results of the survey can be found in Appendix A.

RESULTS OF COMMUNITY SURVEY

There were numerous themes repeated throughout the survey. Below is a list of common themes that came out of survey responses as well as written comments:

1. Small town feel and close community were important to the residents.
2. Private property issues - concerns about weeds were recurrent. Respondents felt that properties needed to be cleaned up.
3. The need for a recreational projects i.e.. parks, trails, swimming pool and sidewalks.
4. The need to attract new businesses and jobs that could provide jobs and better shopping opportunities in Culbertson. New businesses would also attract new residents to the community.
5. Development of existing lots within the Town before new development is brought in i.e., Wheatland Hills Subdivision and man camp property.
6. The need for improved law enforcement.

7. Residents are generally happy with fire protection, ambulance, medical services, library, museum, and the education system.

COMMUNITY MEETINGS

Montana Statute requires three public meetings be held during the process of adopting the Growth Policy. The town conducted the first of three public meetings on September 16, 2020 to garner public input on the citizen survey and other aspects of the growth in the Town of Culbertson. Public notice of the meeting was provided in the local paper for three weeks prior to the meeting and postcards were sent to all residences. The meeting was led by Jeremy Fadness of WWC Engineering and attended by Planning Board members and residents. Items discussed included:

- General procedures and guidelines for completing growth policies;
- The need to prepare the policy to comply with current state law and to address the needs of the Town:
- Input needed from the Board, Council, and general public; and
- Results of the Citizen Survey.
- Discussion on goals and objectives for the Town for Land Use, Housing, Economic Development, Infrastructure and Services, and Natural Resources and the Environment.
- Discussion on the vision for the Town of Culbertson.

The Planning Board reviewed the Draft Growth Policy and held a public meeting on September 16, 2020. Written comments were received from the public and additional comments were received at the public hearing. At the public hearing on April 8, 2021, the Planning Board made a recommendation for the Town Council to adopt the Growth Policy. On July 12, 2021, the Town Council held a public hearing to accept written and verbal public comment on the proposed Growth Policy. The Town Council adopted the 2021 Town of Culbertson Growth Policy on July 12, 2021.

IMPLEMENTATION STRATEGY

The Town of Culbertson has the following regulatory tools available by State Statute for implementing the growth policy:

- Subdivision regulations (adopted)
- Town Ordinances, including Ordinances for Zoning (adopted), Floodplain (adopted), and Building Permits (not adopted)
- Culbertson School District Facilities Plan
- Capital Improvements Plan
- Taxation, such as Tax Increment Financing.

REVIEW TIMETABLE

The Planning Board will review the Growth Policy at least once every five years and revise if necessary. The Board will initiate each review by examining the Policy for possible revisions and advertising for public input. Residents requesting review of the Growth Policy may contact the Planning Board or Town Council or submit in writing a request for review.

Conditional Review

Certain specific events have been identified that may lead to an immediate need to revisit this Growth Policy.

CENSUS

Upon publication of data of a new Census, the Town should review the information and determine the need, if any, for revisions to the Policy to reflect any new demographic and economic trends.

TOWN CAPITAL IMPROVEMENTS PLAN (CIP)

This Policy should be reviewed following adoption of any significant changes or updates to the adopted CIP.

SUBDIVISION REGULATIONS

The Montana Local Planning Enabling Act (76-1-106, MCA) requires that subdivision regulations be in accordance with an adopted growth policy. In the future, if Town amends the subdivision regulations, the Growth Policy should be consulted. It may be appropriate to consider revisions to the Growth Policy to facilitate the needs of the subdivision regulations.

ZONING ORDINANCE

The Municipal Zoning Enabling Act (76-1-106, MCA) requires that zoning regulations be in accordance with an adopted growth policy. The Town currently has zoning in place. Zoning regulations must be consistent with the goals and objectives of this policy in order to be effective and legal. If the Town proposes amendments to the adopted zoning ordinance, the growth policy should be consulted and/or the growth policy may need to be revised to reflect the needs of the Town and evaluate the pertinent goals and objectives.

INTERAGENCY COORDINATION

Section 76-1-601(2)(g), MCA requires that a growth policy include a statement concerning how a local government will cooperate with other jurisdictional entities in implementing its growth policy. This section must describe how a town or city will work with the County in which it is located as well as other communities to address issues related to land use planning and community development. Or conversely, the statute requires that a County growth policy include a statement of how the County will work with cities and towns with respect to these issues.

The Town of Culbertson will work cooperatively with Roosevelt County to advance the goals of the 2021 Culbertson Growth Policy. More particularly the Culbertson Planning Board will work

with the Roosevelt County Planning Board to identify land use and community development issues of common concern including, but not limited to:

- The efficient development and maintenance of infrastructure to support thoughtful growth.
- The protection of the area's natural and cultural resources - its water, air, and open space/agricultural character.
- The provision of public services that assure the health, safety, and welfare of our residents.

In order to facilitate cooperation, Culbertson will communicate regularly with Roosevelt County and its staff, using the following methods:

- Copies of staff reports regarding items that come before the Culbertson Planning Board will be provided to the County Planner and Commissioners for review and input.
- The Town of Culbertson will be asked to comment on agenda items that come before the Commissioners and the County Planning Board if those items would affect or potentially affect Culbertson.
- Members of the County Commission and the County Planning Board will be invited to attend the meetings of the Culbertson Planning Board.
- Members of the Culbertson Planning Board will attend meetings of the County Planning Board and County Commission, as feasible, when items affecting Culbertson are being considered.

In addition, the Town of Culbertson will work with other entities in implementing the Growth Policy. Those activities that will likely require cooperation between the Town of Culbertson and other entities such as state and federal agencies, school and conservation districts and volunteer fire departments include:

- Fire management
- Education/Schools
- Housing
- Economic Development
- Weed Management
- The effect of growth on natural, recreational, and cultural resources, and
- Emergency Services delivery.

The Town of Culbertson will work cooperatively with all affected agencies or interests in addressing these and other issues related to the goals and objectives set forth in the Growth Policy.

TOWN OF CULBERTSON GOALS, OBJECTIVES AND STRATEGIES

This chapter outlines the community development goals, objectives and implementation strategies that were formulated in cooperation with the Town of Culbertson's governing body and staff and input from citizens during the preparation of the growth policy. These goals, objectives and strategies establish the framework for the growth policy by providing a means to evaluate existing conditions, shape future plans, and set forth guidelines for the review of future development proposals.

Goals and objectives are meant to present the community's values and stem from the identification of planning issues. Goals and objectives present a desirable future condition and provide direction for community decisions over time. Implementation strategies represent specific actions that help us reach each goal; they are a means to a desirable end.

The following are some common definitions of Goals, Objectives, and Strategies:

Goals - are general statements of desired outcomes of the community. Goals are written as general statements and provide the broad framework for objectives and the identification of implementation strategies. Goals provide the overall vision of what subsequent planning activities seek to achieve.

Objectives - are more specific than goals and generally describe measurable outcomes or benchmarks that help determine the level of success. Objectives help achieve the goals.

Strategies - are the "operational" actions or policies that a community may undertake to meet the stated goals and objectives. Strategies are specific statements relating to planning objectives and are intended to help guide future decision-making in the community.

Planning goals, objectives, and suggested strategies for the growth policy are presented on the following pages. The goals, objectives and strategies relate to the following elements:

- Land Use and Community Growth,
- Housing,
- Economic Development,
- Community Infrastructure and Services, and
- Environmental and Natural Resources.

Land Use and Community Growth Goals

The Town of Culbertson should foster orderly development that protects existing land uses as well as provides for future needs of residential, commercial, industrial uses, and public facilities. It is important to balance existing land uses with potential land uses in the planning area. Although the Town of Culbertson has no jurisdiction outside of the existing Town Limits, it is important to plan for future land uses around the Town. This will allow for better coordination with Roosevelt County within the planning area at the County level. Further, infrastructure needs may limit future development within the Town as well as the planning area. It is important to plan for potential growth in order to anticipate future infrastructure needs. It is important for the Town of Culbertson to plan for the extension of Town services and infrastructure within the planning area and plan for new infrastructure that may be necessary to retain residents and businesses and attract new residents and businesses.

GOALS	OBJECTIVES	STRATEGIES
<p>Provide for orderly development of the Town of Culbertson and the Planning Area.</p>	<ul style="list-style-type: none"> • Provide for compatible development within the Town limits as well as the planning area. • Promote planning and infrastructure design that reflects and supports agriculture, small town values, schools, community, and accessible public facilities. • Assure that new development is respectful of the character of the community including landscaping, lighting, sidewalks, street design and other related improvements. • Encourage redevelopment or development of existing lots within the Town before annexation of additional land for development. • Consider annexation only if infrastructure and capacity are available to serve the proposed development. 	<ul style="list-style-type: none"> • <i>Update, as necessary, subdivision regulations and provide for timely review of subdivision proposals to ensure compliance with current State and Local laws.</i> • <i>Update, as necessary, zoning regulations to maintain the character of the Town of Culbertson.</i> • <i>Evaluate annexation proposals for compliance with the extension of services plan and the Culbertson Growth Policy</i> • <i>Evaluate all private development proposals as they relate to public services and their compliance with the goals, objectives, and policies of the Culbertson Growth Policy.</i>

Housing Goals

The housing stock in Culbertson is characterized by a predominance of single-family detached units according to the most recent data from the 2015 American Community Survey (ACS). Single-family homes comprised 63.5 percent of the community’s housing stock in 2018 compared with 65.7 percent for the nation and 61.5 percent for Montana. Since 2010, single-family homes have increased in Culbertson from 310 homes in 2010 to 324 homes in 2018. The recent trend in Culbertson is towards building more mobile home units. Mobile homes in Culbertson went from 3.4 percent (10 homes) in 2011 to 18.2 percent (59 homes) in 2018. Affordable housing for low income residents and senior citizens as well as more rental housing are a concern and will continue to be a concern into the future.

GOALS	OBJECTIVES	STRATEGIES
<p>Create, improve, and maintain the quality of the residential environment in the Planning Area.</p>	<ul style="list-style-type: none"> • Encourage the provision of an adequate supply of housing to meet the needs of all segments of the population. • Identify areas for future single-family and multiple-family developments. • Promote planning and infrastructure design that reflects and supports neighborliness, pedestrian-oriented residential districts, and accessible public facilities. • Promote a variety of safe and affordable housing types to meet the needs, preferences, and incomes of Town of Culbertson residents. • Identify and promote available building sites in and around the Town of Culbertson, which have access to services and utilities. 	<ul style="list-style-type: none"> • <i>Review existing ordinances and implement regulations (i.e., subdivision and zoning) to ensure they provide for the orderly development of vacant land to preserve the community character.</i> • <i>Review regulations (i.e., subdivision and zoning) to ensure a mix of uses while protecting of property rights, preserve community character, adequate public services, and are consistent with the community goals and objectives.</i> • <i>Work with property owners, development corporations, non-profit organizations, builders, and realtors to develop and market existing lots within the Town.</i> • <i>Support efforts to pursue senior housing through single-family development or assisted care facility construction.</i> • <i>Promote multi-family development that will encourage affordable rental housing.</i>

Economic Development Goals

Culbertson and its citizens have a strong sense of place and identity commonly found throughout eastern Montana communities. Most of the labor force are employed within the Town limits appear to be education, healthcare, and social assistance industries. The Culbertson community can be considered a typical, small Montana town, in that it is largely residential in character. There a few large employers within the Town including United Grain, school, and hospital. The Town has a strong presence in agriculture, fishing and hunting, and oil and gas and existing businesses provide services to these industries. Median household income in Culbertson was \$69,821 according to the 2018 ACS. The figure represents a 132.7 percent increase over the 2000 decennial census figure (\$30,000), and it was 115.8 percent of the national median household income for 2018.

GOALS	OBJECTIVES	STRATEGIES
<p>Promote economic development by expanding commercial and industrial development that will improve and stabilize employment, income, the local economy, and tax base.</p>	<ul style="list-style-type: none"> • Encourage the use of vacant land and floor space in commercial and industrial areas. • Support the maintenance and expansion of existing businesses while seeking to diversify the economy and attract new jobs for residents and new families. • Promote and encourage those agencies, businesses, and entities that have been and who are presently encouraging economic improvement in the community. • Promote redevelopment and appearance of downtown to attract businesses and provide a thriving business center for the community. • Support projects such as fiber development that would encourage commercial and industrial uses that would strengthen employment, income, and tax base. 	<ul style="list-style-type: none"> • <i>Promote commercial and industrial opportunities that are compatible with the quality of life offered by a small-town environment.</i> • <i>Work with the Great Northern Development Corporation (GNDC), Chamber of Commerce, and Culbertson Community Foundation to encourage economic development.</i> • <i>Evaluate tools such as Tax Increment Financing (TIF) to leverage public and private dollars for infrastructure improvements.</i> • <i>Support the Big Sky Airfield and the Airport Board with expansion and development plans to better serve the Town and planning area.</i> • <i>Add Culbertson to the DOC Main Street Program and develop a Downtown Master Plan.</i> • <i>Pursue funding for Brownfields cleanup and redevelopment for blighted properties.</i>

Community Infrastructure and Services Goals

The Town of Culbertson is connected to the Dry Prairie Rural Water System for all potable water for the Town of Culbertson. The water distribution system is aging and is in need of periodic maintenance to update old sections of pipe. The wastewater collection and treatment system was upgraded in 2015 and will provide a system that meets current and future needs for the community. Town streets are developed with curb and asphalt but streets are aging and continuous maintenance is needed to repair streets every year. Sidewalks are scattered throughout the community and more sidewalks are needed to provide reliable accessible pedestrian routes. The school has been identified as an important part of the community and without the school the community will likely decline rapidly. Better law enforcement was a general theme expressed by residents.

GOALS	OBJECTIVES	STRATEGIES
<p>Provide for adequate infrastructure and services within the Town of Culbertson and the Planning Area.</p>	<ul style="list-style-type: none"> • Identify and address future infrastructure needs associated with water, sewer, and road systems within the Town of Culbertson and the planning area. • Support expanding emergency services and law enforcement efforts to protect residents and businesses including construction of a new fire hall. • Support development of communication infrastructure such as fiber networks to attract new businesses. • Maintain existing park facilities while identifying needs for new and/or expanded facilities. • Support the efforts of Culbertson School District to provide high quality education services and facilities. • Support efforts to provide safe accessible pedestrian routes throughout the Town to better serve current and future residents. 	<ul style="list-style-type: none"> • <i>Review and update the capital improvement plan (CIP) to address infrastructure needs.</i> • <i>Support Dry Prairie Rural Water System project to continue to provide clean reliable water to the Town of Culbertson and the planning area.</i> • <i>Look for and support efforts to lease or sell water plant to an organization that can use the system such as Dry Red Water Users.</i> • <i>Identify critical road needs and prioritize road projects that will provide the most benefit to the community.</i> • <i>Support the school to provide continued service to the town.</i> • <i>Prepare a parks and trails master plan to identify pedestrian and recreation needs and opportunities for the Town.</i> • <i>Work with the County to provide additional law enforcement resources within the Town.</i>

Environmental and Natural Resources Goals

The Culbertson area is located in the northeastern corner of Montana within the great plains and rolling hills. The area is characterized by the Missouri River as it flows out into the Great Plains region of the United States. The primary river, the Missouri River, generally flows eastward towards its confluence with the Mississippi River. The terrain in the Culbertson Planning Area is considered rolling plains with surface elevations approximately 1,932 feet above sea level. Steep slopes pose few, if any, limitations on development within the Planning Area. Outside of the Town limits, groundwater is the primary source for domestic water. The principal source of groundwater within the Culbertson Planning Area is an aquifer known as the Fort Union Formation. Depth to groundwater in the Culbertson Planning Area ranges from less than four feet in some areas to >1,000 feet. Depth to groundwater is influenced by irrigation practices in the agricultural areas of the planning boundary and by spring runoff. There are groundwater concerns with high iron and sulfate concentrations found in area wells. The Culbertson Planning Area is at a low risk from wildfire.

GOALS	OBJECTIVES	STRATEGIES
<p>Encourage development that is compatible with or enhances, maintains, and promote natural resource values including air, water, soil, wildlife, and vegetation</p>	<ul style="list-style-type: none"> • Recognize the importance of all natural resources, including soil, water, wildlife, air, scenic values, and fragile ecosystems and ensure that growth and development in the Culbertson area minimizes environmental degradation. • Protect ground water and surface water quality in the Culbertson planning area. • Protect the general health and welfare of residents of the Town of Culbertson. • Encourage development of new sidewalks and trails to improve the health of residents. • Coordinate with DNRC to remap floodplain areas within the Town and planning area. 	<ul style="list-style-type: none"> • <i>Evaluate environmental impacts and require mitigation for proposed activities with potentially significant adverse environmental impacts.</i> • <i>Review regulations (i.e., subdivision and zoning), to ensure that development has minimal adverse impacts to the human and natural environment.</i> • <i>Support projects that improve or protect natural resources and the environment including surface water and groundwater.</i> • <i>Support projects that promote outdoor recreation and tourism.</i> • <i>Support the development of new sidewalks and trails to provide accessible pedestrian routes for residents.</i>

PROGRESS ON GOALS & OBJECTIVES SINCE 2011

Comprehensive planning relies not only on setting future goals, but also on measuring past progress. Documenting progress provides feedback on the effectiveness of planning and implementation tools, and provides the community a necessary sense of accomplishment. The 2011 Culbertson Growth Policy emphasized several community needs, ranging from infrastructure improvements to planning tools. The goals and objectives that were met and strategies that were implemented are summarized below.

LAND USE AND COMMUNITY GROWTH GOALS

The 2012 Growth Policy identified creation and adoption of an annexation policy to assist in review of annexation proposals. In 2012 the City developed and adopted an annexation policy for the Town. The plan addresses how the Town will handle extension of services for development and annexation proposals.

The 2011 Growth Policy identified creation and adoption of subdivision regulations to provide regulations for the development of lands within the Town. The Town adopted subdivision regulations in 2011 and the Town should review the subdivision regulations and make sure they are still consistent with State law and the new Growth Policy.

The 2011 Growth Policy identified continued review and updates to the zoning regulations. The Town undertook a complete zoning regulation review in 2012 and adopted updated zoning regulations in 2012. The zoning regulations should be reviewed upon completion of the Growth Policy to ensure compliance.

HOUSING GOALS

The Town has seen the annexation and development of a new residential subdivision, Wheatland Hills Subdivision, as well as other multi-family developments within the Town since 2011.

The 2011 Growth Policy identified creation and adoption of subdivision regulations to provide regulations for the development of lands within the Town. The Town adopted subdivision regulations in 2011 and the Town should review the subdivision regulations and make sure they are still consistent with State law and the new Growth Policy.

ECONOMIC DEVELOPMENT GOALS

The Town has annexed in several industrial projects/properties since 2011 including the United Grain facility and the old seed plant property east of town. This is providing property tax benefit and jobs to the Town.

The Town continues to support economic development and redevelopment of existing property within the town.

COMMUNITY INFRASTRUCTURE AND SERVICES GOALS

The most significant progress has been made on infrastructure for water and sewer since the 2011 Growth Policy. The Town undertook and completed in 2015 upgrades to the wastewater

collection and treatment system for the Town. The treatment system was expanded and provides for additional capacity for future growth of the community.

The Town shut down their water plant and connected to the Dry Prairie Rural Water System to provide potable water to the Town. This has provided a reliable and clean source of water to the Town without the need to maintain or operate a water plant. Water distribution system upgrades have been ongoing with the most substantial project being the replacement of the Broadway water main with the MDT project in 2015. The next large project will be replacement of water mains within Highway 2 with the Highway 2 reconstruction project by MDT.

The most significant street project was the Broadway reconstruction by MDT in 2015. The Town has been working on crack sealing and chip sealing streets as needed. The next project will be MDT's reconstruction of Highway 2 through the Town. This is currently being designed by MDT and is scheduled for construction in 2023.

The Town has continued to work on parks since 2011. Planning for upgrades to the pool building are ongoing and the Town is currently looking at Land and Water Conservation Funding to implement improvements. The most significant project is the construction of the Ike's Fishing Pond and trail on the west end of Culbertson. The pond was completed in the winter of 2020 and has already seen substantial use. The project was undertaken by the Culbertson Lions Club and is on land owned by the Town of Culbertson.

ENVIRONMENTAL AND NATURAL RESOURCE GOALS

The Subdivision Regulations developed in 2011 require developments to address impacts to the environment and natural resources. Further, the adopted zoning regulations also strive to protect the environment and natural resources by regulating certain development on individual lots.

APPENDIX A

Public Input

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NOTICE & SURVEY

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**REQUEST FOR PUBLIC INPUT
FOR THE TOWN OF CULBERTSON GROWTH POLICY**

The Culbertson Planning Board has prepared a draft Culbertson Growth Policy and we invite you to help shape the Town's future by providing comments on the future growth and needs of the Town of Culbertson. Your opinions are important to this process to identify needs for the Town. A hard copy can be viewed at Culbertson Town Hall. The Culbertson Planning Board will be holding a public hearing on April 8, 2021 at 7:00 p.m. at Town Hall, 210 Broadway Avenue, Culbertson, to gather public input on the draft Growth Policy.

Requests for information and questions on the draft Growth Policy may be directed to the Culbertson Contract Planner Jeremy Fadness, WWC Engineering, 1275 Maple Street Suite F, Helena, MT 59601, (406)-443-3962. Written comments may be directed to the City Clerk, Tiffani Transgrud, 210 Broadway Avenue, Culbertson or mailed to P.O. Box 351, Culbertson, Montana 59218.

Publish: March 19 & March April 2, 2021

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**REQUEST FOR PUBLIC INPUT
FOR THE TOWN OF CULBERTSON GROWTH POLICY AND CAPITAL
IMPROVEMENTS PLAN**

The Culbertson Town Council has prepared a draft Culbertson Growth Policy and Capital Improvements Plan and we invite you to help shape the Town's future by providing comments on the future growth and needs of the Town of Culbertson. Your opinions are important to this process to identify needs for the Town. The Culbertson Town Council will be holding a public hearing on July 12, 2021 at 6:30 p.m. at Town Hall, 210 Broadway Avenue, Culbertson, to gather public input on the draft Growth Policy and Capital Improvements Plan.

Requests for information and questions on the draft Growth Policy and Capital Improvements Plan may be directed to the Culbertson Contract Planner Jeremy Fadness, WWC Engineering, 1275 Maple Street Suite F, Helena, MT 59601, (406)-443-3962. Written comments may be directed to the City Clerk, Tiffani Transgrud, 210 Broadway Avenue, Culbertson or mailed to P.O. Box 351, Culbertson, Montana 59218.

Publish: June 25 and July 9, 2021

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IMPORTANT INFORMATION FROM THE TOWN OF CULBERTSON

The Culbertson Town Council and Planning Board are in the process of drafting a Growth Policy and Capital Improvements Plan. The Town **NEEDS YOUR HELP** with planning for the future of Town of Culbertson. Residents are encouraged to fill out the community survey and attend several public meetings.

The Culbertson Planning Board and Council invite you to help shape the future of Culbertson by providing comments on the future growth and needs of the Town. A community needs survey has been prepared to gather community input on Town infrastructure and services as well as growth and development. Hard copies of the survey can be obtained from Culbertson Town Hall or the survey can be filled out online at the following web address <https://www.surveymonkey.com/r/76WJXWG>. A public meeting has been scheduled for September 16, 2020 at 7:00 p.m. at Culbertson Town Hall. All Culbertson residents are encouraged to attend and provide their ideas on how Culbertson can improve existing services, provide new services, plan for economic growth, how we can encourage economic development, plan for development of economic resources, social resources and healthcare, as well as plan for land use and development issues. It is important for us to hear what you have to say about things you like as well as things you think need to be improved.

Due to COVID-19 attendees are required to wear masks and social distance at the public meeting. Representatives of the Planning Board and WWC Engineering will be present at the meeting to guide discussion and gather input from community members.

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IMPORTANT INFORMATION FROM THE TOWN OF CULBERTSON

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210 Broadway Avenue
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IMPORTANT INFORMATION FROM THE TOWN OF CULBERTSON

IMPORTANT INFORMATION FROM THE TOWN OF CULBERTSON

Town of Culbertson Growth Planning/Capital Improvements Plan Survey

Thank you for taking a few minutes to answer this survey. Your answers will help the City Council and Planning Board better understand how you feel about the future of our community. The Town has decided to revise and update its Growth Policy to be more specific on the Town's goals and objectives. Additionally, the Town of Culbertson is updating Capital Improvements Plan to identify capital (public facility) needs, establish priorities, identify funding sources, and schedule projects. Community input is a key component to developing both the Growth Policy and the Capital Improvements Plan and your answers will help in forming a Policy and Plan that meets the goals of the community. **Please return the survey by September 30, 2020** to the Town of Culbertson at PO Box 351, Culbertson, MT 59218, or give it to any Planning Board member or City Council Member and ask them to deliver it to us. The survey can also be found online at the following link <https://www.surveymonkey.com/r/76WJXWG>. Call the Town at (406) 787-5271 or Jeremy Fadness with WWC Engineering at (406) 443-3962 or jfadness@wwcengineering.com if you have any questions, and please, only one response per adult. You may make copies of this survey if you wish.

Features of the Town of Culbertson

Please tell us how important each feature is to you.

	<u>Extremely Important</u>		<u>Neutral</u>		<u>Not at all Important</u>	<u>No Opinion</u>
Parkland	1	2	3	4	5	X
Agriculture	1	2	3	4	5	X
Senior Housing	1	2	3	4	5	X
Access to Healthcare	1	2	3	4	5	X
Variety of Businesses	1	2	3	4	5	X
Affordable Housing	1	2	3	4	5	X
Quality of Schools	1	2	3	4	5	X
Rural Lifestyle	1	2	3	4	5	X
Sense of Community	1	2	3	4	5	X
Availability of Emergency Services	1	2	3	4	5	X
Job Opportunities	1	2	3	4	5	X
Railroad	1	2	3	4	5	X
Rodeo Grounds	1	2	3	4	5	X
Tourism	1	2	3	4	5	X
Recreation	1	2	3	4	5	X
Hunting	1	2	3	4	5	X
Swimming Pool	1	2	3	4	5	X
Sidewalks	1	2	3	4	5	X
Airport	1	2	3	4	5	X
Other	1	2	3	4	5	X

Please Specify _____

Viewpoints

On a scale of 1 to 10, how would you rate the Town of Culbertson as a place to live?

(1 being a poor quality of life, 10 being a good quality of life) _____

Why? _____

Under what conditions would you be willing to accept more regulation of land use?

Yes No

- If regulations protected water quality
- If regulations helped separate incompatible land uses
- If regulations promoted economic development
- If regulations protected wildlife habitat
- If regulations affected subdivision design
- If regulations affected subdivision location
- I would not be willing to accept such regulation under any conditions

Land Use and Other Issues

Please indicate the extent to which you agree or disagree with each of the following statements as they apply to Culbertson

	<u>Strongly Agree</u>		<u>Neutral</u>		<u>Strongly Disagree</u>	<u>Don't Know/ No Opinion</u>
	1	2	3	4	5	X
Parkland is a good way to preserve open space	1	2	3	4	5	X
The Town's planning effort should guide new development	1	2	3	4	5	X
Government regulation should be kept to a minimum	1	2	3	4	5	X
Subdivision of rural areas, including agricultural lands, is or could be a problem	1	2	3	4	5	X
Infringement on private property rights is a problem	1	2	3	4	5	X
Infrastructure (roads, schools, water, sewer, etc.) needs to be improved	1	2	3	4	5	X
Subdivision activity should be regulated	1	2	3	4	5	X
The Town of Culbertson needs to plan for growth and change	1	2	3	4	5	X
Development should be located near existing infrastructure	1	2	3	4	5	X
The Town of Culbertson should provide incentives for redeveloping existing lots.	1	2	3	4	5	X
The Town of Culbertson should provide incentives to attract new business	1	2	3	4	5	X
People should be able to subdivide where and when they want	1	2	3	4	5	X
Subdivision of rural areas can be regulated without infringing on private property rights	1	2	3	4	5	X

Municipal Facilities and Services

When thinking about Municipal facilities and services that exist or are needed do you think spending is:

	<u>Don't Know</u>	<u>Too Much</u>	<u>Too Little</u>	<u>About Right</u>
Solid Waste Collection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Town Owned Buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Streets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Airport	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sanitary Sewer System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Swimming Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Storm Water Treatment System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Planning Tools and Actions

Please indicate the extent to which you agree or disagree with each of the following statements as they apply to the Town of Culbertson.

	<u>Strongly Agree</u>		<u>Neutral</u>		<u>Strongly Disagree</u>	<u>Don't Know/ No Opinion</u>
Culbertson Subdivision Regulations have been effective at guiding development	1	2	3	4	5	X
Culbertson should develop design standards for infrastructure e.g., sidewalks in residential areas	1	2	3	4	5	X
Culbertson should consider amending development regulations to be more restrictive	1	2	3	4	5	X
Culbertson should consider amending development regulations to be less restrictive	1	2	3	4	5	X
Culbertson should focus on Environmental projects (eco-system restoration, open space)	1	2	3	4	5	X
Culbertson should focus on Equipment projects (machinery, vehicles, furniture for facilities)	1	2	3	4	5	X
Culbertson should focus on Facility-Building projects (fire hall, community center, city-facilities, etc.)	1	2	3	4	5	X
Culbertson should focus on Facility-Recreation projects (ball fields, sports complexes, etc.)	1	2	3	4	5	X
Culbertson should focus on Infrastructure-Water/Wastewater Projects (water/sewer upgrades, repair, etc.)	1	2	3	4	5	X
Culbertson should focus on Infrastructure-Pedestrian projects (sidewalks, paths, trails, etc.)	1	2	3	4	5	X
Culbertson should focus on Technology Projects (radio, broadband service etc.)	1	2	3	4	5	X

Services in the Town of Culbertson

Listed below are services provided in the Town of Culbertson. Please indicate your satisfaction with these services.

	<u>Completely Satisfied</u>			<u>Not at all Satisfied</u>			<u>No</u>	<u>Are you willing to pay more taxes for improved services?</u>	
	<u>Couldn't be improved</u>			<u>In need of improvement</u>			<u>Opinion</u>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
City Streets	1	2	3	4	5	X		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Solid Waste Collection	1	2	3	4	5	X		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Swimming Pool	1	2	3	4	5	X		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Museum	1	2	3	4	5	X		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Library	1	2	3	4	5	X		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Parks & Recreation	1	2	3	4	5	X		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Snowplowing	1	2	3	4	5	X		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Sidewalks	1	2	3	4	5	X		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Water Quality	1	2	3	4	5	X		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Sewer System	1	2	3	4	5	X		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Law Enforcement	1	2	3	4	5	X		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Fire Protection	1	2	3	4	5	X		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Ambulance/Emergency	1	2	3	4	5	X		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Medical Service	1	2	3	4	5	X		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Public Education	1	2	3	4	5	X		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Weed Control	1	2	3	4	5	X		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Community Hospital	1	2	3	4	5	X		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Airport	1	2	3	4	5	X		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Mosquito Control	1	2	3	4	5	X		<input type="checkbox"/> Yes	<input type="checkbox"/> No

Making the Future Better

List two things you would like to see change in the Town of Culbertson.

- 1. _____
- 2. _____

List two things that you would like to see the Town of Culbertson improve/add/eliminate that would make the community a better place to live in.

- 1. _____
- 2. _____

What would you like to see for the future of the Town of Culbertson?

What is most important to the long-term health and vitality of the Town of Culbertson?

Other comments?

For the Growth Policy and Capital Improvements Plan process, what public outreach or communication methods would you prefer to stay informed?

- E-mail notification of program activities
- Website
- Newsletters or mailings
- Posters or notices at public facilities
- Other ideas? _____

General Information about You (Optional)

Do you live in the Town of Culbertson? Yes No Don't Know

How long have you lived in the Town of Culbertson? _____ years

How old are you? _____ years

Please describe your occupation. Check the one that best applies.

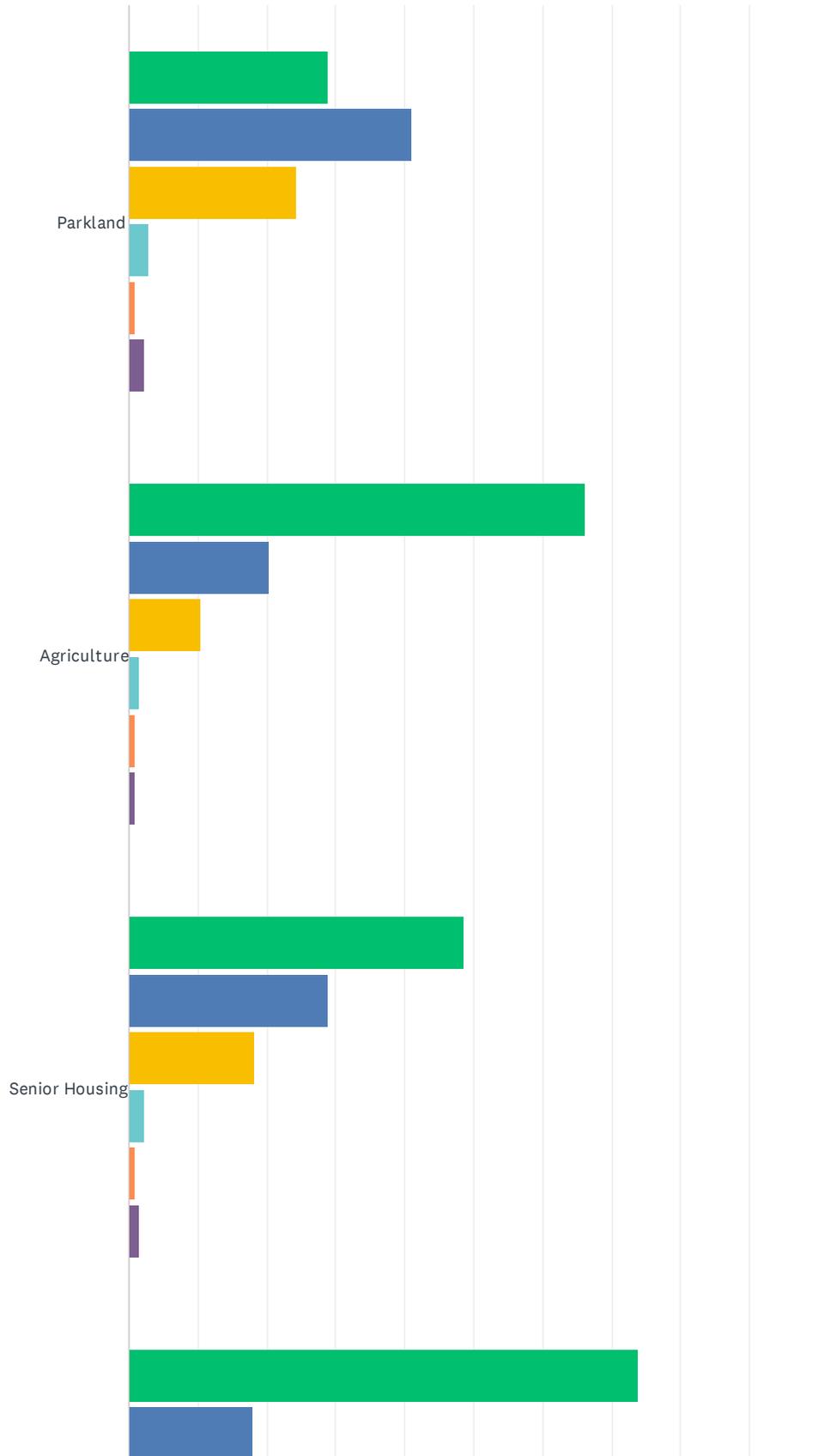
- | | |
|--|---|
| <input type="checkbox"/> farmer/rancher | <input type="checkbox"/> government employee |
| <input type="checkbox"/> public school employee | <input type="checkbox"/> employee of commercial or retail establishment |
| <input type="checkbox"/> construction | <input type="checkbox"/> retired |
| <input type="checkbox"/> self-employed businessperson or business owner (other than farming or ranching) | <input type="checkbox"/> not employed outside the home |
| <input type="checkbox"/> other _____ | <input type="checkbox"/> health care |

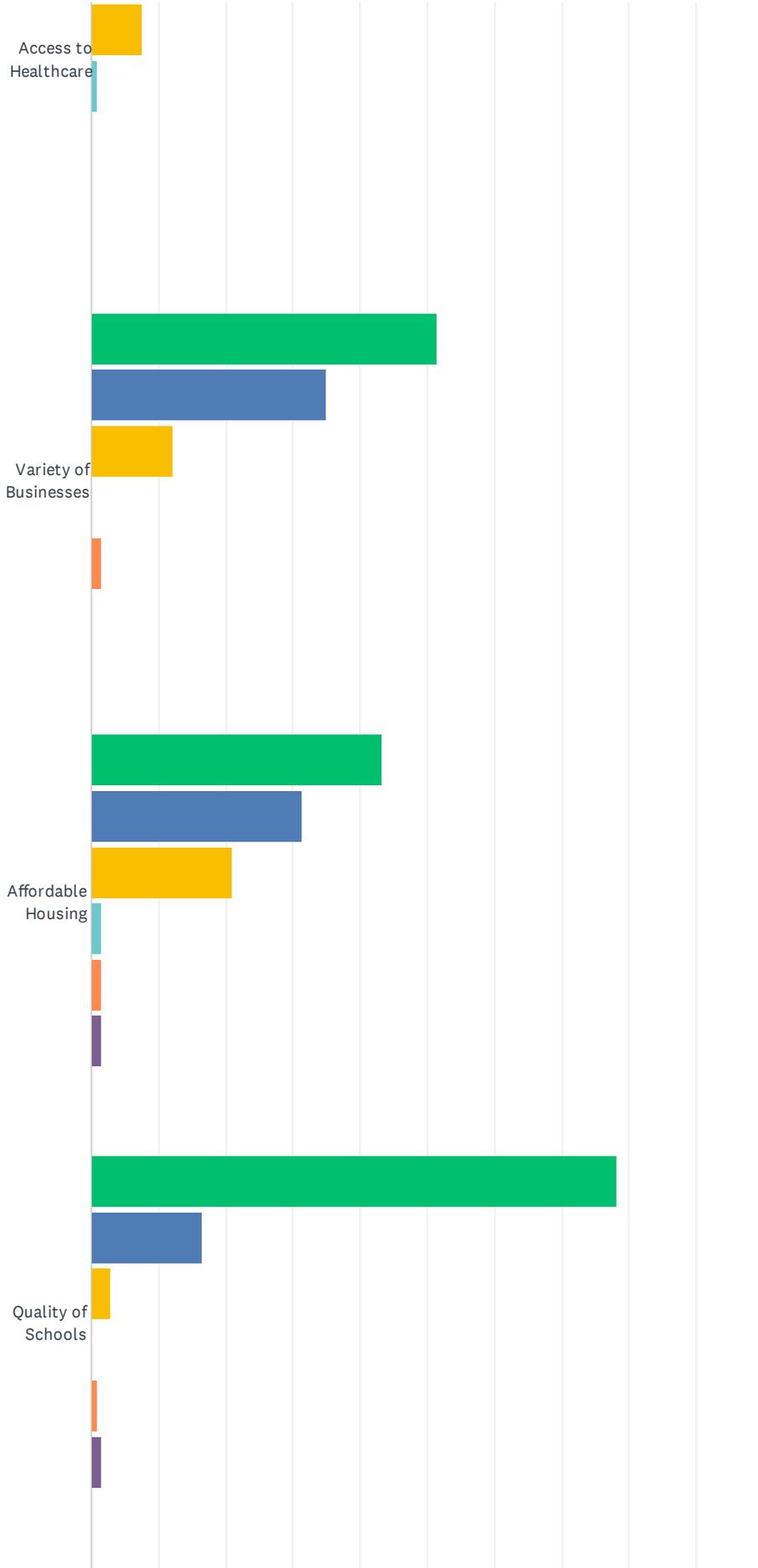
SURVEY RESULTS

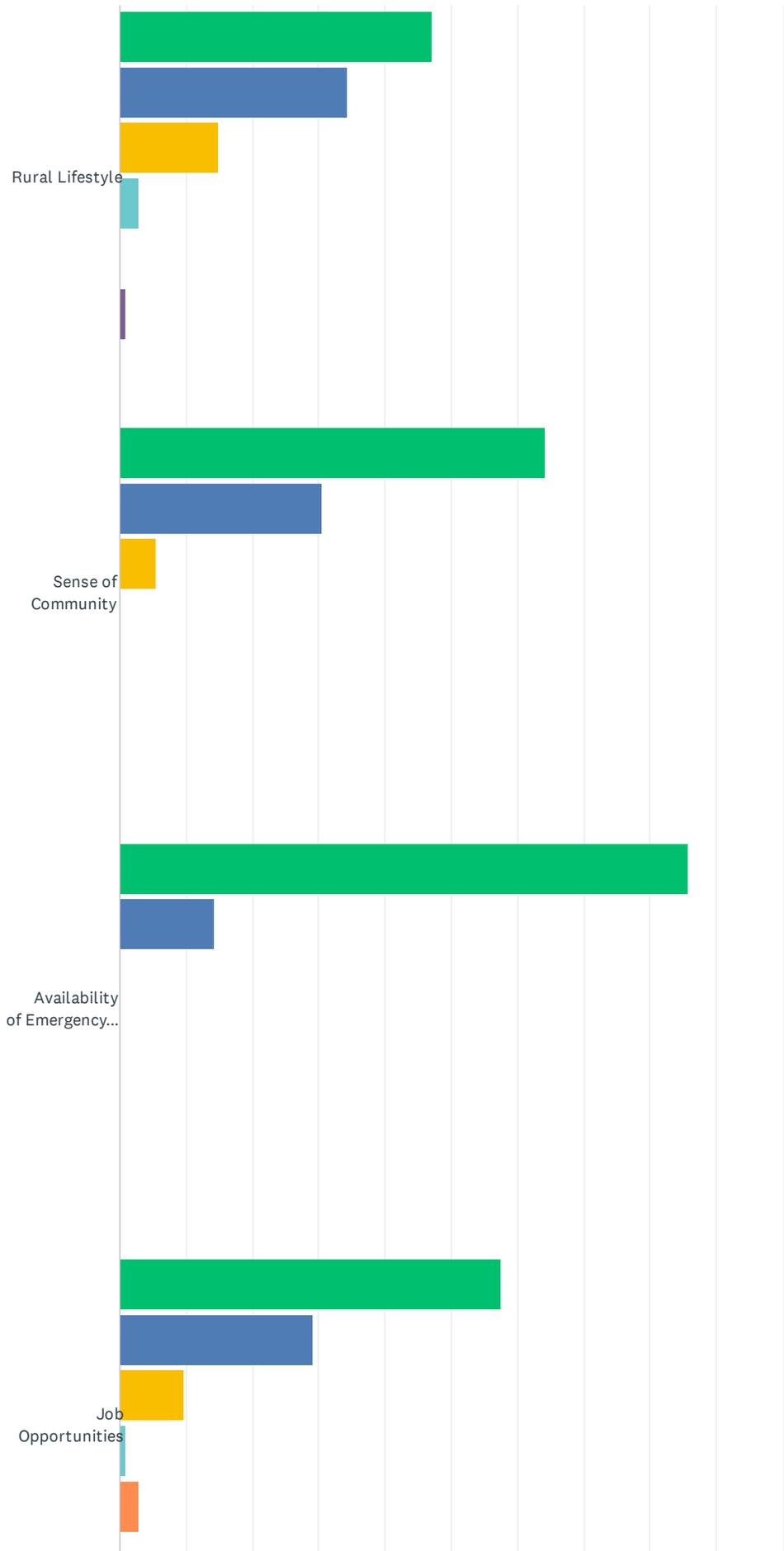
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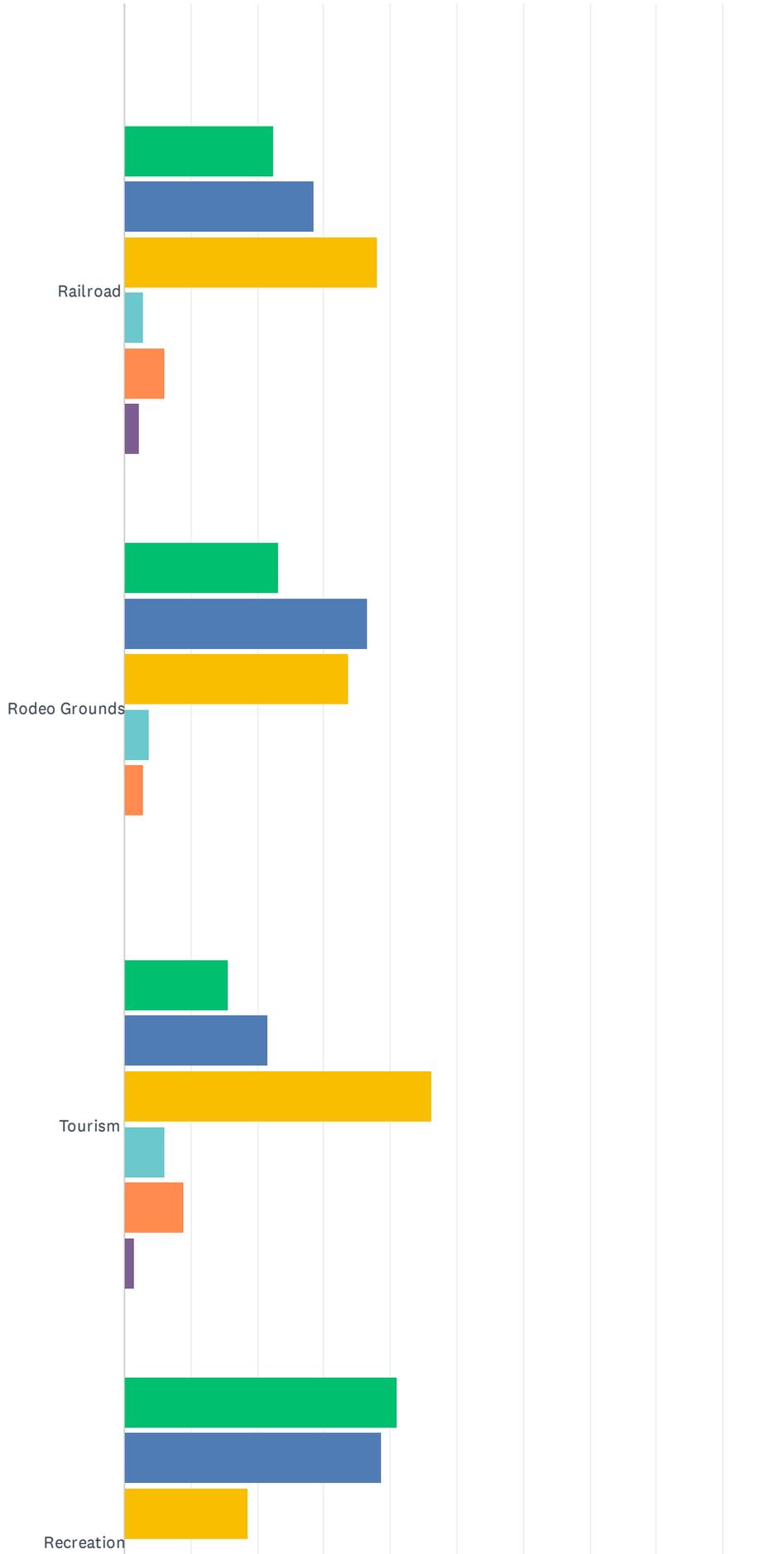
Q1 Please tell us how important each feature is to you?

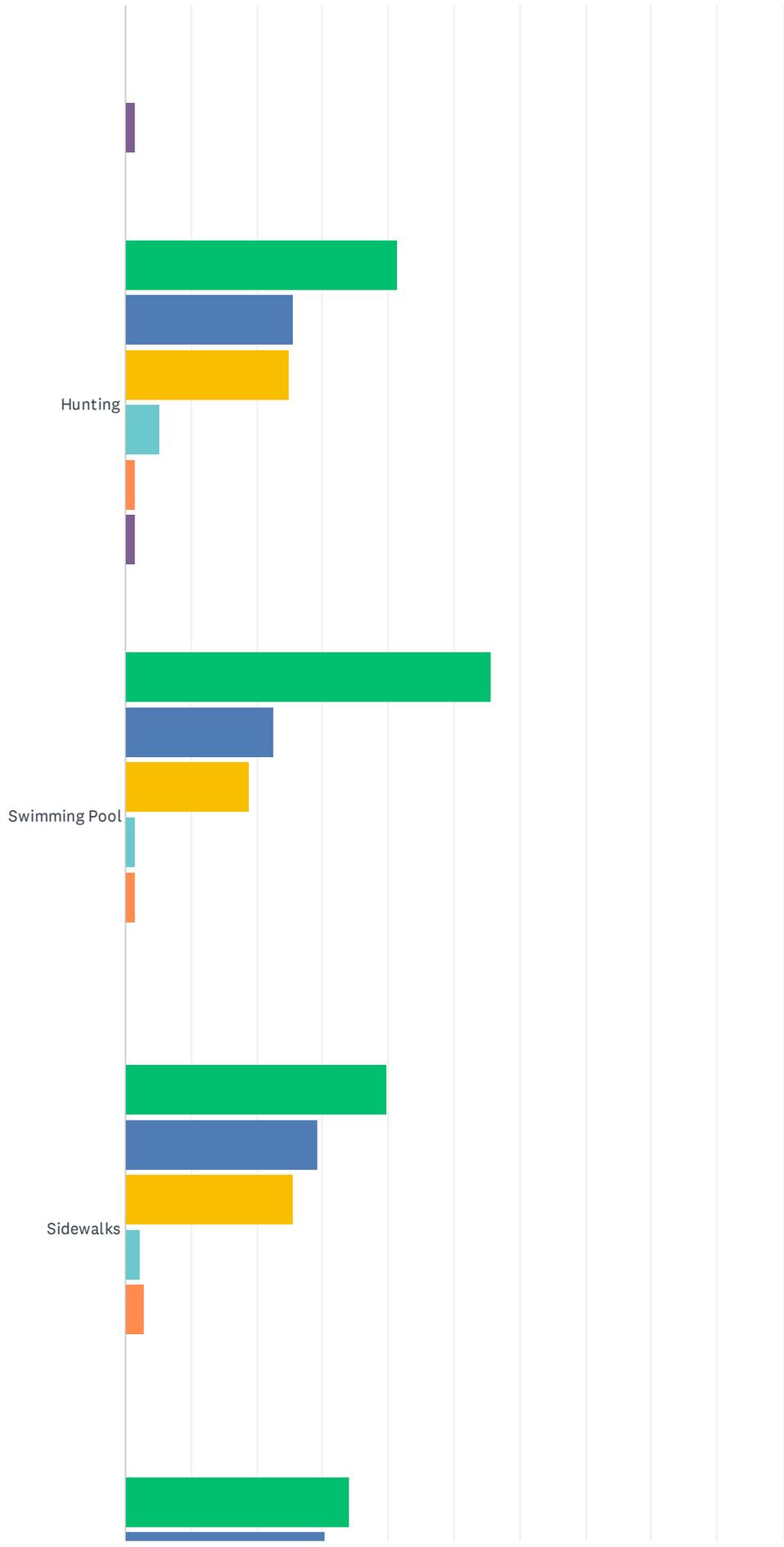
Answered: 134 Skipped: 0

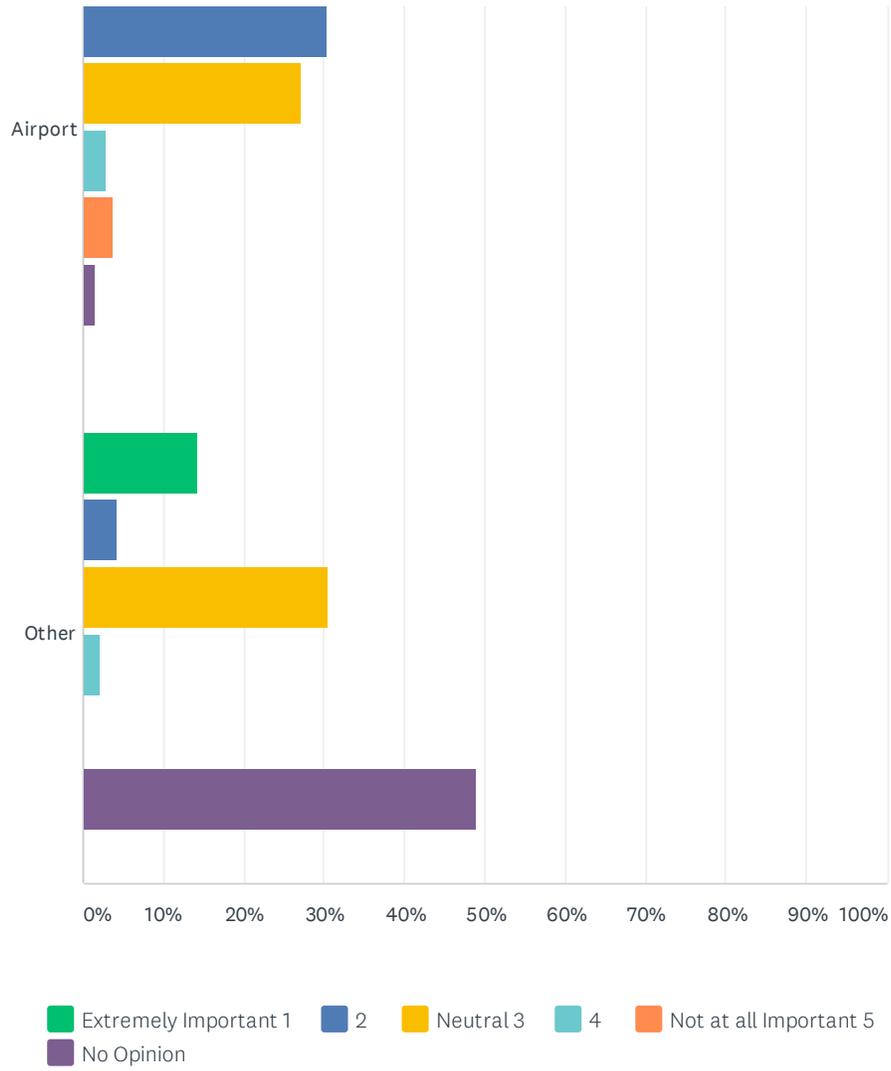












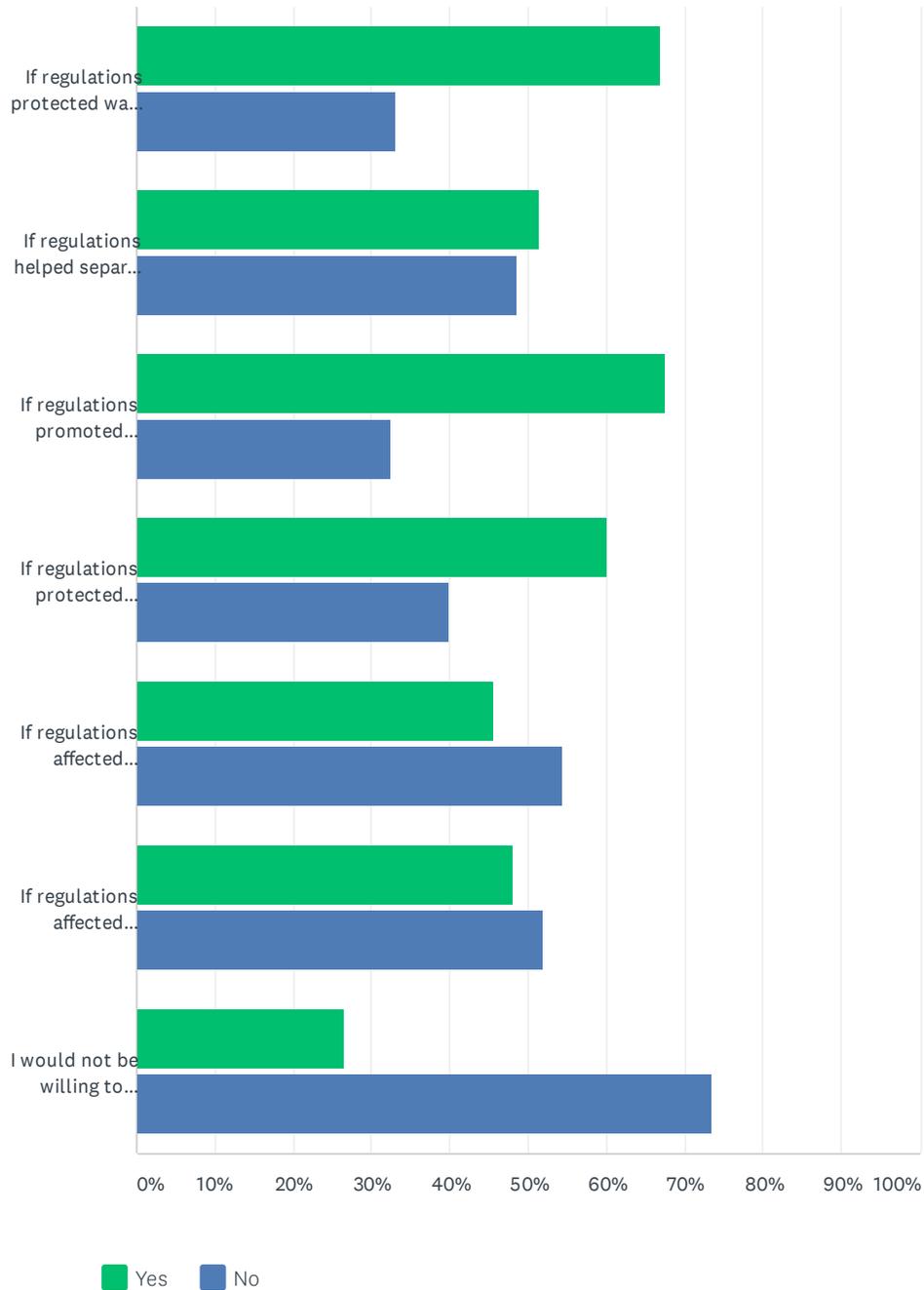
	EXTREMELY IMPORTANT 1	2	NEUTRAL 3	4	NOT AT ALL IMPORTANT 5	NO OPINION	TOTAL
Parkland	28.79% 38	40.91% 54	24.24% 32	3.03% 4	0.76% 1	2.27% 3	132
Agriculture	66.17% 88	20.30% 27	10.53% 14	1.50% 2	0.75% 1	0.75% 1	133
Senior Housing	48.48% 64	28.79% 38	18.18% 24	2.27% 3	0.76% 1	1.52% 2	132
Access to Healthcare	73.88% 99	17.91% 24	7.46% 10	0.75% 1	0.00% 0	0.00% 0	134
Variety of Businesses	51.52% 68	34.85% 46	12.12% 16	0.00% 0	1.52% 2	0.00% 0	132
Affordable Housing	43.28% 58	31.34% 42	20.90% 28	1.49% 2	1.49% 2	1.49% 2	134
Quality of Schools	78.20% 104	16.54% 22	3.01% 4	0.00% 0	0.75% 1	1.50% 2	133
Rural Lifestyle	47.01% 63	34.33% 46	14.93% 20	2.99% 4	0.00% 0	0.75% 1	134
Sense of Community	64.12% 84	30.53% 40	5.34% 7	0.00% 0	0.00% 0	0.00% 0	131
Availability of Emergency Services	85.71% 114	14.29% 19	0.00% 0	0.00% 0	0.00% 0	0.00% 0	133
Job Opportunities	57.46% 77	29.10% 39	9.70% 13	0.75% 1	2.99% 4	0.00% 0	134
Railroad	22.39% 30	28.36% 38	38.06% 51	2.99% 4	5.97% 8	2.24% 3	134
Rodeo Grounds	23.13% 31	36.57% 49	33.58% 45	3.73% 5	2.99% 4	0.00% 0	134
Tourism	15.67% 21	21.64% 29	46.27% 62	5.97% 8	8.96% 12	1.49% 2	134
Recreation	41.04% 55	38.81% 52	18.66% 25	0.00% 0	0.00% 0	1.49% 2	134
Hunting	41.35% 55	25.56% 34	24.81% 33	5.26% 7	1.50% 2	1.50% 2	133
Swimming Pool	55.64% 74	22.56% 30	18.80% 25	1.50% 2	1.50% 2	0.00% 0	133
Sidewalks	39.85% 53	29.32% 39	25.56% 34	2.26% 3	3.01% 4	0.00% 0	133
Airport	34.09% 45	30.30% 40	27.27% 36	3.03% 4	3.79% 5	1.52% 2	132
Other	14.29% 7	4.08% 2	30.61% 15	2.04% 1	0.00% 0	48.98% 24	49

Q2 On a scale of 1 to 10, how would you rate the Town of Culbertson as a place to live? (1 being a poor quality of life, 10 being a good quality of life)
Why?

Answered: 112 Skipped: 22

Q3 Under what conditions would you be willing to accept more regulation of land use?

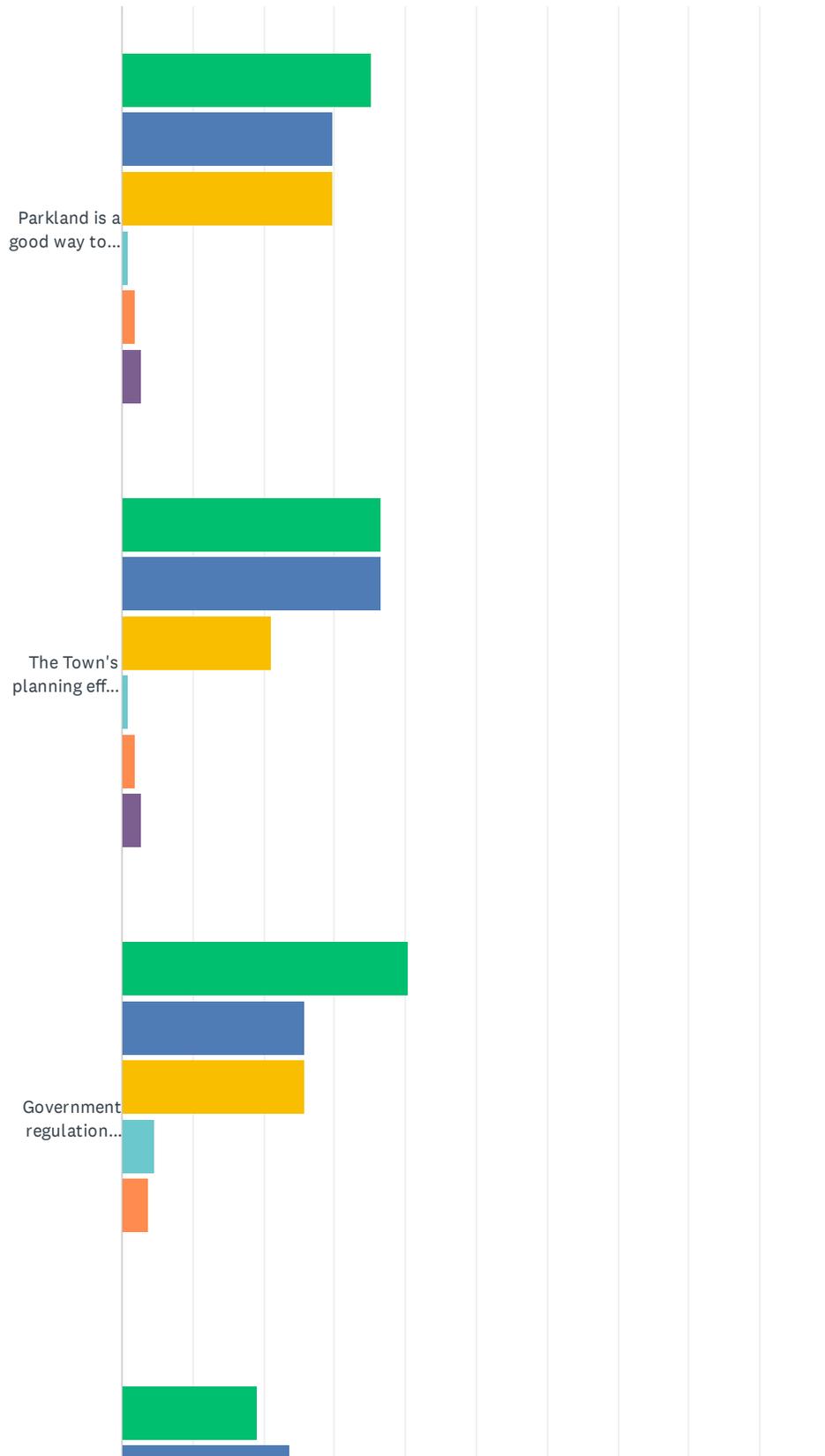
Answered: 113 Skipped: 21

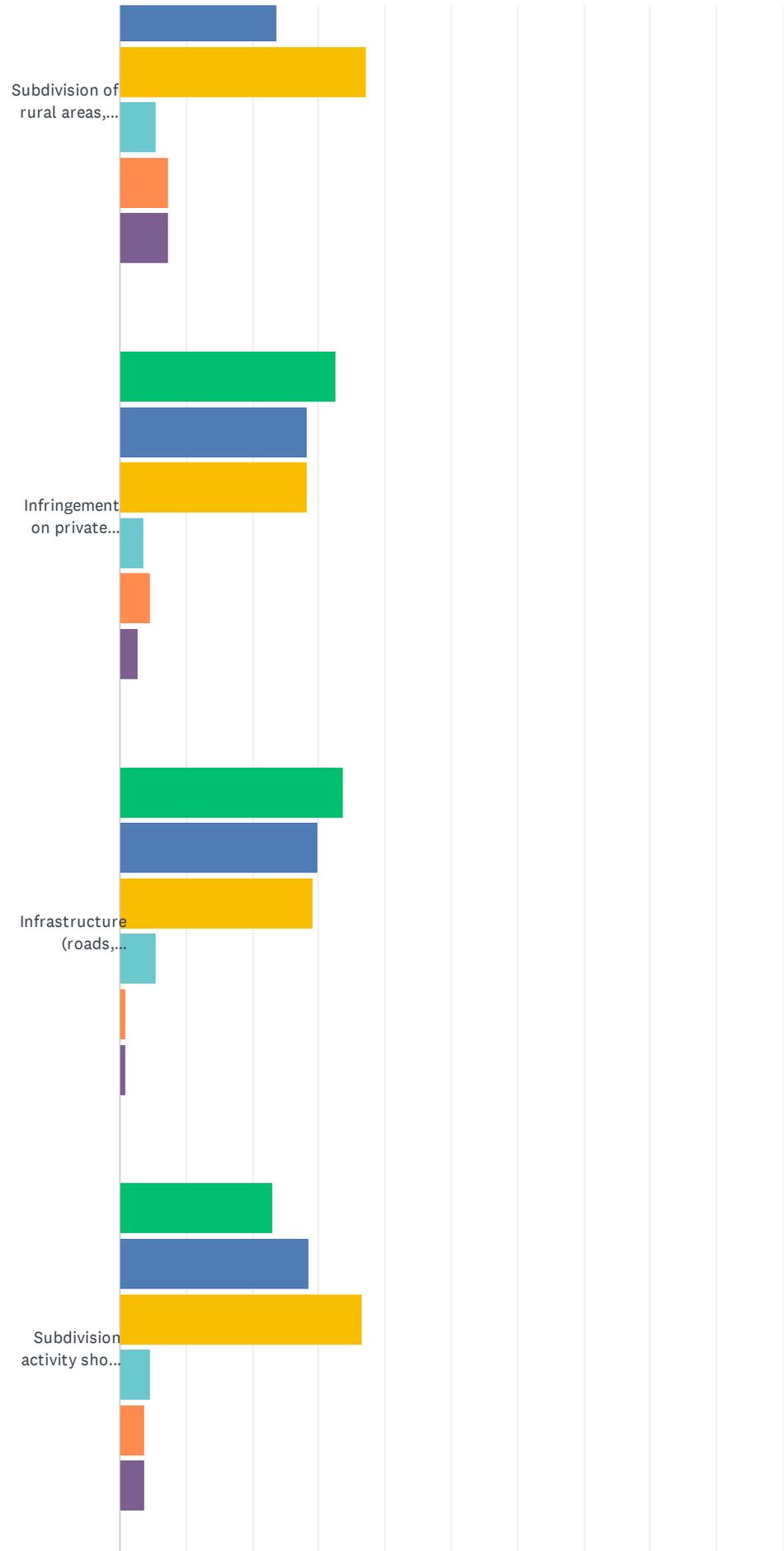


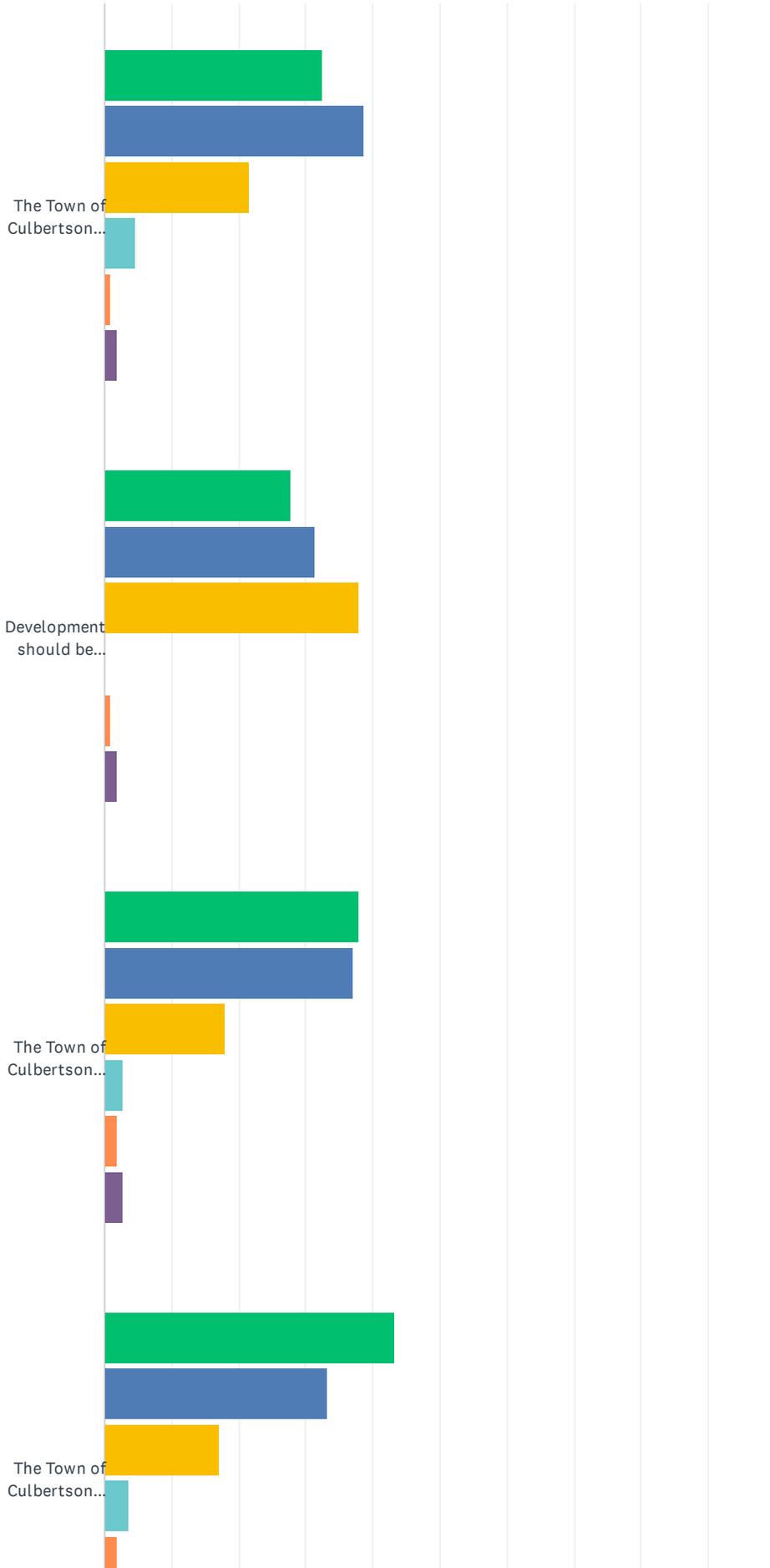
	YES	NO	TOTAL	WEIGHTED AVERAGE
If regulations protected water quality	66.98% 71	33.02% 35	106	1.33
If regulations helped separate incompatible land use	51.46% 53	48.54% 50	103	1.49
If regulations promoted economic development	67.62% 71	32.38% 34	105	1.32
If regulations protected wildlife habitat	60.00% 63	40.00% 42	105	1.40
If regulations affected subdivision design	45.63% 47	54.37% 56	103	1.54
If regulations affected subdivision location	48.08% 50	51.92% 54	104	1.52
I would not be willing to accept such regulation under any condition	26.51% 22	73.49% 61	83	1.73

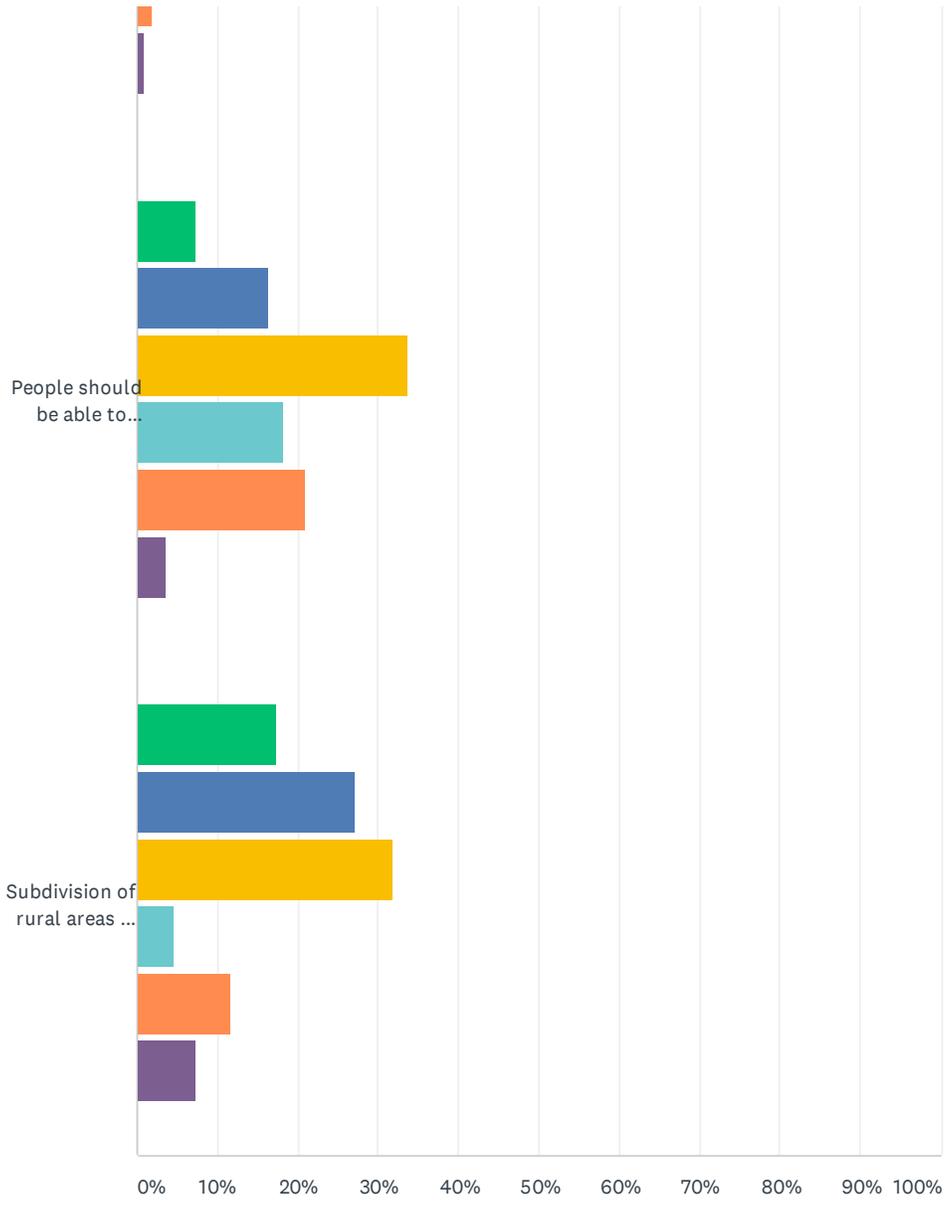
Q4 Please indicate the extent to which you agree or disagree with each of the following statements as they apply to Culbertson

Answered: 111 Skipped: 23







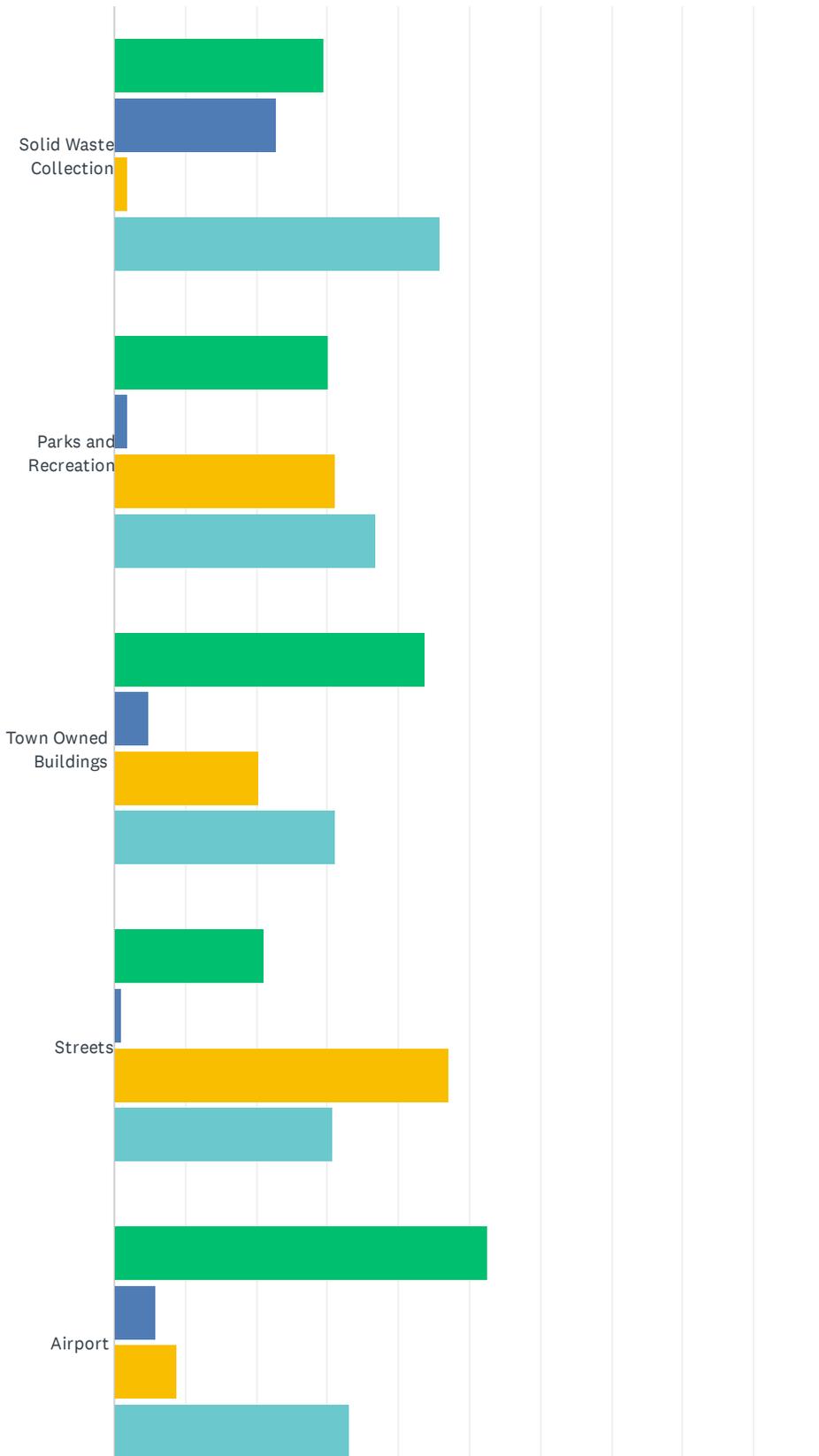


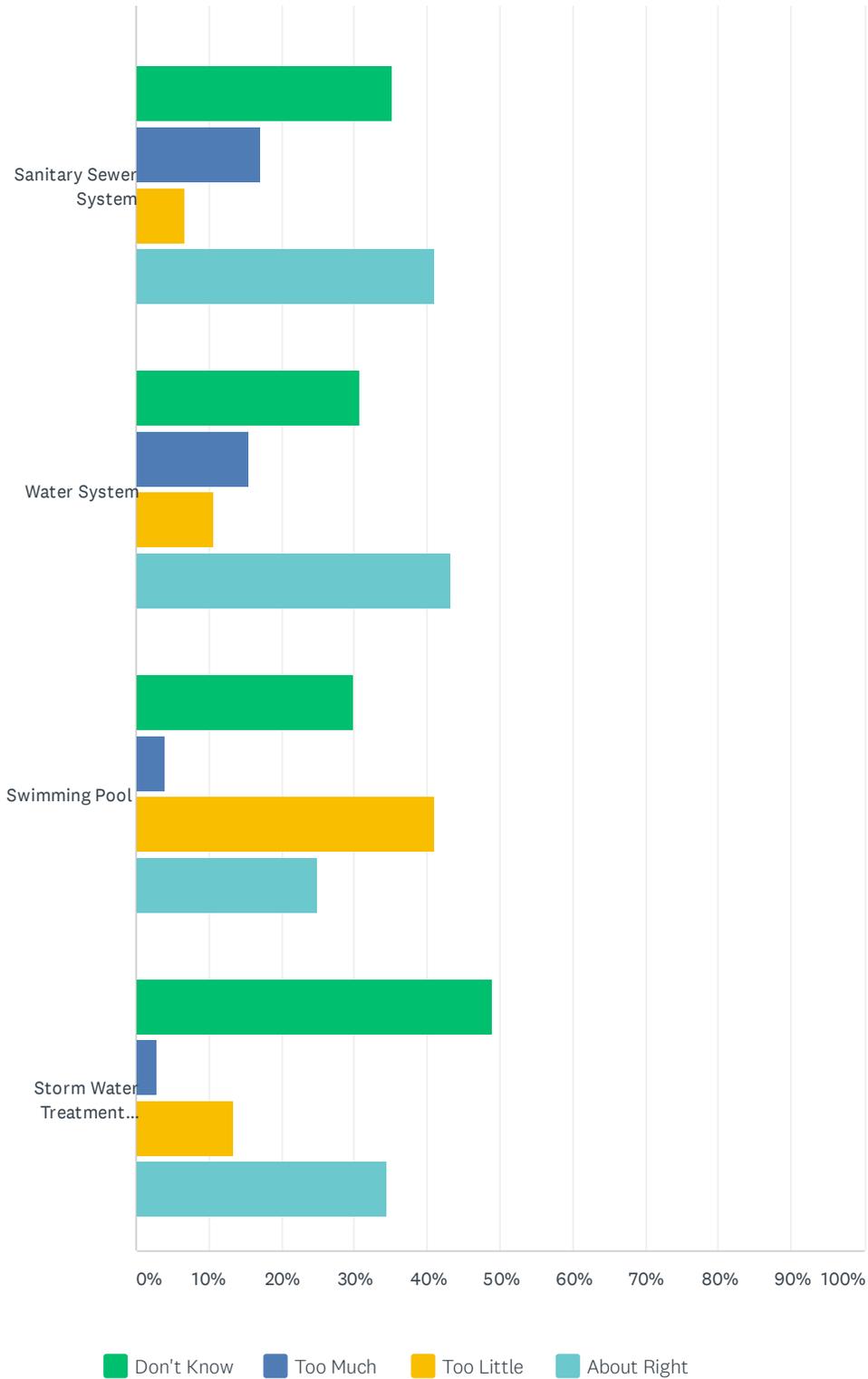
Strongly Agree 1 2 Neutral 3 4 Strongly Disagree 5
Don't Know/No Opinion

	STRONGLY AGREE 1	2	NEUTRAL 3	4	STRONGLY DISAGREE 5	DON'T KNOW/NO OPINION	TOTAL
Parkland is a good way to preserve open space.	35.14% 39	29.73% 33	29.73% 33	0.90% 1	1.80% 2	2.70% 3	111
The Town's planning effort should guide new development.	36.70% 40	36.70% 40	21.10% 23	0.92% 1	1.83% 2	2.75% 3	109
Government regulation should be kept to a minimum.	40.37% 44	25.69% 28	25.69% 28	4.59% 5	3.67% 4	0.00% 0	109
Subdivision of rural areas, including agricultural lands, is or could be a problem.	19.09% 21	23.64% 26	37.27% 41	5.45% 6	7.27% 8	7.27% 8	110
Infringement on private property rights is a problem.	32.73% 36	28.18% 31	28.18% 31	3.64% 4	4.55% 5	2.73% 3	110
Infrastructure (roads, schools, water, sewer, etc.) needs to be improved.	33.64% 37	30.00% 33	29.09% 32	5.45% 6	0.91% 1	0.91% 1	110
Subdivision activity should be regulated.	22.94% 25	28.44% 31	36.70% 40	4.59% 5	3.67% 4	3.67% 4	109
The Town of Culbertson needs to plan for growth and change.	32.43% 36	38.74% 43	21.62% 24	4.50% 5	0.90% 1	1.80% 2	111
Development should be located near existing infrastructure.	27.78% 30	31.48% 34	37.96% 41	0.00% 0	0.93% 1	1.85% 2	108
The Town of Culbertson should provide incentives for redeveloping existing lots.	37.84% 42	36.94% 41	18.02% 20	2.70% 3	1.80% 2	2.70% 3	111
The Town of Culbertson should provide incentives to attract new business.	43.24% 48	33.33% 37	17.12% 19	3.60% 4	1.80% 2	0.90% 1	111
People should be able to subdivide where and when they want.	7.27% 8	16.36% 18	33.64% 37	18.18% 20	20.91% 23	3.64% 4	110
Subdivision of rural areas can be regulated without infringing on private property rights.	17.27% 19	27.27% 30	31.82% 35	4.55% 5	11.82% 13	7.27% 8	110

Q5 When thinking about Municipal facilities and services that exist or are needed do you think spending is:

Answered: 106 Skipped: 28

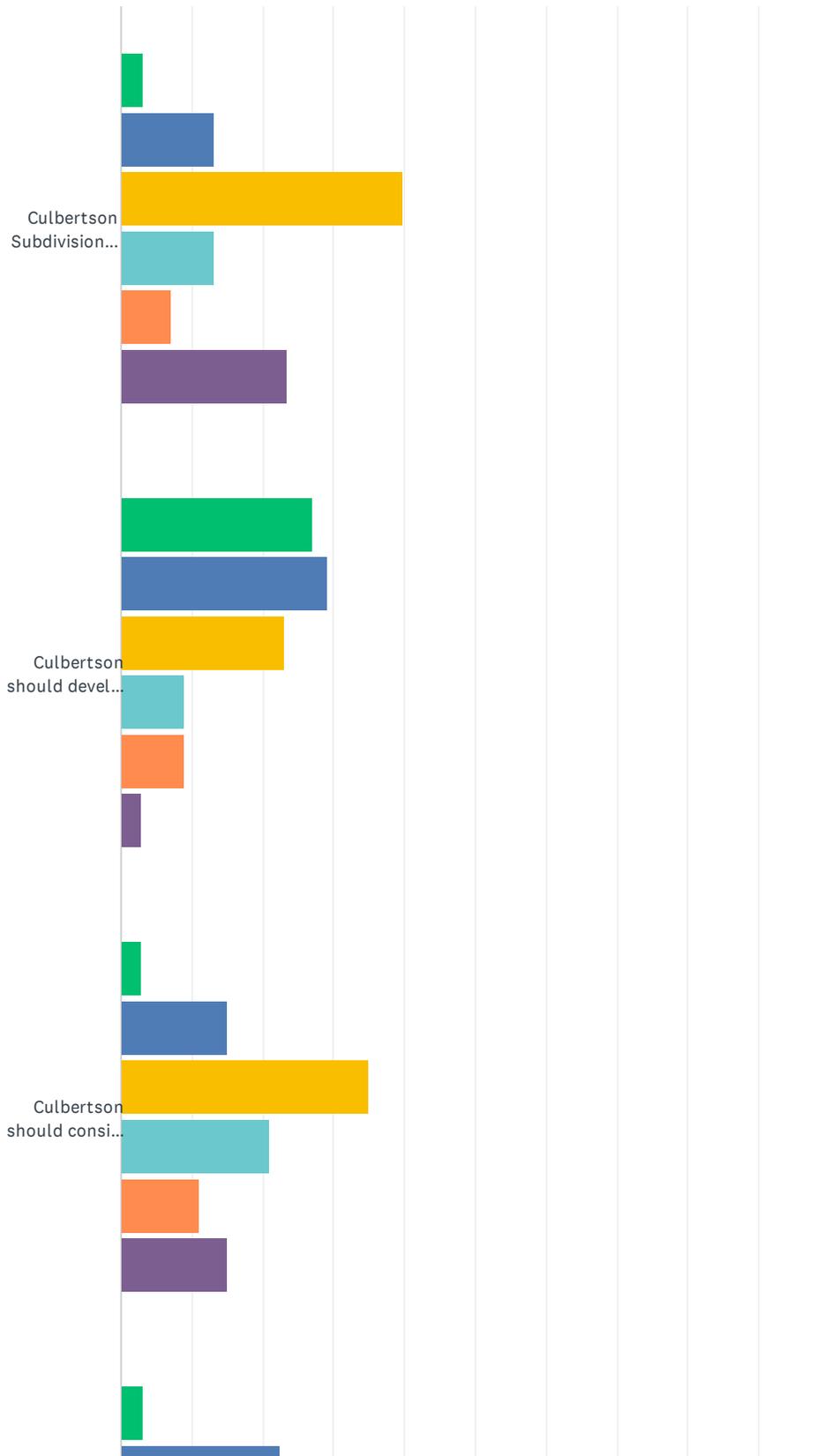


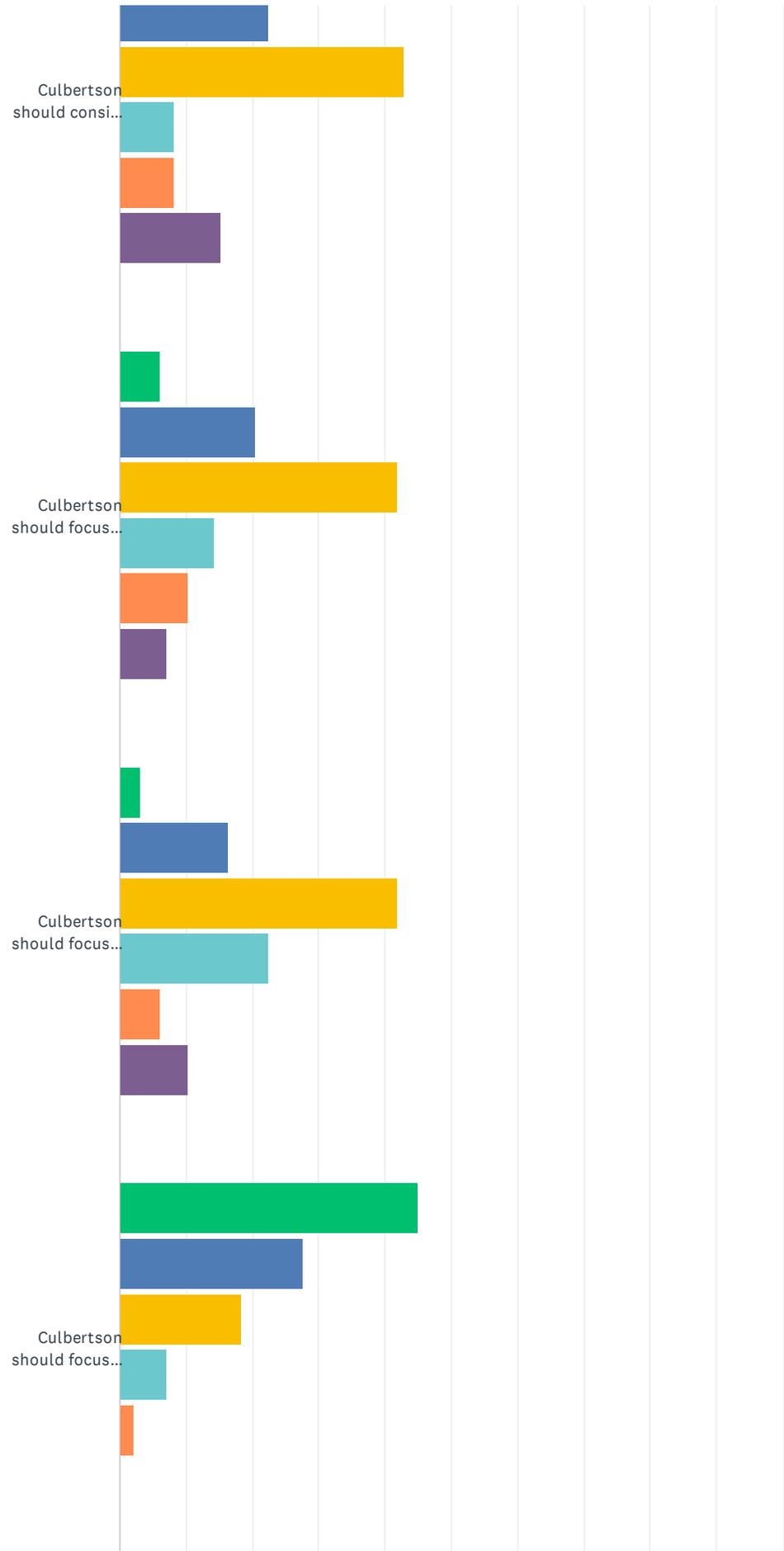


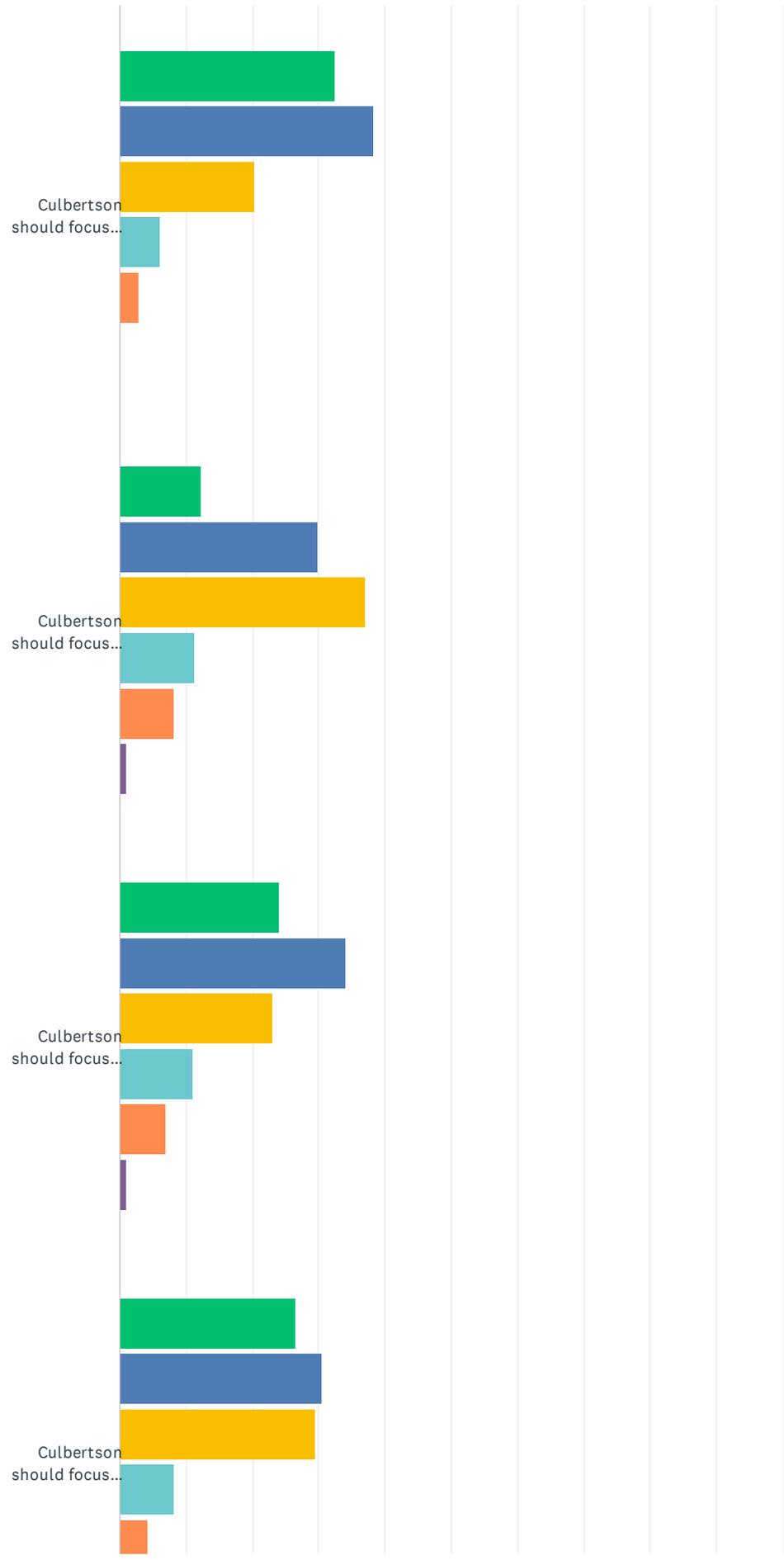
	DON'T KNOW	TOO MUCH	TOO LITTLE	ABOUT RIGHT	TOTAL	WEIGHTED AVERAGE
Solid Waste Collection	29.52% 31	22.86% 24	1.90% 2	45.71% 48	105	2.64
Parks and Recreation	30.19% 32	1.89% 2	31.13% 33	36.79% 39	106	2.75
Town Owned Buildings	43.69% 45	4.85% 5	20.39% 21	31.07% 32	103	2.39
Streets	21.15% 22	0.96% 1	47.12% 49	30.77% 32	104	2.88
Airport	52.43% 54	5.83% 6	8.74% 9	33.01% 34	103	2.22
Sanitary Sewer System	35.24% 37	17.14% 18	6.67% 7	40.95% 43	105	2.53
Water System	30.77% 32	15.38% 16	10.58% 11	43.27% 45	104	2.66
Swimming Pool	30.00% 30	4.00% 4	41.00% 41	25.00% 25	100	2.61
Storm Water Treatment System	49.04% 51	2.88% 3	13.46% 14	34.62% 36	104	2.34

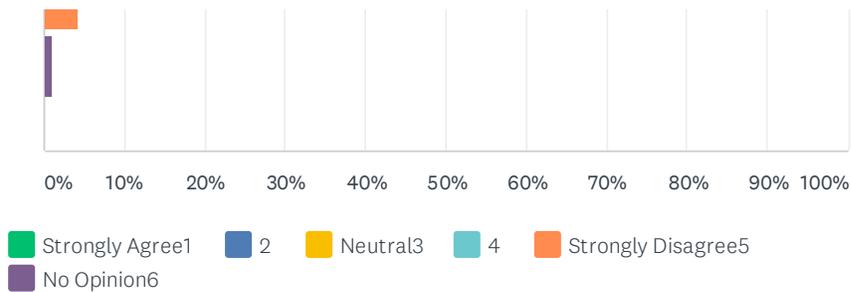
Q6 Please indicate the extent to which you agree or disagree with each of the following statements as they apply to the Town of Culbertson.

Answered: 101 Skipped: 33





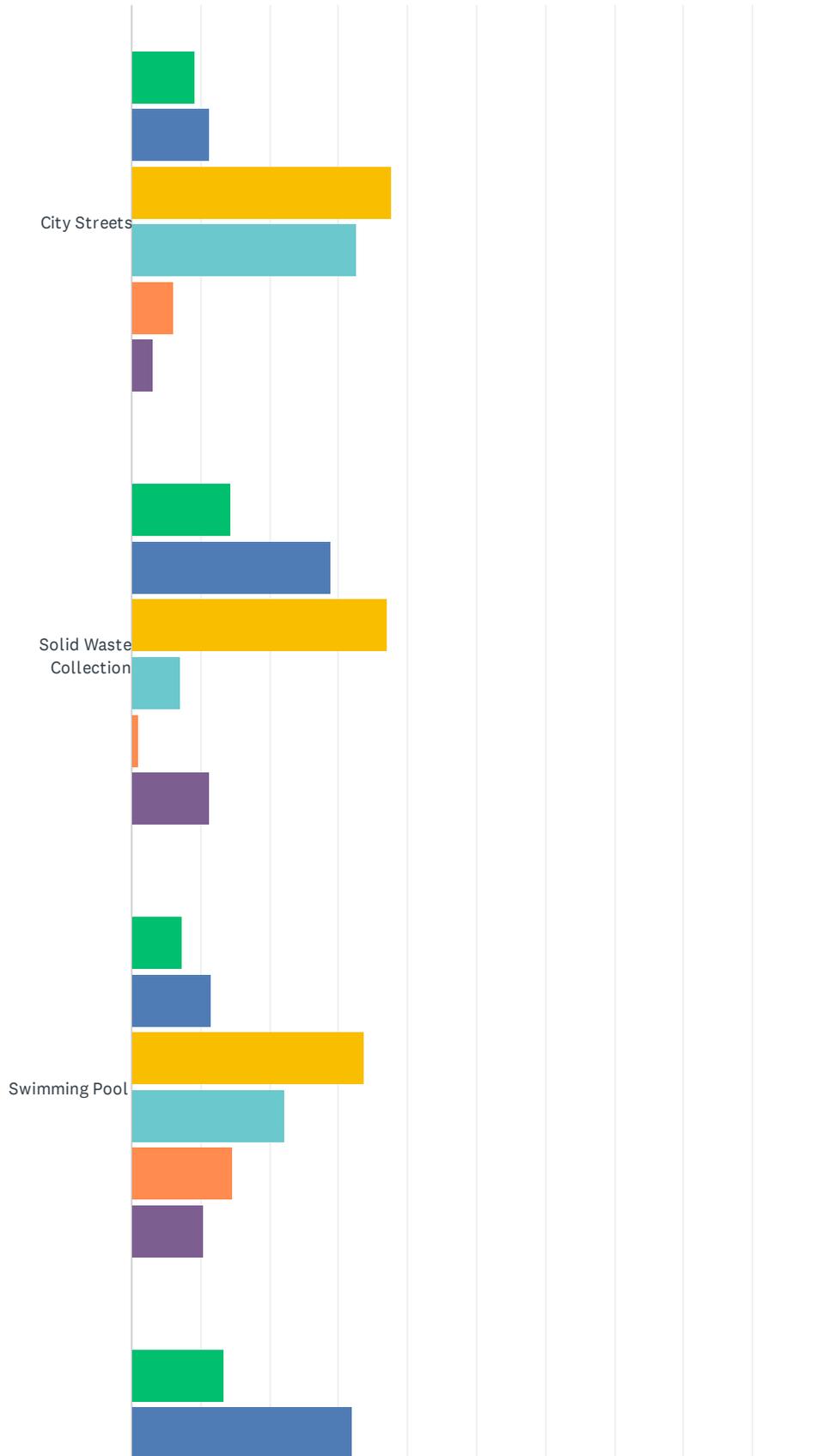


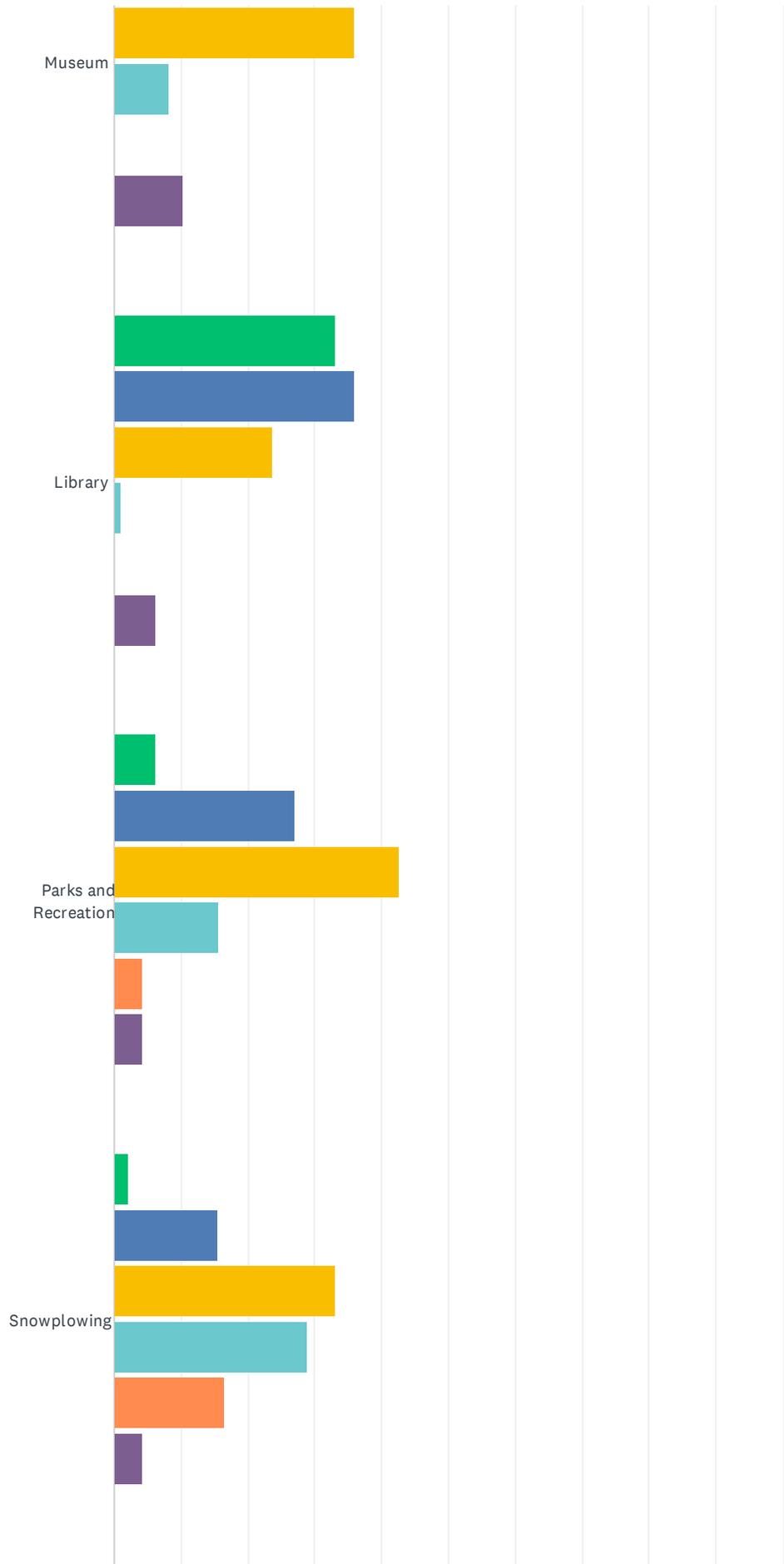


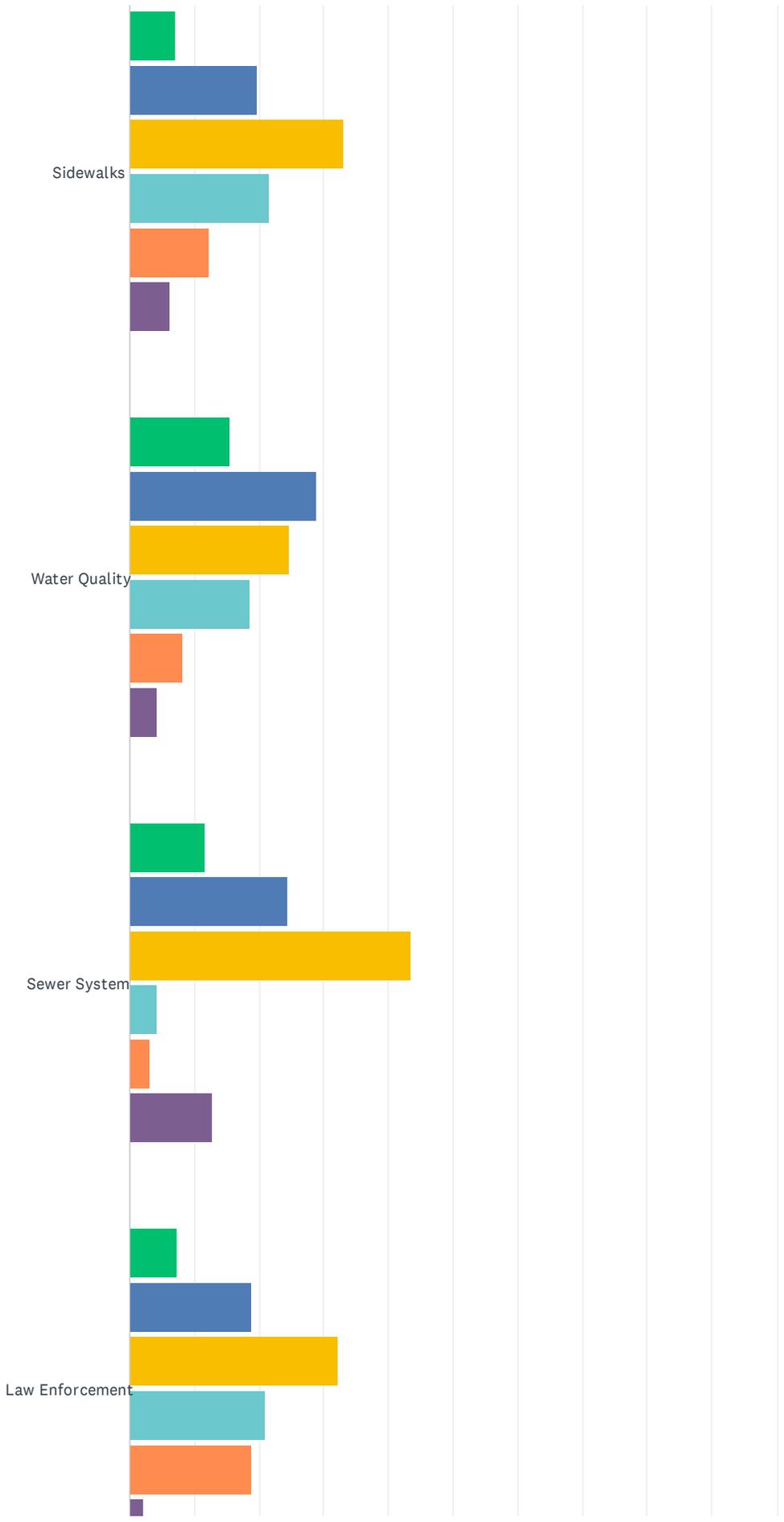
	STRONGLY AGREE1	2	NEUTRAL3	4	STRONGLY DISAGREE5	NO OPINION6	TOTAL
Culbertson Subdivision Regulations have been effective at guiding development.	3.06% 3	13.27% 13	39.80% 39	13.27% 13	7.14% 7	23.47% 23	98
Culbertson should develop design standards for infrastructure, e.g., sidewalks in residential areas.	27.00% 27	29.00% 29	23.00% 23	9.00% 9	9.00% 9	3.00% 3	100
Culbertson should consider amending development regulations to be more restrictive.	3.00% 3	15.00% 15	35.00% 35	21.00% 21	11.00% 11	15.00% 15	100
Culbertson should consider amending development regulations to be less restrictive.	3.06% 3	22.45% 22	42.86% 42	8.16% 8	8.16% 8	15.31% 15	98
Culbertson should focus on Environmental projects (eco-system restoration, open space).	6.12% 6	20.41% 20	41.84% 41	14.29% 14	10.20% 10	7.14% 7	98
Culbertson should focus on Equipment projects (machinery, vehicles, furniture for facilities).	3.06% 3	16.33% 16	41.84% 41	22.45% 22	6.12% 6	10.20% 10	98
Culbertson should focus on Facility-Building projects (fire hall, community center, city-facilities, etc.).	44.90% 44	27.55% 27	18.37% 18	7.14% 7	2.04% 2	0.00% 0	98
Culbertson should focus on Facility-Recreation projects (ball fields, sports complex, etc.).	32.32% 32	38.38% 38	20.20% 20	6.06% 6	3.03% 3	0.00% 0	99
Culbertson should focus on Infrastructure-Water/Wastewater projects (water/sewer upgrades, repair, etc.).	12.37% 12	29.90% 29	37.11% 36	11.34% 11	8.25% 8	1.03% 1	97
Culbertson should focus on Infrastructure-Pedestrian projects (sidewalks, paths, trails, etc.).	24.00% 24	34.00% 34	23.00% 23	11.00% 11	7.00% 7	1.00% 1	100
Culbertson should focus on Technology projects (radio, fiber, broadband services, etc.).	26.53% 26	30.61% 30	29.59% 29	8.16% 8	4.08% 4	1.02% 1	98

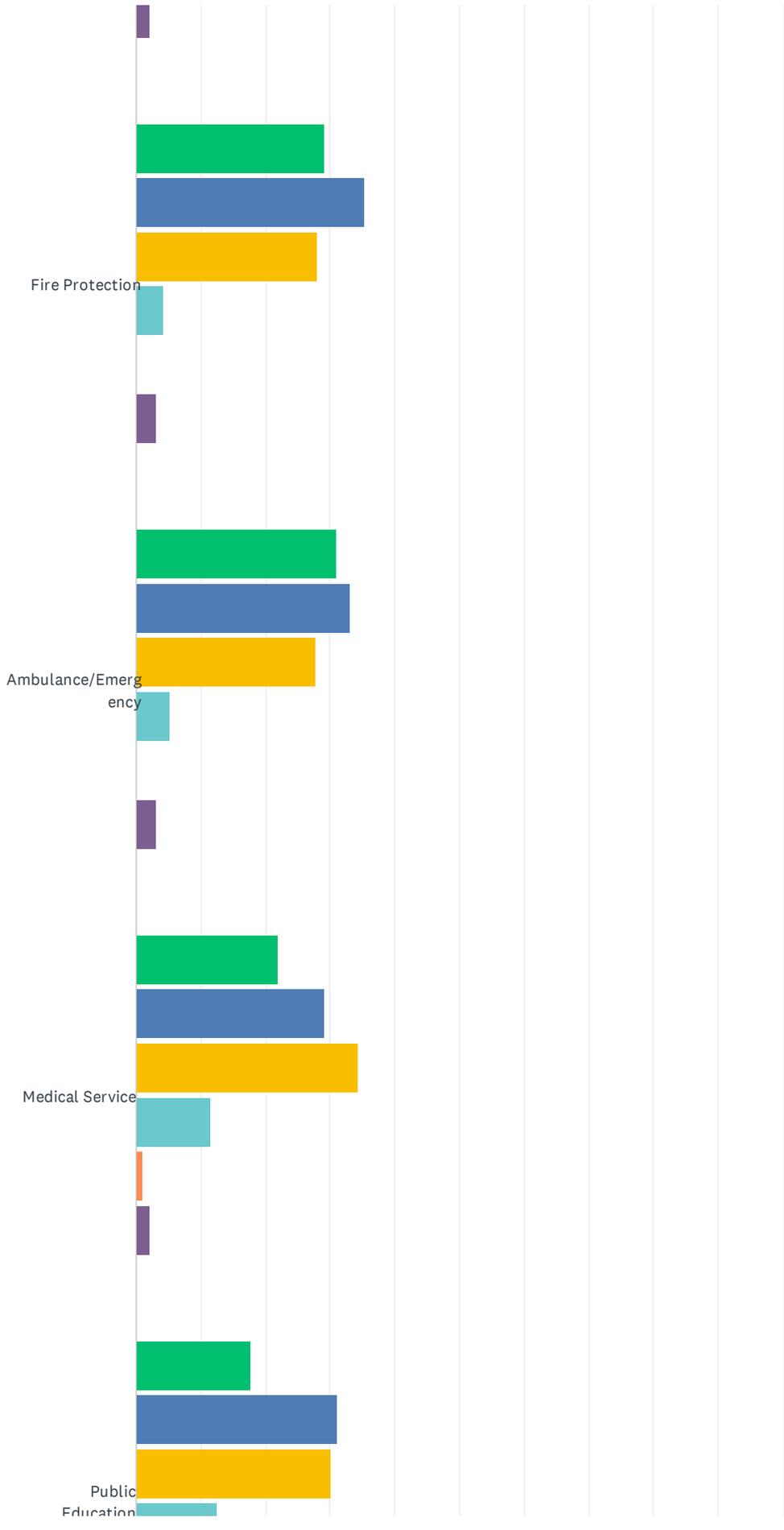
Q7 Please indicate your satisfaction with these services.

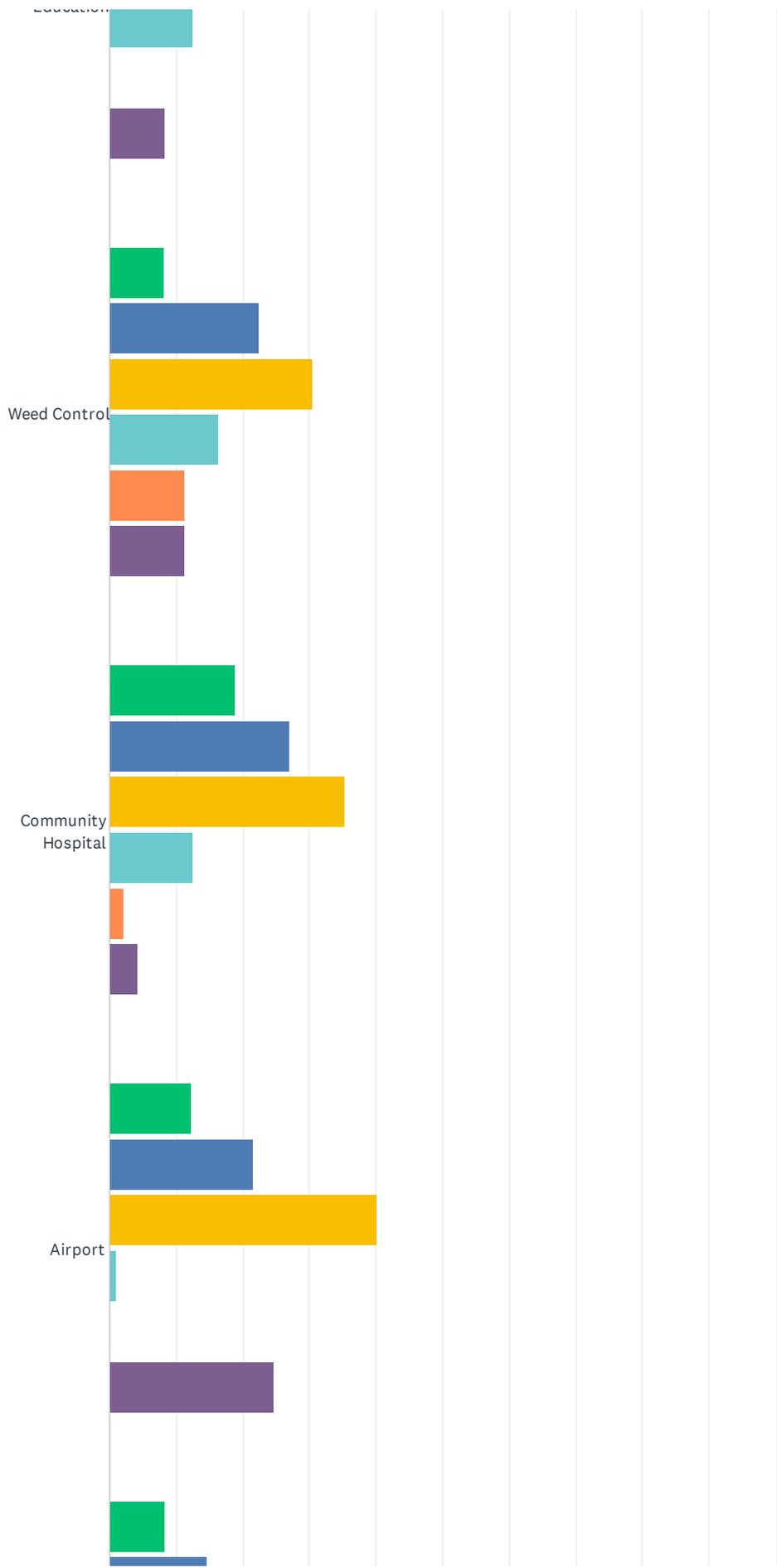
Answered: 99 Skipped: 35

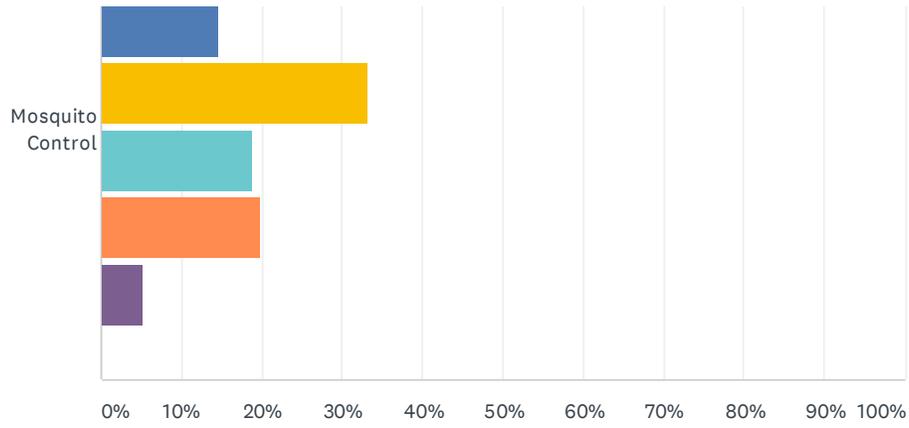










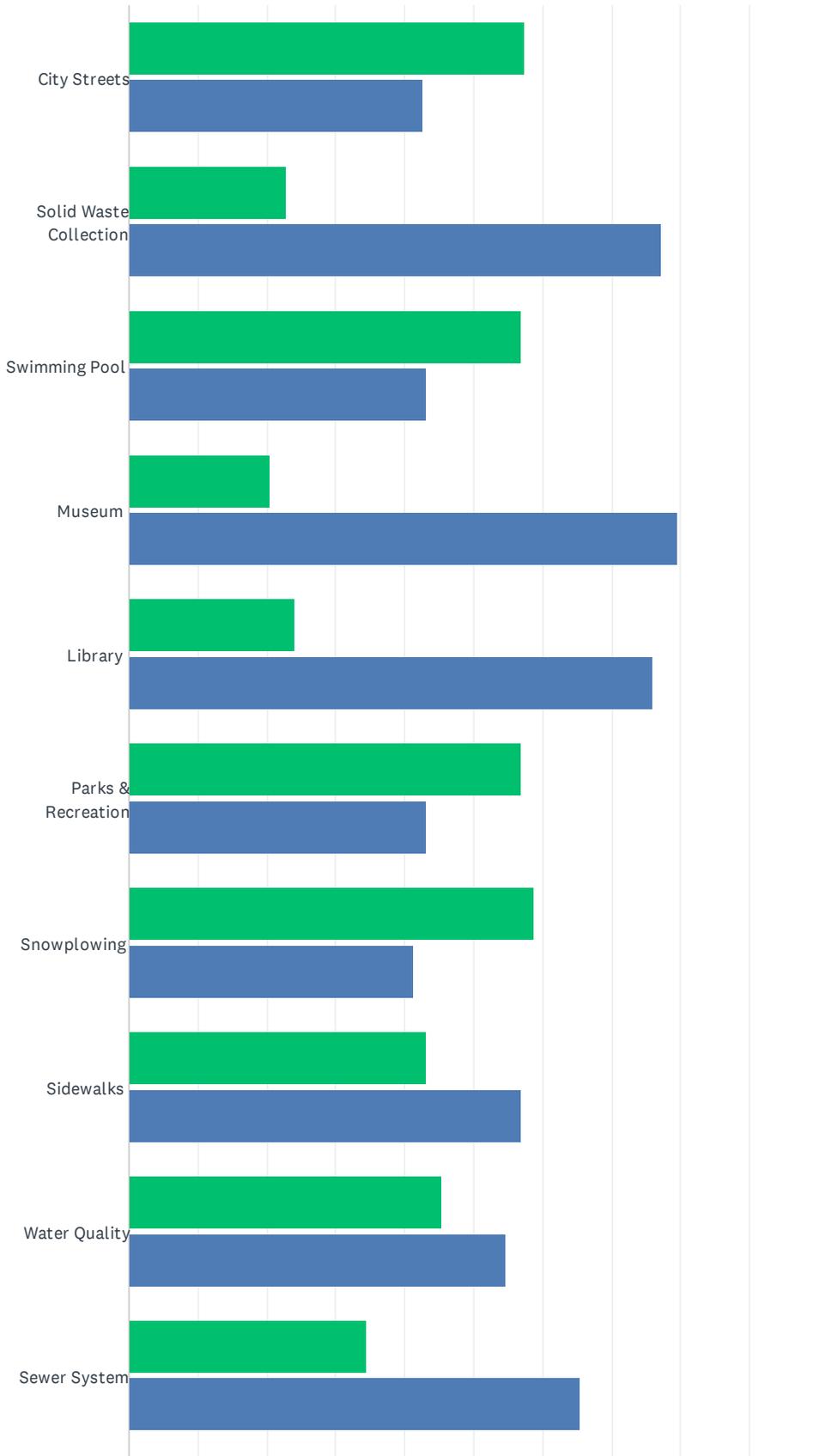


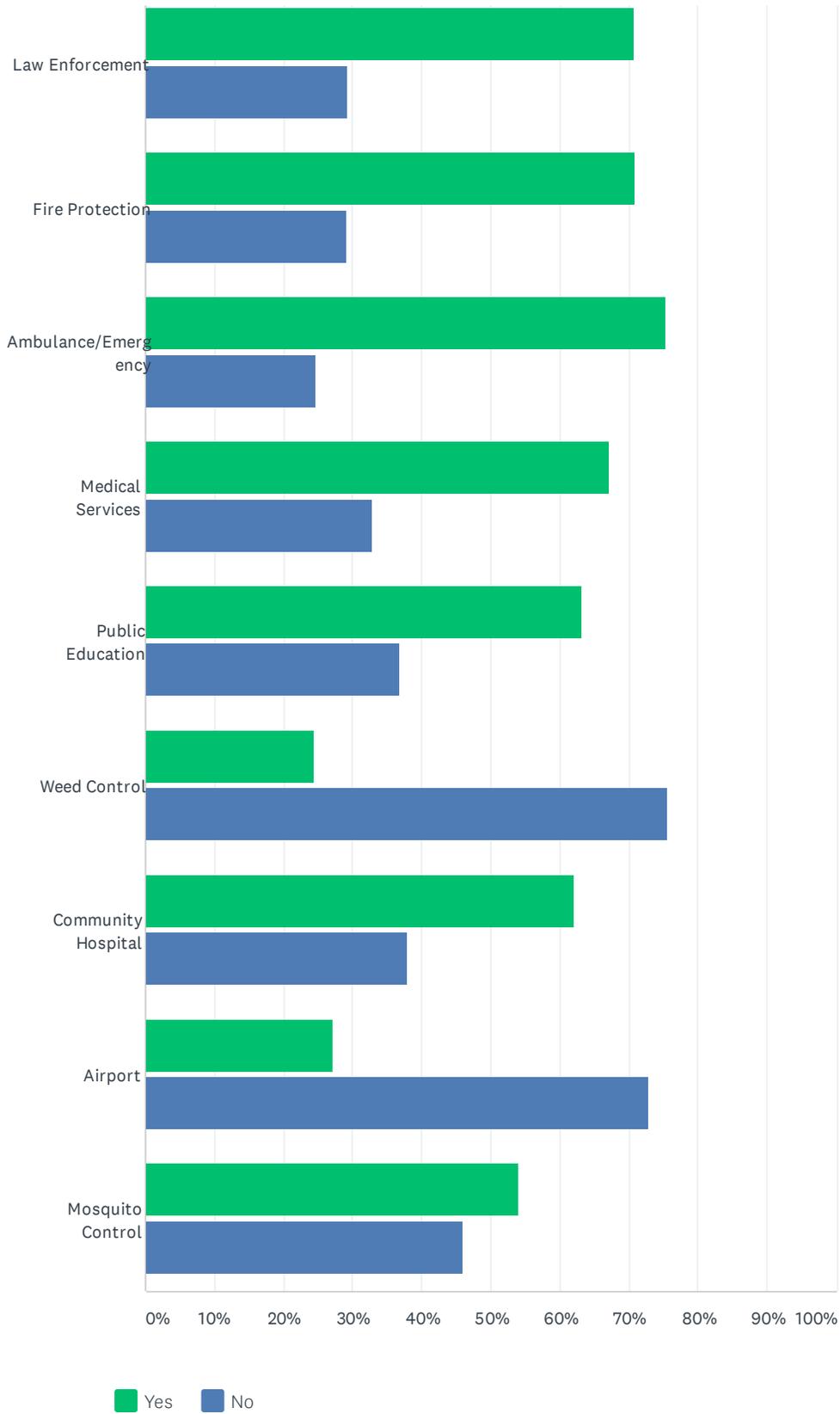
- Completely Satisfied/Could not be Improved1
- Completely Satisfied/Could not be Improved2
- Not at all Satisfied/In need of Improvement4
- Not at all Satisfied/In need of Improvement5
- No Opinion
- Completely Satisfied/Could not be Improved3

	COMPLETELY SATISFIED COULD NOT BE IMPROVED1	COMPLETELY SATISFIED COULD NOT BE IMPROVED2	3	NOT AT ALL SATISFIED IN NEED OF IMPROVEMENT4	NOT AT ALL SATISFIED IN NEED OF IMPROVEMENT5	NO OPINION	TOTAL
City Streets	9.18% 9	11.22% 11	37.76% 37	32.65% 32	6.12% 6	3.06% 3	
Solid Waste Collection	14.43% 14	28.87% 28	37.11% 36	7.22% 7	1.03% 1	11.34% 11	
Swimming Pool	7.37% 7	11.58% 11	33.68% 32	22.11% 21	14.74% 14	10.53% 10	
Museum	13.40% 13	31.96% 31	36.08% 35	8.25% 8	0.00% 0	10.31% 10	
Library	32.99% 32	36.08% 35	23.71% 23	1.03% 1	0.00% 0	6.19% 6	
Parks and Recreation	6.25% 6	27.08% 26	42.71% 41	15.63% 15	4.17% 4	4.17% 4	
Snowplowing	2.06% 2	15.46% 15	32.99% 32	28.87% 28	16.49% 16	4.12% 4	
Sidewalks	7.22% 7	19.59% 19	32.99% 32	21.65% 21	12.37% 12	6.19% 6	
Water Quality	15.46% 15	28.87% 28	24.74% 24	18.56% 18	8.25% 8	4.12% 4	
Sewer System	11.70% 11	24.47% 23	43.62% 41	4.26% 4	3.19% 3	12.77% 12	
Law Enforcement	7.29% 7	18.75% 18	32.29% 31	20.83% 20	18.75% 18	2.08% 2	
Fire Protection	29.17% 28	35.42% 34	28.13% 27	4.17% 4	0.00% 0	3.13% 3	
Ambulance/Emergency	30.93% 30	32.99% 32	27.84% 27	5.15% 5	0.00% 0	3.09% 3	
Medical Service	21.88% 21	29.17% 28	34.38% 33	11.46% 11	1.04% 1	2.08% 2	
Public Education	17.71% 17	31.25% 30	30.21% 29	12.50% 12	0.00% 0	8.33% 8	
Weed Control	8.16% 8	22.45% 22	30.61% 30	16.33% 16	11.22% 11	11.22% 11	
Community Hospital	18.75% 18	27.08% 26	35.42% 34	12.50% 12	2.08% 2	4.17% 4	
Airport	12.37% 12	21.65% 21	40.21% 39	1.03% 1	0.00% 0	24.74% 24	
Mosquito Control	8.33% 8	14.58% 14	33.33% 32	18.75% 18	19.79% 19	5.21% 5	

Q8 Are you willing to pay more taxes for improved services?

Answered: 94 Skipped: 40





	YES	NO	TOTAL	WEIGHTED AVERAGE
City Streets	57.30% 51	42.70% 38	89	1.43
Solid Waste Collection	22.73% 20	77.27% 68	88	1.77
Swimming Pool	56.82% 50	43.18% 38	88	1.43
Museum	20.45% 18	79.55% 70	88	1.80
Library	24.14% 21	75.86% 66	87	1.76
Parks & Recreation	56.98% 49	43.02% 37	86	1.43
Snowplowing	58.82% 50	41.18% 35	85	1.41
Sidewalks	43.02% 37	56.98% 49	86	1.57
Water Quality	45.35% 39	54.65% 47	86	1.55
Sewer System	34.48% 30	65.52% 57	87	1.66
Law Enforcement	70.79% 63	29.21% 26	89	1.29
Fire Protection	70.93% 61	29.07% 25	86	1.29
Ambulance/Emergency	75.29% 64	24.71% 21	85	1.25
Medical Services	67.06% 57	32.94% 28	85	1.33
Public Education	63.10% 53	36.90% 31	84	1.37
Weed Control	24.42% 21	75.58% 65	86	1.76
Community Hospital	62.07% 54	37.93% 33	87	1.38
Airport	27.27% 24	72.73% 64	88	1.73
Mosquito Control	54.02% 47	45.98% 40	87	1.46

Q9 List two things you would like to see change in the Town of Culbertson.

Answered: 63 Skipped: 71

Q10 List two things that you would like to see the Town of Culbertson improve/add/eliminate that would make the community a better place to live.

Answered: 55 Skipped: 79

Q11 What would you like to see for the future of the Town of Culbertson?

Answered: 50 Skipped: 84

Q12 What is most important to the long-term health and vitality of the Town of Culbertson?

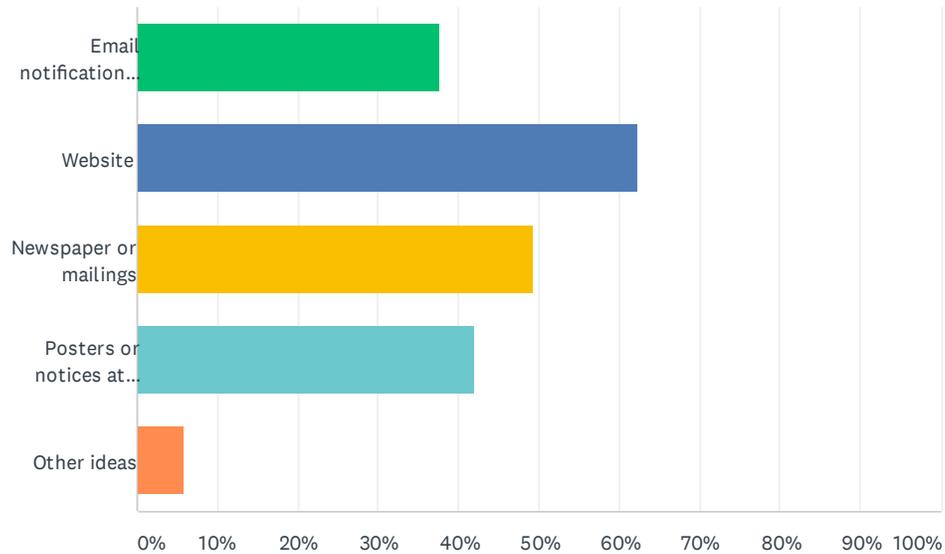
Answered: 58 Skipped: 76

Q13 Other comments?

Answered: 16 Skipped: 118

Q14 For the Growth Policy and Capital Improvements Plan process, what public outreach or communication methods would you prefer to stay informed?

Answered: 69 Skipped: 65



ANSWER CHOICES	RESPONSES
Email notification of program activities	37.68% 26
Website	62.32% 43
Newspaper or mailings	49.28% 34
Posters or notices at public facilities	42.03% 29
Other ideas	5.80% 4
Total Respondents: 69	

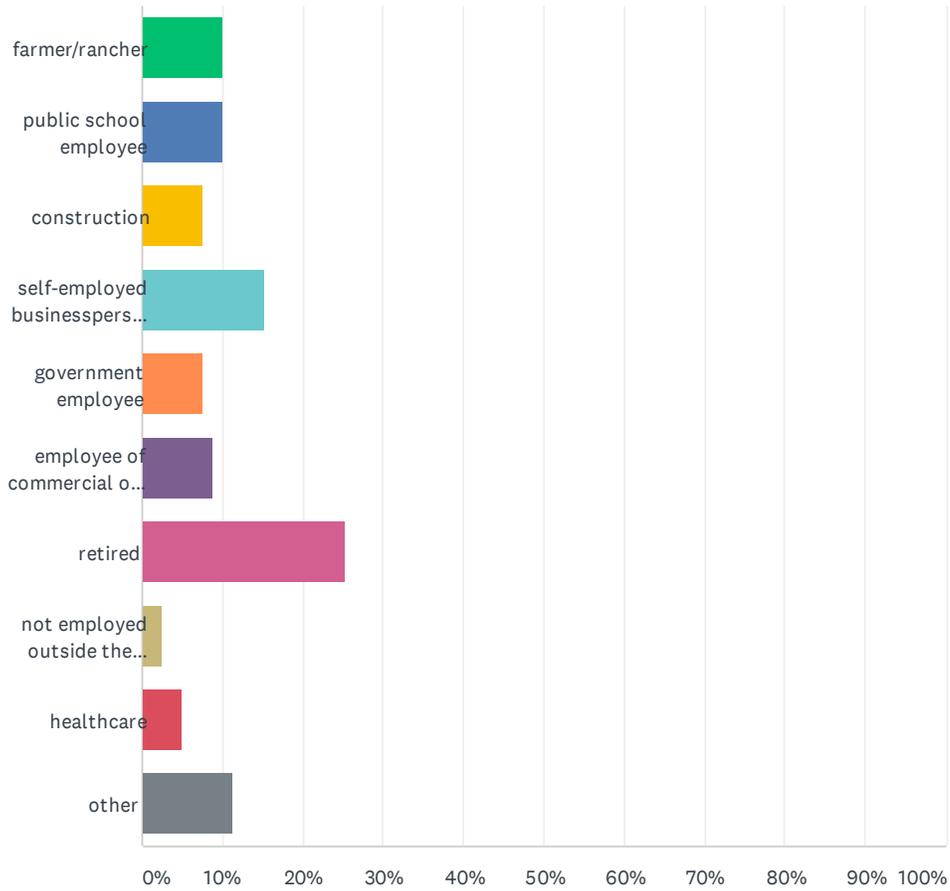
Q15 General Information about You (Optional)

Answered: 70 Skipped: 64

ANSWER CHOICES	RESPONSES	
Do you live in the Town of Culbertson?	97.14%	68
How long have you lived in the Town of Culbertson	90.00%	63
How old are you?	91.43%	64

Q16 Please describe your occupation. Check the one that best applies.

Answered: 79 Skipped: 55



ANSWER CHOICES	RESPONSES	
farmer/rancher	10.13%	8
public school employee	10.13%	8
construction	7.59%	6
self-employed businessperson or business owner (other than farming or ranching)	15.19%	12
government employee	7.59%	6
employee of commercial or retail establishment	8.86%	7
retired	25.32%	20
not employed outside the home	2.53%	2
healthcare	5.06%	4
other	11.39%	9
Total Respondents: 79		

Q2 On a scale of 1 to 10, how would you rate the Town of Culbertson as a place to live? (1 being a poor quality of life, 10 being a good quality of life)
Why?

Answered: 112 Skipped: 22

#	RESPONSES	DATE
1	9	10/2/2020 12:49 PM
2	8-Very nice community - Utilities are too expensive, not much activity for older people on weekends.	10/2/2020 12:44 PM
3	10	10/2/2020 12:27 PM
4	10- Friendly - good shopping	10/2/2020 12:23 PM
5	9- It's peaceful & we have what we need to maintain our lifestyle.	10/2/2020 12:14 PM
6	10-The purpose of small towns is NOT to provide ALL, as since we do not NEED ALL, because we have more opportunity to just be ourselves. Simple is OK.	10/2/2020 12:06 PM
7	10-Most people are friendly and caring about neighbors and new people.	10/2/2020 11:51 AM
8	6-Need more grocery stores at cheaper prices! Need a nice sit down cafe 6 a.m- 10 pm. Need more law! Need move, camping area.	10/2/2020 11:35 AM
9	8- 1. Lack of Law Enforcement. 2 .No entertainment, movies, bowling, etc., camping area	10/2/2020 11:27 AM
10	9-good family community	10/2/2020 11:18 AM
11	7-No businesses	10/2/2020 11:06 AM
12	7	10/2/2020 11:01 AM
13	7 it is safe and free from big city problems, people are friendly, and people help each other. On the down side, there is not much to occupy people and lacks lots of dining options.	9/29/2020 6:41 PM
14	4	9/26/2020 4:47 PM
15	7	9/22/2020 6:35 PM
16	8	9/22/2020 2:07 PM
17	8	9/21/2020 9:32 PM
18	7	9/21/2020 8:01 PM
19	9.	9/21/2020 4:38 PM
20	5. I like the people in town but hate the politics. Also hate how high miller's oil and the water bill is.	9/20/2020 9:57 PM
21	7	9/20/2020 11:35 AM
22	10	9/19/2020 2:46 PM
23	8	9/18/2020 9:52 PM
24	10, very friendly community.	9/18/2020 11:44 AM
25	8 good place for family but not singles	9/18/2020 9:33 AM
26	10	9/17/2020 8:54 PM
27	7	9/17/2020 4:47 PM
28	9 love the small town life, it's a great place to raise kids, good school, we have some businesses in the area, unfortunately the population seems to depend on oil prices more than anything it's not an easy place to live for young people or new families.	9/17/2020 10:59 AM
29	8 great small town, with great community members and businesses	9/17/2020 10:53 AM
30	10	9/17/2020 10:05 AM
31	10	9/16/2020 6:18 PM
32	6 the rural nature of Culbertson, the beauty of eastern Montana, the outdoor activities, and the kind spirit of most locals makes for a quality place to live. Lack of diversity, limited number of businesses and very little family fun activities are drawbacks.	9/16/2020 5:16 PM

Town of Culbertson Growth Planning/Capital Improvements Plan Survey

SurveyMonkey

33	10	9/15/2020 8:07 PM
34	6 seems like things are slow during certain parts of the year.	9/15/2020 7:29 PM
35	8	9/15/2020 5:49 PM
36	8 Because there are many things that could be spruced up and taken care of.	9/15/2020 3:52 PM
37	8	9/15/2020 1:23 PM
38	7. I've always loved Culbertson and have wanted to raise my family here.	9/13/2020 1:54 AM
39	7, great community, pretty safe for the kids, lots of recreation available	9/12/2020 7:14 PM
40	10, great community	9/11/2020 2:48 PM
41	7.....lack of Law Enforcement in the community and east end of county...	9/11/2020 9:41 AM
42	10. Clean air, clean water.	9/11/2020 8:38 AM
43	9, We are centrally located, have great businesses in town, a good school, parks, swimming pool with great swimming lessons, and many ways to be active within our community.	9/10/2020 11:21 PM
44	9	9/10/2020 11:27 AM
45	7 .	9/9/2020 5:50 PM
46	8	9/9/2020 2:35 PM
47	7. Enjoy small town feel but it is in need of a major overhaul on being "inviting" as you drive thru and down streets . Curb and gutter s full of whatever some have enough to grow trees. Take a look sometime. Used to get cleaned every year but not now. I am not talking street sweeper because impossible to clean 4-6" of sand/dirt with sweeper. And the weeds on some properties are embarrassing!	9/8/2020 1:53 PM
48	8	9/7/2020 6:18 PM
49	10. A good place to raise a family. Shopping hubs close by.	9/3/2020 3:30 PM
50	7. Close community feel. Safe. But not enough to do	9/3/2020 12:04 PM
51	8, Nice quite community but lacks variety of retail, affordable dinning, and law enforcement.	9/2/2020 3:39 PM
52	8 - I love living in a small town and everything our community as to offer. It is disappointing to see how many business are sitting empty or are closing.	8/28/2020 2:36 PM
53	10 - this is the best place I've ever lived, the community makes it a wonderful place to be!	8/28/2020 2:09 PM
54	3 because it is very isolated and hard to meet people if you are new here and there are not very many job opportunities or community events and it has limited places to shop and eat	8/28/2020 12:04 PM
55	7- like to see more business on main street as well as more quality restaurants in town.	8/26/2020 10:30 AM
56	9	8/25/2020 6:08 PM
57	7.5 Rural town. Know our neighbors. Good school. Good hunting opportunities. Many civic organizations.	8/25/2020 12:20 PM
58	10. I like it very much.	8/24/2020 6:33 PM
59	10	8/24/2020 1:12 PM
60	10. small town lifestyle, with a slow, easy pace. safe community for kids, good school.	8/24/2020 9:24 AM
61	6	8/23/2020 9:05 PM
62	8, I like the smaller towns	8/23/2020 10:20 AM
63	8	8/22/2020 7:43 PM
64	7	8/22/2020 4:30 PM
65	8 would be a 10 if more services available (plumbers, repairman, etc)	8/22/2020 2:29 PM
66	9, I grew up in Culbertson and growing up as a child, it was the ideal place to live. Minimal	8/21/2020 9:23 PM

	criminal activity, great people to live next to. You could trust just about anybody!	
67	6 quality of life is very good. But affordable housing is almost nonexistent.	8/21/2020 5:49 PM
68	10	8/21/2020 8:32 AM
69	9	8/21/2020 5:50 AM
70	10	8/20/2020 9:10 PM
71	5	8/20/2020 8:55 PM
72	5	8/20/2020 6:00 PM
73	9	8/20/2020 5:19 PM
74	7, there is not much for the older youth to do outside. And I wish there was a dog park or a fenced in place to allow dogs to play together. The community is wonderful and the shops are great.	8/20/2020 4:28 PM
75	5	8/20/2020 3:00 PM
76	8	8/20/2020 2:48 PM
77	6	8/20/2020 2:33 PM
78	10	8/20/2020 1:25 PM
79	9. I like the rural live and closeness of a small community	8/20/2020 12:55 PM
80	8, because of the people	8/20/2020 12:49 PM
81	8 The only reason I didn't give a 10 is things have gotten quite expensive over the last decade. I know that the oil boom caused most of it, but the majority of people around the area anymore are not oilfield employees and don't make oilfield wages.	8/20/2020 11:45 AM
82	5 I believe we need more places to shop and eat. Then one doesn't have to travel so far for this. The places that are here are great but need more variety.	8/20/2020 11:44 AM
83	5. I like the town and most of the activities. I wish there were more variety in restaurants and places to shop. Most of downtown is empty or storage. We always talk about shopping local, but the majority of our "local" dollars are taken to Williston and Sidney. I also wish there were more "clubs" or organizations that put on more activities.	8/20/2020 11:25 AM
84	7. Needs more businesses and things to attract young individuals/couples to move back home.	8/20/2020 11:22 AM
85	7. Culbertson seems to be maintaining populations and businesses. While the school has been maintaining students and good teachers. While outlining communities seem to be declining.	8/20/2020 11:20 AM
86	10	8/20/2020 11:18 AM
87	9 - Culbertson is a great place to live, however, I believe we need more job creating opportunities for the people who live here.	8/20/2020 11:01 AM
88	7! As a non-local it's hard to be accepted by the locals, as to getting on the school boards and such. This town is very narrow minded, really doesn't want to accept new ideas that can better our communities and schools.	8/20/2020 10:34 AM
89	Friendly,	8/20/2020 10:28 AM
90	8 We need small business	8/20/2020 6:31 AM
91	5....need future growth downtown....theres nothing to make people stop here on there way through and say "hey this is a nice place"	8/20/2020 6:27 AM
92	8-the small community is a great place for young families to be raised. For the most part it is welcoming and the people supportive of a variety of people, groups, and events.	8/20/2020 5:19 AM
93	5	8/19/2020 11:31 PM
94	7	8/19/2020 9:03 PM

95	7	8/19/2020 7:38 PM
96	10. The sense of community.	8/19/2020 6:53 PM
97	9	8/19/2020 6:13 PM
98	8. I feel the town and its residents need to step up and help take care of community. Those that are volunteering, and adding to their businesses and trying to improve the community are few and far between.	8/19/2020 5:35 PM
99	7	8/19/2020 4:19 PM
100	10	8/19/2020 4:09 PM
101	7	8/19/2020 3:34 PM
102	7. Great place to raise a family. Good community	8/19/2020 3:33 PM
103	7 Small community feel with welcoming people and a variety of businesses.	8/19/2020 3:30 PM
104	8	8/19/2020 3:23 PM
105	10	8/19/2020 3:21 PM
106	10	8/19/2020 3:19 PM
107	4, Housing is extremely un-affordable for the salary, wage range and earnings potential in Culbertson. Limited business opportunity coupled with fewer and fewer new businesses moving in to the area. Majority of residents continue to support "out of town" businesses at the expense of Culbertson and the citizens own detriment (including local business owners who travel outside Culbertson to shop for any variety of goods). In order for communities to grow and prosper you have to attract (recruit) new business and support that business. Commerce allows the ability to hire more employees, purchase goods and services at a better rate, grow housing, create opportunities for current residents especially youth and younger entrepreneur's to invest and get a return on investment. All the young people have moved on and very few return due lack of opportunity. Opportunity is different than money.	8/19/2020 1:40 PM
108	7. I think there could be more recreational opportunities and variety of businesses.	8/19/2020 1:25 PM
109	6	8/19/2020 11:54 AM
110	10	8/19/2020 11:52 AM
111	8 Great place to raise kids Good activities for kids	8/19/2020 11:48 AM
112	8- the town has a little of everything, losing Western builders was a big hot though.	8/19/2020 11:24 AM

Q9 List two things you would like to see change in the Town of Culbertson.

Answered: 63 Skipped: 71

#	RESPONSES	DATE
1	Collection of yard refuse and junk. Lighting on Main Street. Noise during the night from facilities south of tracks.	10/2/2020 12:48 PM
2	New fire hall Community hall	10/2/2020 12:26 PM
3	Bowling alley Teenage "Hang Out"	10/2/2020 12:21 PM
4	Aid to Legion Park then families will not need to travel so much. Be nice if Knudsens would become Heros for the Park.	10/2/2020 12:10 PM
5	Crossing guards to help people cross Highway 2- Cop to be there also to stop the speeders and not stopping for those trying to get across Highway 2 and to get area where practical during school hours.	10/2/2020 11:58 AM
6	We need someone with a license that can fix it-alley, sewer & water. We pay 2-3xs other towns do.	10/2/2020 11:49 AM
7	Get the vehicles out by NAPA inside a fence or removed. Enforce parking laws, parking in wrong directions, parking over 72 hours.	10/2/2020 11:32 AM
8	Cleaned up lots. Main Street updates	10/2/2020 11:24 AM
9	Different businesses, help out new businesses downtown. More opportunities for families.	10/2/2020 11:17 AM
10	Lower the water bill,	9/29/2020 6:54 PM
11	Laws enforced that are already stated but ignored. Specifically the same dogs attacking and biting more than once. For the owners to be held accountable so that one might be able to walk and ride bike within the community without being bitten....again. Constant hotrodding that even elderly hear and nothing done to curb it. Speeders through city limits at all hours of the day and one never sees anyone pulled over within the city limits by our local law enforcement.	9/26/2020 5:20 PM
12	Better law enforcement. Enforce city ordinances.	9/21/2020 8:26 PM
13	Stop allowing the long term parking of cars, pickups & trailers on city streets (residential). Wish the city would enforce the clean up & mowing of lots , cost to be added to the tax bill of the owner. Clean up the mess East of the stagecoach!	9/20/2020 12:31 PM
14	Business opportunity development structure	9/18/2020 11:44 AM
15	Enforcement of laws eg. campers, boats, semis parked on streets	9/18/2020 9:48 AM
16	Our streets in winter time are the worst and when it rains	9/17/2020 4:54 PM
17	I would like to see better maintenance of our roads, parks, and sidewalks. I wish the city would clean up the park at the swimming pool and increase their support of the splash pad and remodels of the bath house.	9/16/2020 5:36 PM
18	Improve Swimming Pool Clean empty lots, Move dead vehicles, trailers, off the streets	9/16/2020 4:37 PM
19	update The swimming pool Hire a town cop	9/15/2020 5:57 PM
20	Better cleaning of the streets and taking a little more pride in the appearance of peoples yards.	9/15/2020 4:01 PM
21	The swimming pool and a better track for the public to access	9/15/2020 1:32 PM
22	I would love a walking path.	9/13/2020 2:03 AM
23	Activities	9/12/2020 7:21 PM
24	Clean up the vehicles and truck trash Make lot owners responsible for the appearance of their property	9/11/2020 2:58 PM
25	Better law enforcement within city limits....	9/11/2020 9:52 AM
26	More Law enforcement presence, community center	9/9/2020 2:42 PM
27	Better traffic control,etc.,enforcement proper parking and vehicles moved that have been in street over 2 yrs.	9/8/2020 3:33 PM
28	Improved or new Fire Department facility with a community center	9/7/2020 6:34 PM

29	Remove derelict buildings Remove junker vehicles...cars, trucks, farm equipment	9/3/2020 4:12 PM
30	better , faster, repair of street sign when damaged. City employees do more repairs on streets	9/3/2020 12:19 PM
31	Better winter road service (snow removal/sandor salt) Regular street cleaning	9/2/2020 3:54 PM
32	Street repairs complete pool upgrade and splash pad	8/31/2020 7:34 AM
33	More police presence	8/28/2020 2:46 PM
34	The water is rather hard. I'd love to see regulations on private property use within city limits become less restrictive.	8/28/2020 2:21 PM
35	More Businesses and employment opportunities Need more "things to do" in Culbertson.	8/26/2020 10:53 AM
36	Fewer stray animals Potholes in streets filled	8/26/2020 5:49 AM
37	More activate/businesses along main street Ways to keep dollars local	8/25/2020 6:22 PM
38	Better zoning to allow town to become more attractive.	8/25/2020 12:38 PM
39	update to swimming pool & bathhouse without a splash pad.	8/24/2020 10:33 AM
40	The water quality is dreadful. It smells awful and tastes terrible.	8/23/2020 9:10 PM
41	Local people using local business	8/22/2020 7:49 PM
42	More affordable housing Cleaning up of river access (Richland county)	8/21/2020 5:57 PM
43	nothing I moved here because I love the town the way it is.	8/21/2020 5:59 AM
44	A building or place for the youth to express themselves (boys and girls, laser tag, a place to go). A Dog park that is fenced in.	8/20/2020 4:40 PM
45	Lower property taxes	8/20/2020 4:33 PM
46	More police control of very young unlicensed drivers on motorbikes four wheelers etc.	8/20/2020 1:07 PM
47	1. Fill the empty buildings on Main Street. 2. Fix the asphalt on the streets	8/20/2020 1:02 PM
48	More community-engaging events, not just fundraisers. Events that bring residents together to get to know each other and create a stronger bond.	8/20/2020 12:01 PM
49	More businesses Training of a younger member of the staff. The guys are GREAT, but adding a younger person to train wouldn't hurt!	8/20/2020 11:37 AM
50	More downtown businesses...more things for kids to do...focus on putting businesses and parks...etc...back in Culbertson....not appearance such as roads...sideswalks	8/20/2020 7:01 AM
51	Internet infrastructure - small business opportunity	8/20/2020 6:42 AM
52	Improved streets and snow removal	8/19/2020 11:39 PM
53	A community center large enough for weddings receptions, large gatherings or indoor auctions. Parks better taken care of. Pool park.	8/19/2020 10:23 PM
54	Support local businesses so they survive. (as the lumber yard)	8/19/2020 9:21 PM
55	not so many unused/empty buildings and lots downtown. More law enforcement presence	8/19/2020 7:47 PM
56	The city to get behind the pool project and hale save the pool. Plowing snow	8/19/2020 5:44 PM
57	Residential lot re development incentives. Business development tax incentives.	8/19/2020 4:28 PM
58	Parks and recreation and the city streets	8/19/2020 3:43 PM
59	Higher police presence to reduce speeding on Highway 2 going through town. Town involvement to improve the pool.	8/19/2020 3:37 PM
60	Cleaning up residential & commercial private owned lots. Removal of abandoned vehicles	8/19/2020 3:29 PM
61	better support for local businesses who employ local town residents. better incentives for new businesses and or re-investment in old businesses.	8/19/2020 1:57 PM

62	More law enforcement presence Updated infrastructure (fire hall, swim pool facility)	8/19/2020 11:59 AM
63	Dry prairie water has been horrible the past few years with hard water clogging pipes, smelly chemical water, and staining. I would like to see what would happen if we went back to supplying our own town with water. At one point we had amazing water. Cleaning up messes left behind by the business on the east end of town needs to happen, it's a horrible eye sore for visitors coming from that direction.	8/19/2020 11:45 AM

Q10 List two things that you would like to see the Town of Culbertson improve/add/eliminate that would make the community a better place to live.

Answered: 55 Skipped: 79

#	RESPONSES	DATE
1	Boulevard side walks - (an SID-tax). Walking- Bike ride trail	10/2/2020 12:10 PM
2	The two statements above!	10/2/2020 11:58 AM
3	Help pool update and museum help. Of course, the horrible water smell.	10/2/2020 11:49 AM
4	All the junk cars	10/2/2020 11:24 AM
5	More recreation stuff for kids and families.	10/2/2020 11:17 AM
6	Add restaurants and shops	9/29/2020 6:54 PM
7	Removal of snow and particularly ice from town sidewalks and streets in a more timely manner would be helpful. Vector control earlier than summertime.	9/26/2020 5:20 PM
8	Brighter Main Street lights. Junk vehicles removed.	9/21/2020 4:53 PM
9	Prompter police protection! Co-op with the school to better utilize & maintain the armory. It is one of the cornerstones of our Main Street. We can't let it further deteriorate! It should be seen as a community asset!	9/20/2020 12:31 PM
10	N/A	9/18/2020 11:44 AM
11	Sidewalks and streets	9/18/2020 9:48 AM
12	Clean up downtown know down old buildings that are vacate to attract new business	9/17/2020 4:54 PM
13	walking path	9/16/2020 6:30 PM
14	1. Attract new businesses. 2. Clean up junky lots around town especially those visible when first coming in to town from any direction.	9/16/2020 5:36 PM
15	Community Hall	9/16/2020 4:37 PM
16	Remodel swimming pool Full time policeman	9/15/2020 5:57 PM
17	A new community center.	9/15/2020 4:01 PM
18	More space for houses to develop	9/15/2020 1:32 PM
19	work on updating pool house and give us a community center.	9/13/2020 2:03 AM
20	Improve pool	9/12/2020 7:21 PM
21	Improve the swimming pool it keeps the kids out of the river. Make our little town beautiful again, clean up the junk everywhy	9/11/2020 2:58 PM
22	Better enforcement of city codes by law enforcement.....parking, underage drives, illegal vehicles on roadways.....side street patrols is nonexistent....	9/11/2020 9:52 AM
23	Street resurfacing	9/10/2020 11:34 PM
24	improve the water mains, better enforcement of ordinances.	9/9/2020 2:42 PM
25	Community center(not Sr. Center) With fireball or without.clean up. Cannot attract new people or business if town not cleaned up	9/8/2020 3:33 PM
26	cleanup of vacant properties & improved snow removal on streets	9/7/2020 6:34 PM
27	Remove derelict buildings Remove junker vehicles...cars, trucks, farm equipment	9/3/2020 4:12 PM
28	Improve down town (main street) with a variety of retail stores (gifts, clothing, crafts, shoes, movie theater, second hand stores) to give options to patrons so that we don't have to go to Williston or Sidney. More restaurants (may a fast food place).	9/2/2020 3:54 PM
29	remove vehicles and junk collecting on the east edge of town.	8/31/2020 7:34 AM
30	old run down houses that no one lives in	8/28/2020 2:46 PM
31	I'd love more community events and a resurgence of church attendance.	8/28/2020 2:21 PM
32	Local Law enforcement--someone cruising in town to slow speeders on residential streets--	8/26/2020 5:49 AM

	citations	
33	Eliminate Barking/un-tied dogs Eliminate clutter of trailers and campers on streets	8/25/2020 6:22 PM
34	Senior housing	8/25/2020 12:38 PM
35	More recreation extras for adults.	8/23/2020 9:10 PM
36	Adding a community center	8/22/2020 2:39 PM
37	More affordable housing	8/21/2020 5:57 PM
38	Love it the way it is	8/21/2020 5:59 AM
39	The buildings downtown to be used for new business or fixed up and not full of clutter. Our Main Street has the potential to be wonderful but is for the most part currently seem to be used as a storage facility. The mattresses and random things in the windows make it seem dumpy.	8/20/2020 4:40 PM
40	Lower property taxes	8/20/2020 4:33 PM
41	1. Enforcement of junk vehicles parked on the streets 2. Clean up the garbage	8/20/2020 1:02 PM
42	A couple more restaurant choices would be nice.	8/20/2020 12:01 PM
43	Make use of the space behind the Stagecoach. What an eyesore for people entering Culbertson from the south and east! A walking/biking trail outside of town would be wonderful! It is so nice to see friends/families out walking, but streets and the highway are NOT the safest places to walk	8/20/2020 11:37 AM
44	Put businesses back downtown....fix the pool and make that a nice park over by the pool	8/20/2020 7:01 AM
45	Maintenance of personal and public property and affordable housing	8/20/2020 6:42 AM
46	More law enforcement Even better law enforcement	8/19/2020 11:39 PM
47	Same as above	8/19/2020 10:23 PM
48	Assisted living facility	8/19/2020 9:21 PM
49	more law enforcement, better Healthcare	8/19/2020 7:47 PM
50	Improve the pool, help bring businesses to town.	8/19/2020 5:44 PM
51	Updated sidewalks. Better Storm drainage.	8/19/2020 4:28 PM
52	Mosquito control and city streets	8/19/2020 3:43 PM
53	Abandoned Houses/messy lots People parking things on the street that don't belong (campers, boats)	8/19/2020 3:37 PM
54	Kids fish pond	8/19/2020 11:59 AM
55	Holding a standard for businesses within city limits to stay clean. Fix the main street lights by installing led bulbs	8/19/2020 11:45 AM

Q11 What would you like to see for the future of the Town of Culbertson?

Answered: 50 Skipped: 84

#	RESPONSES	DATE
1	Cleaner lots and alleys.	10/2/2020 12:26 PM
2	New business (new cafe 6a-10p). Get swim pool updated Another doctor not "run out" by Admin.	10/2/2020 11:49 AM
3	Lower rental prices, no one can afford to live here. Senior housing (affordable)	10/2/2020 11:32 AM
4	Something indoors for kids possibly.	10/2/2020 11:24 AM
5	Restaurant opportunities, More selection of churches, Improving existing Parks & Recreation; More job opportunities.	10/2/2020 11:17 AM
6	Growth, but keeping of the small town feel	9/29/2020 6:54 PM
7	Fire hall ie community center	9/22/2020 6:48 PM
8	Economic growth.	9/21/2020 8:26 PM
9	Family friendly community!	9/20/2020 12:31 PM
10	sustained smart growth of infrastructure and population	9/18/2020 11:44 AM
11	More cafes that have reasonable hours and prices	9/18/2020 9:48 AM
12	More families and affordable housing oil boom is gone	9/17/2020 4:54 PM
13	opportunity for small businesses	9/16/2020 6:30 PM
14	Complete the splash pad and pool upgrades, complete the fishing pond and walking path.	9/16/2020 5:36 PM
15	Safety	9/15/2020 5:57 PM
16	More young families	9/15/2020 1:32 PM
17	Continue growing	9/13/2020 2:03 AM
18	Beautification	9/11/2020 2:58 PM
19	Make law enforcement do what we are paying for...	9/11/2020 9:52 AM
20	more businesses on Broadway Ave	9/9/2020 2:42 PM
21	Swimming pool project started/completed. Fireball and new Community center.	9/8/2020 3:33 PM
22	A growing and safe community	9/7/2020 6:34 PM
23	A nice dining restaurant, clothing store, barbershop, an outlet for local art and Made in Montana merchandise	9/3/2020 4:12 PM
24	More community activities other than sporting events	9/2/2020 3:54 PM
25	Growth in population and services	8/31/2020 7:34 AM
26	Revitalize Main street	8/28/2020 2:46 PM
27	Fewer regulations and more freedom. More community gatherings and connectedness.	8/28/2020 2:21 PM
28	Again, more businesses and employment opportunities	8/26/2020 10:53 AM
29	Keep existing business going-	8/26/2020 5:49 AM
30	Amenities to encourage a younger generations to move back	8/25/2020 6:22 PM
31	No loss of services or business	8/22/2020 7:49 PM
32	More affordable housing	8/21/2020 5:57 PM
33	community BBQ at the park	8/21/2020 5:59 AM
34	A stronger sense of pride in the community.	8/20/2020 4:40 PM
35	Lower property taxes	8/20/2020 4:33 PM

36	Full time street sweeper/snow removal position	8/20/2020 1:02 PM
37	growth! I hate to see the town only be houses and a school. I would like to see more small subdivisions with new housing come in, and more stores in town	8/20/2020 11:37 AM
38	Growth...such as businesses and recreation...	8/20/2020 7:01 AM
39	A place where residents are willing to invest in their community.	8/20/2020 6:42 AM
40	Clean it up	8/19/2020 11:39 PM
41	Welcomed growth	8/19/2020 10:23 PM
42	Keep our hospital, businesses, and school operating.	8/19/2020 9:21 PM
43	more businesses	8/19/2020 7:47 PM
44	New businesses that allow farmers and ranchers to keep the money spent here in town.	8/19/2020 5:44 PM
45	Growth	8/19/2020 4:28 PM
46	Growth and a better downtown	8/19/2020 3:43 PM
47	Main Street restored	8/19/2020 3:37 PM
48	solid smart growth with a strong sense of community to benefit the community as a whole	8/19/2020 1:57 PM
49	More housing	8/19/2020 11:59 AM
50	Clean organized town	8/19/2020 11:45 AM

Q12 What is most important to the long-term health and vitality of the Town of Culbertson?

Answered: 58 Skipped: 76

#	RESPONSES	DATE
1	Businesses downtown Continued programs for kids	10/2/2020 12:48 PM
2	Walking-Bike ride trail. Dental office	10/2/2020 12:10 PM
3	More local help for NH-Hospital. Need new independent housing at a decent cost. Fix H2o (water issue)	10/2/2020 11:49 AM
4	Keeping young families in the area	10/2/2020 11:24 AM
5	Community support, more families getting involved and support. Find grants for funds needed.	10/2/2020 11:17 AM
6	A hospital or medical center dedicated to emergency care and doctors who are knowledgeable in many areas.	9/29/2020 6:54 PM
7	School, full service health facility, post office, businesses, library, eating establishments, attracting new long term community residents, youth activities year round of varied interests as well as activities for adults too	9/26/2020 5:20 PM
8	Hospital	9/22/2020 6:48 PM
9	Economic growth.	9/21/2020 8:26 PM
10	Assisted living as our population ages.	9/21/2020 4:53 PM
11	Support of the local businesses by the community.	9/20/2020 12:31 PM
12	Employment opportunities business opportunities	9/18/2020 11:44 AM
13	School and hospital	9/18/2020 9:48 AM
14	Improvement	9/17/2020 4:54 PM
15	safe environment to raise kids	9/16/2020 6:30 PM
16	Healthy outside activities, vibrant school, stronger leadership.	9/16/2020 5:36 PM
17	Keeping our local hospital open and serving community	9/16/2020 4:37 PM
18	Young families	9/15/2020 5:57 PM
19	Trying to promote new businesses.	9/15/2020 4:01 PM
20	To keep people around	9/15/2020 1:32 PM
21	keeping it clean and safe.	9/13/2020 2:03 AM
22	The hospital and airport	9/11/2020 2:58 PM
23	Law enforcement doing a better job...	9/11/2020 9:52 AM
24	Young families continuing to move back to town and being involved in the community.	9/10/2020 11:34 PM
25	attracting new businesses	9/9/2020 2:42 PM
26	Keeping school open and good health care facility. Both are must haves.	9/8/2020 3:33 PM
27	Welcome new businesses with incentives to come here which will bring more people, jobs and students	9/7/2020 6:34 PM
28	To attract more entrepreneurs, especially a Lumberyard business.	9/3/2020 4:12 PM
29	Keep the small town quite community atmosphere while increasing revenue through retail.	9/2/2020 3:54 PM
30	Maintain the hospital, ambulance and fire departments.	8/31/2020 7:34 AM
31	getting young people to move to our community	8/28/2020 2:46 PM
32	Supporting our churches and supporting our community.	8/28/2020 2:21 PM
33	Being able to attract and retain residents.	8/26/2020 10:53 AM
34	given our covid shutdown? Pray we can attempt to continue supporting the businesses here and keep hospital and schools open.	8/26/2020 5:49 AM

35	Amenities to encourage a younger generations to move back	8/25/2020 6:22 PM
36	Zoning	8/25/2020 12:38 PM
37	More affordable housing	8/21/2020 5:57 PM
38	keeping this town excatly how it is!	8/21/2020 5:59 AM
39	More businesses	8/20/2020 9:05 PM
40	Maintaining/repairing or destruction of buildings in the town.	8/20/2020 4:40 PM
41	Lower property taxes	8/20/2020 4:33 PM
42	Senior housing	8/20/2020 1:07 PM
43	Grocery store Hospital School	8/20/2020 1:02 PM
44	A strong school system and small businesses that make young people want to come back after college/trade school.	8/20/2020 12:01 PM
45	If stores continue to close, we will only be school, houses, and churches! We have to have a plan and incentives to open new small businesses, and have the people actually SUPPORT them	8/20/2020 11:37 AM
46	Good Hospital.... the fire department needs a new fire hall	8/20/2020 7:01 AM
47	Wide demographics of residents	8/20/2020 6:42 AM
48	Continued growth and bringing young people back to live here.	8/19/2020 10:23 PM
49	Not loose any more businesses or services to the larger communities around us!	8/19/2020 9:21 PM
50	healthcare	8/19/2020 7:47 PM
51	Coming together as a community, people stepping up to volunteer for ambulance squad, new businesses to fill main street.	8/19/2020 5:44 PM
52	Actively incentivizing business growth	8/19/2020 4:28 PM
53	Jobs	8/19/2020 3:43 PM
54	New people wanting to come into the community	8/19/2020 3:37 PM
55	business attraction and success	8/19/2020 1:57 PM
56	assisted living before going into the nursing home	8/19/2020 12:04 PM
57	Businesses	8/19/2020 11:59 AM
58	Grocery store, hardware store, oil and tire station, basic restaurants, and recreation for both kids and adults	8/19/2020 11:45 AM

Q13 Other comments?

Answered: 16 Skipped: 118

#	RESPONSES	DATE
1	Being relatively new to Culbertson, we don't have much "History" on which to base our opinions. We moved here because it is small, rural, quiet...but recognize the importance of "growth" to maintain a vitality to off-set the tendency toward oblivian.	10/2/2020 12:21 PM
2	Trash disposal site - a big bunkder for furniture etc. container.	10/2/2020 12:10 PM
3	May need NEW council members if they con't get the jobs done and new mayor has two jobs and too many problems!	10/2/2020 11:49 AM
4	we are not Kalispel/Bozeman or any other big city. We are Culbertson, we have to think and take care of Culbertson, that is how we will grow, you start putting Big City policys in here, you will kill Culbertson.	10/2/2020 11:17 AM
5	Continued communication between the city & residents of community!	9/20/2020 12:31 PM
6	Consider holding a civic engagement or leadership workshop to get more people involved.	9/16/2020 5:36 PM
7	None	9/11/2020 9:52 AM
8	I love this town! I've lived here all my adult life. I'm excited to see enthusiasm and energy being poured into Culbertson.	9/3/2020 4:12 PM
9	Be nice to see more than three business on Main street. Too many store fronts being used for storage. One family should not be able to monopolize main street for one businesses storage.	8/26/2020 10:53 AM
10	Culbertson officials do a good job	8/25/2020 12:38 PM
11	Lower property taxes	8/20/2020 4:33 PM
12	Still love living here	8/20/2020 1:02 PM
13	A police department would be nice. There have been things I believe should be reported, but I don't because an officer is an hour away.	8/20/2020 11:37 AM
14	Need to focus on getting businesses back in town...	8/20/2020 7:01 AM
15	Revive community pride of maintaining yards and homes.	8/19/2020 9:21 PM
16	Great place to live raise a family enjoy NE Montana, poor place to start new business as no support from community	8/19/2020 1:57 PM

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PLANNING BOARD NOTES

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AGENDA FOR REGULAR CULBERTSON, MONTANA

PLANNING BOARD

MEETING

Date: September 16, 2020

Call to Order: 7:00pm

Location: Townhall

ROLL CALL

1. Action - establish a quorum.

AGENDA

2. Action - approve agenda.

RECOGNITION OF VISITORS & PUBLIC COMMENT ON AGENDA ITEMS

MINUTES, FINANCIALS & CLAIMS

3. Action – approve minutes.
 - a. No minutes

PUBLIC MEETING – GROWTH POLICY AND CIP

4. Presentation by Staff – Jeremy Fadness, Contract Planner and Taylor Kasperick, Project Engineer
 - a. Review Culbertson Community Survey Response

Jeremy will pull responses from tomorrow and send to Planning Board tomorrow. Right now, or last checked, there were approximately 60 responses so far on the survey. Survey goes until end of month (9/30), at which point survey responses will be compiled and WWC will move forward with preparation of CIP and Growth Policy.

- b. Round Table Discussion on Goals and Objectives for the Growth Policy
 - i. Land Use

Develop areas that have been annexed in. Wheatland hills subdivision, where the extended stay hotel was going to go. Only place to add is to the west; landlocked to the south with the river; airport to the east; Maps to go out to planning board showing existing land use map and a proposed land use map near end of the month – will want feedback on those maps.

- ii. Housing

Good balance between housing types was a previous comment. 10-12 bedroom assisting living would be desired. Affordable housing. Apartments tend to run about 80% full. Potentially "senior

living” with lower maintenance, ADA accessible, etc. There is some concern with focusing on additional housing given Wheatland Hills Subd. has a lot of open spaces and has been vacant for 9+ years. Housing or apartments for nurses and medical staff for the hospital – the hospital just acquired some property to assist with this.

iii. Economic Development

Vibrant downtown. Department of Commerce will be a big factor in acquiring funds for assisting with downtown development. Ties to infrastructure as well, but internet to allow for remote work. Consideration of Highway 2 vs/and/or Broadway for commercial corridor. Rail stop is not an option at this point; Gordon put chances of having a stop in Culbertson at less than a percent.

iv. Infrastructure and Services

Fiber, supporting infrastructure projects for businesses; fishing pond and walking path around pond; walking path connecting pool and fishing pond; FWP, Water Quality, and other grants may be possible to assist with the projects. If those funds are available, the funds could/should also be used for improvement of existing infrastructure such as pool, trails, etc. – Recreational Trails would be a good opportunity for funding.

v. Natural Resources and Environment

Vibrant outdoor recreation with the river nearby; city parks and the pool;

c. CIP Discussion on City needs

i. Water needs

Water needs are relatively taken care of. New tank now. There was talk about replacing a couple blocks at a time of the existing water mains. Develop a schedule to conduct this replacement and align with any road improvements so that there is not large areas of patching.

Highway 2 water replacement.

ii. Sewer needs

Aeration problem is being worked on to avoid freezing.

iii. Road needs

West end of town needs to be chip sealed. Patching and filling potholes, trench depressions, etc.

iv. Park needs

Splash pad; park below the pool should be redeveloped; There was a comment that maintenance of existing pool should be prioritized over new improvements. MDT also funds sidewalk projects through the Transportation Alternatives plan if those were an item the Town would like to look at.

v. Facilities needs

Community center; fire hall is a priority, potentially a dual purpose with the fire hall. The overall sentiment was that there is a community center at the fairgrounds and the fire hall would be a separate building.

vi. Services needs

Airport needs – reach out to the airport board about their needs; there was some discussion regarding county sheriff coverage and the hours of “off time” when it is difficult to get a call through to police.

d. Planning Board Discussion

Next Meeting November 18th, Wednesday at 7:00 PM.

OLD BUSINESS

5. No old business

PUBLIC COMMENT ON NON-AGENDA ITEMS

ADJOURNMENT

What do you like about Culbertson?

- Small town community feel, very supportive
- Options: grocery store, hardware store, school, hospital, pool, rodeo grounds, fishing pond, good drinking water
- Safe community where you can let “kids be kids”
- Quality school system
- Everyone takes care of their yards for the most part
- Swimming pool
- Good balance of single family, multi-family, apartment, etc. There is a good spectrum.
- Programs for senior citizens including meals
- Crossroads of two major highways
- Missouri River just two miles away – outdoor potential
- Small hometown feel with the same amenities of towns with 3,000 or more
- Outdoor activities – hunting, fishing, four wheeling

What would you change or what would you like improved?

- Would like to see a lumber yard; haven’t had one since 1960s – travel to Williston now for lumber.
- More vibrant Main Street – 6 PM rolls around and downtown is dead. Scobey was referenced as an aspiration.
 - Even more pressing given the recent improvements to Broadway
 - Department of Commerce has funds available to assist with this.
- Vacant properties that are not developed or remain unused.
- Infrastructure that would promote new small businesses coming to the area

- Internet is a main component especially with the push for working from home.
- Attract young families to the Town

What is your vision for the Town of Culbertson?

- Example – Small Town Feel
- Things to be Happening Business wise and recreation wise – “Vibrant Business and Recreation Community”
 - Keep lands open to the public for recreation (hunting and fishing, pools, parks, walking trails)
- Don’t want rapid growth like Williston, but it needs to be sustainable. A balanced approach.
- Quality Education
- Clean and Attractive “Oh wow look at this cute little town”

*Items on the agenda do not necessarily indicate
the order in which they will be addressed.*

PUBLIC COMMENTS

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There were no public comments received by the Town of Culbertson.

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RESOLUTION

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**TOWN OF CULBERTSON
RESOLUTION 493**

Resolution to Adopt Town of Culbertson Growth Policy

WHEREAS, the Town of Culbertson has procured the services of WWC Engineering to assist in developing the Town of Culbertson Growth Policy according to the standards set forth by the State of Montana;

WHEREAS, the Town of Culbertson has participated in Growth Policy planning meetings, published notice, held public hearings, and provided the citizens of the Town with opportunities to comment on the goals, objectives, and future of Culbertson;

WHEREAS, a public meeting, advertised in accordance with State Statute, was held on September 16, 2020 at the Culbertson Town Hall to gather public input;

WHEREAS, the Town of Culbertson Planning Board held a public meeting, advertised in accordance with State Statute, on April 8, 2021 at Culbertson Town Hall to gather public comment on the draft Growth Policy;

WHEREAS, the Town of Culbertson Planning Board on April 8, 2021 recommended adoption of the draft Growth Policy to the Culbertson Town Council;

WHEREAS, the Culbertson Town Council held a public hearing, advertised in accordance with State Statute, on July 12, 2021 to gather public comment on the draft Growth Policy;

THEREFORE, the Culbertson Town Council accepts the Town of Culbertson Growth Policy as prepared by the Planning Board and WWC Engineering and formally adopts it as a guide for future planning and development for the Town of Culbertson.

Passed and adopted by the Town Council of the Town of Culbertson, Montana meeting at a session held on the 12th day of July, 2021.

Signed: Larry Crowder

Name: Larry Crowder

Title: Mayor

Date: July 12, 2021

Attested: Tiffany Jasper

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APPENDIX B

Demographics

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KEY FINDINGS

- Culbertson's town population has remained relatively consistent over the years, with its lowest population being 740 (2017) and its highest population being 869 (2011).
- Culbertson's primary job industries include agriculture, forestry, fishing and hunting, and oil and gas; educational services, and health care and social assistance; and retail.
- The most recent census data from 2019 indicates the population of Culbertson is currently estimated to be 795. That is an increase in population of 1 since the 2010 census value of 752 residents.
- At its current rate of 0.39 percent annual growth, the Town of Culbertson would reach a population of 820 by the year 2040.
- Culbertson's median age has decreased from 38.9 in 2010 to 36.8 in 2018, lower than the state and the nation.
- The percentage of adults 25 years of age and older attaining a high school diploma (93.1%) is higher in Culbertson than in the nation and nearly the same as that of the State of Montana.

POPULATION

HISTORICAL POPULATION TRENDS

- Since Culbertson's incorporation in 1909, the population increased each decade between the years 1910 and 1960, except in 1930 when there was a small decrease. In particular, the population increased significantly between 1940 and 1950, going from 585 to 779, and again increased significantly from 1950 to 1960 going from 779 to 919. 1960 was the year the population peaked and then started to decline each decade except for the 1980's.
- The first official decennial census counts for the town did not begin until 1910. The first official count placed the population at 528. The long-term trend since 1930 has been one of consistency with significant growth periods, specifically in 1940 to 1950 and 1950 to 1960. Since 1910, the population has ranged from 528 to 919 with an average population of 719 people. Since 1960, there have been slight increases and decreases in population from census to census. The slight increases and decreases are likely due to the movement of people into and outside of the town limits, respectively. Overall, Culbertson has had a steady population since 1960. Figure 1 shows the population trend over time.

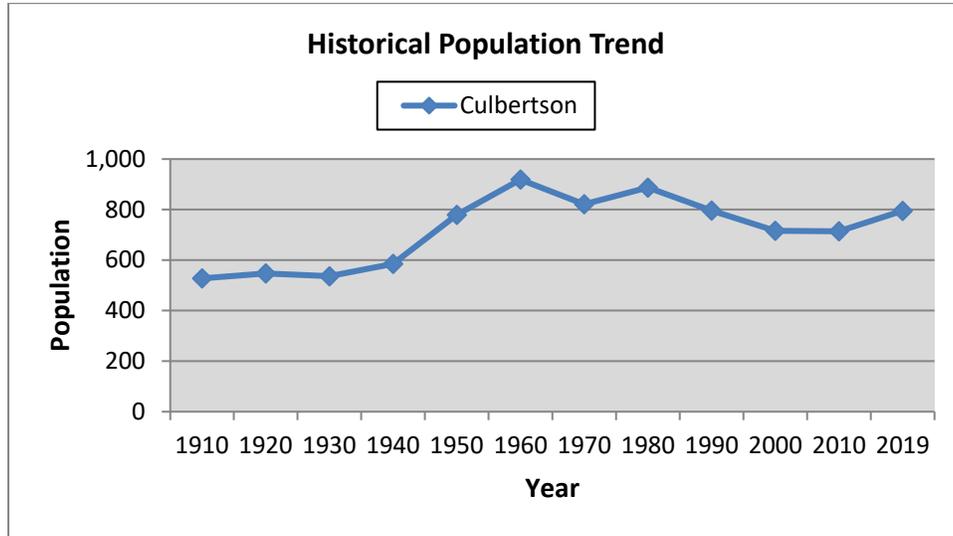


Figure 1

Comparatively, Roosevelt County has experienced very similar population trends compared to Culbertson. The County experienced steady decline between 1920 and 1950 before having significant growth in between 1950 and 1960 and then experiencing a steady population until 2019. Roosevelt County experienced an average annual growth of 7% from 1920 to 2019. In 2019, Culbertson accounted for 7.22 percent of the Roosevelt County population. Figure 2 shows an historic population comparison between Culbertson and Roosevelt County.

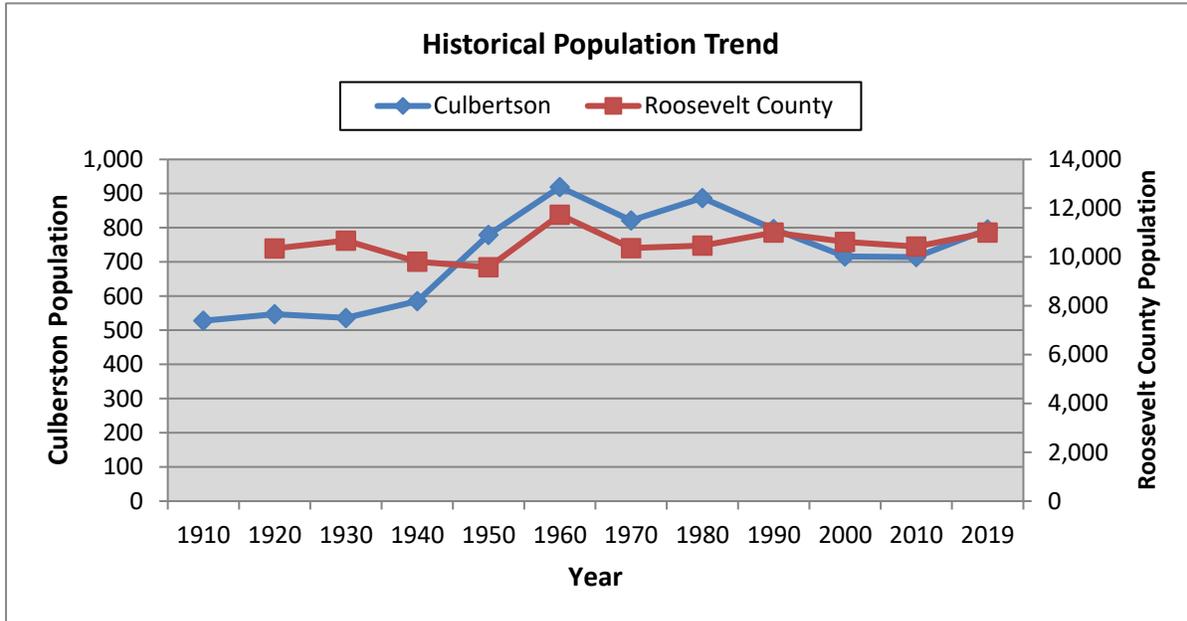


Figure 2

CURRENT POPULATION TRENDS

- Culbertson has always been a rural Montana town. The primary job industries include healthcare, agriculture, and retail. Sustained agriculture in the area has been the primary reason for Culbertson’s steady population since the first official decennial census counts in 1910. The average population of Culbertson since 1910 is 719 people, a large portion (approximately of which is involved in agriculture or healthcare).
- Recently, the population of Culbertson has remained steady. The 2010 U.S. Census count had the population of Culbertson at 714 people. The U.S. Census Bureau estimates that the population in 2019 was 795, an increase from 2010. This represents a 11.30 percent increase over the 2010 population. Figure 3 shows the recent population trend from 2010 to the most recent estimate in 2019. The sustained population is likely due to the attraction to the rural setting, affordable land prices and sustained agriculture. This has been proven by the steady population in recent years, with estimates showing that the population has ranged from 714 in 2010 to 869 in 2011. Figure 3 compares the recent population trends of Culbertson to those of Roosevelt County. While Culbertson’s population has remained constant, the County’s population has been on the decline since 2010.

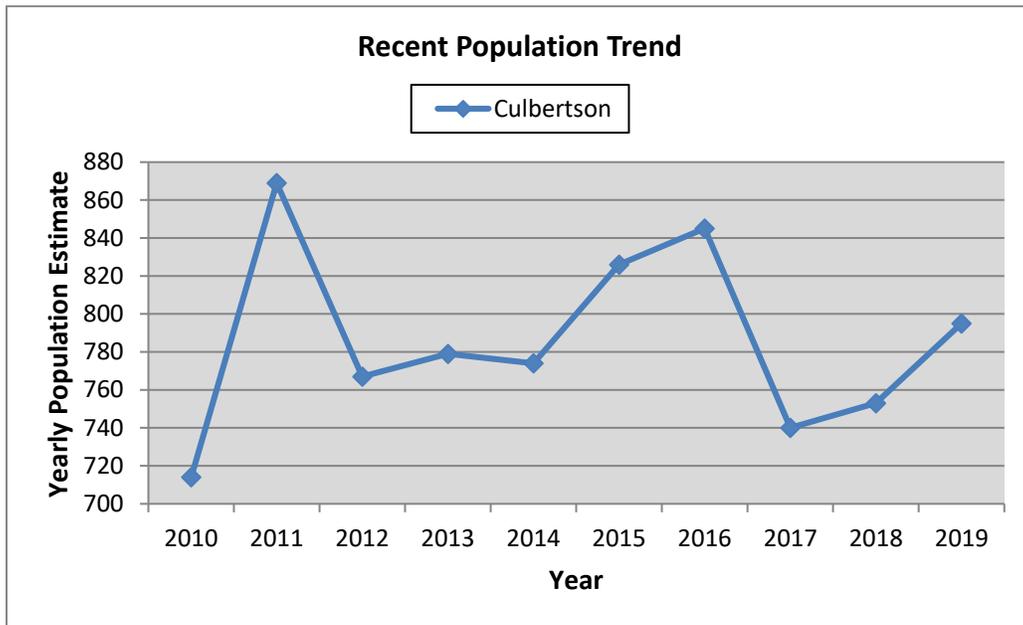


Figure 3

Note: Yearly population estimates (2011-2019) are based on American Community Survey 5-Year Estimates.

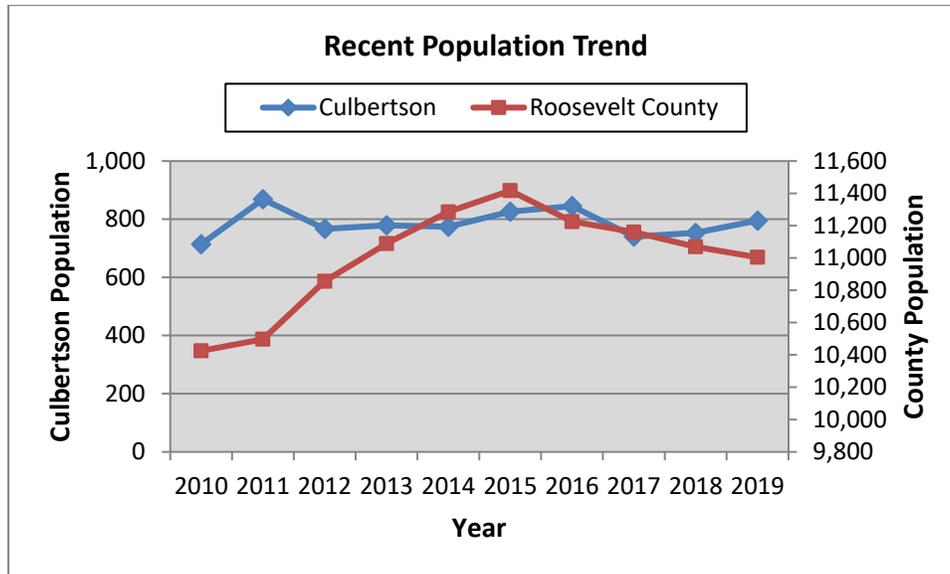


Figure 4

POPULATION DENSITY

- As of the 2010 decennial census, Culbertson comprised 1.0 square mile of land area and a population density of 714 people per square mile. Since the 2010 Census, Culbertson has annexed into the town an additional 350 Acres (0.55 square mile) of land area including the Wheatland Hills Subdivision, United Grain, and the seed plant property. The most current (2019) estimate of total population of Culbertson was 795 people, which results in a population density of 513 people per square mile. Due to the recent annexations, the population density decreased by approximately 28%. This is due to the annexation of 320 acres of industrial property that increased the land area by approximately 50%. Exhibit 1 in Appendix K shows the Culbertson Planning Area and the Culbertson City Limits.

CHARACTERISTICS OF THE POPULATION

AGE

- The trend in the United States and Montana has been an increase in the median age over time. The median age in the United States has increased from 36.9 in 2010 to 37.9 in 2018, due, primarily, to an aging baby boomer population. As baby boomers age, the national population in general is more heavily weighted toward ages over 40. The median age in Montana has increased from 39.7 in 2010 to 39.8 in 2018. This upward trend in Montana is affected by the baby boomer era but is primarily due to the migration of young professionals out of the state and retirees into the state. The Town of Culbertson has had a dissimilar trend. Culbertson’s median age has seen a decrease from 38.9 in 2010 to 36.8 in 2018, due to the majority of the population (30.7%) being 19 years old or younger. These age group population fluctuations may be occurring due to young families coming to Culbertson.

- The senior citizen population in Culbertson has increased. People 62 years of age and older accounted for 18.0 percent of Culbertson’s population in 2010 and 22.6 percent in 2018. The percent of senior citizens in the United States increased from 15.6 percent in 2010 to 18.8 percent in 2018 while Montana’s senior citizen population went from 17.7 percent in 2010 to 22.0 percent in 2018. The trend indicates that as Culbertson’s citizens near retirement, they tend to remain in town. Culbertson’s age statistics seem to be very consistent with the United States and Montana’s trends.
- The number of children in Culbertson in 2018 was significantly higher than the national and statewide figures; children from 0-18 comprised 30.7 percent of the local population in 2018 compared with 22.8 percent nationally and 21.8 percent on the statewide level. The percentage of people in the age group 25-34 was 11.3 percent, which was lower than the national figure of 13.8 percent and the state figure of 12.7 percent (See Figure 5).

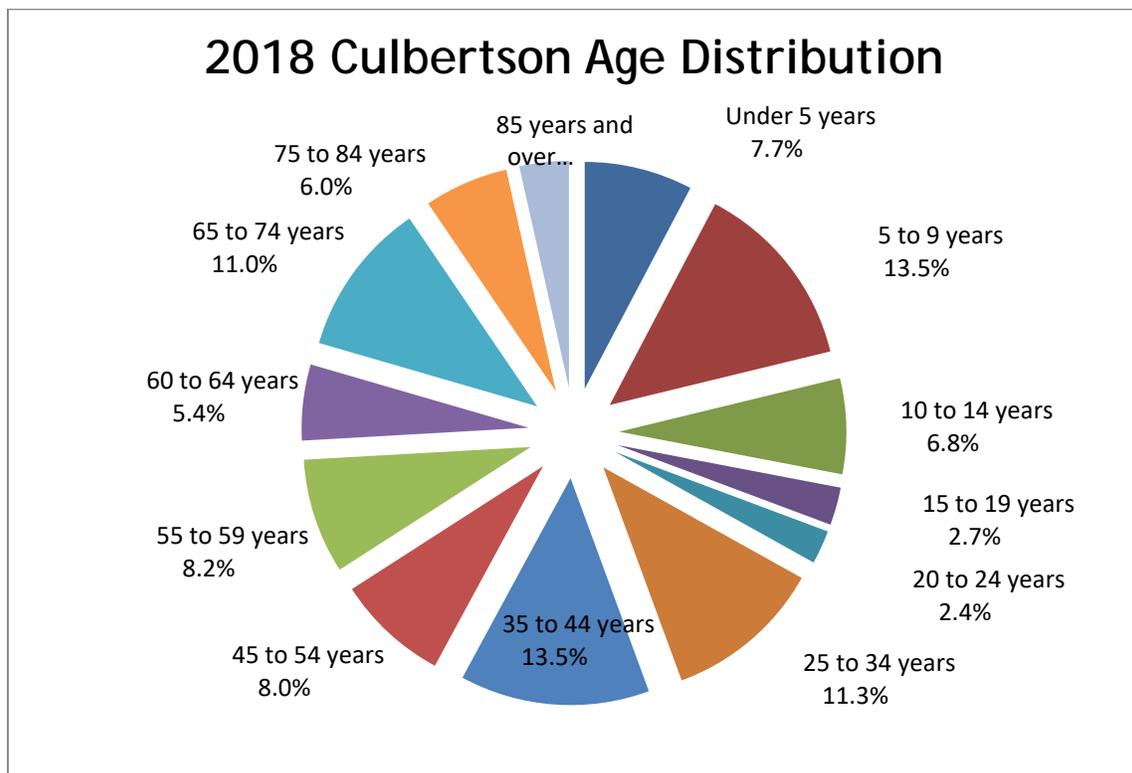


Figure 5

FAMILIES AND HOUSEHOLDS

- **Households** - The population increased in Culbertson between 2010 and 2019. Culbertson went from 714 people in 2010 to 795 in 2019 - an increase of 11.3 percent. Alternatively, there was a decrease in the number of households during that same time period. The number of households in 2010 was 276 and in 2018, the number of households decreased to 255. In 2018, the American Community Survey (ACS) estimated a total of 255 occupied housing units within Culbertson. In 2016, the average household size was larger in Culbertson than in the state and the nation. The town had an average household size of 4.11 in 2016 while the state posted an average size of 3.01 and the

U.S. averaged 3.24. In 2010, the average household size in Culbertson was 2.72. It is expected that the average household size in Culbertson will remain steady due to population trends over the past 80 years.

- **Families** - According to the 2016 ACS estimate, there were 180 families in Culbertson. This represents a 4.76 percent decrease in the number of families between 2010 and 2016. At 4.11, the average family size in Culbertson was larger than the average Montana family and the national family size, which were 3.01 and 3.24 respectively.

GENDER

- The proportion of males to females in Culbertson has changed slightly since the 2010 census. Females comprised 51.5 percent of the population in 2010. Since then, the proportions have become a bit more skewed. According to the ACS 5-Year Estimates, in 2018, the percentage of females decreased to 46.7 with males comprising 53.3 percent. Culbertson's gender distribution in 2018 differed from the national distribution, where females comprised 50.8 percent of the population and males 49.2 percent. Within Montana, males comprised 50.3 percent and females 49.7 percent of the population.

RACE AND ETHNICITY

- Approximately 81.5 percent of the people residing in the Town claimed one race during the 2010 Census. Of those, 68.2 percent classified themselves as "white". The largest, and only, single minority race claimed in 2010 was "American Indian/Alaska Native" which comprised 12.8 percent of the Town's population. The vast majority of residents throughout the Planning Area classified themselves as "white". In 2018, the ACS estimated that 85.3 percent of the population claimed one race with 82.5 percent of those being classified as "white."

EDUCATIONAL ATTAINMENT

- The percentage of adults 25 years of age and older attaining a high school diploma is higher in Culbertson than in the nation. Culbertson and Montana have very similar educational attainment numbers. According to the 2018 ACS 5-Year Estimate, 93.1 percent of the 25+ group was a high school graduate or higher. The percentage has continued to rise since 2010 when it was 92.3 percent. The percentage of adults (25 and older) in Culbertson attaining a bachelor's degree or more has also risen since 2010. Although behind Montana (31.2%) and the nation (31.5%), the percentage of adults attaining a bachelor's degree or higher jumped in Culbertson from 19.3 to 20.8 percent from 2010 to 2018 respectively. Educational attainment in Roosevelt County is 86.8 percent of adults 25 and older attaining a high school diploma or higher and 17.1 percent achieving a bachelor's degree or higher.

DISABILITIES IN THE NON-INSTITUTIONALIZED POPULATION

- According to the Disability Characteristics in the 2018 ACS 5-Year Estimates, 119 people or 16.3 percent of the non-institutionalized Culbertson population had a disability. Disability is defined by the Census Bureau as "a long-lasting physical, mental, or

emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.” The rate of disability among the Culbertson population was slightly higher than the state rate of 13.6% in 2018 and the national rate of 12.6%.

- As would be expected, the rate of disability rises with age. Nearly 50.0 percent of the Culbertson population over 65 has a disability. For all seniors, people 65 and older, the rate of disability in Culbertson is higher than both the state (34.3%) and national (35.0%) rates in 2018. (Refer to Table 1 for rates by age group.)

Table 1. Rates by Age Group

Disability Status of the Culbertson Population by Age Group			
Age Group	Number of People in Age Group	Number of People in Age Group with a Disability	% of People in Age Group with a Disability
Under 18 Years	231	4	1.7
18 to 64 Years	368	49	13.3
65 Years and Over	132	66	50.0

POPULATION PROJECTIONS INTO 2040

- According to the recorded population data since 1910, Culbertson has had a one major growth period between 1940 and 1960. Since 1960, Culbertson’s population has maintained a consistent population trend. The population has never been higher than 919 (1960 Census) or lower than 528 (1910 Census).
- If the current annual rate of growth (1.65 percent) were to continue over the next 20 years, as measured by the trend between 2010 and 2019 (Scenario 1), the Town of Culbertson could reach a population of more than 1,120 by the year 2040. A more realistic projection, using an annual growth rate of 1 percent, would result in a population projection of 980 people by the year 2040 (Scenario 2).
- Table 2 illustrates the two growth scenarios mentioned above including population and densities at the 2020 and 2030 intervals.

Table 2. Population Projections for the Town of Culbertson Through the Year 2030

Growth Scenario	2019 ACS Population Estimate	2020			2030			2040		
		Population		Density (people per sq. mile)	Population		Density (people per sq. mile)	Population		Density (people per sq. mile)
		Projected Population	Change 2019-2020		Projected Population	Change 2020-2030		Projected Population	Change 2030-2040	
Scenario 1	795	808	13	770	951	143	906	1120	169	1067
Scenario 2	795	803	8	765	887	84	845	980	93	933

- Under the two growth scenarios presented in Table 2, households in Culbertson would grow to a range of 79 (Scenario 1) to 45 (Scenario 2) by 2040. Household projections assume a constant average household size of 4.11 over the period based on the 2016 Culbertson average. (Refer to Table 3 for household projections)

Table 3. Housing Projections for the Town of Culbertson Through the Year 2030

Growth Scenario	2018 Household Estimates	2020		2030		2040	
		Projected Households	Difference 2018-2020	Projected Households	Difference 2018-2030	Projected Households	Difference 2010-2040
Scenario 1	255	258	3	293	38	334	79
Scenario 2	255	257	2	277	22	300	45

Population projections presented in this Growth Policy are based on trends and population estimates. They present a range of possibilities for the future and are intended as indicators for planning and land use purposes. Because all possible changes that may occur cannot be anticipated, it is important to revisit projection figures over time. It will be particularly important to update the information contained in this Growth Policy after release of the official 2020 decennial census.

APPENDIX C

Housing

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KEY FINDINGS

- The total number of housing units has increased from 2010 to 2018, going from 310 housing units to 324 housing units.
- Single-family homes comprised 63.5 percent of the community's housing stock in 2018, compared with 65.7 percent for the nation and 61.5 percent for Montana.
- The homeownership rate in Culbertson was 78.7 percent in 2018.
- The median value of a home in Culbertson in 2018 is \$171,200, up from \$89,700 in 2010.
- Median rental costs in Culbertson are \$696 per month.

THE HOUSING STOCK

NUMBER OF HOUSING UNITS

The number and types of houses needed to accommodate the population are important considerations in the planning process. The ways in which houses are organized and maintained help create the aesthetic quality of a community and dictate the need and placement of associated infrastructure and services. Culbertson is expected to continue growing through 2031, the period addressed in this analysis; therefore, residential land use planning is an important factor in this Growth Policy.

From 2010 to 2018, the total number of housing units in Culbertson increased from 310 to 324. Since 2010, approximately 14 housing units have been added to the Culbertson Planning Area's housing stock. The 2018 American Community Survey (ACS) estimates there are 324 housing units in Culbertson. One major subdivision, the Wheatland Hills Subdivision, is partially responsible for the increase in housing units although the majority of available lots have not been developed to date.

HOUSING DENSITY

The Town of Culbertson has annexed several parcels of land into the City since 2010 including the Wheatland Hills Subdivision, United Grain property, and the old seed plant property. This increased the Town's land area from 1.0 to 1.55 square miles. The additional 0.55 square miles of land area is partially residential within the Wheatland Hills Subdivision approximately 30 acres (0.05 square miles) with the other 320 acres (0.50 square miles) as industrial. Using the 324 for housing units from the ACS and the current land area of 1.55 square miles produces a housing density of 209 houses per square mile. Housing densities in the surrounding planning area are much less due to larger land area, decreased housing units, and the rural setting. (Refer to Table 1)

TYPES OF HOUSING UNITS

The housing stock in Culbertson is characterized by a predominance of single-family detached units according to the most recent data from the 2018 ACS. Single-family homes comprised 63.5 percent of the community’s housing stock in 2018 compared with 65.7 percent for the nation and 61.5 percent for Montana. Since 2010, the number of single-family homes has decreased from 276 homes to 255 homes. The recent trend in Culbertson is towards building more mobile home units. Mobile homes in Culbertson went from 3.4 percent (10 homes) in 2011 to 18.2 percent (59 homes) in 2018. (See Figure 3)

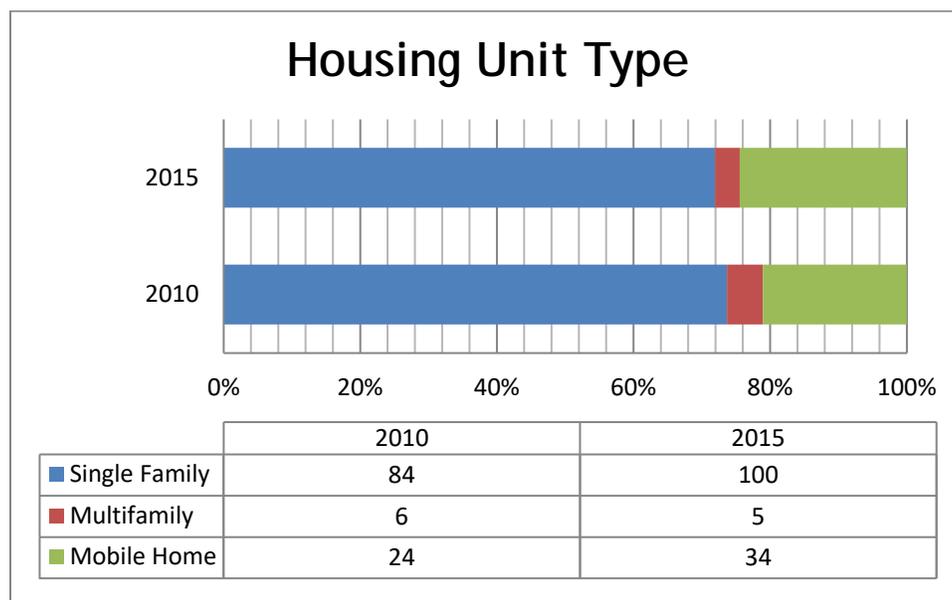


Figure 1

TENURE

The rate at which housing units are occupied by people who own their units represents the homeownership rate for a community. An examination of tenure provides an understanding of an area’s homeownership rate. According to the 2018 ACS 5-Year Estimates, the homeownership rate in Culbertson was 78.7 percent. From the 2010 decennial census the homeownership rate in Culbertson has dropped by 10.3 percent.

AGE OF THE HOUSING STOCK

Culbertson has experienced growth periods in housing construction that generally correlate to population growth in the corresponding periods (See Figure 2). The number of housing units has decreased in recent years with only nine homes built after 2005. It is expected that the housing market will bounce back in the near future as the economy turns and the Culbertson population continues to grow.

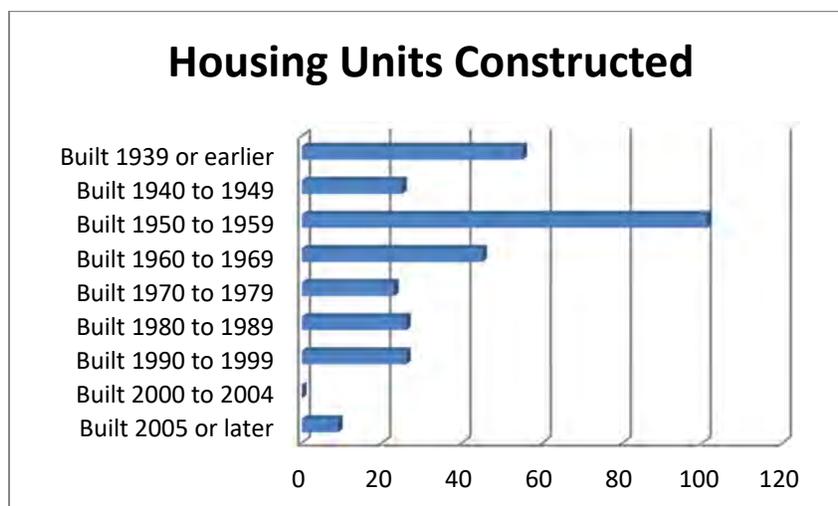


Figure 2

HOUSING AVAILABILITY

Vacancy rates provide an indication of housing availability in communities. The 2018 ACS estimates reports a vacancy rate for Culbertson at 21.3 percent (69 housing units). Only 11.7 percent of the unoccupied housing units were for rent. The vacancy rate for Culbertson is above the Montana average of 16.3 percent. The high vacancy rate for Culbertson may be due to increases in the population, larger family sizes, and the housing units remaining constant throughout the years.

HOUSING AFFORDABILITY

The cost of housing in Culbertson increased from 2010 to 2018, according to the ACS. The median value of a home increased by 90.9 percent during that time, going from \$89,700 in 2010 to \$171,200 in 2018. In 2010, 1.6 percent of the homes were worth \$200,000 to \$299,999. In 2018, the homes in the \$200,000 to \$299,999 range increased from 1.6 percent to 26.4 percent. In 2018, the ACS estimated that 6 homes, or 3.1 percent, of Culbertson housing units were valued at less than \$50,000. In addition to increasing home values, rents have also increased since 2010. Median gross rent in Culbertson increased by 2.5 percent going from \$679 in 2010 to \$696 in 2018. The monthly cost of owning a home, which includes a mortgage and associated costs, increased significantly—from \$917 in 2010 to \$1,270 in 2018.

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APPENDIX D

Economics

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KEY FINDINGS

- Many of the jobs inside the town limits appear to be education, healthcare, and social assistance sector jobs.
- Culbertson has historically had lower unemployment rates than both the State and the Nation.
- The estimated median household income in Culbertson was \$69,821.

OVERVIEW OF THE CULBERTSON ECONOMY

- The workforce within the Town of Culbertson is mostly comprised of people working in the educational services, healthcare, and social assistance industries. Of the 316 total employed people over the age of 16, 84 work in educational services, healthcare, and the social assistance industry. Culbertson also has a strong presence in the agriculture, forestry, fishing and hunting, and oil and gas (19.0 percent) as well as the retail trade (12.0 percent) industries. Its character is rooted in its beginnings as an agricultural town and the presence of the schools and hospital. Within the planning area, educational services, healthcare, and social assistance is the primary industry. The Town of Culbertson also supports the surrounding agricultural industry and has done so throughout its history.

CURRENT CONDITIONS AND TRENDS

EMPLOYMENT AND LABOR FORCE

- Providing an accurate depiction of current employment and labor force conditions in Culbertson is inhibited by a lack of current data for small cities and towns. For the purpose of this Growth Policy, estimates are used to support the planning effort. The 2010 decennial census did not ask economic questions; therefore, the 2018 estimates were used from the American Community Survey (ACS). When referencing 2018 and the ACS, the actual value is derived from the average of the five years prior to 2018. According to the ACS there were 535 people in the Culbertson labor force, 16 years of age or older. Of those 535 people, 59.8 percent of them (320 people) are in the active labor force and 40.2 percent (215 people) are not in the active labor force. There were four unemployed workers making up 0.7 percent of the working population.
- Many of the jobs inside the town limits appear to be service, management, and sales sector jobs that will not contribute much to the community's economic base. The Culbertson community can be considered a small Montana town, in that it is largely residential in character and is without a significant economic base. United Grain is the largest employer outside of education, and health care industries and the majority of small businesses function to support the small population of Culbertson.

According to the ACS, Culbertson has experienced job decreases between 2010 and 2018, a period during which over 50 jobs were lost to the economy as illustrated by Figure 1. There were a couple periods of labor force growth in 2011 and 2013, likely due to the oil boom in eastern Montana and western North Dakota. Since 2013, the labor force in Culbertson has steadily declined.

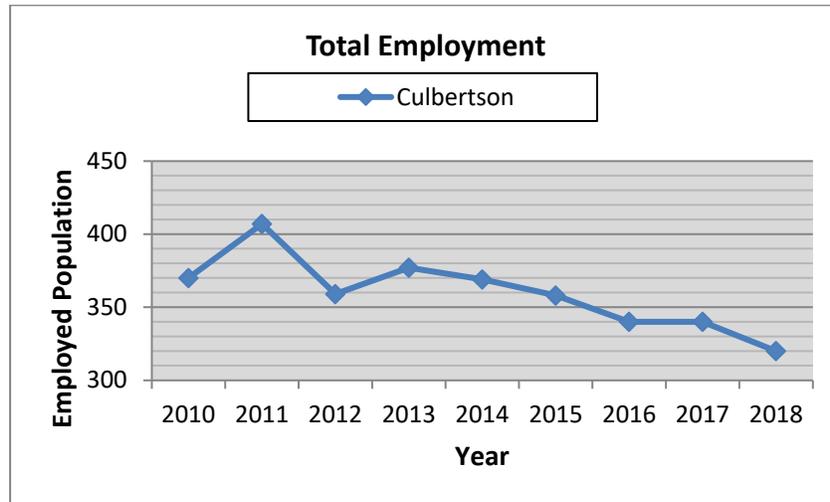


Figure 1

CLASS OF WORKERS

- Most workers in the Culbertson labor force are employed within the town limits. This is supported by the fact that the majority of the labor force have short commutes and that most of the occupations are in the education, healthcare, and social assistance sector. Most of the education, healthcare, and social assistance sector jobs are located within the Town limits at the hospital and the school.
- In 2018, approximately 69.3 percent of Culbertson workers earned a wage or salary working for a private employee while just over 6.0 percent were self-employed. Approximately 24.7 percent of workers were employed by the government (Refer to Figure 2).

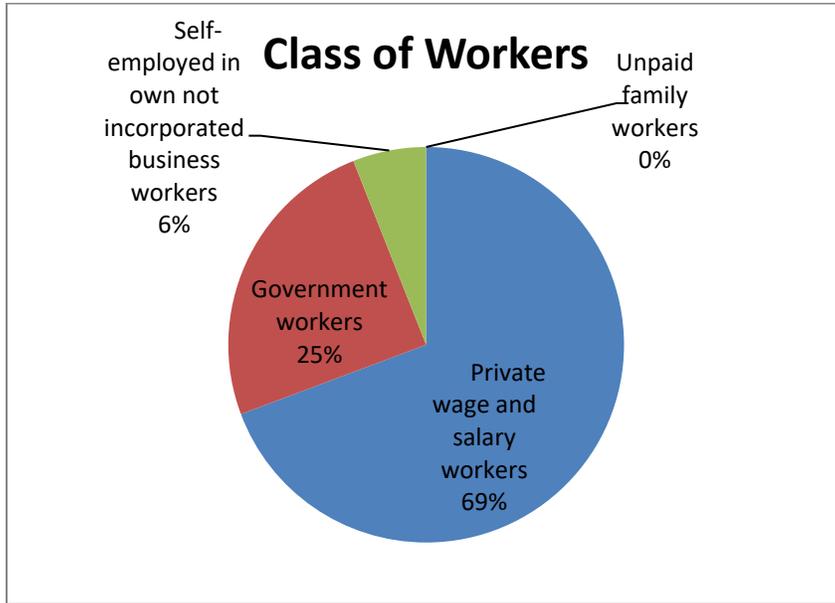


Figure 2

ECONOMIC INDICATORS

- Unemployment** - As can be seen in Table 1, the unemployment rate in Culbertson only recently began to decrease, same with the state of Montana and the nation. After the recession began to subside, Culbertson’s unemployment rate has steadily declined from 2.9% in 2010 to 0.70% in 2018. Comparing Culbertson to the State and the Nation, Culbertson has historically had lower unemployment rates than both. As Table 1 shows, the unemployment rate in Culbertson tends to stay consistent with what is happening in Montana and the United States.

Table 1. Unemployment Rates

Year	Culbertson	Montana	Nation
2010	2.90%	3.70%	5.10%
2011	2.90%	4.10%	5.60%
2012	0.00%	4.50%	6.00%
2013	0.00%	4.70%	6.20%
2014	1.20%	4.40%	5.80%
2015	1.20%	4.00%	5.20%
2016	0.90%	3.60%	4.70%
2017	0.80%	3.00%	4.10%
2018	0.70%	2.70%	3.70%

- Household and Family Income** - The decennial census no longer provides data on income, so ACS estimates were used for recent income data. Median household income in Culbertson was \$69,821 according to the 2018 ACS. The figure represents a 132.7 percent increase over the 2000 decennial census figure (\$30,000), and it was 115.8 percent of the national median household income for 2018. The increased 2018

median household income is a discrepancy that is likely due to the ACS estimates of the number of households with annual incomes from \$100,000 to \$149,999. In 2018, the ACS estimated that the number of households with annual incomes from \$100,000 to \$149,999 increased from 29 households in 2010 to 57 households in 2018. While the number of middle- and upper-income households was estimated to have increased during the decade, households with annual incomes of less than \$50,000 continue to comprise a significant portion of Culbertson’s households. The median household income increased because high income households increased while middle income households remained stable.

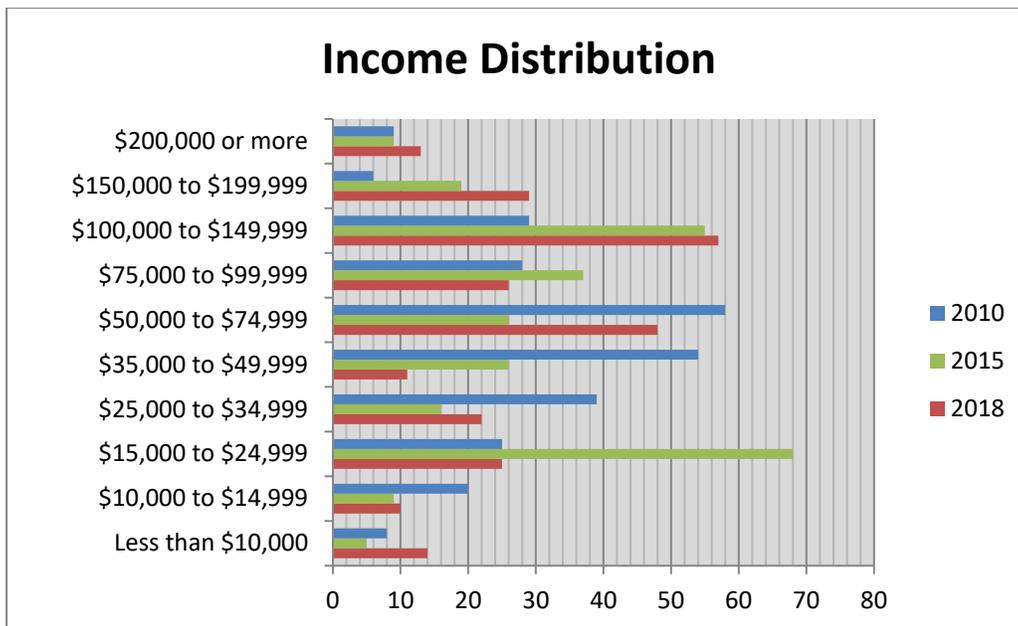


Figure 3

- Thirty-two percent of households were in the below \$50,000 category according to the 2018 ACS. (Refer to Figure 3). This is reflective of the number of family households (with two or more members) that were considered “low-income” according to standards set forth by the U.S. Department of Housing and Urban Development (HUD). HUD classifies “low income” as those households making 80 percent or less of the area median income, thereby qualifying them for assistance through HUD programs.
- **Poverty** - The poverty rate for Culbertson was not reported in the 2018 ACS. Approximately 115 individuals were at or below 150% of the federal poverty line, making them eligible for various types of public assistance including Low Income Energy Assistance and Home Weatherization services.

ECONOMIC DEVELOPMENT ACTIVITIES

ECONOMIC DEVELOPMENT ORGANIZATIONS

- There are some active economic development organizations in the Town of Culbertson. These include the Culbertson Community Foundation and the Great Northern Development Corporation.
- **Culbertson Area Community Foundation** - The Culbertson Area Community Foundation is a philanthropic support organization offering donor services, endowment building opportunities and philanthropic advocacy. Through the power of permanently endowed funds, the Foundation helps donors achieve their philanthropic goals and enables nonprofit organizations to establish stable income sources.
- **Great Northern Development Corporation** - The Great Northern Development Corporation (GNDC) is certified by the United State Economic Development Administration to provide a variety of services to its member entities and their residents. The GNDC provides assistance in planning, public facilities, housing, economic development, loan packaging, and business plan development.

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APPENDIX E

Land Use

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KEY FINDINGS

- Agriculture and vacant land accounts for approximately 71 percent of land uses within the Culbertson Planning Area.
- Existing land uses include residential, commercial, industrial, public use, and agricultural/vacant land.

HISTORIC LAND USES

A land use pattern is the cumulative result of many private and public decisions interacting with the geography of a certain place. Culbertson's land use pattern has remained consistent since the first settler arrived. Culbertson has always been a rural community and the historic land uses reflect that. Agriculture, in particular, has shaped the historic land use of Culbertson.

The development of Culbertson revolved around the commercial core of Broadway Avenue and the surrounding agricultural areas. This pattern was influenced by many factors: the need for services and employment within a reasonable travel distance when foot or horse was the principal means of transportation, the need for existing natural resources, and the desire of businesses to be in close proximity to the existing customer concentrations.

Existing land uses in and around Culbertson include established residential areas and commercial businesses, new residential subdivision, agricultural lands, public lands, and industrial facilities. Within the Town limits, there is a good mix of residential, commercial, industrial, and government-owned properties. Exhibits 2A and 2B in Appendix K show the existing land uses within the Town and the planning area.

EXISTING PLANNING

The Culbertson Planning Area is comprised of the entire municipal area of the Town of Culbertson and the surrounding area. The Jurisdiction Section of this Growth Policy provides a more specific description of the Planning Area. The planning area outside of the Town of Culbertson is currently being included in the Roosevelt County Growth Policy, expected to be completed in early 2021.

TOWN OF CULBERTSON

This document represents the Town of Culbertson's second comprehensive planning effort. While comprehensive planning efforts are being undertaken by Roosevelt County, these planning efforts exclude the municipal boundaries of the Town of Culbertson and instead focuses on the jurisdictional areas of the county.

ROOSEVELT COUNTY GROWTH POLICY

The Roosevelt County Growth Policy is currently being developed and is anticipated for adoption in early 2021. The area surrounding Culbertson has five distinct land use designations for the area surrounding the Town of Culbertson and included in the Culbertson Planning Area - Residential, Commercial, Utility, Government, and Vacant Land. Exhibit 2A in Appendix K shows the existing land use map for county lands surrounding Culbertson.

LAND USE REGULATIONS

Land use regulation or “zoning” is permitted under the Montana Code Annotated for the purpose of promoting health, safety or the general welfare of a community or area. The governmental jurisdiction is empowered to regulate and restrict items such as: the height, number of stories, and size of buildings and other structures; the percentage of lots that may be occupied; the size of yards, courts, and other open spaces; the density of population; and the location and use of buildings, structures, and land for trade, industry, residence, or other purposes.

The Town of Culbertson currently has municipal zoning and subdivision regulations as authorized by MCA. The County does not have any zoning outside the Town limits within the planning area boundary.

EXISTING LAND USES AND MAPS

Current land uses in the Culbertson Planning Area include established residential areas and commercial businesses, acreage home sites outside the town limits, agricultural lands, and industrial facilities. The largest landowners within the planning area boundary include industrial lands owned by the railroad and others, private landowners with agricultural lands, and government lands.

EXISTING LAND USES

Agricultural/Farmstead and Vacant

Agriculture and vacant land accounts for approximately 71 percent of land uses within the Culbertson Planning Area. The majority of the agricultural/vacant properties are located outside of the town limits. The surrounding planning area is comprised of irrigated agricultural lands, dryland crop areas, or livestock grazing areas.

Residential

The primary area of residential development within the planning area includes the municipal area of Culbertson. Other than the commercial properties along Broadway Avenue and Highway 2 and the industrial properties along the railroad, most of the land within town limits is residential.

Commercial

Commercial developments are primarily located in the downtown area of Culbertson along Broadway Avenue or along Highway 2. Commercial uses include restaurants, hotels, a market, bars, banks, a pharmacy, and a furniture store. There are other commercial properties scattered throughout the town limits.

Industrial

Industrial development is located on the south side and east side of the Culbertson; the existing industrial facilities there consist of the railroad property that runs along the south side of the Town, United Grain that is south of the railroad, and the seed plant east of the rest area.

Public Use

Public facilities in Culbertson and the Planning Area consist of the Culbertson Public School, the Culbertson Town Hall, the Culbertson Swimming Pool, the Roosevelt Memorial Health Center, several parks, the Culbertson Fire Hall, and water and wastewater treatment facilities.

EXISTING LAND USE MAPS

Exhibits 2A and 2B in Appendix K show the existing land uses within the Town of Culbertson and within the Culbertson Planning Area. These maps were developed based on Montana cadastral data. The land use categories shown on the maps represent the primary use identified for the property. Attempts were made to accurately reflect existing land use conditions; however, it is acknowledged that these maps could inadvertently misrepresent or misidentify some current land uses.

Existing land use maps help provide a foundation for establishing zoning and other land use controls within the community.

FUTURE LAND USES AND MAP

FUTURE LAND USE DESIGNATIONS

To prepare a land use map for a growth policy, land use designations must be developed. Land use designations are broad and inclusive descriptions of a general type of activity deemed appropriate in each area. It does not make a determination of the desirability of a specific project nor does it make a determination of when, within the scope of the growth policy, any given parcel should be developed. Those decisions are more specific and must be made with guidance from the goals and objectives established by the growth policy.

The Culbertson Growth Policy has seven (7) land use designations, which are described below. The categories are broad designations which can be implemented by annexation and zoning.

Unless specifically stated otherwise, the Town desires that all development within the categories described below will proceed only after the completion of the annexation process to be legally included within the municipal boundaries of the Town of Culbertson. The Town of Culbertson does not have regulatory control over development in areas outside of the municipal boundaries of the Town. The authority to deny or approve development in county areas remains with the Roosevelt County Commission.

- **Agriculture/Vacant Land.** This category indicates locations outside and within the Town of Culbertson and planning area where the land is in large ownership blocks or the development pattern has already been set by low density residential development. Subdivisions in this area would generally be characterized by lots two to twenty acres in size. This category designates areas where development is considered to be generally inappropriate over the 20-year term of the Culbertson Growth Policy, either because of natural features, negative impacts on the desired development pattern, or significant difficulty in providing urban services.
- **Residential.** This residential category designates places within the Town of Culbertson and the planning area where the primary activity is residential living quarters. Other uses, which complement residences, are also acceptable such as low intensity home based occupations, fire stations, and churches. The dwelling unit density expected within this classification varies. It is expected that areas of higher density housing would likely be located in proximity to commercial areas to facilitate the broadest range of feasible transportation options for the greatest number of individuals and support businesses within commercial areas.
- **Commercial.** This land use category designates places within the Town of Culbertson and planning area where activities provide the basic employment and services necessary for a community. A broad range of functions including retail, education, professional and personal services, offices, residences, and general service activities typify this designation. Establishments located within this category draw from the community as a whole for their employee and customer base. Intensification of existing commercial areas within the downtown core, as well as new and/or expansion of commercial areas in proximity to high traffic intersections might be desirable for the Town of Culbertson.
- **Industrial.** This classification designates areas within the Town of Culbertson and planning area for the heavy uses that support a community. Development within these areas is intensive and is connected to significant transportation corridors or location of resources. In order to protect the economic base and necessary services represented by industrial uses, uses which would be detrimentally impacted by industrial activities are discouraged. Although use in these areas is intensive, these areas are part of the larger community and should meet basic standards for site design issues and be integrated with the larger community.

- **Public Facilities.** This classification designates areas within the Town of Culbertson and planning area that promote public uses, which support a rural community. This designation could allow for public uses within the Town such as parks/open space, libraries, museums, infrastructure, etc. Development within these areas typically would include a development plan that would be reviewed by the Town for compatibility with surrounding uses within the Town.
- **Government Facilities.** This classification designates areas within the Town of Culbertson and planning area that promote government uses, which support a rural community. This designation could allow for uses within the Town and surrounding area such as fairgrounds, airports, open space, water and wastewater infrastructure, hospitals, schools, etc. Development within these areas typically would include a development plan that would be reviewed by the Town for compatibility with surrounding uses within the Town.
- **Utilities.** This classification designates areas within the Town of Culbertson and planning area that promote utilities, which support a rural community. This designation could allow for uses within the Town and surrounding area such as power supply, telecommunications, fiber optic, etc. Development within these areas typically would include a development plan that would be reviewed by the Town for compatibility with surrounding uses within the Town.

FUTURE LAND USE

The future land uses for Culbertson will depict a general pattern of growth and development for the Town of Culbertson and the planning area. The future land uses indicate the general type of development that is projected to occur. It is not, in most cases, intended to establish precise boundaries of land use or exact locations of future uses. The timing of a particular land use is dependent upon a number of factors, such as availability of public utilities, provisions for adequate roadways, availability of public services, willing developers, and the demand for a particular land use as determined by market forces.

Based on historic development in the Culbertson and the planning area, it is anticipated that future land uses will likely remain the same as the existing land uses. Exhibit 3 in appendix K shows the desired future land use for Culbertson and planning area. This exhibit identifies commercial corridors within the Town that include Broadway, Highway 2, and Highway 16 as well as future commercial and residential areas within the planning area that could be annexed into Town in the future.

Again, it is important to note the future land use designations shown on the map are only applicable when a property is proposed for annexation and do not have any effect on lands under County jurisdiction with regard to zoning, density, land use, subdivision or other land use decisions.

IMPLEMENTATION AND ADMINISTRATION

Like the State of Montana and Roosevelt County, it is anticipated that Culbertson will begin to grow in population, therefore the need for public services and facilities will increase correspondingly with the population. How that growth will materialize cannot be accurately predicted. Growth will depend upon the national, state and local economies; employment opportunities; and other influences, not the least of which is the growing popularity of Montana as a desirable place to live.

The development of the preferred land use pattern will only result from concerted efforts by private-public partnerships. The construction of buildings and conducting of commercial and residential activities is almost exclusively done by private individuals and companies. Their willingness to invest money and personal commitment into the development of land will have a huge influence on the community's ability to realize its goals and grow. The public sector, especially the Town of Culbertson, also has a significant role to play through the development of its growth policy and corresponding implementation tools such as zoning, subdivision, and facility planning and maintenance. By identifying actions to further the goals of this plan, and then consistently carrying out those actions, the Town can influence private parties and form effective partnerships to further the achievement of the community goals.

The Town has a variety of tools with which to seek the implementation of the Culbertson Growth Policy. Several are specifically authorized and controlled by state law such as annexation, zoning, subdivision, and provision of certain urban services such as water supply, fire protection, and parks. These tools require periodic review and assessment of their effectiveness.

Following the adoption of the Culbertson Growth Policy, the zoning and subdivision regulations should be reviewed to ensure compliance with the policy. There are many specific issues which those two implementation tools address-including street design, open space requirements, and density of development-which have the potential to substantially advance or impede the ideals and goals identified in the Culbertson Growth Policy.

This plan looks at a twenty-year horizon as well as the current situation, so it is to be expected that some areas, which are not in conformance with the plan, will be identified. This plan recognizes the presence of these uses without specifically mapping or otherwise identifying them. It is desired that these anomalies be resolved over the term of this plan so that the land use pattern identified herein may be completed.

ANNEXATION

A city grows in land area through annexation, a legal process by which unincorporated lands outside of the municipal boundary become part of the city. When annexed to the city, land use and zoning designations are assigned. The main reasons for annexation include, but are not limited to, increasing the efficiency and reducing the fragmentation in the delivery of

municipal services, greater control of land use and service planning within a geographically related area, more logical city boundaries, and the desire of adjacent residents to be part of the city.

The annexation process, which is governed by state law, provides the mechanism for landowners to seek to have their land included within the city, and in limited circumstances, permits the city to bring land within its jurisdiction. The legal framework for annexation is established in Parts 7-2-42 through 7-2-48 Montana Code Annotated. Part 43, Annexation of Contiguous Lands, is most commonly utilized in processing annexation requests. Generally, annexation is requested by a property owner in order to receive the city's services, such as city water, sanitary sewer and solid waste. Montana State Statutes (7-2-4210 through 7-2-4761, MCA) establish the methods and processes by which municipalities can annex surrounding properties, but also give municipalities discretionary authority whether or not to annex property, as long as statutes are followed.

Since annexation often precedes development of land and access to urban services strongly influences development densities, annexation can be a powerful tool to help support the Culbertson Growth Policy. Land use is a long-range vision of the community and does not predict when any individual parcel outside of the municipal boundaries may become part of the Town of Culbertson. Case-by-case evaluations will need to be made for each proposed annexation as to whether an individual parcel should be annexed at that time. It is desired that all lands within the Planning Area should be annexed prior to development.

ANNEXATION CONSIDERATIONS FOR THE TOWN OF CULBERTSON

The Town of Culbertson has prepared an annexation policy for the logical direction of future growth and to guide decision making regarding future annexations. These guidelines will help the Town plan for future expansion in conjunction with Roosevelt County. After adoption of the Growth Policy, the Town should review the annexation policy and ensure it is consistent with the goals and objectives of the Growth Policy as well as update the maps associated with the policy.

The primary intent of the policy is to permit the annexation of land to provide for orderly growth, adequate provision of municipal services, and equal benefits to both the annexed territory and the existing Town properties.

Some possible annexation goals for the Town of Culbertson are listed below:

- Seek to annex lands contiguous to the Town of Culbertson.
- Seek to annex areas that are primarily surrounded by the Town of Culbertson.
- Seek to annex properties currently contracting with the Town of Culbertson for services such as sanitary sewer and water supply services.

- Seek to annex other lands within the Planning Area examined in this Growth Policy as appropriate and as opportunities arise.

AREAS OF INTEREST FOR ANNEXATION

The areas identified below are areas of possible annexation into the Town of Culbertson in the future.

- 1) **Culbertson Wastewater Lagoons** - Currently, the Culbertson wastewater system is located adjacent to the town limits on the south side of the Town. Annexation of the wastewater treatment lands would allow the Town to reduce fragmentation in municipal services. Because the Town owns the property where the wastewater system is located, it makes sense that the property should be within the town limits.
- 2) **Culbertson Water Supply System** - Currently, the Culbertson water supply system is located southeast of the Town. Due to its significant distance from the Town, annexation of the water supply lands would increase fragmentation in municipal services.
- 3) **Parcels on the north side of Town** - There are several parcels of land located on the north side of Town that are adjacent to the Town boundary. These parcels have been identified as areas of interest for annexation and use as residential properties.
- 4) **Parcels on the south side of Town** - There are several parcels of land located on the south side of Town that are adjacent to the Town boundary and run along the BNSF railroad. These parcels have been identified as areas of interest for annexation and used as industrial land uses.

If areas outside the Town approach the Town regarding the extension of municipal wastewater service, the Town should require that they petition to annex the area into the Town of Culbertson or require a waiver of protest to future annexation action.

APPENDIX F

Facilities

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KEY FINDINGS

- Existing community facilities consist of a wastewater collection and treatment system, water treatment and distribution system, roads and streets, swimming pool, multiple parks, library, museum, and the public school.

WATER FACILITIES

TOWN OF CULBERTSON FACILITIES

- The Town of Culbertson owns and operates the water treatment distribution facilities that serve the town. The purpose of a municipal water system is to treat drinking water and deliver it to homes and businesses for use. Until a few years ago the Town operated a water pump station and treatment system on the Missouri River to provide water to the Town. In the last couple of years, the Town of Culbertson has transitioned to receiving water from the Dry Prairie Rural Water System for its water supply and has decommissioned the water pumping station on the Missouri River. Dry Prairie Rural Water provides all water to the Town of Culbertson.

Water from Dry Prairie Rural Water is stored in a 125,000-gallon tank or a 1,000,000-gallon steel tank. Water is distributed through 4-inch, 6-inch, and 8-inch cast iron and PVC mains with associated fittings, gate valves, and fire hydrants. Exhibit 4 in Appendix K shows the layout of the existing Culbertson water system.

The existing water system has excess capacity and the ability to accommodate future growth. The number of additional water system connections would be largely dependent on the location of future annexations and the fire flow requirements needed for any larger structures within those annexations.

REMAINDER OF PLANNING AREA

- Outside of the Town limits, there are approximately 48 groundwater wells. These wells are mostly domestic; however, there are other uses. Due to the agricultural nature of the surrounding area of Culbertson, several wells are used for irrigation or stock water purposes.

WASTEWATER COLLECTION AND TREATMENT FACILITIES

CULBERTSON FACILITIES

- The Town of Culbertson owns and operates the wastewater collection and treatment facilities that serve the town. The purpose of a municipal wastewater collection system is to collect sewage from homes and businesses and transport it to a central location for treatment. Culbertson's wastewater system was first developed in the 1957, and the wastewater collection, lift station, and treatment lagoons were upgraded in 2014. The collection system has been expanded over time as needed,

including most recently when the Wheatland Hills Subdivision was annexed into the Town and additional sewer mains were installed to service this area.

- Conventional gravity sewer mains comprise the majority of Culbertson's wastewater collection system. The Culbertson wastewater collection system consists of over 27,000 feet of gravity sewer line, a wastewater lift station, and a force main to transport the wastewater to the treatment facility. Exhibit 5 in Appendix K shows the Town's sanitary sewer system.

REMAINDER OF PLANNING AREA

- The remaining area surrounding Culbertson is served by individual septic systems. It is possible in the future, that some of these property owners, especially those close to the Town limits, will request to connect to the Town's wastewater system. It would be beneficial to the Town to annex these areas in the future in order to increase the tax base and population of Culbertson.

ROAD AND STREET SYSTEM

There are several entities responsible for maintenance of roads within and around the Town of Culbertson. The entities and roads that are within the Town are identified below:

1. The Montana Department of Transportation maintains U.S. Highway 2 and Highway 16.
2. Roosevelt County maintains portions of Rd 1022, Rd 2059, and Rd 1020 within the Culbertson Planning Area.
3. The Town of Culbertson maintains the remainder of streets and alleys within the Town limits.

TOWN OF CULBERTSON STREETS

The Town's internal roads are paved local roads that provide access to local businesses and residents. These streets are conventional city streets, typically 66 feet wide with curb, gutter and sidewalk. The Town is laid out in a conventional grid pattern with gravel surfaced alleyways that run between most of the streets. Many of the lots in Culbertson can be accessed from these alleyways. 3rd Avenue East is a highly used local road that provides access for commercial traffic between the two highways.

ROOSEVELT COUNTY ROADS

- Roosevelt County Road Department is responsible for maintaining county roads and bridges in areas outside the Culbertson town limits. During the winter, they provide county residents with snow removal services such as plowing and sanding. They oversee the design and construction of new roads and bridges; perform maintenance projects such as pothole repairs, chip seals, striping, signage, safety modifications, drainage and storm water improvements. The roads maintained by Roosevelt County

within the Culbertson Planning Area include, but are not limited to portions of Rd 1022, Rd 2059, and Rd 1020.

MONTANA DEPARTMENT OF TRANSPORTATION ROADWAYS

- One major road within the state highway system is located within the Culbertson Planning Area. U.S. Highway 2 is a major east-west route that stretches along the northern portion of the state from Libby, MT to Bainville, MT and runs through Culbertson. U.S. Highway 2 provides the principal roadway connection between the Culbertson area and all the cities and towns along Montana's Hi-Line. U.S. Highway 2 is part of the National Highway System in Montana. The Montana Department of Transportation (MDT) maintains this roadway. U.S. Highway 2 runs through the Culbertson Planning Area for approximately 1.75 miles. Motorists can access Culbertson from the highway at almost all north south streets within the town. Exhibit 6 in Appendix K shows the roads within the Culbertson Planning Area.
- Within the Culbertson Planning Area, MDT is responsible for the maintenance of U.S. Highway 2 and Highway 16. MDT is responsible for winter maintenance, pavement maintenance, striping and signing, the maintenance of safety devices, and maintenance of drainage and roadside activities on this roadway.

FUNCTIONAL CLASSIFICATION

- A community's transportation system is made up of a hierarchy of roadways, with each roadway being classified according to the function it provides. Some of these parameters are geometric configuration, traffic volumes, spacing within the community transportation grid, speeds, etc. It is standard planning practice to categorize roadways by their primary functions with typical designations being local streets/roads, collectors, minor arterials, and principal arterials. These functional classifications are applied to roadways within both "urban" and "rural" settings. A description of these functional classifications follows.
- **Principal Arterials.** The greatest portion of through travel occurs on principal arterial roadways. Principal arterials are high-volume travel corridors that connect major generators of traffic (e.g., community and employment centers), and are usually constructed with partial limitations on direct access to abutting land uses. Interstate Routes and major U.S Highways and State Routes are typical types of Principal Arterials. Principal Arterials may be multi-lane, high-speed, high-capacity roadways intended exclusively for motorized traffic with all access controlled by interchanges and road crossings separated by bridges. However, such facilities may include two-lane or multi-lane roadways based on the travel demands they serve and have less restrictive access provisions than Interstate routes.
- **Minor Arterials.** Minor arterials are streets that connect both major arterials and collectors that extend into the urban area, while providing greater access to abutting

properties. Direct access is limited to maintain efficient traffic flow. Minor arterials serve less concentrated traffic-generating areas, such as neighborhood shopping centers and schools. Minor arterials often serve as boundaries to neighborhoods and provide linkage to collector roads. Although the predominant function of minor arterials is the movement of through traffic, they also provide for considerable local traffic that originates from, or is destined to, points along the corridor.

- **Major and Minor Collectors.** Collectors provide direct services to residential or commercial areas, local parks, and schools while also providing a high degree of property access within a localized area. In densely populated areas, they are usually spaced at half-mile intervals to collect traffic from local access streets and convey it to the major and minor arterials and highways. Urban collectors are typically one to two miles in length, while rural collectors may be longer (either could be a major or minor). Access may be limited to roadway approaches and major facilities, but some direct access to abutting land may be permitted.
- **Local Access Streets.** Streets not selected for inclusion in the arterial or collector classes are categorized as local or residential streets. They allow access to individual homes, businesses, and similar traffic destinations. Direct access to abutting land is essential, for all traffic originates from, or is destined, to abutting land. Major through traffic should be discouraged.
- U.S. Highway 2 and Highway 16 are the only Principal Arterials in the Culbertson Planning Area. Major Collectors in the Culbertson Planning Area include Broadway Avenue and 1st Street E. 4th Street W and 4th Ave W are classified as minor collectors. The remaining roads in the Planning Area are considered local roads or streets.

PARKS, RECREATION FACILITIES, AND OPEN SPACE

- Parks, recreational areas, and open space are important components of a community. Currently, the residents of the Culbertson Planning Area have access to recreation facilities such as the Culbertson Swimming Pool, Bruegger Centennial Park, CC Recreation Complex, the Fishpond, and Culbertson Pool Park. The pool consists of a single cinder block building and the pool area. The other open spaces within the community are Bruegger Centennial Park, the high school recreation area, and the newly developed Fishpond. It is important for the Town of Culbertson to develop parks, recreation facilities, and open space. These facilities can contribute greatly to the overall physical, mental, and emotional health of a community.

CULBERTSON PUBLIC SCHOOLS

- The Culbertson K-12 School District includes the Culbertson Planning Area. The district includes one school, the Culbertson Public School. The school is responsible for educating grades kindergarten through grade 12.

- The National Center of Education Statistics (NCES) indicates that there are approximately 20 teachers for grades kindergarten through 8th grade for a student to teacher ratio of 9.55 students per teacher and approximately 7 teachers for grades 9 through 12 for a student to teacher to ratio of 13.42 students per teacher. The 27 faculty members consist of teachers specializing in math, science, history, and English for junior high and high school as well as several primary school teachers. In addition to classroom teachers, there are business and physical education teachers, special education teachers, counselors, and a librarian.
- According to the National Center of Education Statistics (NCES), the Culbertson School District currently for the 2019-2020 school year included 191 children (kindergarten through 8th grade). Additionally, there were approximately 94 students within the Culbertson High School (grades 9 through 12). There was a total of 285 students for the 2019-2020 school year. The 2011 Culbertson Growth Policy indicated that there were 181 students grades kindergarten to 8th grade and 86 students grades 9 through 12 for a total of 267 students for the 2010-2011 school year. There was an increase of 18 students over the nine-year period or 6.3% increase in students since 2011.

CULBERTSON LIBRARY

- The Culbertson Public Library is located on Broadway Avenue in downtown Culbertson. The library continually hosts community events such as summer reading programs for kids and young adults, a book club, and story hour. The library has available for public use; computers, Wi-Fi internet, a fax machine, and printer. Hours of operation are Monday, Tuesday, and Thursday, 11 AM - 5 PM.

CULBERTSON MUSEUM

The Culbertson Museum is located within the Town limits and displays information on the history of Culbertson and Roosevelt County. The museum contains artifacts and historical information that are displayed and accessible for visitors to the area as well as outdoor exhibits that include a blacksmith shop, wagon barn, 1923 Great Northern caboose, an authentic Sioux teepee, and dozens of antique tractors. The Museum Club maintains and operates the museum.

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APPENDIX G

Services

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LAW ENFORCEMENT

Currently, the Town of Culbertson does not have a police department. The Town falls under the jurisdiction of the Roosevelt County Sheriff's Office. The Roosevelt County Sheriff's Office is committed to serving the public, keeping the peace, enforcing the laws, and protecting all citizens and visitors in Roosevelt County. The County Sheriff's Office is located in the Roosevelt County Courthouse in Wolf Point, MT. The Sheriff's Office currently employs 14 staff members and provides service 24-hours a day, 365 days a year. Current staff include the Sheriff, Under Sheriff, multiple Deputies, a 911 Dispatcher, and a Jail Administrator.

The Bureau of Justice Statistics (BJS), within the Office of Justice Programs (OJP), within the United States Department of Justice (DOJ) publishes Local Police Department reports every three to four years. One aspect of this report is the average ratio of full-time officers per 1,000 residents. The 2016 report shows that the average ratio of full-time officers per 1,000 residents in Montana is 2.01. Therefore, the County Sheriff's Office maintains an officer to population ratio of about 1 full-time officer per 1,000 residents.

FIRE PROTECTION AND EMERGENCY SERVICES

CULBERTSON EMERGENCY MEDICAL SERVICES

The Culbertson emergency medical services are provided through the Roosevelt Medical Center (RMC), located in Culbertson, MT. The RMC offers ambulance service 24-hours a day, seven days a week, to Roosevelt County, including the Town of Culbertson. The RMC has an emergency department that is fully equipped and staffed every day with a physician, registered nursing staff, and social service coverage. The RMC also offers physical therapy, telemedicine, a laboratory, long-term care, and radiology. The RMC also has a clinic that includes services such as cardiac stress tests, women's health, immunizations, chronic disease management, acute illness treatment and management, and minor surgery among others.

CULBERTSON RURAL FIRE DISTRICT

The Culbertson Volunteer Fire Department (CVFD) provides fire protection and emergency services to the Town of Culbertson. The CVFD's jurisdiction includes the town of Culbertson. The CVFD is operated on a volunteer basis. The CVFD currently operates from a fire hall located at 304 Broadway Avenue. Other fire protection service providers within the Roosevelt County include the Roosevelt County Fire Department, and the Wolf Point Volunteer Fire Department. The Culbertson Planning Area is serviced by the CVFD and the Roosevelt County Fire Department.

ROOSEVELT COUNTY DISASTER AND EMERGENCY SERVICES

Roosevelt County has a Disaster and Emergency Services Department (DES) coordinated by one employee, the DES Coordinator. The DES office is located in the County Courthouse in Wolf Point, MT and they are responsible for the safety of all Roosevelt County residents and

visitors. Through planning, preparation, response, recovery, and mitigation, the DES serves the community of Culbertson and its surrounding areas. Roosevelt County has an Emergency Operation Plan (EOP) in place that provides guidelines for managing and coordinating response and recovery activities before, during, and after major emergencies and disaster events. The Town of Culbertson is included in the EOP along with the County, and other towns including Wolf Point, Bainville, Froid, Poplar, Spole, and Brockton. The County has a Pre-disaster Mitigation Plan (PDM) that includes the Town of Culbertson.

SOLID WASTE MANAGEMENT AND DISPOSAL

TOWN OF CULBERTSON SERVICES

The Town of Culbertson does not currently have an in-house solid waste collection and disposal service for its residents and businesses within the city limits. The Town contracts with Bowker Sanitation for garbage pickup. Bowker Sanitation then hauls the solid waste to the Richland County Landfill located approximately 25 miles south of the Town of Culbertson. The Town's residents supply their own solid waste containers or dumpsters, and Bowker Sanitation collects solid waste throughout the Town once a week.

APPENDIX H

Environmental

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CLIMATE

The climate in the Culbertson area is typical for northeastern Montana with weather patterns influenced by the passage of Pacific and Canadian fronts. Data for Culbertson is available from 1900 to 2016 through the Western Regional Climate Center (WRCC). The WRCC indicates that Culbertson receives an average of 13.49 inches of precipitation annually, with the wettest months in June and July averaging 2.99 and 2.11 inches, respectively. The driest months are November through March, with averages between 0.27 and 0.45 inch per month. The area receives an average total of 22.2 inches of snowfall per year, per the Western Regional Climate Center. The temperature ranges from an average high of 85.7° F in July (minimum July average of 54.1° F) to an average high of 21.4° F in January (minimum January average of -1.8° F). The wind is predominately out of the west through the east.

LANDFORMS, GEOLOGY, AND SOILS

LANDFORMS AND GEOLOGY

The Culbertson area is located in the northeastern corner of Montana within the great plains and rolling hills. The area is characterized by the Missouri River as it flows out into the Great Plains region of the United States. The primary river, the Missouri River, generally flows eastward towards its confluence with the Mississippi River.

The terrain in the Culbertson Planning Area is considered rolling plains with surface elevations approximately 1,932 feet above sea level. Steep slopes pose few, if any, limitations on development within the Planning Area.

SOILS

Soil consists of mineral matter mixed with varying amounts of organic matter derived mostly from vegetation. The mineral matter is parent material that has been weathered and broken down by the combined effects of climate, living organisms, and wind and water over long periods of time. These effects can vary within short distances. Consequently, the soils that form can have different levels of fertility, productivity, and physical and chemical characteristics.

Soil mapping is routinely done by the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS). Soils information for the Culbertson area is available on the NRCS's Web Soil Survey (WSS). The Soil Survey document, maps, and soil data can be accessed via the following websites:

<http://websoilsurvey.nrcs.usda.gov/app/>

A soils map for the planning area is shown in Exhibit 8 in Appendix K.

ENVIRONMENTAL CONDITIONS IN THE PLANNING AREA

Four soils - Cherry silt loam (2-8% slopes), Lohler silty clay (protected, 0-2% slopes), Zahill loam (15-60% slopes), and Zahill-Vida loams (4-15% slopes) are found on more than half of the land within the Culbertson Planning Area.

GEOLOGIC HAZARDS

Geologically hazardous areas are susceptible to earthquakes, landslides, or other geologic events. Typically, they are not suited for commercial, residential or industrial development without mitigation.

Seismicity - Culbertson is located in an area with little, or no seismic activity. According to the Montana Bureau of Mines and Geology, the Intermountain Seismic Belt extends through western Montana from the Flathead Lake region on the northwest to Yellowstone National Park where the borders of Montana, Idaho, and Wyoming meet. The nearest fault line to Culbertson is located north of Brockton and extends northeast towards Froid. Earthquakes do not pose a threat to the Culbertson Planning Area.

Slope Stability - There are three variables related to slope stability that typically need to be considered when determining the suitability of a particular site: slope, geologic materials, and landslide deposits. The Culbertson Planning Area contains few, if any, areas presenting notable slope stability concerns due to the flat topography in the region. Localized hazards may occur anywhere within the Planning Area. It is the responsibility of those who wish to develop their property to assess the degree of hazard in their selection of development sites.

IMPORTANT FARMLAND

The federal Farmland Policy Protection Act (FPPA) requires special consideration be given to soils that are considered as prime farmland, unique farmland, or farmland of statewide or local importance by the U.S. Department of Agriculture Natural Resources Conservation Services (NRCS). For the purposes of this Growth Policy, these soils are considered together and identified as "Important Farmland."

The FPPA is intended to minimize the impact federal programs have on the unnecessary and irreversible conversion of farmland to nonagricultural uses. Farmland subject to FPPA requirements does not have to be currently used for cropland. It can be forestland, pastureland, cropland, or other land, but not water or urban built-up land. Projects are subject to FPPA requirements if they may irreversibly convert farmland (directly or indirectly) to nonagricultural use and are completed by a federal agency or with assistance from a federal agency. The FPPA does not apply for projects funded and implemented by the Town of Culbertson. However, this is an important planning consideration because the Town of Culbertson may solicit federal funding assistance for infrastructure improvements and the potential conversion of Important Farmland as a result of the project must be considered.

Web-based soil survey information for the Culbertson area maintained by NRCS was accessed to identify soils in the Planning Area classified as important farmland. This review identified 12 soils within the Culbertson Planning Area that meet Important Farmland classifications

including: one (1) soil considered to be Prime Farmland If Irrigated; and six (6) soils considered to be Farmland of Statewide Importance. These soils comprise approximately 13.2 percent of the land within the Culbertson Planning Area.

WATER RESOURCES AND QUALITY

SURFACE WATERS

Missouri River - The only surface water present within the Culbertson Planning Area is the Missouri River, which runs from west to east through the southern portion of the planning area. The Missouri River and its intermittent or ephemeral tributaries drain the entirety of the Culbertson Planning Area. The Missouri River originates at the confluence of the Gallatin, Jefferson, and Madison River near Three Forks, MT and flows north and then east through the Planning Area. The Missouri River watershed occupies a large portion of the Dakotas, Montana, and Wyoming and drains an area of approximately 34,000 square miles that discharges into the Mississippi River near St. Louis, Missouri. The Culbertson Planning Area is located within the Lower Missouri Watershed in Northeastern Montana.

Surface Water Quality - Surface water quality is typically assessed according to the amount and kind of substances present in water, by the water's ability to support beneficial uses such as irrigation and recreation, and by the overall health of the aquatic ecosystem. The health of streams and wetlands (and other surface waters) is assessed based on the constituents dissolved in the water, the condition of the banks and associated riparian zone, and the types and numbers of plants and animals living in the water.

The Montana Department of Environmental Quality (MDEQ) has the responsibility under Section 401 of the Federal Clean Water Act and the Montana Water Quality Act to monitor and assess the quality of Montana surface waters and to identify impaired or threatened stream segments and lakes. The MDEQ sets limits, known as Total Maximum Daily Loads (TMDLs), for each pollutant entering a body of water. TMDLs are established for streams or lakes that fail to meet certain standards for water quality and describe the amount of each pollutant a water body can receive without violating water quality standards. The legislatively mandated TMDL process determines the concentration of pollutants in water bodies and stipulates controls needed to improve water quality in order to support designated uses.

The Missouri River in the Culbertson Planning Area has not been evaluated by the MDEQ for TMDL purposes. The Missouri River within the Culbertson Planning area has not been listed by the State of Montana on the 303(d) list of impaired waters.

GROUNDWATER

Groundwater occurs in the sub-surface pore spaces, fractures, and voids in rocks, soil and sediment formations. Groundwater originates from water infiltrating the ground from snow, rain, and watercourses. Groundwater tends to move from the highlands to low areas, where it is discharged to streams, used by plants, or evaporates. The movement, amount, and quality

of groundwater at any location depends on the type of aquifer, climate, landforms, and other natural features. Groundwater is also influenced by human activities but generally to a lesser extent than surface water.

Outside of the town limits, groundwater is the primary source for domestic drinking water. The principal source of groundwater within the Culbertson Planning Area is an aquifer known as the Fort Union Formation.

Groundwater Depth - Depth to groundwater in Roosevelt County ranges from less than four feet in some areas to >1000 feet. Depth to groundwater is influenced by irrigation practices in the agricultural areas of the planning boundary and by spring runoff. Groundwater fluctuations of several feet or more are not uncommon. Within the Culbertson Planning Area, groundwater is generally closer to the surface in the areas near the Missouri River. Of the thousands of wells drilled within Roosevelt County, the majority have depth to groundwater in the 0-99 feet range.

According to a county-wide report prepared by the Montana Bureau of Mines and Geology, there are 68 public water systems within the County.

Groundwater Quality - Within the Culbertson area, groundwater contamination from iron and sulfate is an ongoing concern. Water in the area commonly exceeds the limit (0.3 mg/L for iron and 250 mg/l for sulfate) set forth by the U.S. Environmental Protection Agency for drinking water wells. There are ongoing concerns in shallow groundwater areas with high nitrates due to individual septic systems as well as fertilizer application from agricultural operations.

WATER QUALITY PERMITTING

The MDEQ is the state agency responsible for preserving and maintaining the quality of Montana's water supply. Development activities in or near streams are governed by the Montana Stream Protection Act (SPA 124 permit) and the Montana Natural Streambed and Land Preservation Act (310 permit). An SPA 124 permit is required of all governmental agencies proposing projects that may affect the beds or banks of any stream in Montana. The purpose of the law is to preserve and protect fish and wildlife resources in their natural existing state. The Montana Department of Fish, Wildlife and Parks administers this law.

A 310 permit is required of all private, non-governmental individuals or corporations that propose to work in or near a stream. The purpose of the law is to minimize soil erosion and sedimentation, maintain water quality and stream channel integrity, and prevent property damage to adjacent landowners. The Roosevelt County Conservation District and the Montana Department of Natural Resources and Conservation (DNRC) administers this permit.

The primary federal regulatory program for safeguarding surface water quality is Section 404 of the Clean Water Act jointly administered by the U.S Army Corp of Engineers and the U.S. EPA. This program regulates discharges of dredge and fill materials into the jurisdictional

waters of the United States including perennial and intermittent streams, irrigation ditches with connections to surface waters, and wetlands. Developments within the Planning Area affecting jurisdictional waters or wetlands are subject to 404 permit requirements from the Corp of Engineers - Montana Regulatory Office.

FLOODPLAINS

Floods are typically classified as 2-year, 10-year, 50-year, 100-year and 500-year events to provide an indication of the likelihood for floods of a given size to occur once during the designated period. These re-occurrence intervals above represent the long-term average period between floods of a specific magnitude. The recurrence interval of most interest is the 100-year flood, which has a 0.2 percent chance of being equaled or exceeded during any year. It should be noted that floods can and do occur at shorter intervals and it is possible (although very unlikely) to have several 100-year flood events in the same year.

The USGS have been collecting data on the Missouri River near Culbertson for many years. Discharge data collection started at the USGS gaging station (USGS Station 06185500, "Missouri River near Culbertson MT") in 1989. Gage height data collection started at the USGS gaging station in 2007. Discharge data indicates a peak streamflow event in 2011.

The Federal Emergency Management Agency (FEMA) prepares detailed floodplain maps for various communities through Montana and the United States. The Culbertson Planning Area is located within FEMA-designated Zone A and Zone AE floodplains; therefore, some floodplain data, studies, or mapping is available within the planning area. Zone AE floodplains have been determined using detailed methods. These zones include base flood data including 100-year flood elevations and floodplain delineations. Zone A floodplains have been determined using approximate methods. Exhibit 9 in Appendix K shows the delineated floodplains within Culbertson and Figure 1 shows the floodplain area within the planning area.

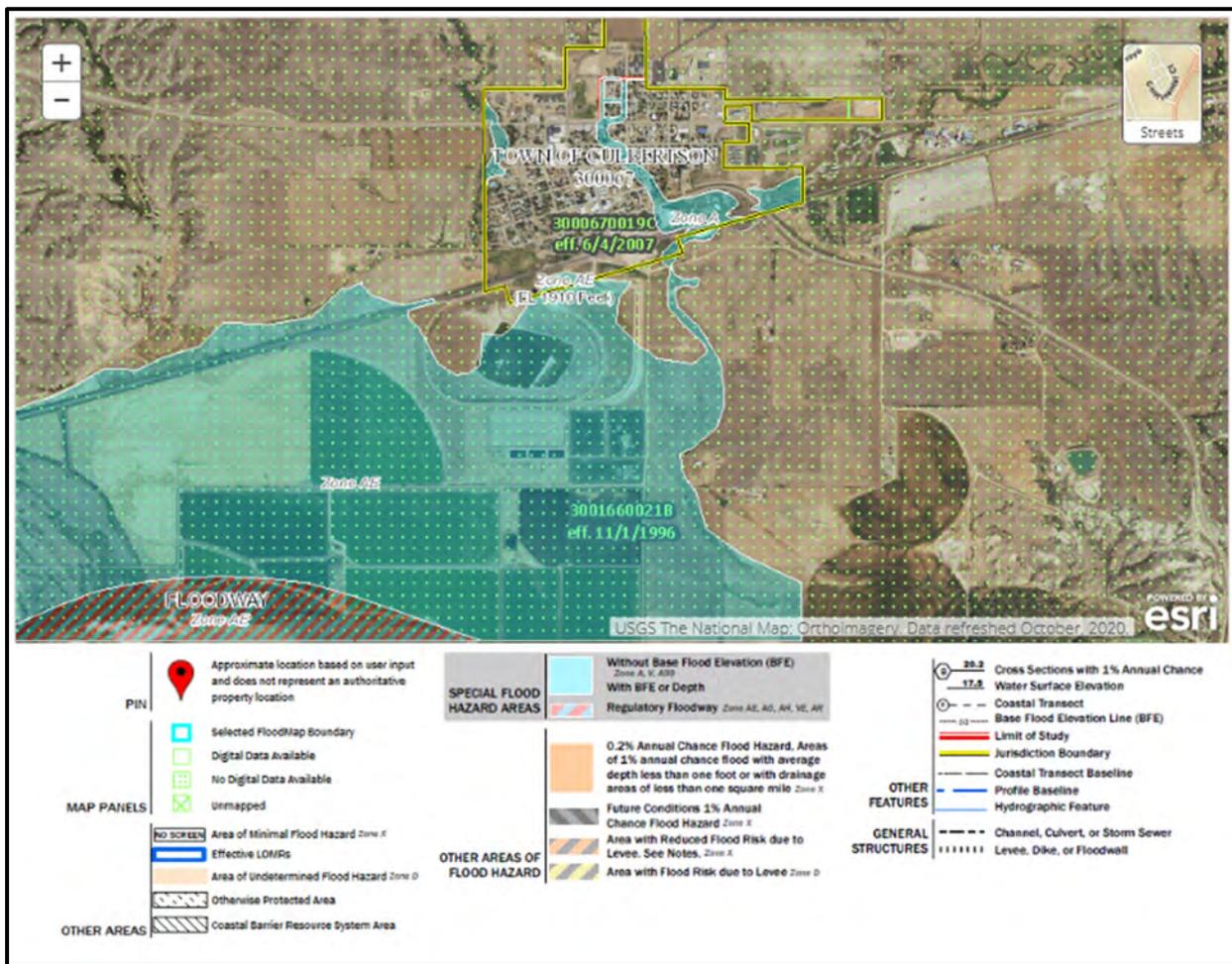


Figure 1: Planning Area Floodplain

AIR QUALITY

Overall, air quality within the planning area can be described as good. The MDEQ is responsible for monitoring, permitting, and compliance assistance for air quality matters within the State of Montana. The nearest air quality monitoring site to the Culbertson Planning Area is in Havre, MT, approximately 260 miles west of Culbertson. The site provides air quality data for the purposes of background monitoring. The site measures PM_{2.5}.

VEGETATION

Lands within the Culbertson Planning Area support a variety of grasses, shrubs, forbs, trees and noxious weeds. According to the Montana Natural Heritage Program (MNHP), there are approximately 115 different plant species within Roosevelt County. In the Town of Culbertson, the MNHP identified 83 different plant species. Common plant communities found in the general area include Leafy Spurge, wheatgrass, and sagebrush.

Residential landscaping dominates within the Town of Culbertson, which includes various ornamental flowers, native and introduced trees and shrubs, and manicured bluegrass lawns.

ENVIRONMENTAL CONDITIONS IN THE PLANNING AREA

The primary vegetation type found in rural portions of the Planning Area includes grassland systems such as a lowland/prairie grassland that is typically dominated by western wheatgrass. Other species include thickspike wheatgrass, green needlegrass, blue grama, and needle and thread.

Dry-land crop and grazing land is found throughout the rural portions of the Planning Area. Some native rangeland exists through this area, although a majority has been disturbed by agricultural practices. The primary crops grown within Roosevelt County include grains, oilseeds, dry beans, and dry peas.

Threatened or Endangered Plants - The United States Fish and Wildlife Service (USFWS) lists water howellia (*Howellia aquatilis*) and the Ute ladies'-tress orchid (*Spiranthes diluvialis*) as threatened plant species in Montana under the Endangered Species Act. Habitat for these species does not occur in the Culbertson Planning Area.

Plant Species of Concern - Species of Concern are native plant species that are at-risk due to declining population trends, threats to their habitats, restricted distribution, and/or other factors. Designation as a Montana Species of Concern or Potential Species of Concern is based on the Montana Status Rank and is not a statutory or regulatory classification.

The Montana Natural Heritage Program identified four plant species of concern within Roosevelt County. Table 1 provides the common names of the species and their current status.

Table 1: Plant Species of Concern in the East Helena Planning Area

Species of Concern	Status	Typical Habitat
Mentzelia nuda Bractless blazingstar	At high risk because of extremely limited and/or rapidly declining population numbers, range and/or habitat, making it highly vulnerable to global extinction or extirpation in	Open areas (sandy or gravelly soils)
Viburnum lentago Nannyberry	At risk because of very limited and/or potentially declining population numbers, range and/or habitat, making it vulnerable to global extinction or extirpation in the state.	Riparian forest
Cyperus schweinitzii Schweinitz's Flatsedge	At risk because of very limited and/or potentially declining population numbers, range and/or habitat, making it vulnerable to global extinction or extirpation in the state.	Sandy sites
Physcomitrium hookeri Hooker's Physcomitrium Moss	At high risk because of extremely limited and/or rapidly declining population numbers, range and/or habitat, making it highly vulnerable to global extinction or extirpation in	Wet soil

Source: MNHP Species of Concern Reports for Missouri Basin County. Accessed August 24, 2017.

Invasive Plants/Noxious Weeds - The Montana Department of Agriculture has classified noxious weeds in the state based on the number of acres affected and identified management

criteria. Category 1 noxious weeds are weeds that are currently established and generally widespread in many counties of the state. Category 2 noxious weeds have recently been introduced into the state or are rapidly spreading from their current infestation sites. Category 3 noxious weeds have not been detected in the state or may be found only in small, scattered, localized infestations. Category 4 noxious weeds are invasive plants and may cause significant economic or environmental impacts if allowed to become established in Montana.

According to Montana's noxious weed list, Priority 2B noxious weeds that may be found in Roosevelt County include Canada thistle, dalmatian toadflax, field bindweed, leafy spurge, Russian knapweed, and spotted knapweed. According to the Montana County weed list, baby's breath is also found within Roosevelt County.

THREATENED AND ENDANGERED SPECIES

Threatened and endangered species include those species listed or proposed for listing by the U.S. Fish and Wildlife Service (USFWS) as threatened or endangered. Under Section 7 of the Endangered Species Act, activities conducted, sponsored, or funded by federal agencies must be reviewed for their effects on species federally listed or proposed for listing as threatened or endangered.

The USFWS online summary of listed species (accessed via the Montana Ecological Field Offices website on December 8, 2020) shows the following species as occurring in Roosevelt County:

- Pallid Sturgeon (*Scaphirhynchus albus*) - Listed Endangered
- Piping Plover (*Charadrius melodus*) - Listed Threatened, Designated Critical Habitat
- Interior Least Tern (*Sterna antillarum athalassos*) - Listed Endangered
- Whooping Crane (*Grus americana*) - Listed Endangered
- Red Knot (*Calidris canutus rufa*) - Listed Threatened
- Northern Long-eared Bat (*Myotis septentrionalis*) - Listed Threatened

The potential occurrence of these species in the Culbertson Planning Area is discussed below.

Pallid Sturgeon - Pallid sturgeon are a bottom-oriented, large river obligate fish inhabiting the Missouri and Mississippi rivers and some tributaries from Montana to Louisiana. Pallid sturgeon evolved in the diverse environments of the Missouri and Mississippi river systems. Floodplains, backwaters, chutes, sloughs, islands, sandbars, and main channel waters formed the large-river ecosystem that met the habitat and life history requirements of pallid sturgeon and other native large-river fishes.

ENVIRONMENTAL CONDITIONS IN THE PLANNING AREA

The Culbertson Planning Area includes portions of the Missouri River. For these reasons, development activities within the Planning Area need to consider impacts to the Pallid Sturgeon or its habitat.

Piping Plover - Piping Plovers use wide, flat, open, sandy beaches with very little grass or other vegetation. Nesting territories often include small creeks or wetland areas.

Like the Pallid Sturgeon, the Piping Plover may inhabit the Missouri River areas within the Culbertson Planning Area. According to the US FWS's IPaC system, the Culbertson Planning Area includes potential critical habitats for the Piping Plover. Development activities within the Planning Area may impact the Piping Plover or its habitat.

Interior Least Tern - The Interior Least Tern is a migratory bird species, nesting along freshwater habitats of the Missouri and Mississippi rivers and their major tributaries and overwintering in the Caribbean and South America. Least terns primarily feed on small fish. Interior Least Terns generally nest on the ground, in open areas away from trees, and on or near bodies of water that provide them with fish. Although they are primarily found along river channels, they will also nest on reservoirs, as well as sand and gravel mines, coal mines, and industrial sites where conditions are appropriate and occasionally on rooftops of buildings near bodies of water.

Similar to the Piping Plover, the Interior Least Tern may inhabit the Culbertson Planning Area due to the proximity of the Missouri River. Development activities within the Planning Area would need to consider impacts to the Interior Least Tern or its habitat.

Whooping Crane - The Whooping Crane breeds, migrates, winters, and forages in a variety of wetland and other habitats, including coastal marshes and estuaries, inland marshes, lakes, ponds, wet meadows and rivers, and agricultural fields. During migration, whooping cranes use a variety of habitats; however, wetland mosaics appear to be the most suitable.

The Whooping Crane may inhabit the Culbertson Planning Area because of potential habitat along the Missouri River. Consideration may need to be given to potential development activities within the Planning Area that may impact the Whooping Crane or its habitat.

Red Knot - Red Knots nest in High Arctic habitats visited by very few people. Migrating and wintering Knots use marine habitats such as sandy beaches, saltmarshes, lagoons, mudflats of estuaries and bays, and mangrove swamps that contain an abundance of invertebrate prey.

The Red Knot may inhabit the Culbertson Planning Area with appropriate habitat potentially being located along the Missouri River and northeastern Montana. For these reasons, development activities within the Planning Area need to consider impacts to the Red Knot or its habitat.

Northern Long-eared Bat - During summer, northern long-eared bats roost singly or in colonies underneath bark, in cavities, or in crevices of both live and dead trees. Males and non-reproductive females may also roost in cooler places, like caves and mines. This bat

seems opportunistic in selecting roosts, using tree species based on suitability to retain bark or provide cavities or crevices. Northern long-eared bats spend winter hibernating in caves and mines, called hibernacula.

The Northern Long-eared Bat is not likely to inhabit the Culbertson Planning Area due to lack of appropriate habitat. Development activities within the Planning Area would be unlikely to impact the Northern Long-eared Bat or its habitat.

WILDLIFE AND FISHERIES

Wildlife habitat within the Culbertson Planning Area is limited to the rural areas surrounding the Town. Residential and commercial development within the Town limits has reduced habitat for the many species found in the Culbertson area. The agricultural lands surrounding the Town and the Missouri River provide habitat for a variety of wildlife species. White-tailed deer, fox, coyote, and many species of birds are occasionally seen in the areas surrounding town. The Missouri River drainage provides the only major area of wetland and riparian habitat within Culbertson Planning Area. Wildlife species associated with these habitats include various songbirds, raptors, white-tailed deer, small mammals, reptiles, and amphibians.

Amphibians likely to occur near wetland and riverine habitats near the project area include the Boreal Chorus Frog, Northern Leopard Frog, Western Tiger Salamander, and the Woodhouse's Toad. Painted Turtles, Prairie Rattlesnake, Gopher Snake, Greater Short-horned Lizards, Racers, Hog-nosed Snakes, Smooth Greensnakes, and Garter Snakes are reptiles likely to inhabit the area.

According to the MNHP, there are 207 different species of birds within Roosevelt County. An extensive list of possible species occurring in the Culbertson Planning Area is not presented here. However, birds commonly seen within the Planning Area include American Robins, American Goldfinch, Baird's Sparrow, Brown-headed Cowbird, Barn Swallow, Grasshopper Sparrow, Horned Lark, Least Tern, Sharp-tailed Grouse, and Chestnut-collared Longspur.

Fisheries - According to the Montana Fisheries Information System (MFISH) maintained by the Montana Department of Fish, Wildlife, and Parks, reaches of the Missouri River may support 60 different species of fish including rainbow trout, brook trout, brown trout, common carp, mountain whitefish, mountain sucker, white sucker, northern pike, pallid sturgeon, walleye, bass, and longnose dace.

Species of Concern - The MNHP database query identified an occurrence of 27 wildlife species of concern as potentially occurring on lands within the Culbertson Planning Area. These species are identified in Table 2.

ENVIRONMENTAL CONDITIONS IN THE PLANNING AREA

Table 2: Animal Species of Concern in the Culbertson Planning Area

Species of Concern	Status	Typical Habitat
Townsend's Big-eared Bat	Potentially at risk because of limited and/or declining numbers, range and/or habitat, even though it may be abundant in some areas.	Caves in forested habitats
Eastern Red Bat	Potentially at risk because of limited and/or declining numbers, range and/or habitat, even though it may be abundant in some areas.	Riparian forest
Hoary Bat	Potentially at risk because of limited and/or declining numbers, range and/or habitat, even though it may be abundant in some areas.	Riparian and forest
Little Brown Myotis	Potentially at risk because of limited and/or declining numbers, range and/or habitat, even though it may be abundant in some areas.	Generalist
Northern Myotis	At risk because of very limited and/or potentially declining population numbers, range and/or habitat, making it vulnerable to global extinction or extirpation in the state.	Riparian and mixed forest
Sprague's Pipit	Potentially at risk because of limited and/or declining numbers, range and/or habitat, even though it may be abundant in some areas.	Grasslands
Golden Eagle	Potentially at risk because of limited and/or declining numbers, range and/or habitat, even though it may be abundant in some areas.	Grasslands
Great Blue Heron	Potentially at risk because of limited and/or declining numbers, range and/or habitat, even though it may be abundant in some areas.	Riparian forest
Piping Plover	At risk because of very limited and/or potentially declining population numbers, range and/or habitat, making it vulnerable to global extinction or extirpation in the state.	Prairie lakes and river shorelines
Black-billed Cuckoo	Potentially at risk because of limited and/or declining numbers, range and/or habitat, even though it may be abundant in some areas.	Riparian forest
Whooping Crane	At high risk because of extremely limited and/or rapidly declining population numbers, range and/or habitat, making it highly vulnerable to global extinction or extirpation in the state.	Wetlands
Red-headed Woodpecker	Potentially at risk because of limited and/or declining numbers, range and/or habitat, even though it may be abundant in some areas.	Riparian forest

ENVIRONMENTAL CONDITIONS IN THE PLANNING AREA

Species of Concern	Status	Typical Habitat
Least Tern	At high risk because of extremely limited and/or rapidly declining population numbers, range and/or habitat, making it highly vulnerable to global extinction or extirpation in the state.	Large prairie rivers
Plains Hog-nosed Snake	At risk because of very limited and/or potentially declining population numbers, range and/or habitat, making it vulnerable to global extinction or extirpation in the state.	Friable soils
Smooth Greensnake	At risk because of very limited and/or potentially declining population numbers, range and/or habitat, making it vulnerable to global extinction or extirpation in the state.	Wetlands
Greater Short-horned Lizard	Potentially at risk because of limited and/or declining numbers, range and/or habitat, even though it may be abundant in some areas.	Sandy / gravelly soils
Northern Redbelly Dace	Potentially at risk because of limited and/or declining numbers, range and/or habitat, even though it may be abundant in some areas.	Small prairie rivers
Blue Sucker	At risk because of very limited and/or potentially declining population numbers, range and/or habitat, making it vulnerable to global extinction or extirpation in the state.	Large prairie rivers
Iowa Darter	Potentially at risk because of limited and/or declining numbers, range and/or habitat, even though it may be abundant in some areas.	Small prairie rivers
Shortnose Gar	Potentially at risk because of limited and/or declining numbers, range and/or habitat, even though it may be abundant in some areas.	Large prairie rivers
Sturgeon Chub	At risk because of very limited and/or potentially declining population numbers, range and/or habitat, making it vulnerable to global extinction or extirpation in the state.	Large prairie rivers
Sicklefin Chub	At high risk because of extremely limited and/or rapidly declining population numbers, range and/or habitat, making it highly vulnerable to global extinction or extirpation in the state.	Large prairie rivers
Northern Pearl Dace	At risk because of very limited and/or potentially declining population numbers, range and/or habitat, making it vulnerable to global extinction or extirpation in the state.	Small prairie streams

ENVIRONMENTAL CONDITIONS IN THE PLANNING AREA

Species of Concern	Status	Typical Habitat
Paddlefish	At risk because of very limited and/or potentially declining population numbers, range and/or habitat, making it vulnerable to global extinction or extirpation in the state.	Large prairie rivers
Sauger	At risk because of very limited and/or potentially declining population numbers, range and/or habitat, making it vulnerable to global extinction or extirpation in the state.	Large prairie rivers
Pallid Sturgeon	At high risk because of extremely limited and/or rapidly declining population numbers, range and/or habitat, making it highly vulnerable to global extinction or extirpation in the state.	Large prairie rivers
Brimstone Clubtail	At high risk because of extremely limited and/or rapidly declining population numbers, range and/or habitat, making it highly vulnerable to global extinction or extirpation in the state.	Large prairie rivers

Source: MNHP Species of Concern Reports for Town of Culbertson, Accessed December 8, 2020.

WETLANDS

The United States Fish and Wildlife Service (USFWS) defines wetlands as “lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface, or the land is covered by shallow water. For the purposes of the definition, wetlands must have one or all of the following three attributes:

- At least periodically, the land supports a prevalence of vegetation typically adapted for life in saturated soil conditions;
- The substrate is predominately undrained hydric soils; and
- The substrate is non-soil and is saturated with water or covered by shallow water during the growing season each year.

Wetlands provide environmental benefits; improve water quality, and support fish and wildlife. The most noticeable benefits of wetlands include flood and storm water damage protection, erosion control, water supply, groundwater recharge, scenic open space, and recreation. Destruction of wetlands eliminates or severely minimizes their functions and values. Drainage of wetlands prevents surface water storage and reduces their water quality enhancement function, while accelerating the flow of water downstream, which may cause increased flood damages or erosion. Wetland filling has similar impacts and destroys vital habitats for fish and wildlife species.

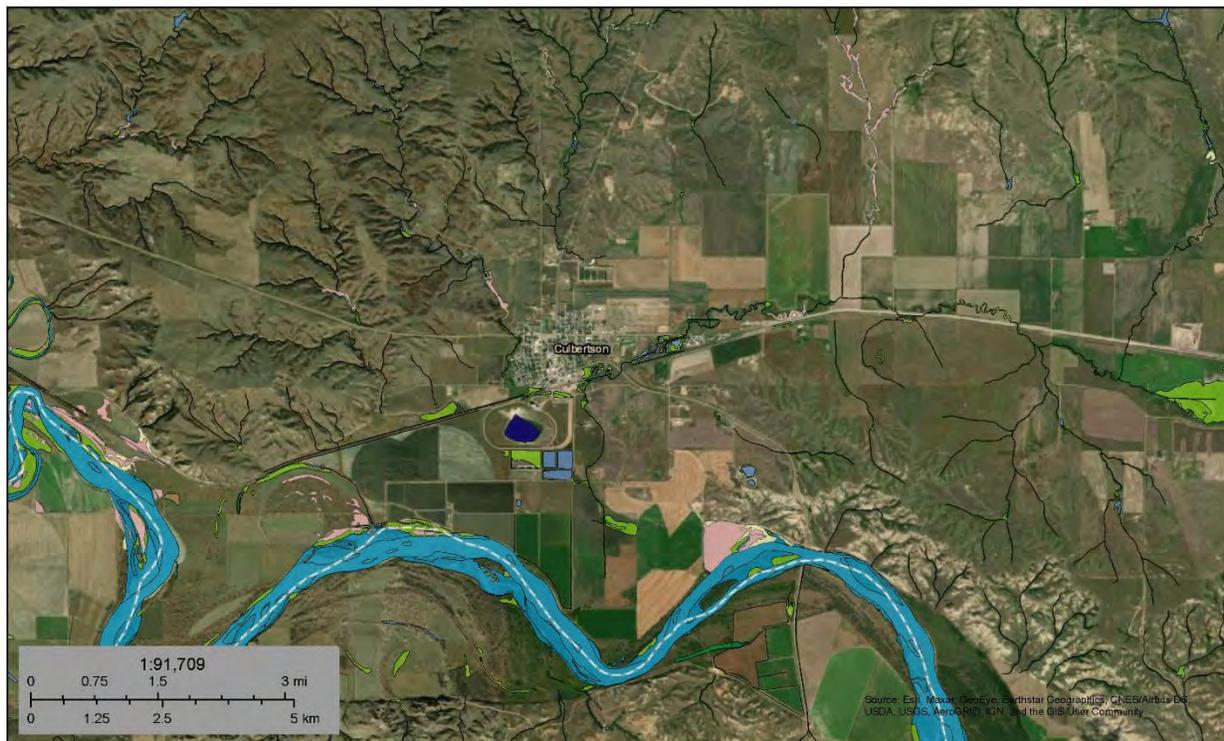
The USFWS is the principal federal agency providing information to the public and other agencies on the extent and status of the Nation's wetlands. The agency has developed and currently maintains National Wetlands Inventory (NWI) maps with digitized wetland site information for many areas of the country. NWI mapping for the Culbertson area is shown on Figure 1.

The USFWS's classification system groups wetlands into five systems according to their ecological characteristics. Wetlands associated with five of these systems — Riverine, Freshwater Emergent, Forested/Shrub Riparian, Freshwater Pond, and Lake — are found within the Culbertson Planning Area. The Riverine system is limited to freshwater river and stream channels. It is mainly a freshwater, deep-water habitat system, but has non-persistent marshes and aquatic beds along its banks. The Freshwater Emergent system includes all nontidal wetlands dominated by trees, shrubs, persistent emergent, emergent mosses or lichens, and other such wetlands. The Forested/Shrub Riparian system is limited to riparian areas with woody vegetation greater than 6 meters in height and flowing water. The Freshwater Pond system includes all nontidal wetlands dominated by trees, shrubs, persistent emergent, emergent mosses or lichens, and other such wetlands. These wetlands are typically located on the shoreline or riparian areas of riverine wetlands. The Lake system includes wetlands and deep-water habitats that are situated in a topographic depression or dammed river channel, have few trees, shrubs, persistent emergent, or emergent mosses or lichens, and occupy large areas. Figure 2 shows the presence of wetlands along the Missouri River and the southern edge of the Town.

The primary federal regulatory program covering wetlands is Section 404 of the Clean Water Act. The program regulates discharges of dredge and fill materials into the jurisdictional waters of the United States, including wetlands. The U.S. Army Corp of Engineers and the U.S. EPA jointly administers the Section 404 program. Developments within the Planning Area affecting jurisdictional waters or wetlands are subject to 404 permit requirements from the Corp of Engineers, Montana Regulatory Office. As noted earlier, the Montana Department of Fish, Wildlife and Parks and the MDEQ Water Quality Bureau have permitting requirements for projects and actions affecting the beds and banks of streams and other surface waters.



Culbertson Wetlands Inventory



March 1, 2021

Wetlands

- | | | |
|--|---|--|
|  Estuarine and Marine Deepwater |  Freshwater Emergent Wetland |  Lake |
|  Estuarine and Marine Wetland |  Freshwater Forested/Shrub Wetland |  Other |
| |  Freshwater Pond |  Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

Figure 2: Culbertson Planning Area Wetlands Map

CULTURAL RESOURCES

Within the Culbertson Planning Area there have been a number of cultural resources inventories conducted in accordance with state and federal statutes. These inventories include historic, archeological, and paleontological sites. Properties that contain sensitive archeological and paleontological resources are not specifically identified in this document. Specific projects will be required to complete site-specific cultural resource inventories prior to the start of construction. Montana State Historic Preservation Office (SHPO) lists several sites within in Culbertson and the planning area as eligible for listing. The SHPO listings do not give specific information on sites but additional information can be provided by contacting SHPO directly. These listing range from historic residences, prehistoric and historic, historic commercial buildings, historic railroad, historic military site, historic roads, and historic energy development. No listings were found for the National Register of Historic Places within Culbertson or the planning area.

SAND AND GRAVEL RESOURCES

HB 486, signed into law in May 2009, requires growth policies to include maps and text addressing sand and gravel resources as part of the discussion of existing characteristics and features of the planning area. The 2009 Legislature determined that this inventory requirement will help ensure local governments have the information necessary to create regulations for the separation of incompatible uses such as residential housing and gravel pits, while ensuring an economically viable source of gravel to facilitate future development.

Sand and gravel particles are created by the actions of water, heat, cold and wind on exposed rock. These particles wash downhill, ending up in streams and rivers where they are swept along until deposited in slow-moving sections of the watercourse. Streams meander within a floodplain, sometimes depositing material and sometimes cutting through earlier deposits. Stream action naturally sorts sand and gravel by size. Coarser gravel particles settle out first, while finer sand is carried further downstream. Sand and gravel beds within the active portion of a streambed are called floodplain deposits. Terrace deposits occur above floodplain levels and generally are remnants along valley sides of previous floodplains.

Sand and gravel are “high-weight, low-value” resources and are extremely sensitive to handling and transportation costs. Sand and gravel are in constant demand in growing urban areas but cannot be transported economically for great distances. Therefore, it is not uncommon to find gravel pits close to urban markets. Gravel that meets asphalt or concrete mix specifications has the highest commercial value to producers. Clean and fairly uniform gravel requiring little processing is particularly attractive. Gravel with excess silt must be cleaned and graded to industry standards for high specification use resulting in increased production costs. Clean sand is a valuable resource, but it has a limited market outside of construction. Sand is used primarily to complete required gradations for concrete and asphalt mixes.

The Fort Union Formation is a geologic unit containing shale, sandstone, and coalbeds. The Fort Union is mostly of Paleocene age and represents a time of extensive swamps as well as fluvial and lacustrine conditions. Gravels and sands of low terraces are scattered throughout the Culbertson Planning Area within the Missouri Basin. According to the NRCS WSS, the source gravel rating within the Culbertson Planning Area is either poor or there is no rating. There are no sources of gravel within the planning area that have a “good” WSS rating.

Exhibit 10 in Appendix K shows areas comprising sand and gravel resources within the Culbertson Planning Area. The exhibit shows that sand and gravel extraction is currently active within the planning area at three locations, primarily for private construction company use. Approximately 94.3% of the Culbertson Planning Area has a gravel source rating of poor, with 5.7% not having a rating.

In Montana, sand and gravel operations are subject to various permitting and regulatory oversight procedures at both the state and local levels. These regulatory processes include:

ENVIRONMENTAL CONDITIONS IN THE PLANNING AREA

- Montana open cut mining laws that regulate sand and gravel operations (MCA Title 82-Ch. 4) and require guidelines for reclamation procedures (ARM Title 17-Ch 24).
- The Montana Environmental Policy Act, which requires the Montana Department of Environmental Quality (MDEQ) to conduct environmental assessments on proposed sand and gravel operations.
- MDEQ-issued permits for all gravel operations, which specify the “conditions” under which they operate.
- Zoning and land use regulations approved by local governments that can impose conditions on gravel operations.

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APPENDIX I

Fire & Wildland Fire Hazard

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FIRE AND WILDLAND FIRE HAZARD

Wildfire risk is the potential for a wildfire to adversely affect things that residents' value—lives, homes, or ecological functions and attributes. Wildfire risk in a particular area is a combination of the chance that a wildfire will start in or reach that area and the potential loss of human values if it does. Human activities, weather patterns, wildfire fuels, values potentially threatened by fire, and the availability (or lack) of resources to suppress a fire all contribute to wildfire risk. Reducing wildfire risk is a complex task involving efforts to prevent fires from starting, and activities to reduce the amount and arrangement of fuels that allow fires to grow and spread once they start.

Culbertson, like much of northeastern Montana, is generally at a lower risk of wildfire during the summer fire season due to lack of fuel, when compared to other western Montana communities. The majority of the Planning Area is either urban or grassland and rangeland areas that do not pose a significant wildland fire threat. The Planning Area does not include wildland-urban interface areas where rural residences and other developments co-exist with forest areas with significant wildfire fuels.

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APPENDIX J

Subdivision Review

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SUBDIVISION REVIEW CRITERIA PER 76-3-608(3)(A), MCA

State and local subdivision statutes regulate the process of dividing land and providing public facilities and services to the newly created lots. The platting and creation of lots is not only the first phase of development; the action establishes long-term patterns of land use for the community. Therefore, proper public review of proposed land division is vital. In Montana, local government subdivision regulations must evaluate a proposed subdivision's impact on the natural environment, wildlife, public health and safety, local services, and other factors.

The Montana Subdivision and Platting Act requires all units of local government to adopt and enforce subdivision regulations, and to review and decide on development proposals. Also, in reviewing subdivision proposals, local officials must issue written findings of fact that consider the effect the development would have on a series of criteria set forth in 76-3-608(3)(a) of the Montana Code Annotated (MCA). These include agriculture, agricultural water user facilities, the natural environment, wildlife and wildlife habitat, local services and public health and safety. Local officials must prepare written findings of fact that detail the impacts, the proposed subdivision has on each of these elements.

According to 76-1-601, MCA, the community's Growth Policy must include a series of statements as to how the criteria will be defined and used to evaluate proposed subdivisions within its jurisdiction. More particularly, per 76-1-601(3)(h), MCA, a growth policy must include a statement explaining how the governing body will:

- Define the criteria in 76-3-608(3)(a);
- Evaluate and make decisions regarding proposed subdivisions with respect to the criteria in 76-3-608(3)(a); and
- A statement explaining how public hearings regarding proposed subdivisions will be conducted.

This section of the Growth Policy addresses the requirements of this statute.

REVIEW CRITERIA DEFINITIONS

The basis upon which the local governing body makes a decision to approve, conditionally approve, or disapprove a subdivision is whether the preliminary plat, environmental assessment, hearing and planning board recommendations demonstrate that development of the subdivision meets the requirements of the Montana statute as set forth in 76-3-608, MCA. The statute requires that subdivisions must undergo review under a set of criteria as delineated in 76-3-608(3)(a), MCA. Local governments must define the criteria within the growth policy. Per this requirement, the Town of Culbertson will use the following definitions for each of the criteria listed:

Agriculture: Montana Code Annotated contains definitions for the words "agriculture" and "agricultural" as follows:

- 41-2-103, MCA. Definitions: As used in this part, the following definitions apply: (1) "Agriculture" means: (a) all aspects of farming, including the cultivation and tillage of the soil; (b)(i) dairying; and (ii) the production, cultivation, growing, and harvesting of any agricultural or horticultural commodities, including commodities defined as agricultural commodities in the federal Agricultural Marketing Act (12 U.S.C. 1141j(g)); (c) the raising of livestock, bees, fur-bearing animals, or poultry; and (d) any practices, including forestry or lumbering operations, performed by a farmer or on a farm as an incident to or in conjunction with farming operations, including preparation for market or delivery to storage, to market, or to carriers for transportation to market.
- 81-8-701, MCA. Definitions: Unless the context requires otherwise, in this part the following definitions apply: (1) "Agricultural and food product" includes a horticultural, viticultural, dairy, livestock, poultry, bee, other farm or garden product, fish or fishery product, and other foods.

Agricultural Water User Facilities: Those facilities which provide water for agricultural land as defined in 15-7-202, MCA, or which provide water for the production of agricultural products as defined in 15-1-101, MCA including, but not limited to, ditches, pipes, and head gates.

Local Services: Any and all services or facilities that local government entities are authorized to provide directly or through a contractor.

Natural Environment: The physical conditions which exist within a given area, including land, air, water, mineral, flora, fauna, noise, and objects of historic, prehistoric, cultural, or aesthetic significance.

Public Health and Safety: A condition of optimal well-being, free from danger, risk, or injury for a community at large, or for all people, not merely for the welfare of a specific individual or a small class of persons.

Wildlife: Living things, which are neither human nor domesticated.

Wildlife Habitat: Place or type of site where wildlife naturally lives and grows.

EVALUATION METHODOLOGY

The Town of Culberson will evaluate and make decisions regarding proposed subdivisions with respect to the criteria identified in 76-3-608(3)(a) as follows:

- Subdivision applications will include written documentation as to whether and to what extent the proposed subdivision will impact agricultural, agriculture water user facilities, local services, natural environment, wildlife, wildlife habitat and public health and safety, as defined in this Growth Policy.

- The Planning Board will evaluate each proposed subdivision with respect to the criteria set forth in 76-3-608(3)(a), MCA, and as defined in this Growth Policy. The evaluation will be based upon the extent of any and all expected impacts to each of the elements, and the degree to which the applicant proposes to mitigate any adverse impacts. In turn, the local governing body will evaluate the proposed subdivision with respect to the findings of fact as prepared by the Town of Culbertson Planning Board, public hearings and other information as appropriate.
- Upon completion of its review and evaluation, the Town of Culbertson will render a decision on the proposed subdivision with respect to the requirements of the Subdivision Regulations of the Town of Culbertson, the outcome of the public hearing(s) and the Town of Culbertson Growth Policy.

PUBLIC HEARINGS ON PROPOSED SUBDIVISIONS

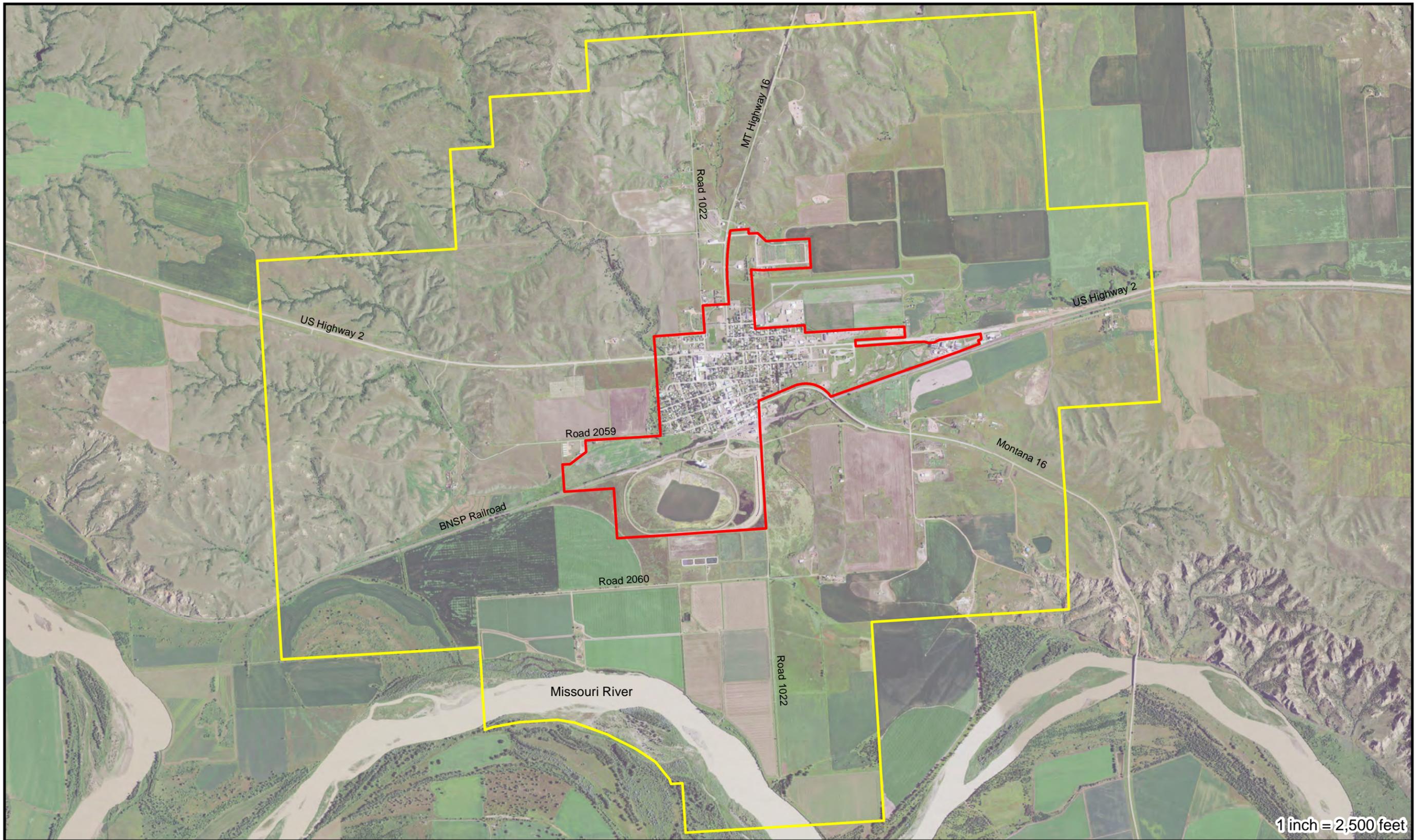
The Town of Culbertson will conduct public hearings on proposed subdivisions in a manner that will assure that members of the public, the local government and the applicant have adequate opportunity to express their interests and concerns. Such opportunity will be afforded in a manner that complies with the time constraints set forth in the Subdivision Regulations of the Town of Culbertson.

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APPENDIX K

Maps

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1 inch = 2,500 feet.

Legend

- Town of Culbertson
- Planning Boundary

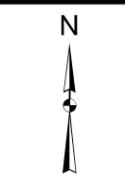


EXHIBIT
#1

**TOWN OF CULBERTSON
GROWTH POLICY
BOUNDARY MAP**

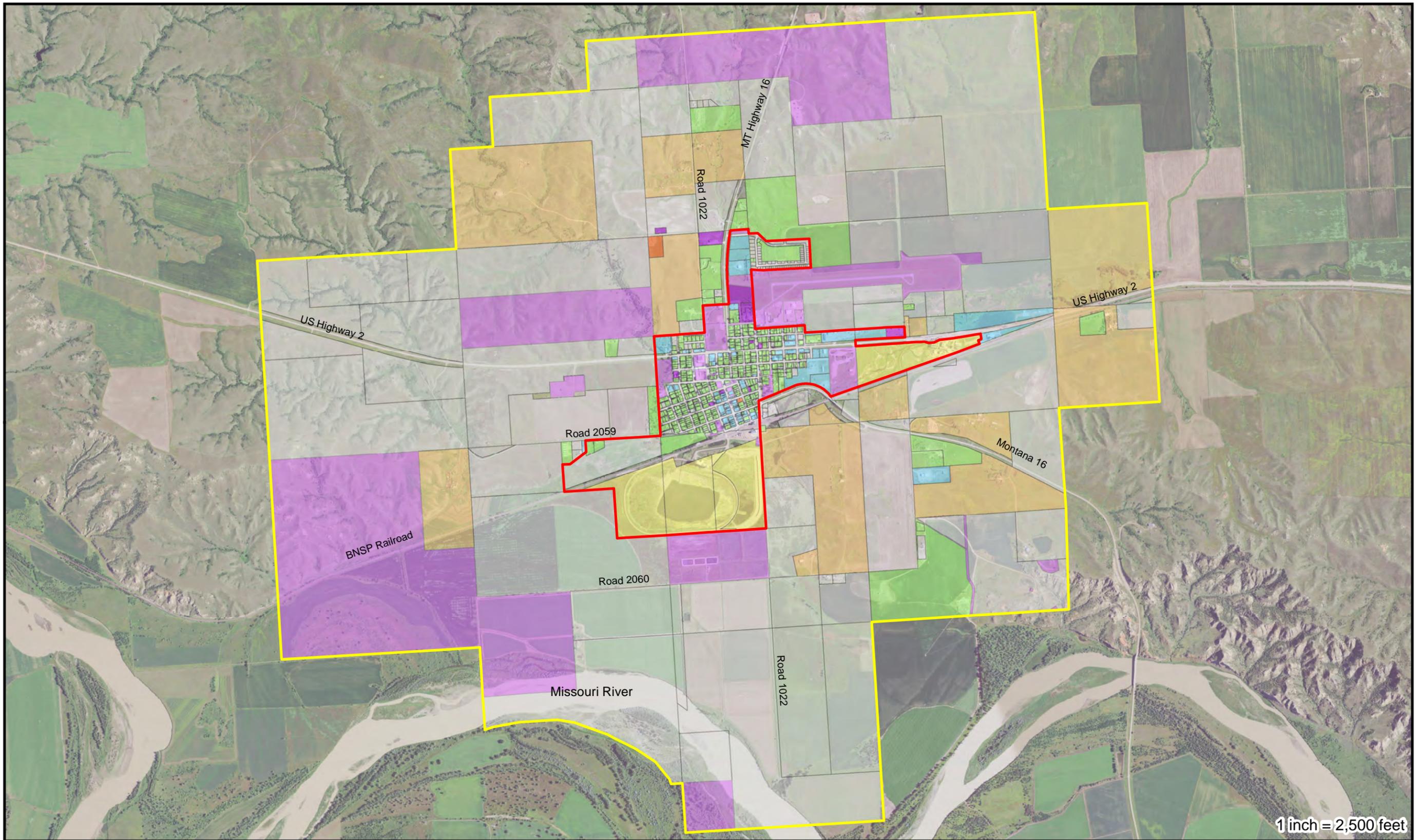
**TOWN OF CULBERTSON
P.O. BOX 351
210 BROADWAY AVE.
CULBERTSON, MT. 59218**

REVISIONS	
Date	By



WWC ENGINEERING
1275 MAPLE STREET, SUITE F
HELENA, MT 59601
(406) 443-3962

File: Culbertson Drawn By: MJS Checked By: JF Date: 10/06/20



Legend

- Town of Culbertson
- Public Lands
- Commercial
- Utility
- Vacant Land
- Planning Boundary
- Government
- Residential
- Industrial
- Right of Way



EXHIBIT
#2A

**TOWN OF CULBERTSON
GROWTH POLICY
EXISTING LAND USE**

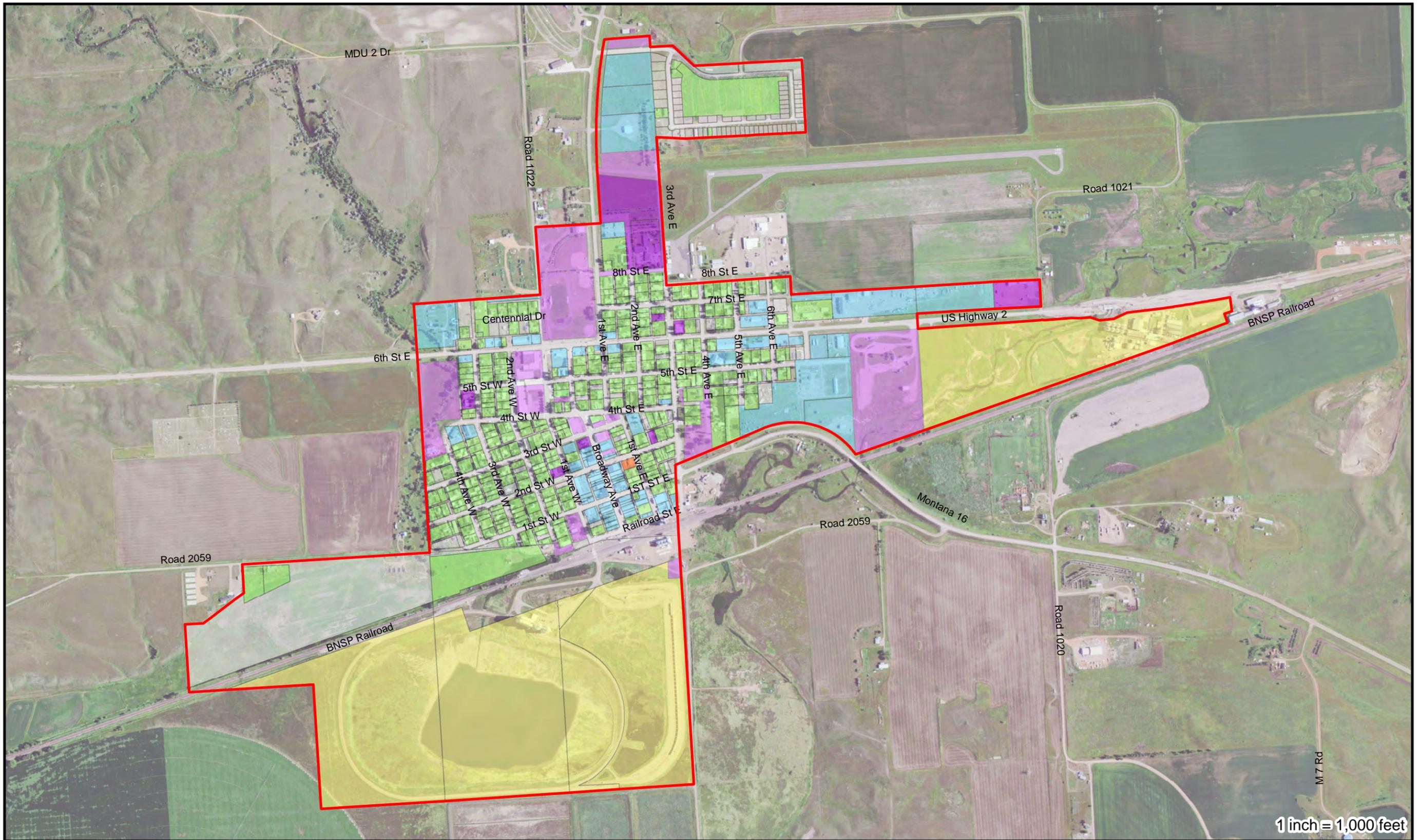
**TOWN OF CULBERTSON
P.O. BOX 351
210 BROADWAY AVE.
CULBERTSON, MT. 59218**

REVISIONS	
Date	By



**1275 MAPLE STREET, SUITE F
HELENA, MT 59601
(406) 443-3962**

File: Culbertson Drawn By: MJS Checked By: JF Date: 10/06/20



Legend

- Town of Culbertson
- Public Lands
- Commercial
- Utility
- Vacant Land
- Planning Boundary
- Government
- Residential
- Industrial
- Right of Way



EXHIBIT
#2B

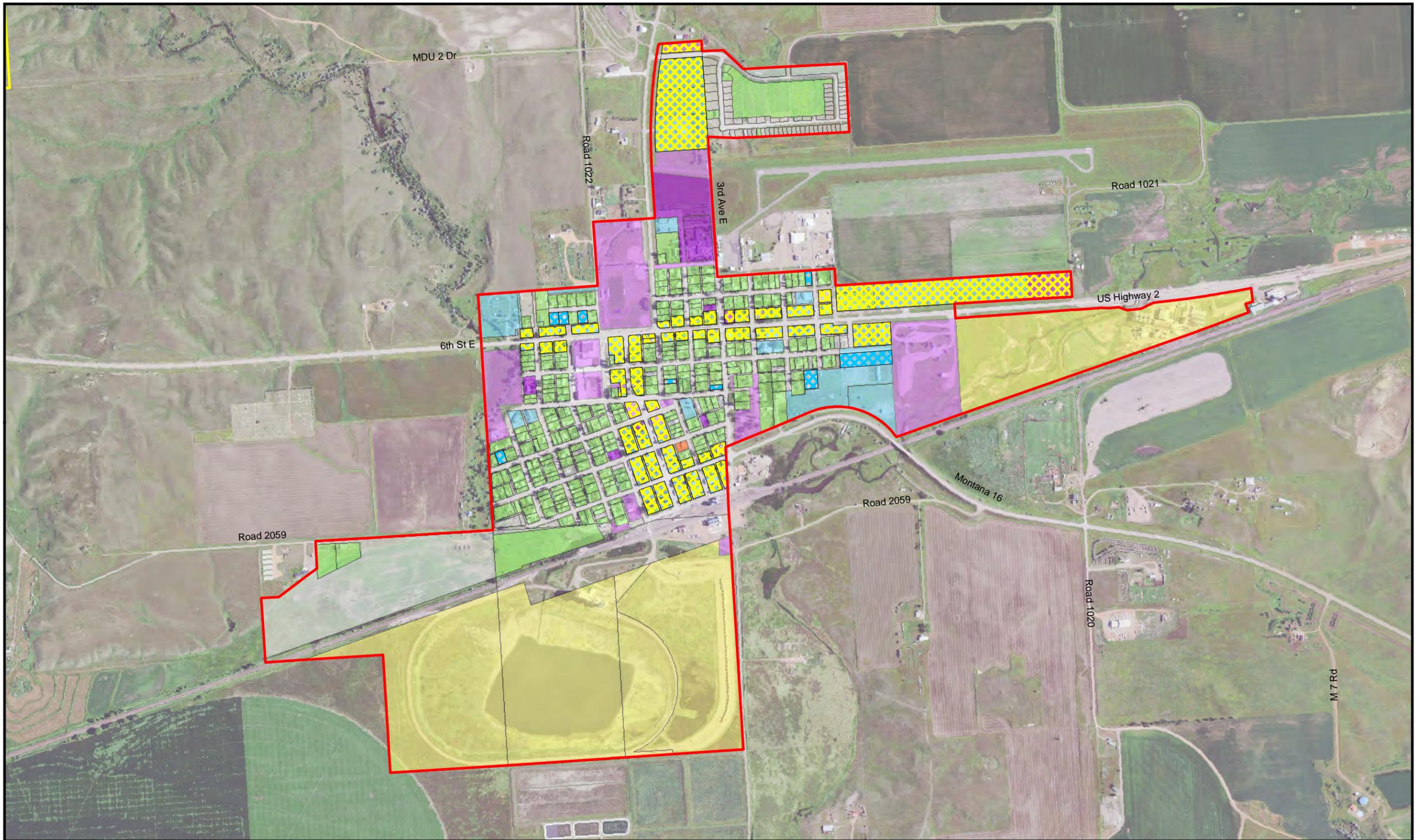
**TOWN OF CULBERTSON
GROWTH POLICY
EXISTING LAND USE**

**TOWN OF CULBERTSON
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210 BROADWAY AVE.
CULBERTSON, MT. 59218**

REVISIONS	
Date	By

WWC ENGINEERING
1275 MAPLE STREET, SUITE F
HELENA, MT 59601
(406) 443-3962

File: Culbertson Drawn By: MJS Checked By: JF Date: 10/06/20



Legend

- | | | | | | |
|--------------------|--------------|-------------|------------|--------------|-------------|
| Town of Culbertson | Public Lands | Commercial | Utility | Vacant Land | Commercial |
| Planning Boundary | Government | Residential | Industrial | Right of Way | Residential |



EXHIBIT
#3A

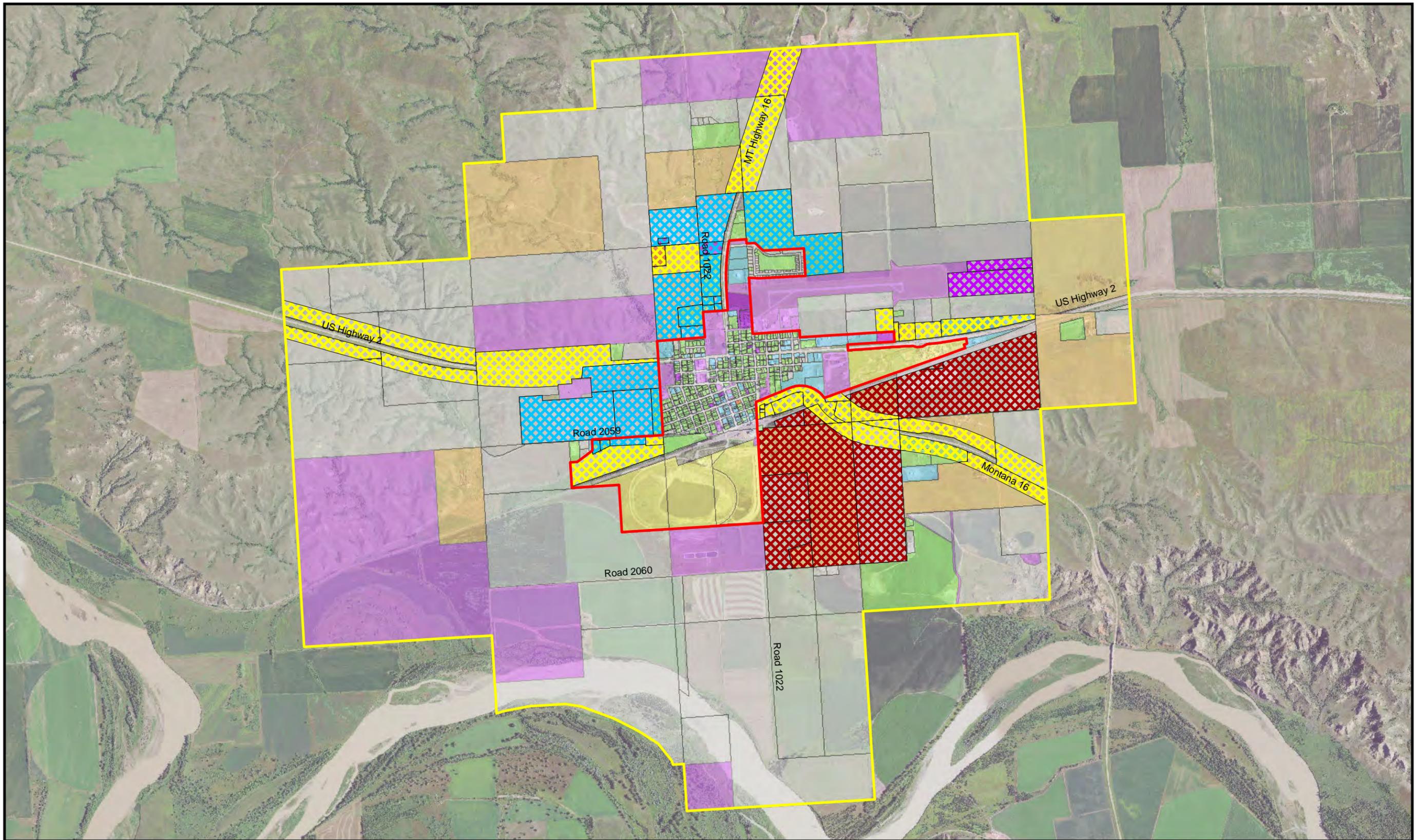
**TOWN OF CULBERTSON
GROWTH POLICY
PROPOSED LAND USE**

**CITY OF EAST HELENA
210 BROADWAY AVE
CULBERTSON, MT. 59218**

REVISIONS	
Date	By

WWC ENGINEERING
1275 MAPLE STREET, SUITE F
HELENA, MT 59601
(406) 443-3962

File: Culbertson Drawn By: MJS Checked By: JF Date: 03/01/21 Scale: 1" = .2 mi



Legend		Future Land Use	
Town of Culbertson	Government	Utility	Vacant Land
Planning Boundary	Commercial	Agriculture	Right of Way
Public Lands	Residential	Commercial	Residential
		Industrial	

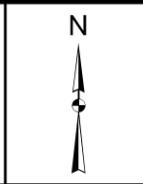


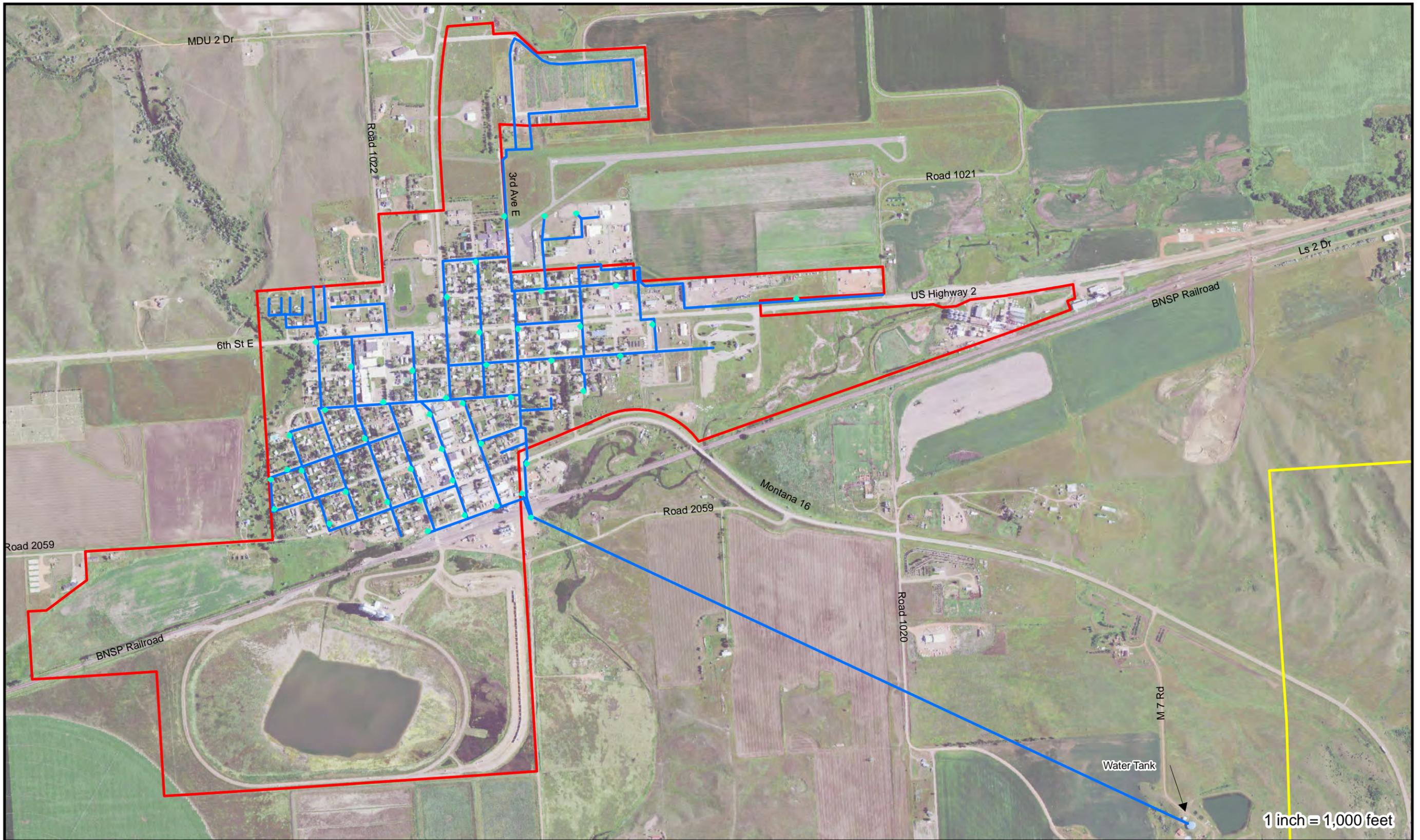
EXHIBIT
#3B

**TOWN OF CULBERTSON
GROWTH POLICY
PROPOSED LAND USE**

**CITY OF EAST HELENA
210 BROADWAY AVE
CULBERTSON, MT. 59218**

REVISIONS	
Date	By

WWC ENGINEERING
1275 MAPLE STREET, SUITE F
HELENA, MT 59601
(406) 443-3962



Legend

- Town of Culbertson
- Planning Boundary
- Water Lines
- Fire Hydrants
- Road Type

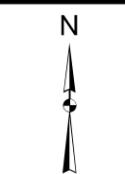


EXHIBIT
#4

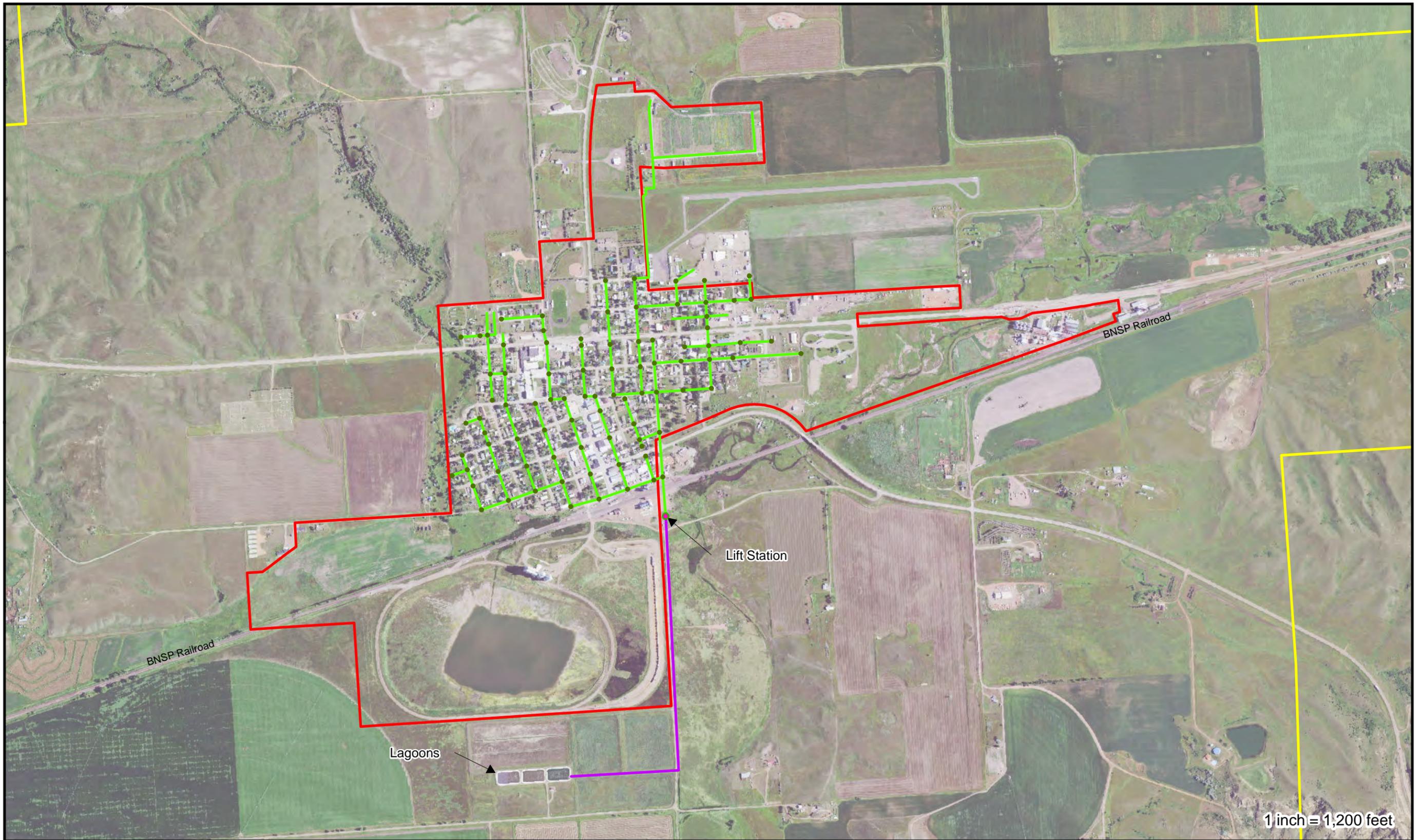
**TOWN OF CULBERTSON
GROWTH POLICY
WATER DISTRIBUTION MAP**

**TOWN OF CULBERTSON
P.O. BOX 351
210 BROADWAY AVE.
CULBERTSON, MT. 59218**

REVISIONS	
Date	By

WWC ENGINEERING
1275 MAPLE STREET, SUITE F
HELENA, MT 59601
(406) 443-3962

File: Culbertson Drawn By: MJS Checked By: JF Date: 10/06/20



Legend

 Town of Culbertson	 Sewer Lines
 Planning Boundary	 Manholes
	 Sewer Force Main

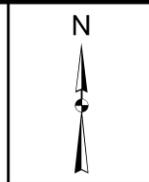


EXHIBIT
#5

**TOWN OF CULBERTSON
GROWTH POLICY
SEWER DISTRIBUTION MAP**

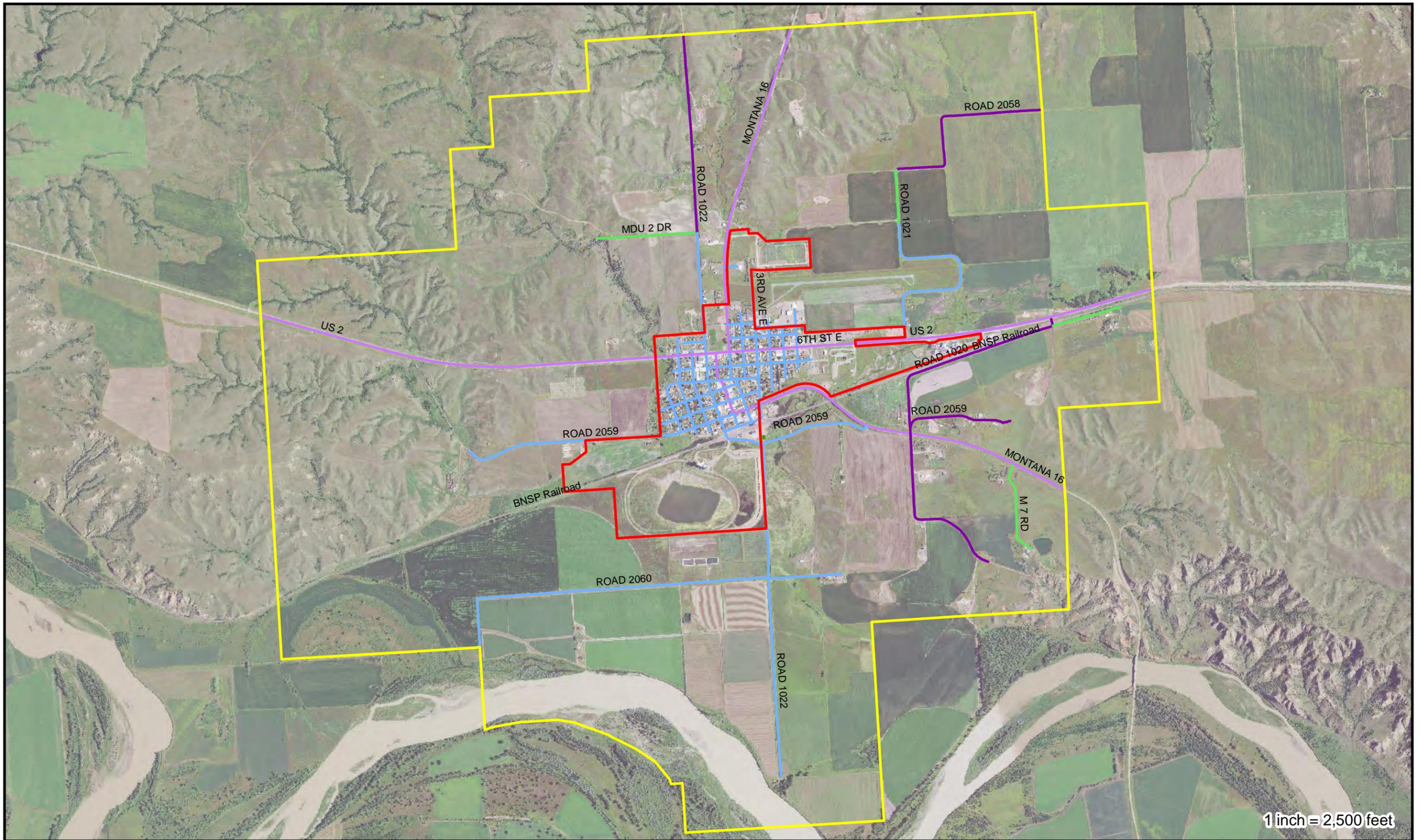
**TOWN OF CULBERTSON
P.O. BOX 351
210 BROADWAY AVE.
CULBERTSON, MT. 59218**

REVISIONS	
Date	By



WWC ENGINEERING
1275 MAPLE STREET, SUITE F
HELENA, MT 59601
(406) 443-3962

File: Culbertson Drawn By: MJS Checked By: JF Date: 10/06/20



1 inch = 2,500 feet

Legend

	Town of Culbertson		CITY		PRINCIPAL ARTERIAL
	Planning Boundary		MINOR RURAL		RURAL

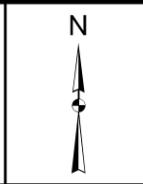


EXHIBIT
#6

**TOWN OF CULBERTSON
GROWTH POLICY
ROAD MAP**

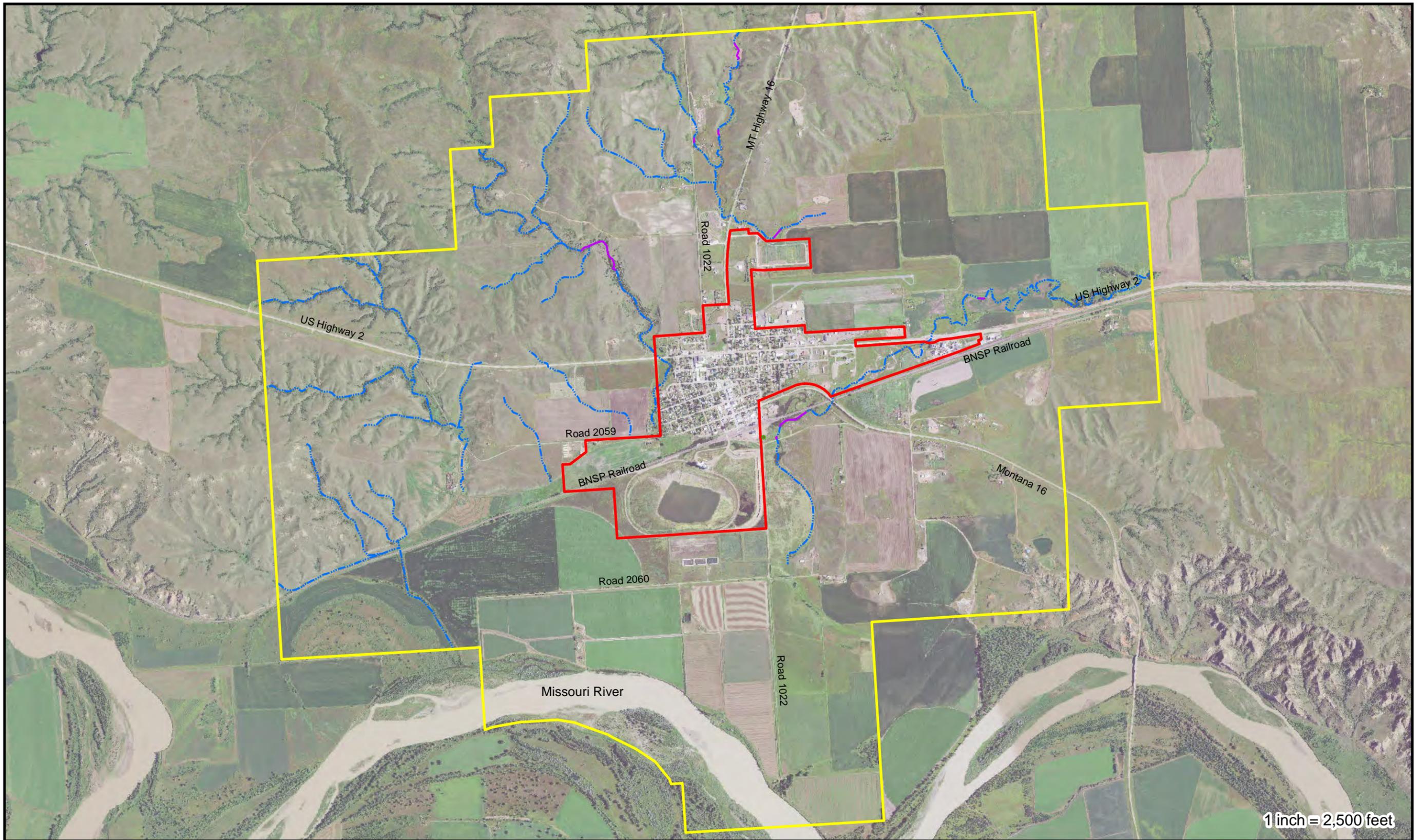
**TOWN OF CULBERTSON
P.O. BOX 351
210 BROADWAY AVE.
CULBERTSON, MT. 59218**

REVISIONS	
Date	By



1275 MAPLE STREET, SUITE F
HELENA, MT 59601
(406) 443-3962

File: Culbertson Drawn By: MJS Checked By: JF Date: 10/06/20



Legend

- Town of Culbertson
- Planning Boundary

Water Flowlines

- Artificial Path
- Stream/River Intermittent
- Stream/River Perennial



EXHIBIT
#7

**TOWN OF CULBERTSON
GROWTH POLICY
WATER USER MAP**

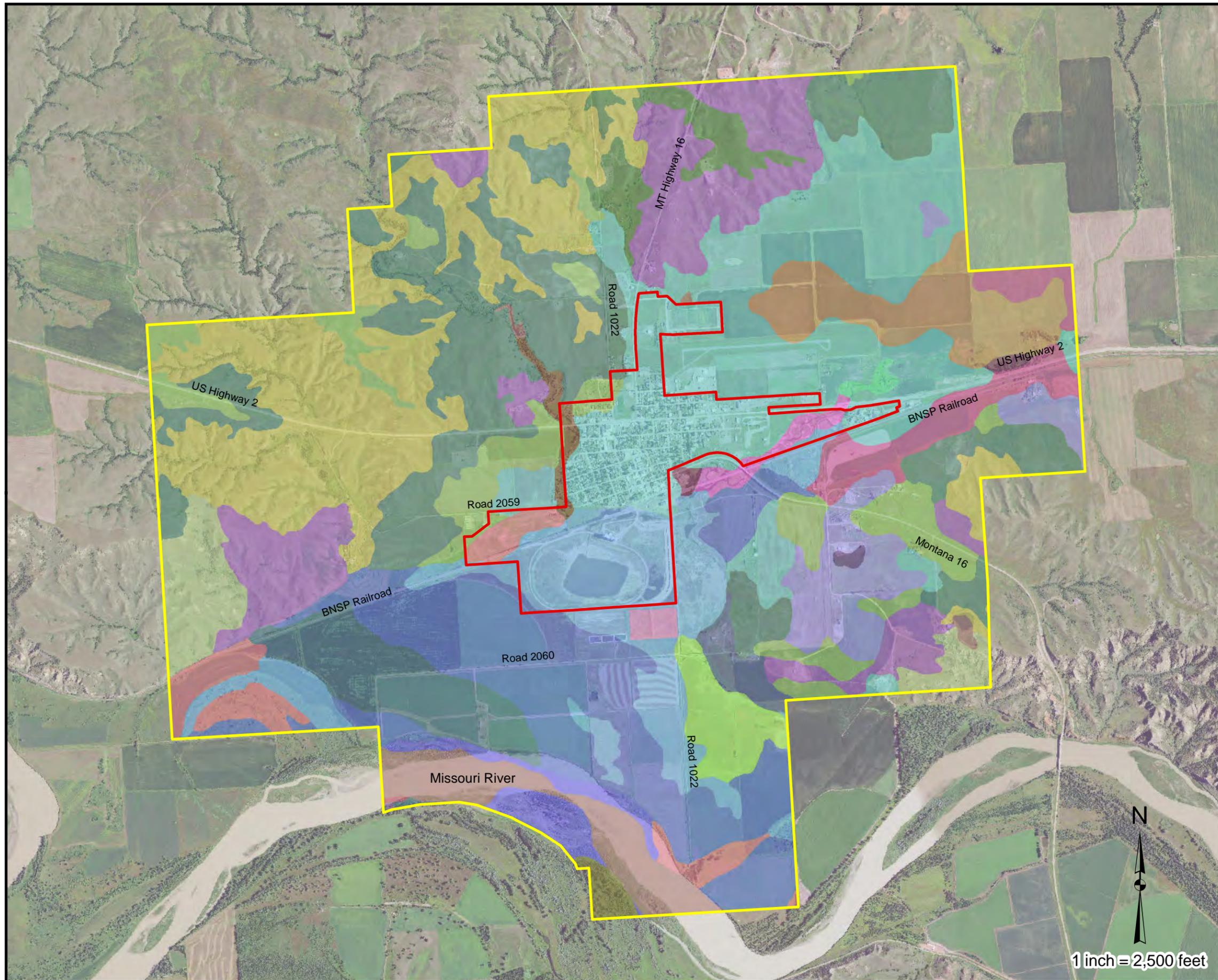
**TOWN OF CULBERTSON
P.O. BOX 351
210 BROADWAY AVE.
CULBERTSON, MT. 59218**

REVISIONS

Date	By

WWC ENGINEERING
1275 MAPLE STREET, SUITE F
HELENA, MT 59601
(406) 443-3962

File: Culbertson Drawn By: MJS Checked By: JF Date: 10/06/20



Legend

- Town of Culbertson
- Planning_Boundary_SP

Soils

- Bowdoin clay
- Cabba-Cambert-Cherry silt loams
- Cabba-Cambert-Rock outcrop complex
- Cherry silt loam
- Farland silt loam
- Farland-Cherry silt loams
- Farnuf loam
- Fluvaquents
- Havrelon silt loam
- Havrelon-Trembles complex
- Hoffmanville silty clay
- Lallie silty clay
- Lohler silty clay
- Lohler silty clay loam
- Miscellaneous water
- Parshall sandy loam
- Ridgelawn loam
- Riverwash
- Tally sandy loam
- Typic Fluvaquents
- Typic Ustifluents
- Ustifluents
- Vida-Zahill loams
- Water
- Zahill loam
- Zahill-Cabba-Cambert complex
- Zahill-Vida loams

EXHIBIT #8

TOWN OF CULBERTSON
210 BROADWAY AVE. CULBERTSON, MT. 59218

TOWN OF CULBERTSON GROWTH POLICY SOILS MAP

REVISIONS	
Date	By


WWC ENGINEERING
 1275 MAPLE STREET, SUITE F
 HELENA, MT 59601
 (406) 443-3962

2020170	Drawn By: MJS	Checked By: JF	Date: 10/06/20
---------	---------------	----------------	----------------

1 inch = 2,500 feet

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevation (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevation (BFEs) shown on this map apply only landward of 0.0' North American Vertical Datum (NAVD). Users of this FIRM should be aware that coastal flood elevations may also be provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this community. Elevations shown in the Summary of Stillwater Elevations table should be used for construction, and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures in this jurisdiction.

The **projection** used in the preparation of this map is Universal Transverse Mercator (UTM) zone 13. The **horizontal datum** is NAD83, GRS1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of the FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

Spatial Reference System Division
National Geodetic Survey, NOAA
Silver Spring Metro Center
1315 East-West Highway
Silver Spring, Maryland 20910
(301) 713-3242

To obtain current elevation, description, and/or location information for **benchmarks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit their website at www.ngs.noaa.gov.

Base map information shown on this FIRM was provided in digital format by U.S. Geological Survey Digital Orthophoto Quadrangles produced at a scale of 1:12000 from photography dated 1984 or later.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

An accompanying Flood Insurance Study report, Letters of Map Revision or Letters of Map Amendment revising portions of this panel, and digital versions of this PANEL may be available. Contact the **FEMA Map Service Center** at the following phone numbers and Internet address for information on all related products available from FEMA:

Phone: 800-358-9616
FAX: 800-358-9620
www.fema.gov/misc

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA website at www.fema.gov.

This map reflects more detailed and up-to-date stream channel configurations than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report may reflect stream channel distances that differ from what is shown on this map.



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT

- ZONE A** No base flood elevations determined.
- ZONE AE** Base flood elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of shallow fan flooding, velocities also determined.
- ZONE AR** Area of special flood hazard formerly protected from the 1% annual chance flood event by a flood control system that was subsequently identified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood event.
- ZONE A99** Area to be protected from 1% annual chance flood event by a Federal flood protection system under construction; no base flood elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no base flood elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); base flood elevations determined.

FLOODWAY AREAS IN ZONE AE
The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS
ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
ZONE D Areas in which flood hazards are undetermined, but possible.

OTHER AREAS
ZONE X Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)
CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or velocities.
- Base Flood Elevation line and value; elevation in feet*
- Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988

- A ○ A Cross Section Line
- 25 ○ 25 Transsect Line
- 92°07'30", 32°22'30" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
- 4276000M 1000-meter Universal Transverse Mercator grid values, zone 13
- 600000 FT 5000-foot grid lines
- DX5510 X Bench mark base explanation in Notes to Users section of this FIRM panel.
- M1.5 River Mile

MAP REPOSITORY
Culbertson Town Hall, 210 Broadway, Culbertson, MT 59218

INITIAL IDENTIFICATION
MARCH 29, 1974
FLOOD HAZARD BOUNDARY MAP REVISIONS
DECEMBER 10, 1975
FLOOD INSURANCE RATE MAP EFFECTIVE
MAY 15, 1988
FLOOD INSURANCE RATE MAP REVISIONS

June 4, 2007 to update corporate limits, to add base flood elevations, to add special flood hazard areas, to change special flood hazard areas, to update map format, to add roads and road names, and to reflect updated topographic information.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at (800) 538-6633.



Exhibit #9

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0019C

FIRM FLOOD INSURANCE RATE MAP

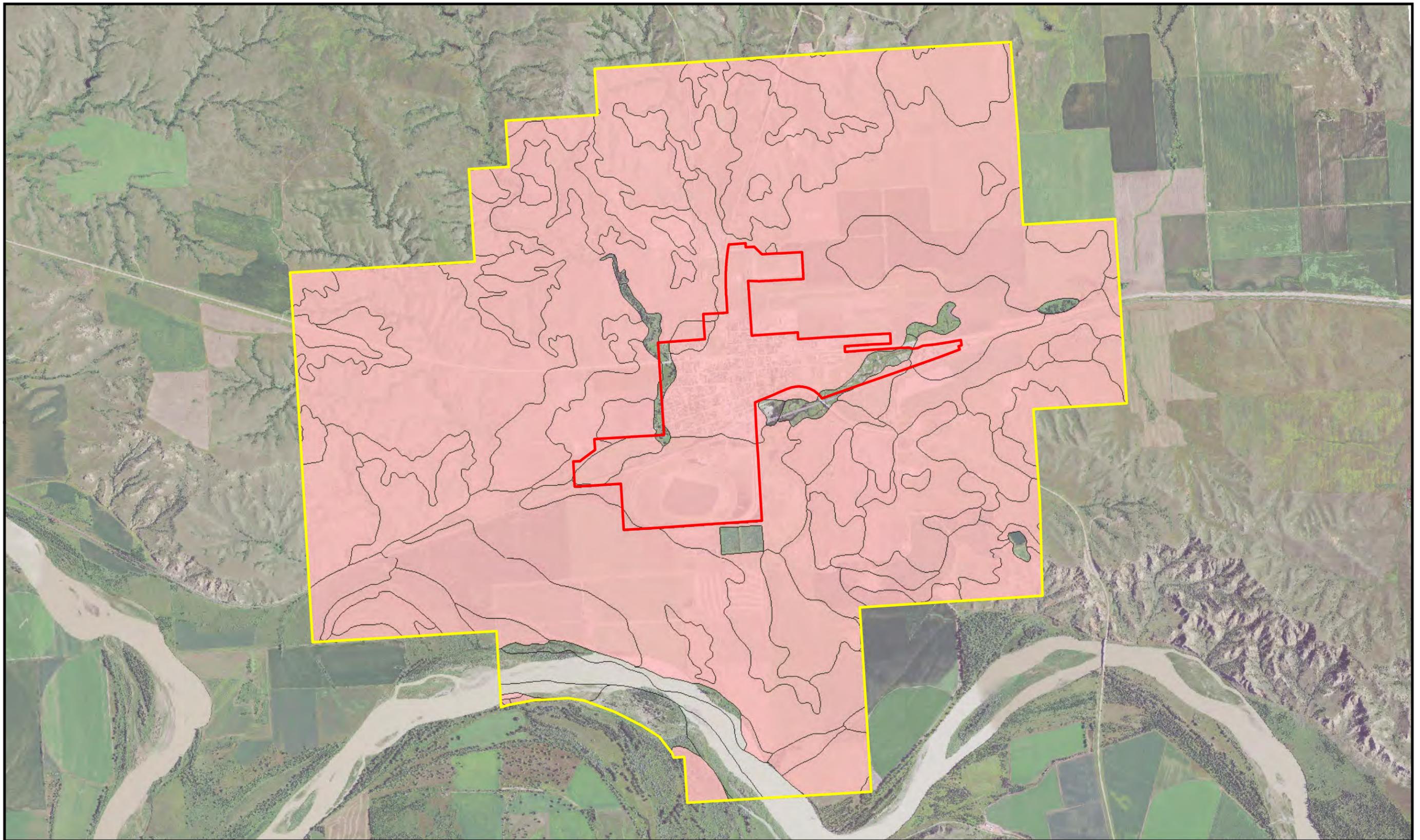
TOWN OF CULBERTSON, MONTANA
ROOSEVELT COUNTY
ONLY PANEL PRINTED

CONTAINS	NUMBER	PANEL	SUFFIX
CULBERTSON, CITY OF	30067	0019	C

Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER 300670019C
MAP REVISED: JUNE 4, 2007

Federal Emergency Management Agency



Legend Town of Culbertson Planning Boundary	Gravel Resources Not Rated Poor		EXHIBIT #10	TOWN OF CULBERTSON GROWTH POLICY GRAVEL RESOURCES MAP	CITY OF EAST HELENA 210 BROADWAY AVE CULBERTSON, MT. 59218	REVISIONS <table border="1"> <thead> <tr> <th>Date</th> <th>By</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> </tbody> </table>	Date	By											WWCENGINEERING 1275 MAPLE STREET, SUITE F HELENA, MT 59601 (406) 443-3962
						Date	By												
<small>File: Culbertson Drawn By: MJS Checked By: JF Date: 03/01/21 Scale: 1" = .5 mi</small>																			

APPENDIX L

References

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- ❑ PUMPS AND PIPELINES
- ❑ SURFACE AND GROUNDWATER MODELING
- ❑ EARTH DAM DESIGN AND REHABILITATION
- ❑ WATER SUPPLY, TREATMENT AND DISTRIBUTION
- ❑ WASTEWATER TREATMENT AND DISPOSAL
- ❑ IRRIGATION SYSTEMS
- ❑ GPS AND CONVENTIONAL SURVEYING
- ❑ CIVIL ENGINEERING DESIGN, PLANS AND SPECIFICATIONS
- ❑ CONSTRUCTION ENGINEERING
- ❑ WATER RIGHTS
- ❑ COMPUTER-AIDED DESIGN AND DRAFTING (CADD)
- ❑ STORMWATER MANAGEMENT
- ❑ GEOTECHNICAL DRILLING AND SAMPLING

MINE SERVICES

- ❑ MINING AND RECLAMATION DESIGN AND PERMITTING
- ❑ RESERVOIR AND DAM DESIGN
- ❑ HAULROADS AND STREAM CROSSINGS
- ❑ HYDROLOGIC CONTROL PLANS
- ❑ ANNUAL REPORTS AND BOND CALCULATIONS
- ❑ NEPA COMPLIANCE DOCUMENTS
- ❑ 404 PERMITS
- ❑ BASELINE STUDIES
- ❑ GPS AND CONVENTIONAL SURVEYING
- ❑ DRILLING AND MONITORING SERVICES
- ❑ BLAST MONITORING AND REPORTING
- ❑ ABANDONED MINE LAND RECLAMATION
- ❑ RECLAIMED STREAM CHANNELS
- ❑ ASSESSMENT OF PROBABLE HYDROLOGIC CONSEQUENCES
- ❑ AVF ASSESSMENTS

TRANSPORTATION SERVICES

- ❑ RECONNAISSANCE REPORTS
- ❑ SURVEYS (RIGHT OF WAY, GROUND CONTROL, CONSTRUCTION)
- ❑ BRIDGE HYDRAULICS, SCOUR ANALYSIS, STRUCTURE SELECTION
- ❑ DESIGN OF URBAN STREETS, RURAL ROADWAYS AND INTERSTATE RECONSTRUCTION
- ❑ STREETScape ENHANCEMENTS
- ❑ UTILITY REPLACEMENT
- ❑ DRAINAGE DESIGN
- ❑ BICYCLE/PEDESTRIAN PATHWAYS
- ❑ PARKING FACILITIES
- ❑ CONSTRUCTION ADMINISTRATION

ENVIRONMENTAL SERVICES

- ❑ ENVIRONMENTAL COMPLIANCE AND BEST MANAGEMENT PRACTICES
- ❑ ENVIRONMENTAL IMPACT ANALYSIS AND REGULATORY PERMITTING
- ❑ ENVIRONMENTAL SITE ASSESSMENTS
- ❑ GEOMORPHOLOGIC INVESTIGATIONS
- ❑ HYDROCARBON PRODUCT RECOVERY SYSTEM DESIGN
- ❑ HYDROLOGIC AND WATER QUALITY MONITORING
- ❑ HAZARDOUS AND NON-HAZARDOUS WASTE MANAGEMENT PLANNING
- ❑ SITE REMEDIATION PLANNING AND DESIGN
- ❑ SOIL AND GROUNDWATER CLEANUP PLANS
- ❑ UNDERGROUND STORAGE TANKS INVESTIGATION AND REMOVAL PLANS
- ❑ NEPA COMPLIANCE DOCUMENTS
- ❑ ENVIRONMENTAL AUDITS
- ❑ WETLAND DELINEATION AND MITIGATION
- ❑ DRILLING

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