

# CITY OF ROUNDUP

Montana

Growth Policy

2024

Adopted **Month Day**, 2024

PAGE INTENTIONALLY LEFT BLANK

Working Draft

# Table of Contents

## Contents

INTRODUCTION.....	2
Section 1: Goals, Objectives, and Action Plan .....	6
Section 1.1 GOALS AND OBJECTIVES .....	6
Economy .....	6
Housing.....	8
Land Use.....	9
Infrastructure .....	10
Community (Local) Services .....	12
Natural and Cultural Resources.....	14
Section 1.2 ACTION PLAN.....	15
Section 2 POPULATION CHARACTERISTICS AND ECONOMY.....	21
Section 2.1 Population Characteristics .....	21
Section 2.2 Economy.....	23
<i>Downtown Redevelopment</i> .....	27
Section 3. HOUSING.....	32
Strategies for Addressing Housing Concerns.....	35
Section 4 LAND USE .....	37
Existing Land Use.....	37
Land Use Administration .....	38
Zoning Ordinance.....	38
Subdivision Regulations .....	38
Buildings for Lease or Rent Regulations (BLR).....	39
Annexation.....	39
Infill Development .....	39
Land Use Constraints.....	40
Future Land Use.....	40
Section 5. COMMUNITY (LOCAL) SERVICES .....	43
<b>Section 6. PUBLIC FACILITIES AND INFRASTRUCTURE .....</b>	<b>48</b>

Water.....	48
Wastewater.....	51
Stormwater.....	51
Solid Waste.....	51
Sidewalks.....	52
<b>Parks and Recreation</b> .....	53
Fairgrounds .....	55
<b>Utilities</b> .....	55
<b>Streets</b> .....	55
<b>Strategies</b> .....	<b>Error! Bookmark not defined.</b>
<b>Strategies for the Maintenance of City Infrastructure</b> .....	56
Section 7. NATURAL AND CULTURAL RESOURCES.....	58
Section 8. IMPLEMENTATION OF THE GROWTH POLICY.....	70
Resident Outreach .....	70
Growth Policy Adoption.....	70
Conditions and Timing for Review and Revision.....	70
Coordination with Musselshell County .....	71
<b>SUBDIVISION REGULATIONS AND REVIEW</b> .....	72
<b>SOURCES</b> .....	76

## List of Maps

Map 1 - Location of Roundup.....	1
Map 2 - Incorporated Limits of Roundup.....	20
Map 3 - Land Use and Potential Annexation .....	36
Map 4 - City Features.....	42
Map 5 - Airport Proximity Map .....	47
Map 6 - Mapped Floodplain Areas .....	57
Map 8 - Sand and Gravel Pits .....	<b>Error! Bookmark not defined.</b>
Map 9 - Wildland Urban Interface Map .....	<b>Error! Bookmark not defined.</b>

## List of Figures

Figure 1 – Percentage Change in Population, 2010-2021.....	21
Figure 2 - Population Median Age, 2021 .....	22
Figure 3 - Roundup vs Musselshell County Place of Work.....	26

# Map 1 - Location of Roundup



# INTRODUCTION

## What is a Growth Policy?

A Growth Policy is a guiding document adopted by a city, town or county that outlines the community's vision for its future. Like a master plan, local governments use a Growth Policy to guide decision-making regarding the community's land use and development. A Growth Policy is not a regulatory document and does not require regulations to be adopted and utilized. However, other regulations must be consistent with and supported by the Growth Policy for consistency and clarity.

A Growth Policy is a plan that encapsulates projections and trends that determine growth, and allows a community to identify its strengths and weaknesses and outline plans for improvement. The City Council can then implement those plans through thoughtful consideration and referencing the growth policy when making decisions or taking regulatory actions. A growth policy can also prepare a community for competitive grant funding opportunities, as it demonstrates a commitment to an intentional and planned future.

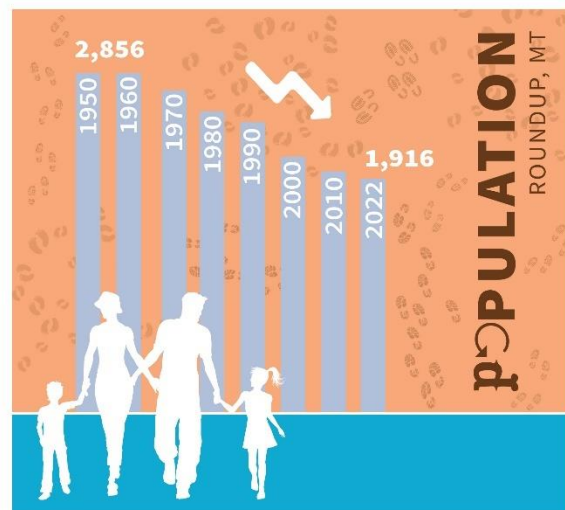
## Snapshot of Roundup

Located in central Montana an hour north (49 miles) of the City of Billings, Roundup serves as the County seat and commercial and social center for Musselshell County. The City provides its residents with a high quality of life, including community services such as Roundup Memorial Healthcare, Roundup Public Schools, parks and trails and access to the Musselshell River.

Employment sectors such as education, healthcare, coal mining, construction, agriculture, and retail trade are the main components of the City's economy. Still, the long-term viability of some sectors, such as mining, is unknown.

The city's population has experienced an overall steady decline over the past 70 years (Figure 1). Reduced population and overall tax base have contributed to some of the challenges that Roundup faces. Updating the City's aging infrastructure has created financial strain on the

community. Downtown retail businesses struggle to compete with stores in nearby communities such as Billings. In addition, there are concerns that the physical condition and appearance of Main Street is impacting the area's economic competitiveness. There are also issues with the poor condition of individual housing units scattered throughout the City. This situation can impact surrounding property values and perceptions about the quality of



neighborhoods. In addition, affordable housing is a shortage, including rentals for young families and seniors.

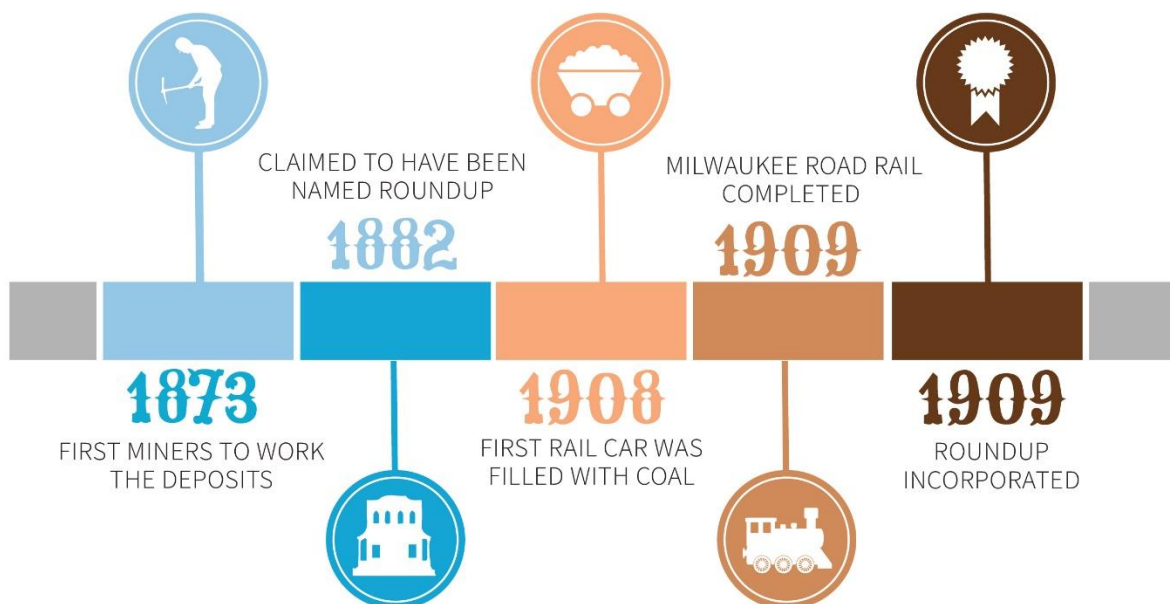
Flooding is a fact of life along the Musselshell River. Previous flood events have caused property damage and impacted the lives of those City residents and business owners located in the Special Flood Hazard Area (floodplain).

Despite these challenges, there is a lot of optimism on the part of the residents. They are committed to addressing their challenges in practical and effective ways, including the pursuit of grants to fund infrastructure upgrades, developing a downtown master plan, developing a Wayfinding plan, using assistance programs to retain and attract businesses along Main Street, creating a VisitRoundup website to market the community, and taking steps to address dilapidated commercial and residential structures and working with Musselshell County to mitigate the impacts of flooding on both City and County residents.

While the City is surrounded by amazing natural assets, residents know there are opportunities and challenges that need to be addressed. These include additional housing options and increased job/business opportunities, among other things. This Growth Policy provides the framework for working toward improving identified opportunities and challenges.

## History

The name “Roundup” is associated with the cattle roundups that took place in the area surrounding the City in the late 1800’s. The wife of homesteading rancher, James



McMillan, claimed to have named Roundup in 1882. The City's present site is located on the north bank of the Musselshell River across from the original settlement.



**Figure 1 Underground Coal Miners -Mine No. 3 Roundup**

Roundup began as a coal camp, and the first buildings in the area consisted of a long, double-decked bunkhouse that could accommodate 100 miners and a dining building called "the Beanery". Although coal deposits had been noted in the area as early as 1873 a party of 26 coal miners from the Milwaukee Road Railroad were the first miners to really work the deposits. The first rail car was filled with coal on September 25, 1908, and the Milwaukee Road Railroad to the Pacific coast was completed through the area in 1909.

Roundup became the first incorporated City in Montana in 1909 with a population of 1,500 people. From the early 1900's the City grew steadily, reaching a population of 2,577 by 1930. The City had its highest population in 1950, estimated at 2,856 persons.

## **Planning Area**

The City of Roundup planning area includes all land and community areas within the city's incorporated boundaries. Development of this document may include collaboration and consistency with Musselshell County.

## **Planning Efforts**

It is important to note that Roundup has been actively working to improve the quality of life for residents through thoughtful planning. Since the 2016 Growth Policy, these efforts include:

- Downtown Roundup Master Plan, 2018
- Roundup Historic Preservation Plan, 2018
- Roundup Urban Renewal Plan and TIF District, 2019
- Adopted Subdivision Regulations, 2024
- Adopted Floodplain Regulations, 2019
- Capital Improvements Plan, 2016
- Zoning Ordinance, 2021
- Water Preliminary Engineering Report (PER), 2020
- Wayfinding Plan, 2023
- Deer Management Plan, Annual



This Growth Policy update is Roundup's comprehensive effort to tie many different planning projects together into one document and to define objectives that will help the community achieve a five-year vision. The document contains eight sections, all of which provide the basis for achieving the goals developed by the residents and the City Council. These sections include:

- Goals, Objectives, and Action Plan: This section provides a succinct list of the City's goals and objectives, collated from public outreach and work sessions, and the steps the City may take to achieve these goals.
- Population Characteristics and Economy: An analysis of the City's population characteristics and local economy, including demographics, employment, income, and poverty.
- Housing: The status of the City's current housing stock, including availability and affordability.
- Land Use: This section includes a discussion about current land use.
- Community (Local) Services: A description of the services the City provides, including local government, law enforcement, fire protection, health care, transportation, libraries and museums, and schools.
- Public Facilities and Infrastructure: A description of the City's public facilities and the infrastructure it maintains, including the status of water, wastewater, stormwater, streets, solid waste, parks, and utilities.
- Natural and Cultural Resources: Discussion of present natural and cultural resources within the City, including climate, water resources, floodplains, wildlife, hazard areas, sand and gravel resources, wildfire risk (WUI), and cultural resources.
- Implementation: Discussion on resident outreach, adoption and implementation of this document, timing for review and revision, interjurisdictional coordination, and subdivision review criteria.

# Section 1: Goals, Objectives, and Action Plan

## Section 1.1 GOALS AND OBJECTIVES

The City Council developed goals and objectives to address the opportunities and needs identified through the entire process. The specific projects and policies to be used to achieve these goals are found in the Action Plan on pages 10-11.

### Economy

To be successful, Roundup must provide its residents with opportunities to prosper. Therefore, the City will work to strengthen and diversify its economy.

Economic Goals	Economic Objectives
<p>E.1- Create an attractive and business-friendly downtown based upon a thoughtful and professional planning process.</p>	<ul style="list-style-type: none"> <li>a. Improve the visual appearance of the historic downtown area while maintaining the City’s cultural character.</li> <li>b. Restore and reuse historic buildings, storefronts and open space in the downtown to attract new businesses and visitors.</li> <li>c. Market business opportunities that exist in the downtown area.</li> <li>d. Create a pedestrian-friendly atmosphere.</li> <li>e. Encourage business development that contributes to Roundup’s sense of community and history.</li> </ul>
<p>E.2- Attract and diversify business opportunities in the City.</p>	<ul style="list-style-type: none"> <li>a. Market the City’s quality of life, rural lifestyle, services and amenities: schools, hospital, river etc.</li> <li>b. Develop a focus on non-natural, resource-based businesses.</li> <li>c. Identify gaps in the local market.</li> <li>d. Support business investments and improvements through programs like C-PACE District and other available resources.</li> <li>e. Market the City and its amenities as a destination for travelers (ie. RV disposal site)</li> </ul>

Economic Goals	Economic Objectives
E.3- Increase population of the City	<ul style="list-style-type: none"> <li>a. Market the City as a bedroom community for people working in Billings</li> <li>b. Market the City and its amenities as a safe place to live</li> </ul>
E.4- Maintain and improve retail services (groceries, clothing etc.), restaurants and the manufacturing/industry located in the City.	<ul style="list-style-type: none"> <li>a. Assess retail services that are provided to residents to determine needs and opportunities.</li> <li>b. Identify barriers to existing and new services opening in the city, work to eliminate those barriers, and provide incentives.</li> </ul>
E.5- Improve other industries identified as important by the community, such as Arts & Entertainment, Recreation facilities, Hotel/Motel, Institutional, Medical, etc.	<ul style="list-style-type: none"> <li>a. Identify trending spending habits of visitors.</li> <li>b. Generate community-driven creative ideas for events.</li> </ul>
E.6- Improve trucking industry facilities	<ul style="list-style-type: none"> <li>a. Provide suitable parking areas for truckers and RV's to stop and spend time in the City.</li> </ul>
E.7- Support the long-term operation of coal mines in Musselshell County.	<ul style="list-style-type: none"> <li>a. Provide organized verbal and written support to the State and Federal governments.</li> </ul>

Working

## Housing

To retain its quality of life, Roundup is dedicated to identifying the housing needs of all its residents.

Housing Goals	Housing Objectives
H.1- Encourage the development of diverse housing types.	<ul style="list-style-type: none"> <li>a. Support community partners on aging in place and senior housing initiatives.</li> <li>b. Focus on the creation of additional assisted living facilities for seniors.</li> <li>c. Support medium to high-density developments in appropriate areas.</li> <li>d. Identify barriers to the development of new single-family residences.</li> <li>e. Identify improvements to Home Occupation regulations and support live-work units.</li> </ul>
H.2- Encourage the development of safe and affordable housing for all residents.	<ul style="list-style-type: none"> <li>a. Understand the housing stock in the City.</li> <li>b. Encourage the development of multi-family and rental housing</li> <li>c. Encourage mixed-use development of commercial and residential units.</li> </ul>
H.3- Support additional housing needs by encouraging infill and redevelopment.	<ul style="list-style-type: none"> <li>a. Develop incentives for new development on vacant property and structural improvements.</li> <li>b. Identify barriers to property owners (resources, finances, lack of awareness, etc.)</li> <li>c. Sustain visual blight and physical decay enforcement while supporting clean-up incentive programs.</li> </ul>
H.4- Understand and address seasonal housing/ short-term rentals.	<ul style="list-style-type: none"> <li>a. Engage in community discussion regarding short-term rentals and seasonal housing (i.e. Nurses).</li> <li>b. Continually revisit regulations.</li> </ul>

## Land Use

To be successful, Roundup must grow and attract new residents and businesses, but the accompanying growth should occur in a logical and cost-effective manner. New development should occur in areas with limited potential for natural hazards, such as flooding. The City will strive to address community decay issues, such as dilapidated buildings, on residential and commercial properties.

Land Use Goals	Land Use Objectives
<p>LU.1- New development should complement the surrounding area in a manner that protects property values and maintains the character of the City.</p>	<ul style="list-style-type: none"> <li>a. Land use ordinances and regulations shall be enforced and amended as necessary.</li> <li>b. The future land use map will be considered when reviewing new land development.</li> <li>c. Implementation of share-cost to public infrastructure (ie. Sidewalks)</li> </ul>
<p>LU.2- Development of existing lots within the City will be prioritized over annexing new land when possible.</p>	<ul style="list-style-type: none"> <li>a. Develop policies and procedures to address annexation.</li> <li>b. Incentives should be identified to encourage infill development versus annexation.</li> </ul>
<p>LU.3- Future residential subdivisions in the City should be developed in a coordinated and logical manner that minimizes the cost of operations and maintenance.</p>	<ul style="list-style-type: none"> <li>a. Land use ordinances and regulations shall be enforced, updated, and amended as necessary.</li> <li>b. Development should be sited to minimize the infrastructure needed to provide service i.e. gravity flow sewer etc.</li> <li>c. Developers should pay for needed infrastructure.</li> </ul>
<p>LU.4- Ensure new development is located in areas with minimal hazards.</p>	<ul style="list-style-type: none"> <li>a. Enforce the City zoning and floodplain ordinances.</li> </ul>
<p>LU.5- Address existing residential and commercial development located in high hazard areas.</p>	<ul style="list-style-type: none"> <li>a. Work with Musselshell County to find ways to address homes and businesses located in the floodplain.</li> </ul>
<p>LU.6- Improve the visual and structural quality of existing commercial and residential structures.</p>	<ul style="list-style-type: none"> <li>a. Enforce the current community decay ordinance and revise the ordinance to address better Main Street buildings that have deteriorated to the point that they present a public safety hazard.</li> <li>b. Develop a program to remove or renovate dilapidated commercial buildings and housing.</li> </ul>

## Infrastructure

Well-maintained infrastructure is necessary to ensure the health and safety of City residents and help promote economic growth. Infrastructure managed by the City can range from streets and buildings and water and sewer to equipment such as loaders and snowplows. Roundup provides essential infrastructure in a safe, efficient, and economical manner.

Infrastructure Goals	Infrastructure Objectives
I.1- Improve energy resiliency through diversification, capacity building, and protection of energy resources.	<ul style="list-style-type: none"> <li>a. Explore natural gas opportunities.</li> <li>b. Assess City actions that may be required (i.e. Change in the form of government).</li> <li>c. Participate in renewable energy initiatives through Northwest Energy and other entities.</li> </ul>
I.2- Provide City services cost-effectively and efficiently.	<ul style="list-style-type: none"> <li>a. Perform regularly scheduled maintenance and replacement based on the updated CIP.</li> <li>b. Ensure that new development is responsible for the cost of installing infrastructure.</li> <li>c. Site new development where it is cost-effective to provide service.</li> </ul>
I.3- Improve the quality and long-term reliability of the City's drinking water.	<ul style="list-style-type: none"> <li>a. Convert the City water supply to the Musselshell-Judith Rural Water System.</li> <li>b. Maintain a working relationship with Central Montana Regional Water Authority.</li> <li>c. Ensure sustainability of the water system and quality.</li> </ul>
I.4- Provide safe and efficient streets.	<ul style="list-style-type: none"> <li>a. Repair and maintain streets, particularly those with high traffic volumes or identified as being hazardous.</li> <li>b. Install traffic control devices and traffic calming measures to slow traffic on residential streets.</li> <li>c. Incorporate diverse measures to reduce stormwater runoff and shallow flooding (i.e. Green infrastructure).</li> </ul>
I.5- Provide safe and efficient pedestrian/bicycle facilities, particularly routes used by children.	<ul style="list-style-type: none"> <li>a. Repair and/or maintain existing sidewalk system, particularly in those areas most used by pedestrians.</li> <li>b. Promote walkable neighborhoods and interconnected trails systems in the City.</li> </ul>

Infrastructure Goals	Infrastructure Objectives
	<ul style="list-style-type: none"> <li>c. Identify potential funding sources to incentivize the repair of sidewalks.</li> </ul>
<p>I.6- Maintain and improve park and recreation facilities and programs, including trails.</p>	<ul style="list-style-type: none"> <li>a. Inventory and assess the condition of all parks and recreation facilities.</li> <li>b. As resources allow, expand park and recreation facilities and programs.</li> <li>c. Identify potential funding sources to enhance parks and recreation.</li> </ul>
<p>I.7- Contribute to mitigating costs of improvements to facilities within the public Right-of-Ways.</p>	<ul style="list-style-type: none"> <li>a. Explore a cost-share program for sidewalk improvements.</li> <li>b. Identify programs and funding that the City can leverage for improvements.</li> </ul>
<p>I.8- Incorporate green infrastructure along with existing gray infrastructure to manage water quantity (i.e. Stormwater runoff) and reduce costs to the City.</p>	<ul style="list-style-type: none"> <li>a) Continue to support and expand the Urban Forestry Program, such as Tree City.</li> <li>b) Complete a street tree inventory to assess future program priorities.</li> </ul>

Working

## Community (Local) Services

The quality of life in Roundup depends on many factors, but it is particularly dependent on the provision of services, including healthcare, education, emergency services, and recreation. The City will continue to encourage adequate and diverse community services.

Local Services Goals	Local Services Objectives
<p>LS.1- Ensure the hospital's and affiliated services' long-term and cost-effective operation.</p>	<ul style="list-style-type: none"> <li>a. Maintain Roundup Memorial Healthcare's designation as a Critical Access Hospital.</li> <li>b. Retain and attract high-quality medical staff.</li> <li>c. Maintain state-of-the-art medical equipment.</li> </ul>
<p>LS.2- Ensure that residents have high-quality school facilities and staff.</p>	<ul style="list-style-type: none"> <li>a. Work with the school district to provide incentives for retaining and attracting staff.</li> <li>b. Assist the school district with repurposing surplus facilities.</li> </ul>
<p>LS.3- Ensure residents are provided effective law enforcement and emergency services.</p>	<ul style="list-style-type: none"> <li>a. Provide adequate facilities, equipment, and personnel.</li> <li>b. Continue collaborating efforts to enforce City ordinances by law enforcement and the Justice of the Peace.</li> <li>c. Improve emergency response times.</li> <li>d. Continue to support collaborative efforts, such as Youth Court and Youth Cares</li> </ul>
<p>LS.4- Provide additional recreational opportunities for residents, including youth facilities and centers, and pedestrian/bicycle trails</p>	<ul style="list-style-type: none"> <li>a. Identify recreational needs and priorities.</li> <li>b. Identify funding sources for additional recreational facilities and programs.</li> </ul>
<p>LS.5- Provide additional assisted living services for seniors.</p>	<ul style="list-style-type: none"> <li>a. Identify practical and sustainable options to establish, fund and operate additional assisted living services.</li> </ul>
<p>LS.6- Improve and support free to low-cost transportation services for residents.</p>	<ul style="list-style-type: none"> <li>a. Identify and assess alternative transportation services.</li> <li>b. Identify primary user needs in the community for transportation services.</li> <li>c. Identify principal demographics utilizing the service.</li> </ul>



Local Services Goals	Local Services Objectives
LS.7- Ensure the sustainability of the Refuse District.	a. Leverage funding for ongoing maintenance needs.
LS.8- Ensure food security for residents.	<ul style="list-style-type: none"> <li>a. Support community garden initiatives.</li> <li>b. Encourage high-density development to dedicate garden space.</li> <li>c. Work with food bank to identify barriers to food security (age, disability, poverty, etc.)</li> </ul>
LS.9- Maintain a sense of community by ensuring services are being provided to all demographics.	<ul style="list-style-type: none"> <li>a. Assess community needs for young families, physically disabled, seniors, etc.</li> <li>b. Identify gaps in community services.</li> </ul>

Working Draft

## Natural and Cultural Resources

The City recognizes the importance of protecting the natural and cultural resources that have guided the community's development and are attributed to its sense of place.

Natural & Cultural Resource Goals	Natural & Cultural Resource Objectives
NCR.1- Balance growth with the rural lifestyle and character of Roundup	<ul style="list-style-type: none"> <li>a. Direct growth in a way that mitigates impact on agricultural opportunities.</li> <li>b. Protect the historic character of Roundup.</li> </ul>
NCR.2- Improve recreational opportunities	<ul style="list-style-type: none"> <li>a. Identify low-impact but underutilized recreational opportunities along the Musselshell River.</li> <li>b. Assess improvements to walking trails, fishing access, weekend campers, etc.</li> <li>c. Integrate alternative recreational opportunities into existing events, such as R.I.D.E.</li> </ul>
NCR.3- Sustain community events to maintain the sense of community	<ul style="list-style-type: none"> <li>a. Support community events rooted in the historic and cultural values of Roundup.</li> </ul>
NCR.4- Ensure park protections and sustainability of maintenance.	<ul style="list-style-type: none"> <li>a. Identify current park uses and areas of conservation needs within existing open spaces.</li> </ul>
NCR.5- Reduce human-wildlife conflict.	<ul style="list-style-type: none"> <li>a. Support implementation of the Deer Management Plan.</li> <li>b. Identify partnership opportunities with FWP for population control of domestic pets. (ie. Cats).</li> <li>c. Identify ways to support proper waste management.</li> </ul>
NCR.6- Create and sustain a community resilience to natural hazards.	<ul style="list-style-type: none"> <li>a. Support ongoing work with DES to protect the Special Flood Hazard Area.</li> <li>b. Support awareness of the Wildland-Urban Interface and creating defensible space.</li> <li>c. Maintain consistent involvement with the Local Emergency Planning Group.</li> <li>d. Support of green infrastructure projects (ie. Tree planting).</li> </ul>

## Section 1.2 ACTION PLAN

Implementation of goals identified in this Growth Policy will take time and resources. More importantly, it will require a commitment by City residents and the City Council to follow through on the guidance provided by the document. The projects and policies to be pursued by the City are identified below by the broad category they fall under.

CITY OF ROUNDUP ACTION AND IMPLEMENTATION PLAN			
Objectives	Action	Responsibility	Schedule
E.1, E.2, LU.3,	Create a local business assistance program within the TIF District/Assess the effectiveness of assistance programs and update as needed.	City of Roundup, Roundup Chamber of Commerce and Snowy Mountain Development Corporation	6-12 months
LU.6	Create a program to remove or renovate homes and businesses within the Urban Renewal District.	City of Roundup, Roundup Chamber of Commerce and Snowy Mountain Development Corporation	6-12 months
E.1. E.2	Consult with Montana State Historic Preservation Office and pursue National Park Service Historic District nomination.	City of Roundup	6-12 months.
E.1, E.2,	Pursue grant funds from the Montana Main Street Program and Tourism Grant Program to improve the visual appearance of downtown and its visitor signage and facilities	City of Roundup, Roundup Chamber of Commerce and Snowy Mountain Development Corporation	1-2 years
E.3	Create a residential marketing plan to attract commuter residents from places such as Billings	City of Roundup, Roundup Chamber of Commerce, Snowy Mountain Development Corporation	1-2 years
E.2	Examine the potential to adopt a C-PACE (Commercial Property-Assessed Capital Enhancements) District.	City of Roundup, Musselshell County, Last Best PACE	2-3 years

E.1, E.7	Create a marketing plan to communicate the importance of coal mining in Musselshell County to State and Federal officials.	City of Roundup, Musselshell County and Roundup Chamber of Commerce	6-12 months
E.2, E.5, E.6	Create a Sustainable Tourism Management Plan to identify and assess tourism trends in Montana and the local area, and the feasibility of a Business Improvement District	City of Roundup, Chamber of Commerce	3-5 years
H.3	Discuss and adopt infill incentive policies.	City of Roundup	2-3 years
E.3, H.1, I.2, I.4, I.5	Update and use the Capital Improvements Plan to prioritize infrastructure projects.	City of Roundup	Ongoing
I.2, I.3	Complete rehabilitation of the City's water distribution system.	City of Roundup	*ask Greg
I.2, I.4	Based upon an updated capital improvements plan and the accompanying priority list, repair and improve City streets.	City of Roundup	*ask Greg
LU.3, I.2, I.7	Complete an Impact Fee Study and adopt fees.	City of Roundup	1-2 years
I.4, I.5, LS.8	Update the Zoning Ordinance to regulate types of public infrastructure improvements that would be required for new development and renovations.		
I.4, I.5, I.8	Initiate discussions with the Montana Department of Transportation regarding any potential future upgrades to US 12 and US 87 through Roundup to: <ul style="list-style-type: none"> <li>a. Ensure improvements improve the character of downtown i.e. lighting, trees, etc.</li> </ul> Provide improved pedestrian facilities i.e. sidewalks, crosswalks, etc.	City of Roundup	1-2 years
E.6	Examine the feasibility of parking facilities for large vehicles such as semi-trucks and recreational vehicles near the Downtown.	City of Roundup, MDT	6-12 months

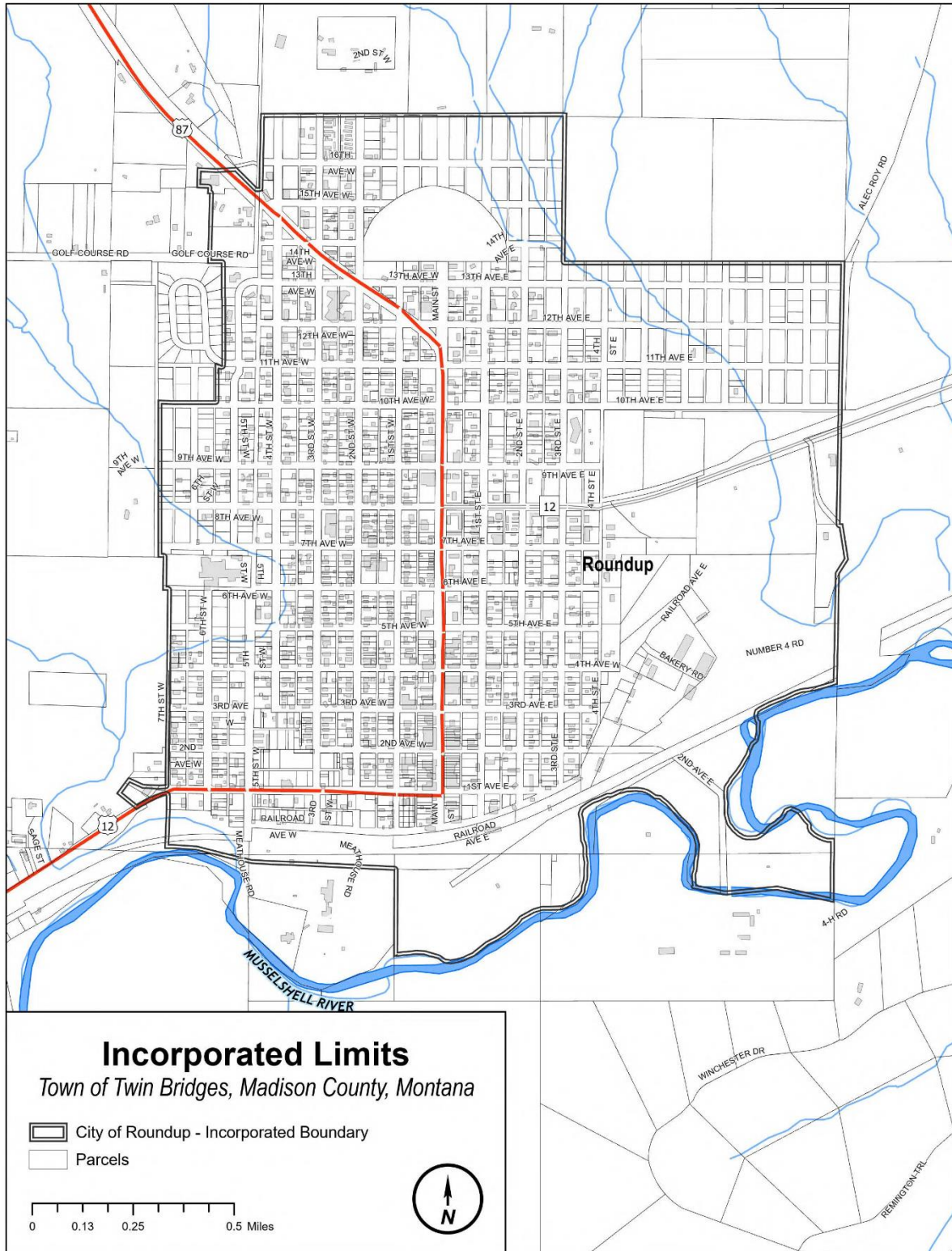
I.4, I.5, E.1,	Pursue Surface Transportation Block Grant funds from the Montana Department of Transportation to improve sidewalks and streetscape along Main Street.	City of Roundup	2-3 years
I.4, I.5, I.8	Develop a Safe Streets plan to prioritize accident hazard areas, shallow flooding, etc., and incorporate street improvements such as traffic calming and green infrastructure.		
I.4, I.5, E.1	Assess and create a program to fund and implement the replacement or construction of sidewalks with priority on: <ul style="list-style-type: none"> <li>a. Main Street,</li> <li>b. Primary student and pedestrian routes.</li> </ul>	City of Roundup	2-3 years
H.1, H.2, H.3, H.4	Pursue grant funds from the Montana Department of Commerce to update the previous housing plan for the City that will: <ul style="list-style-type: none"> <li>a. Assess current housing stock</li> <li>b. Identify issues and opportunities for providing new or renovated housing</li> <li>c. Identify infill strategies</li> <li>d. Provide concrete implementation steps</li> <li>e. Identify viable funding options.</li> </ul>	City of Roundup, Musselshell County and District 6 Human Resource Development Council, Council on Aging	1-3 years
LS.3	Update law enforcement and emergency service plans including: <ul style="list-style-type: none"> <li>a. Assessing the need for a new law enforcement and emergency operations center.</li> <li>b. Implementing comprehensive E911 services</li> </ul>	City of Roundup and Musselshell County	3-5 years
I.6, I.8, LS.4	Develop a City-County parks and recreation plan to address the maintenance, operation, and expansion of parks, trails, and recreation programs and the preservation of critical areas.	City of Roundup, Roundup School District, Roundup Chamber of Commerce, City civic clubs	2-3 years

LS.5, LS.6, LS.8, LS.9,	Develop a Community-Based Senior Care Plan to address gaps in aging in place, senior services, sustainable assisted living services, etc.	City of Roundup, Council on Aging, Musselshell County	2-3 years
	Conduct conversations with cellular telecommunication providers about how to improve coverage.	City of Roundup and Musselshell County	6-12 months
LU.2	Develop and adopt annexation policies and procedures.	City-County Planning Board, City Council, City Attorney	1-2 years
LU.3, LU.4,	Enforce the zoning ordinance.	Zoning Administrator, Zoning Commission, City Council, City Attorney	Ongoing
LU.6	Enforce the community decay ordinance.	Zoning Administrator, Zoning Commission, City Council, City Attorney	Ongoing
LU.4, LU.5	Enforce the floodplain ordinance.	Floodplain Administrator, City Council, City Attorney	Ongoing
LU.1, LU.3, H.2, H.3, H.4	Revisit and update relevant regulations regularly.		Ongoing
LU.5	Work with the County to purchase homes in the City that are located in the floodplain.	City of Roundup and Musselshell County	1-3 years
I.6	Develop an open space/parks plan for the floodplain properties to be purchased.	Develop an open space/parks plan for the floodplain properties to be purchased.	2-3 years
LS.3	Participate in the next update of the Eastern Region Hazard Mitigation Plan.	City of Roundup, Musselshell County Disaster and Emergency Services	3-5 years* when is next update
E.2, LS.4, H.1, H.2, H.3, LU.2	Work to repurpose Central Elementary School into a mixed-use development through appropriate mechanisms.	City of Roundup, Musselshell County, Roundup Chamber of Commerce, Roundup School	1-3 years

		District and Snowy Mountain Development Corporation	
--	--	--	--

Working Draft

**Map 2 - Incorporated Limits of Roundup**





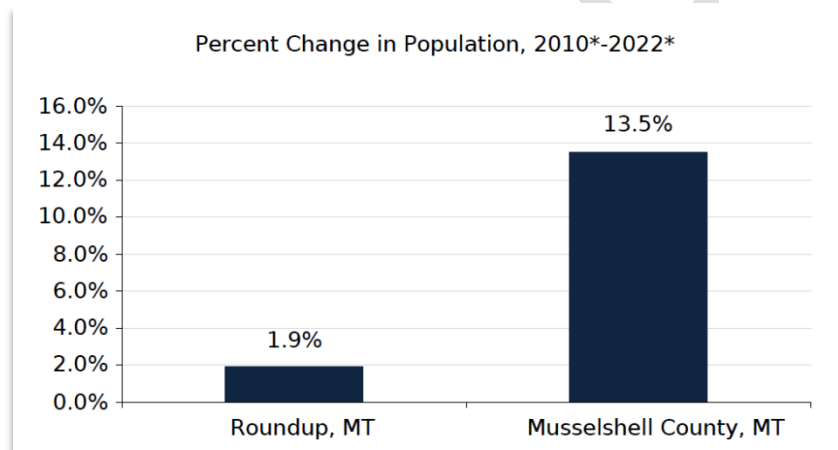
## Section 2 POPULATION CHARACTERISTICS AND ECONOMY

### Section 2.1 Population Characteristics

In 2022, the population of Roundup was estimated to be 1,916 people, while Musselshell County had a total population of 5,197, including its municipalities. After several decades of declining population, recent significant growth in Roundup has realized its largest population since 2000.

The decline in the City's population is contrasted by the fact that Musselshell County has grown from 3,726 people in 1970. The growth in the County's population may be specifically attributable to the residential development that has taken place south of the City in the Bull Mountains and along Highway 87.

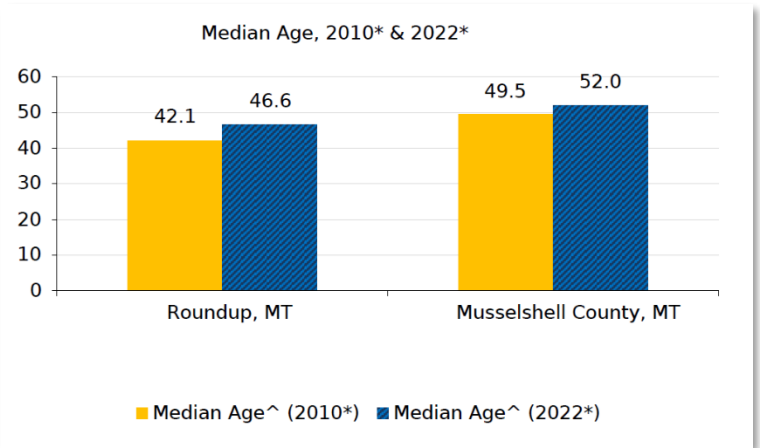
Changes to a community's population generally indicate the health of the economy, including services, housing availability/affordability, and business/work opportunities.



**Figure 2 – Percentage Change in Population, 2010-2022**

Census Bureau, American Community Survey, 2022, Washington, D.C., as reported in Headwaters Economics' Economic Profile System ([headwaterseconomics.org/eps](http://headwaterseconomics.org/eps)).

Demographically, Roundup is in a situation familiar to many other communities in Montana, with an increasing median resident age. Data from the Census Bureau showed that in 2010, the median age for Roundup was estimated at 42.1 years of age and by 2022 it had increased to 46.6 years of age. For Musselshell County, Census data indicates the median age of residents has increased from 49.5 to 52.0 during the same timeframe. For comparison, the median age as of 2022 in the United States is 38.5.

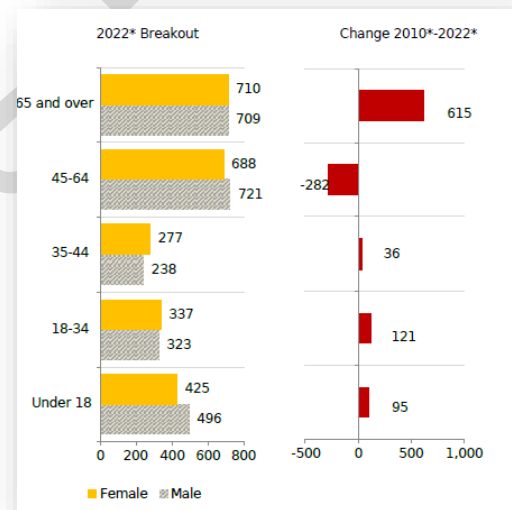


**Figure 3 - Population Median Age, 2022**  
 Census Bureau, American Community Survey, 2022, Washington, D.C., as reported in Headwaters Economics' Economic Profile System ([headwaterseconomics.org/eps](http://headwaterseconomics.org/eps)).

This increase in the median age is partly driven by the increase in the number of residents aged 65 and over. In 2010, the Census estimated 14.4% of the City's population to be over the age of 65. By 2022 it was estimated to be 25.4% of the City's total population. Typically, the age group 65 and older represents retired individuals, which is an important consideration when planning for a community's success. Therefore, the City should consider the issues facing aging residents such as the ability to age in place, affordable housing, healthcare, and accessibility to services.

There are several factors that may be leading to an aging population in Roundup. Some of these include:

- People of retirement age are finding the community an attractive place to live due to the quality of life and rural, quieter lifestyle; and
- Younger people are finding it economically difficult to stay due to lack of jobs, ability to move up within a company, and affordable housing.



**Figure 4. Age category change, 2010 to 2022.** From 2010 to 2022, the age category with the largest estimated increase was 65 and over (206). Source:[headwaterseconomics.org/eps](http://headwaterseconomics.org/eps)

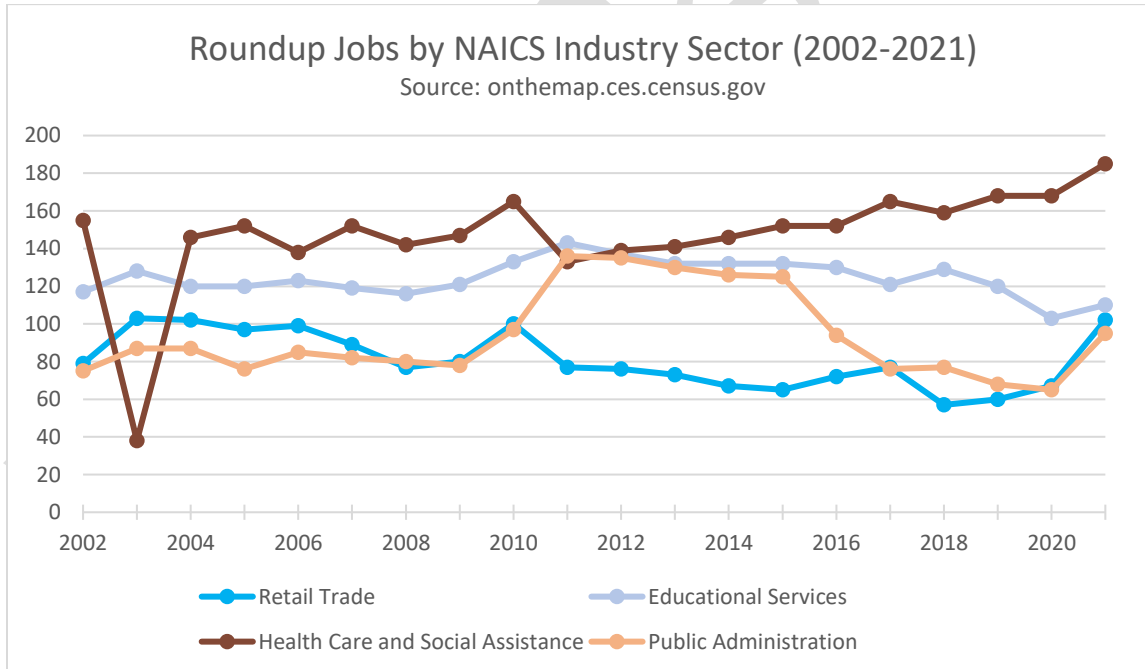
Like many other Montana communities, the city needs to watch closely the aging population and the continued decrease in the number of younger residents. This trend could affect the City's ability to provide or facilitate services such as senior services, healthcare, housing, a stable workforce, and a healthy economy.

## Section 2.2 Economy

Historically, small communities had limited economic data and relied on the County’s data availability to understand their economic situation. The Census Bureau’s Center for Economic Studies Longitudinal Employer-Household Dynamics program provides detailed demographic characteristics of job industries in Roundup. Understanding the difference in job industries between the County and City is crucial, as the City can provide and improve upon services to accommodate both its residents and County residents. In recent years the City has experienced the opening of various businesses to achieve this including a lumber, fencing, feed store, used car dealers, and more.

**Figure 5. 2021 Top 4 Jobs by NAICS Industry**

City of Roundup	Musselshell County
<ul style="list-style-type: none"> <li>• Health Care and Social Assistance;</li> <li>• Educational Services;</li> <li>• Retail Trade; and</li> <li>• Public Administration</li> </ul>	<ul style="list-style-type: none"> <li>• Mining, Quarrying, and Oil and Gas Extraction;</li> <li>• Crop and Animal Production;</li> <li>• Government; and</li> <li>• Retail Trade</li> </ul>



With regards to coal mining, of all the industries found in Musselshell County, it has the largest economic impact. For example, according to figures detailed in the Billings Gazette,

in 2015 the Signal Peak coal mine paid \$771,680 in property taxes to Musselshell County or 36.3 percent of the County's total revenue. The Roundup School District also benefits from property taxes paid by the mine, collecting approximately \$385,840 in 2015. These revenues are used for the operation and maintenance of County and School facilities and services. In addition, the Signal Peak mine paid an estimated \$40 million dollars in salaries and benefits to employees in both Musselshell and Yellowstone Counties in 2015. Being a coal-associated community allows Roundup to obtain funding from the Montana Coal Board, which has assisted the City with funding a number of projects in the past.

It was not surprising that the residents of Roundup and Musselshell County expressed concern when the Signal Peak mine announced in late 2015 the layoff of 66 workers and a 30 percent reduction in production. Based on these reductions, Musselshell County prepared for a \$300,000 budget shortfall. The layoffs and production changes also impacted the Roundup School District and the entire economy of Roundup. Since 2015, the mine has continued to reduce jobs.

While support for coal mining is strong in Roundup and Musselshell County, the future of the industry is unknown. Hence, both the City and the County should strive to diversify their economic base. Demonstration of this progress was shown through the support of the Snowy Mountain Development Corporation's announcement of a six-county Snowy Mountain Development Regional Port Authority in 2022. The Port Authority is a quasi-governmental entity and the first of its kind in Montana.

## Per Capita Income

Per capita income is a measure of income per person. Total personal income (from labor and non-labor sources) is income divided by total population. Per capita income is considered one of the most important measures of economic well-being for communities. However, the measure can be misleading. Because this total personal income includes non-labor income sources (dividends, interest, rent and transfer payments), it is possible for per capita income to be relatively high due to the presence of retirees and people with investment income.

## Personal Income

Personal income is the total amount of money derived from wages, salaries, investment enterprises, and other sources. It measures an individual's total annual gross earnings from all income sources, such as salaries and wages, investment interest and dividends, employer contributions to pension plans, and rental properties.

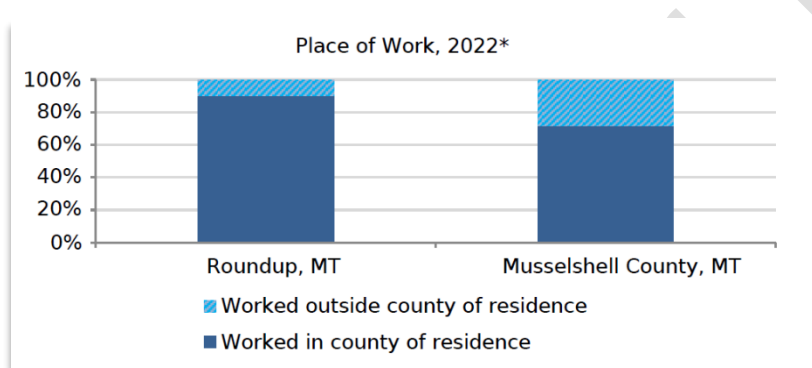
In Musselshell County, labor earnings and non-labor income were nearly shared 50/50 in 2022, with non-labor income consisting of 52% of total. Dividends, Interest & Rents have historically made up the largest share of non-labor income (21%), and Age-Related transfer payments like Social Security and Medicare make up another 17%. The remaining 14% of personal income comes from hardship and other transfer payments, such as Veterans benefits and workers' compensation. From 1970 to 2022, labor earnings saw a 86% increase while non-labor income realized a 307% increase.



**Table 1. Personal Income for Musselshell County as Reported by Headwaters Economics**

	1970	2000	2022	Change 2000- 2022
<b>Total Personal Income</b>	\$98,840	\$117,518	\$257,011	\$139,493
<b>Labor Earnings</b>	\$65,884	\$50,231	\$122,846	\$72,615
<b>Non-Labor Income</b>	\$32,957	\$67,287	\$134,165	\$66,878
• Dividends, Interest, and Rent	\$18,961	\$30,895	\$54,332	\$23,437
• Age-Related Transfer Payments	\$8,625	\$22,347	\$44,634	\$22,287
• Hardship-Related Transfer Payments	\$1,951	\$9,226	\$22,407	\$13,181
• Other Transfer Payments	\$3,420	\$4,820	\$12,792	\$7,972

**Employment**



Another important factor in Roundup’s population is commuting. 2022 Census data shows that 90% of City residents work in Musselshell County, and 51% of workers have less than a ten-minute travel time. Approximately 13% of workers travel 60 minutes or more.

**Figure 6 – Roundup v. Musselshell County Place of Work**

U.S. Department of Commerce, 2022. Census Bureau, American Community Survey Office, Washington, D.C., reported by Headwaters Economics’ Economic Profile System ([headwaterseconomics.org/eps](http://headwaterseconomics.org/eps)).

**Poverty**

Prevalence of poverty is also an issue in Roundup, though poverty levels have decreased in the last 5 years. Poverty is calculated by evaluating a set of income thresholds compared to family size and composition, then classified by directives set forth by the federal Office of

Management and Budget. This is important for community planning, as it's not only an indicator of the City's economic well-being but also reflects the different needs and values of residents. This information should not only be considered in future planning efforts but also in the development and implementation of policies and ordinances.

### ***Downtown Redevelopment***

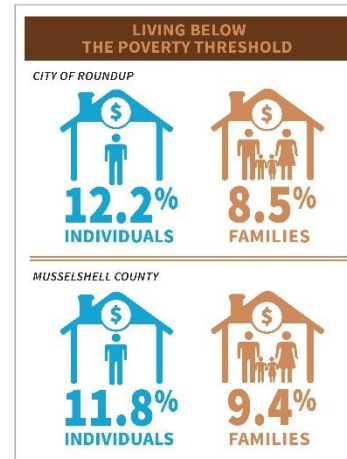
It is a familiar story across Montana; the downtown area of small cities and towns have experienced the closure of retail businesses, increasing vacant storefronts, and poor maintenance of buildings. This loss of retail trade is due to many factors such as population loss, and competition with retail establishments in larger communities. Roundup finds itself in this situation, particularly in relation to the City of Billings.

This issue was emphasized in a needs assessment completed in early 2016 for the City, and was further assessed in the 2018 Downtown Historic Preservation Plan and the 2018 Downtown Roundup Master Plan.

In addition, a number of people who participated in an April 2016 public workshop expressed concern about how Main Street in the City appeared visually and how it reflects upon the community. A main concern for these people was the number of abandoned and poorly maintained buildings along Main Street, which could reduce interest in the revitalization of the area and cause potential business owners to avoid Roundup. Taken together, there are challenges that need to be addressed in order to revitalize the downtown business area.



**Figure 7 Main Street Storefronts**



---

*One of the questions asked of residents was why they shopped elsewhere. Overwhelmingly, people identified lower prices, selection, and availability of goods as the reason.*

---

There is no simple way to address these issues, but Roundup does have a number of advantages that could help it revive Main Street and attract new businesses. First it is located at the junction of US Highway 12 and US Highway 87 with all of the associated vehicle traffic. According to the Montana Department of Transportation, the average annual traffic on Main Street just south of the junction of Highway 12 and Highway 87 has

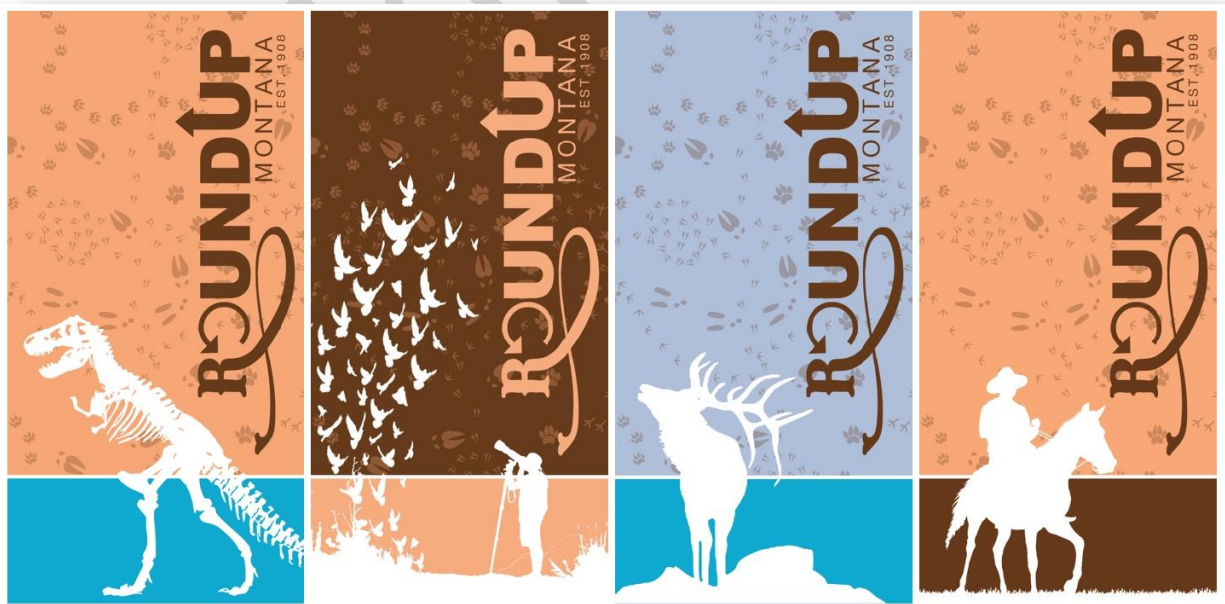
fluctuated over time between 4,000 and 6,500 vehicles and was 5400 vehicles in 2023.

Second, the downtown contains several historic buildings that have retained their architectural character, including the bank building at the intersection of First Avenue and Main Street, which was recently purchased from the former owners and is currently being renovated and repurposed. These buildings could serve as the architectural platform for branding and marketing the downtown area and as the location for new retail stores, restaurants and other services.

The City has taken several major steps toward branding and marketing the downtown area:

**MAIN STREET PROGRAM:** In January of 2016, the City became an affiliate of the Montana Department of Commerce’s Main Street Program. The program is designed to improve the economic, historic, and cultural vitality of the State’s downtown areas through community development, revitalization, and historic preservation. The program is intended to support grassroots downtown revitalization efforts through coordination and technical assistance, which include grant funds. Such funding could help develop a master plan for the downtown area. The third advantage is that Roundup has the potential to attract new residents.

**WAYFINDING PLAN:** As a result of the 2023 Wayfinding Plan the City has implemented signage throughout the community to guide visitors toward the many amenities in Roundup and use its branding to tell its history.





**DOWNTOWN MASTER AND DOWNTOWN HISTORIC PRESERVATION PLANS:** In 2018, Roundup completed two major plans that provided vision, evaluations of current conditions and opportunities, and guidance to reinvesting in the downtown and historic preservation. The Historic Preservation Plan laid the groundwork for the City to pursue the National Park Service nomination for a Downtown Historic District that would provide tax incentives to commercial properties and open the community up for future grants.

As the City has upgraded its infrastructure, particularly the water system, it has begun marketing itself as an alternative home (bedroom community) for people living and working in Billings. The City of Roundup has great services such as schools and the hospital. It provides a high quality of life and has relatively affordable housing and land versus the Billings area. Factors like services and home prices, coupled with its close proximity to Billings could make attracting new commuting residents a real possibility for the City.

Successfully attracting new residents, even if they work in Billings, will positively affect the economy of Roundup. New residents will want additional services such as more dining, recreational, and personal services, which could lead to new business opportunities. Also, the construction of new homes or the renovation of existing homes would help to increase the City's tax revenues. Based on the situation in the City, potential steps in revitalizing Roundup's downtown area and increasing the population could include the following:

- Continue volunteer efforts to beautify and clean up Main Street.
  - a. An annual spring clean-up campaign was started approximately four years ago, and involves adult and student members of the community.
- Develop a marketing plan to attract new residents
- Pursue Transportation Alternatives Program (TAP) grants from the Montana Department of Transportation to improve and renovate sidewalks and boulevards.
- Pursue historic preservation and Main Street Program grants to assist with façade improvements and reducing redevelopment costs for property owners.

### ***Tax Increment Financing (TIF)***

Tax Increment Financing (TIF), otherwise known as a TIF district, is a tool that allows the City to generate revenues for "blighted" properties targeted for redevelopment. As improvements are made within the district, and as property values increase, the incremental increases (tax increment) in property tax revenue would be used to fund improvements within the district. TIF-generated revenues must be spent within the district and could fund projects such as street and parking improvements, streetscape improvements such tree planting, the installation of new bike racks, trash containers and benches within the district.

The City of Roundup adopted the Downtown Roundup Urban Renewal Plan in 2018, establishing a TIF District known as the Downtown Roundup Urban Renewal District (URD) to activate redevelopment within its boundaries. **Since its adoption, development within the URD has....**

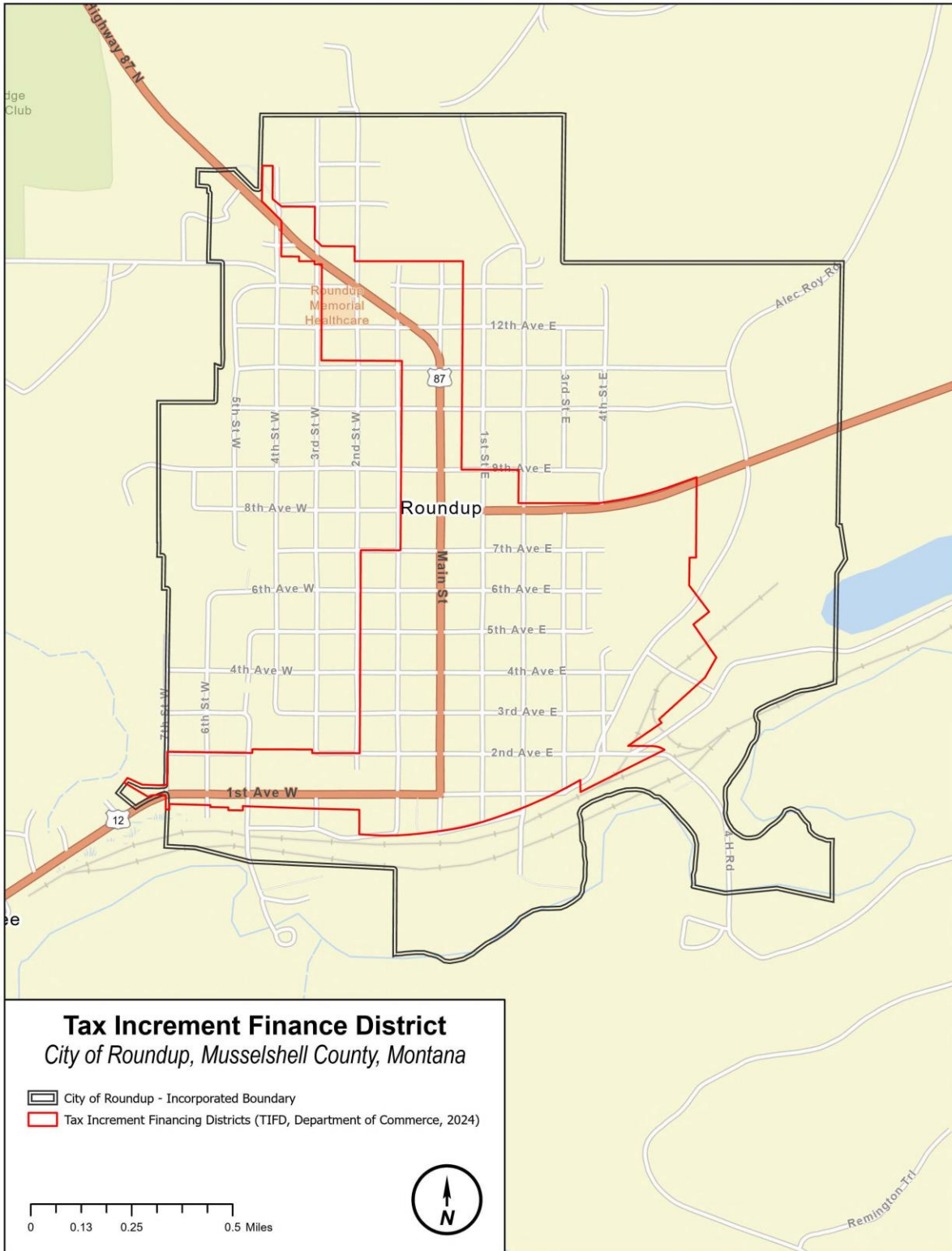
While TIFs depend upon increased real-estate values and associated increased property tax revenues, small business owners, renters, and elderly or low-income homeowners may not be prepared for the higher tax burden generated by the intended higher property values. Therefore, the City should ensure that the TIF does not displace existing residents or burden them economically.

### ***Financial Outlook***

Roundup utilizes a variety of revenue sources to fund its annual operations. This includes mills, grants, State entitlement share, gas tax apportionment, and cash reserves. The City has been very competitive in securing grant and low-interest loan funds to support infrastructure improvements and will continue to pursue these funding opportunities for future improvement efforts.

According to the City's 2022 Annual Financial Report, Roundup reported revenues of \$3,071,900 for Fiscal Year ending June 30, 2022, with the majority of this revenue generated by taxes and intergovernmental funds.

**Map 3. Urban Renewal District**



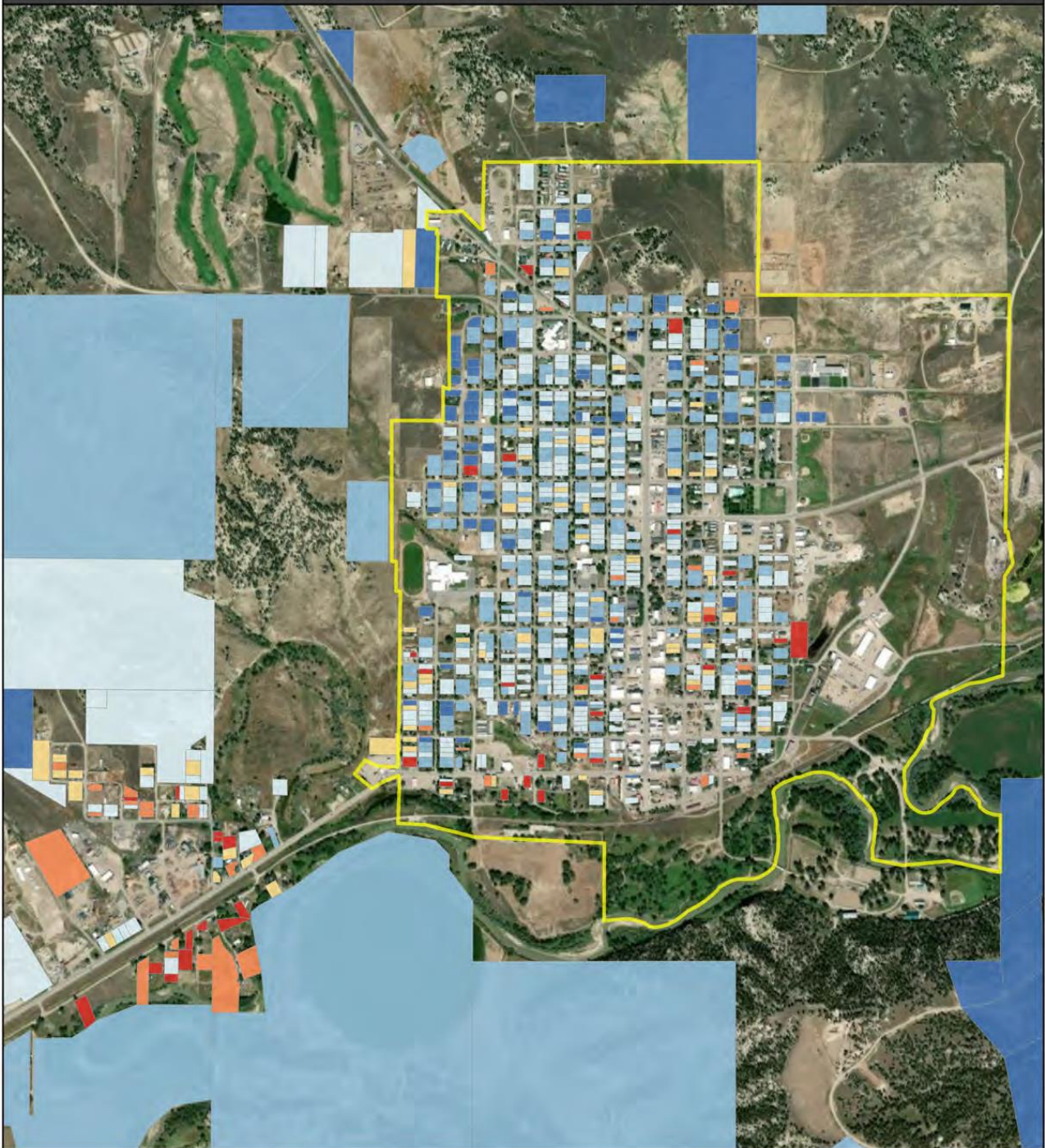
### Section 3. HOUSING

Like many Montana communities, the City of Roundup has an aging housing stock. The median age of structures within the City is 61 years. Approximately 75% of units were built prior to statewide building code adoption in 1972. Among those, 35% percent, or 346 units, were built prior to 1940. The table below breaks down the age of residential structures by decade. Older homes generally require more maintenance and upkeep and are often less energy efficient, which adds to housing costs. Low-income families are more likely to live in older homes as they have a lower market value. Thus, increased maintenance and utilities costs can be a significant economic burden for them.

Age of Residential Structures in Roundup (2022) (Montana Department of Revenue)		
Year Built	Number of Units	Percentage
2020 or later	0	0.0%
2010-2019	38	3.8%
2000 to 2009	5	0.5%
1990 to 1999	106	10.7%
1980 to 1989	99	10%
1970 to 1979	132	13.3%
1960 to 1969	40	3.8%
1950 to 1959	119	12%
1940 to 1949	108	10.9%
1939 or earlier	346	34.8%

The age of the City’s housing stock is also highlighted in the Montana Department of Revenue's physical assessment of each structure. In 2008, the Montana Department of Revenue also assessed the physical condition of residential structures in the City. Of the structures in the City, 65 were classified as being in either poor, very poor, or unsound

# Physical Condition of Dwelling - Roundup

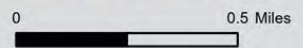


Maximum Physical Condition Assessment for Parcel with Residential Dwelling(s)

- |   |   |   |
|---|---|---|
| <span style="color: red;">■</span> Unsound      | <span style="color: yellow;">■</span> Poor    | <span style="color: lightblue;">■</span> Average          |
| <span style="color: orange;">■</span> Very Poor | <span style="color: lightblue;">■</span> Fair | <span style="color: darkblue;">■</span> Good to Excellent |

City Boundary

A parcel can have more than one dwelling.



Data Sources: Physical Condition from Montana Department of Revenue. City Boundary, Public lands from Montana State Library. Imagery from ESRI.

Condition of Residential Structures – 2008		
(Montana Department of Revenue)		
Condition	Number of Structures	Percentage
Unsound	2	0%
Poor	63	8%
Fair	173	21.5%
Average	301	38%
Good	245	31%
Excellent	9	1%
Unknown	4	0.5%

**Housing Characteristics**

Changes in housing characteristics in Roundup during a five-year period from 2017 thru 2022 are indicative of and parallel housing pressures across the State. The 2022 median house value in the City was \$114,900, which was up 35% from 2017. Median gross rent in 2022 was \$1,051, which was up 72% from 2017. Median monthly mortgages were reported as \$1,027, which is slightly lower than Musselshell County’s median monthly mortgage cost of \$1,266. Approximately 27% of residents renting homes in Roundup reported their rent costs are >30% of their household income, which is down from 55% over a five-year period. Among homeowners, 23% of homeowner’s reported their mortgage cost to be >30% of their household income. These statistics are important because home costs that exceed 30% of a household’s income are considered “unaffordable”, by national standards.

**Figure 8. City of Roundup Residential Vacancy Status**



Through the 2016 needs assessment and initial public workshop completed in April 2016, residents of the City have identified that there is a need to improve the quantity and quality of housing, particularly for seniors and low income families. Providing additional assisted living facilities for seniors has also been identified consistently over the last decade as a major housing need in the City. This is particularly true since the facilities that do exist are not sufficient to meet the current demand.

**Assisted Living Facilities**

There are three independent living facilities in Roundup. Homes on the Range provides housing for seniors and low-income individuals still able to handle their day-to-day affairs. It is a three-story building located on the northeast edge of the City and contains a total of 50 apartments (four two-bedroom and 46 one-bedroom). Two other units are owned and operated by Tri-County Housing. One of those units is located on Highway 12 East and First Street East and contains 8 units. The second is located on Highway 87 North and First Street West and contains 16 units. Residents must be self-sufficient and provide their own meals, cleaning, and any required medical care. There are also two assisted living facilities within the City limits. Sunflower Gardens is located just northwest of Homes on the Range and TLC Assisted Living is located on Eighth Avenue and Second Street West. There is one assisted-living facility (Whispering Pines) located just west of the City on Horsethief Creek Road. With an aging population, it is likely that more assisted living facilities will be needed in the future.

### *Housing Needs Assessment*

As with any challenge, the first step in improving the housing stock in the City is to understand the situation better and then figure out how to address the issue. This could take the form of undertaking a detailed update of the City's previous housing plan. Such a process would allow the City to identify achievable goals, such as renovating substandard housing, and spell out specific steps that could be taken actually to fund and complete such a project. Since providing safe and affordable housing is an issue that affects both the City and



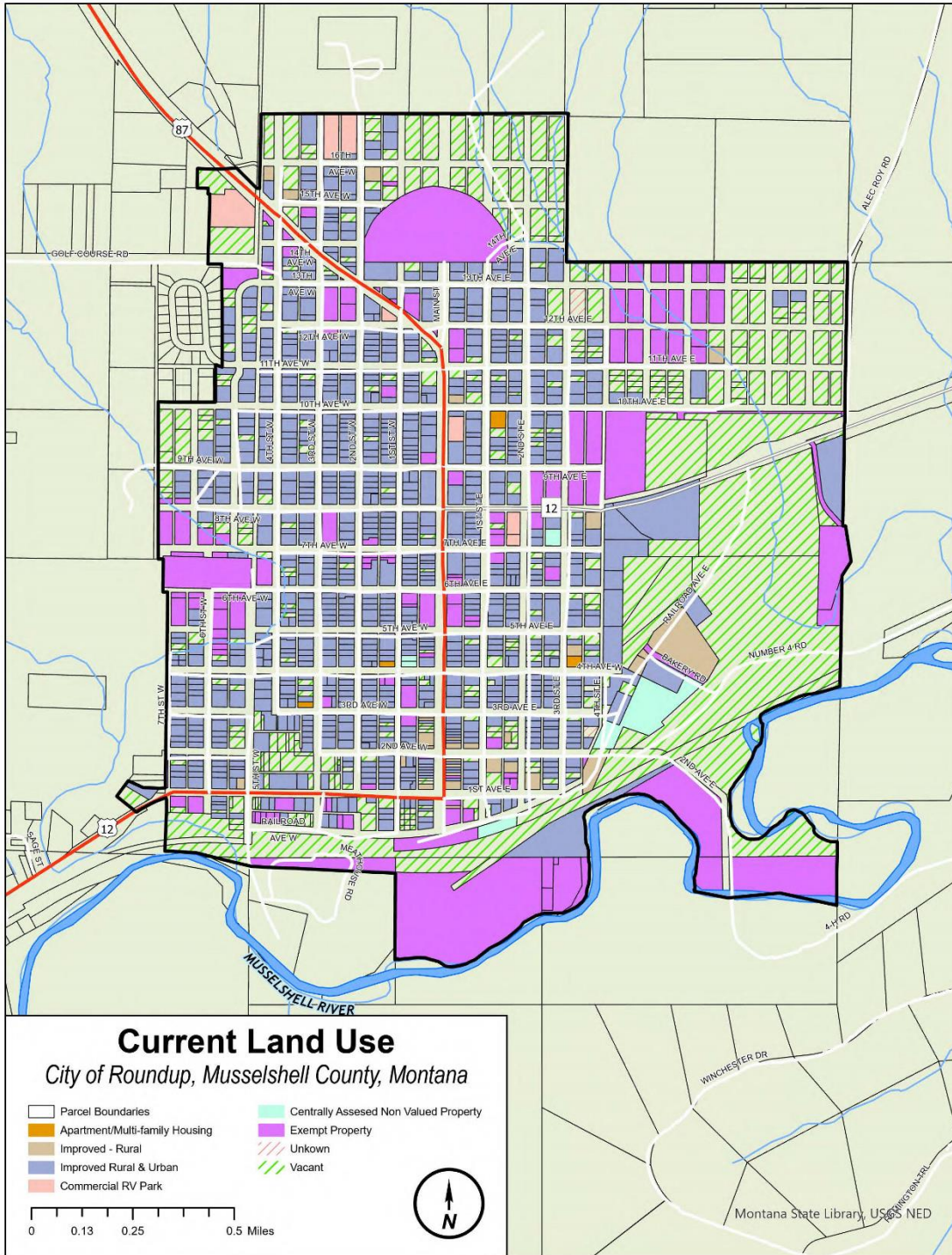
Homes on the Range

Musselshell County, a joint approach might be the most efficient and beneficial.

### **Strategies for Addressing Housing Concerns**

There is an expressed need for additional housing options in Roundup. Since the 2016 Growth Policy, the City has and will continue to evaluate land use regulations that directly impact development, re-development, and housing availability within City limits. The City would also benefit from the development of an Annexation Policy to carefully consider annexing properties adjacent to City limits as to whether annexation is beneficial or necessary to maintain and grow the community economy.

### Map 3 – Current Land Use and Annexation





## Section 4 LAND USE

### Existing Land Use

#### Residential

In general, residential development in the Roundup area has been limited since the completion of the 2016 Growth Policy, with most of the development occurring outside the City limits. Existing land use for Roundup is shown in **Map 3** and provides a sense of the existing conditions based upon the land use classifications as designated by the Montana Department of Revenue (DOR).

Single-family housing is distributed fairly uniformly throughout the City except along the main highway corridor/business district. Multifamily dwelling units are mixed in with single-family development in several areas of the City but are generally more concentrated in the areas closest to the highway corridor/business district.

There are a number of vacant lots in the City, with most concentrated in the north and northeast area of the City. Hence, there are opportunities for infilling new housing on existing vacant lots within the city limits.

#### Commercial

The commercial district of Roundup is concentrated within a two-block deep area along the US 12/US 87 Highway corridor that traverses the center of the City. The commercial area also extends down Railroad Avenue East on the south side of the City. The district is characterized by a mixture of traditional core commercial uses ranging from banks, hardware, bars, restaurants, motels, and a variety of specialty retail and service shops. The western and eastern ends of the highway commercial area contain motels, service/convenience stations, and restaurants.

#### Industrial

Industrial uses in the City are limited to the southeast area of the City near Alec Roy Road South. The uses in this area include warehousing, utility companies, and agricultural support services. There are currently no intensive heavy industrial uses in Roundup.

**Table 2. 2023 Land Use in Roundup, MT**

Land Use	Number of Properties
Commercial	256
Public	151
Residential	965
Vacant	264

## Land Use Administration

Roundup employs a part-time Compliance Officer, who manages the code/ordinance enforcement and permitting. The City contracts with two private engineering firms for on-call engineering, planning and floodplain administration services.

## Zoning Ordinance

The City of Roundup does have a zoning ordinance, which was last updated in 2021. The ordinance currently designates areas of the City into eight districts addressing different land uses:

- R-1 Residential Single-Family
- R-2 Residential General
- HB Highway Business District
- CBD Central Business District
- LI Light Industrial
- HI Heavy Industrial
- P Park
- FP Flood Plain

The basic structure of the ordinance is districts with a list of permitted and conditional uses. Since the zoning ordinance must be “made in accordance” with the Growth Policy, the ordinance should be updated to reflect the goals and objectives found in this document. There are a number of issues identified in the Growth Policy that could be addressed through the use of the zoning code, including infrastructure standards for new development, addressing community decay and poorly maintained buildings. Hence, the existing ordinance should be reviewed in the context of the goals and objectives of the growth policy and amended as necessary. Ultimately enforcement of the zoning ordinance is meant to promote the common good and general welfare of the City as a whole. Map 6 shows the current City zoning map.

## Subdivision Regulations

The City’s adopted subdivision regulations were originally developed in 2007 for use by Musselshell County.

In combination with the City’s zoning code, subdivision regulations can be used to address issues related to new residential and commercial development such as ensuring accurate surveying, providing legal and physical access, provision of utilities, parkland requirements, right-of-way location, mitigating hazards and ensuring the overall development fits the character of the City. Subdivision review can also help ensure that the installation of infrastructure (water, sewer, streets) is completed in accordance with City standards.

The City has recently completed a subdivision regulations update to comply with recent legislative changes and should continue to monitor future amendments to code to ensure that they comply with current state statutes and are consistent with the guidance provided in the growth policy and dovetail with the requirements of the City zoning ordinance.

### **Buildings for Lease or Rent Regulations (BLR)**

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

### **Annexation**

While some new development will occur via the construction of homes and businesses on existing vacant tracts of land, inevitably the annexation of new land into the City will be necessary.

Potential annexations should be reviewed in order to determine their effect on the City's ability to provide services, including fire protection, water, sewer, stormwater drainage, and street maintenance. Typical requirements for the annexation of property include a plan concerning the extension of City water and sewer, stormwater detention requirements and the construction of additional streets including curb, gutter, and sidewalks. The City of Roundup does not currently have an annexation policy to provide a formalized and predictable process for annexing new properties. Developing and adopting such a policy and procedures is something that the City should consider.

It is important to note that if the City is proposing to annex property that will also be subdivided, the City Council must officially annex the properties prior to conditionally approving or denying a subdivision application.

### **Infill Development**

Residents of the City have expressed a desire to locate as much new housing as possible on the existing lots in the City. As mentioned earlier, there are a significant number of vacant lots that are located in the north and northeast area of the City.

Encouraging "infill" development of housing in Roundup would have multiple benefits. Constructing homes on existing lots within the City means providing services will be much more efficient and economical. Also, building on vacant lots can improve surrounding property values and increase the City's municipal tax revenues. Development of housing on existing lots can help reduce housing costs related to transportation and the provision of City services.

## **Land Use Constraints**

City growth is impacted by the Musselshell River floodplain, which has posed some challenges regarding infrastructure improvements and residential or commercial development. Development within portions of the regulated flood hazard area is not impossible, but there are strict design standards, which generally involve additional construction costs. Other land use constraints include wetlands, topography, and adverse soil conditions. These existing land use constraints support a focus on the revitalization of existing dilapidated structures, the development of vacant land within the City, and the creation of an annexation plan/policy.

## **Future Land Use**

A future land use map was developed by the City-County Planning Board. The map depicts future development that could take place within and adjacent to the City. Future residential additions to the City are anticipated to occur mainly on the northeast corner of the City and along its western edge. There are a significant number of vacant lots located in the northeast portion of the City that are already platted and that could serve as the basis for new residential housing. These lots are associated with the plats known as the McCleary First Addition and Roundup Park Addition. On the west side of the City, the Countryside Subdivision is located adjacent to the City just south of Golf Course Road. The subdivision was created in the County and none of the lots have been annexed into the City.

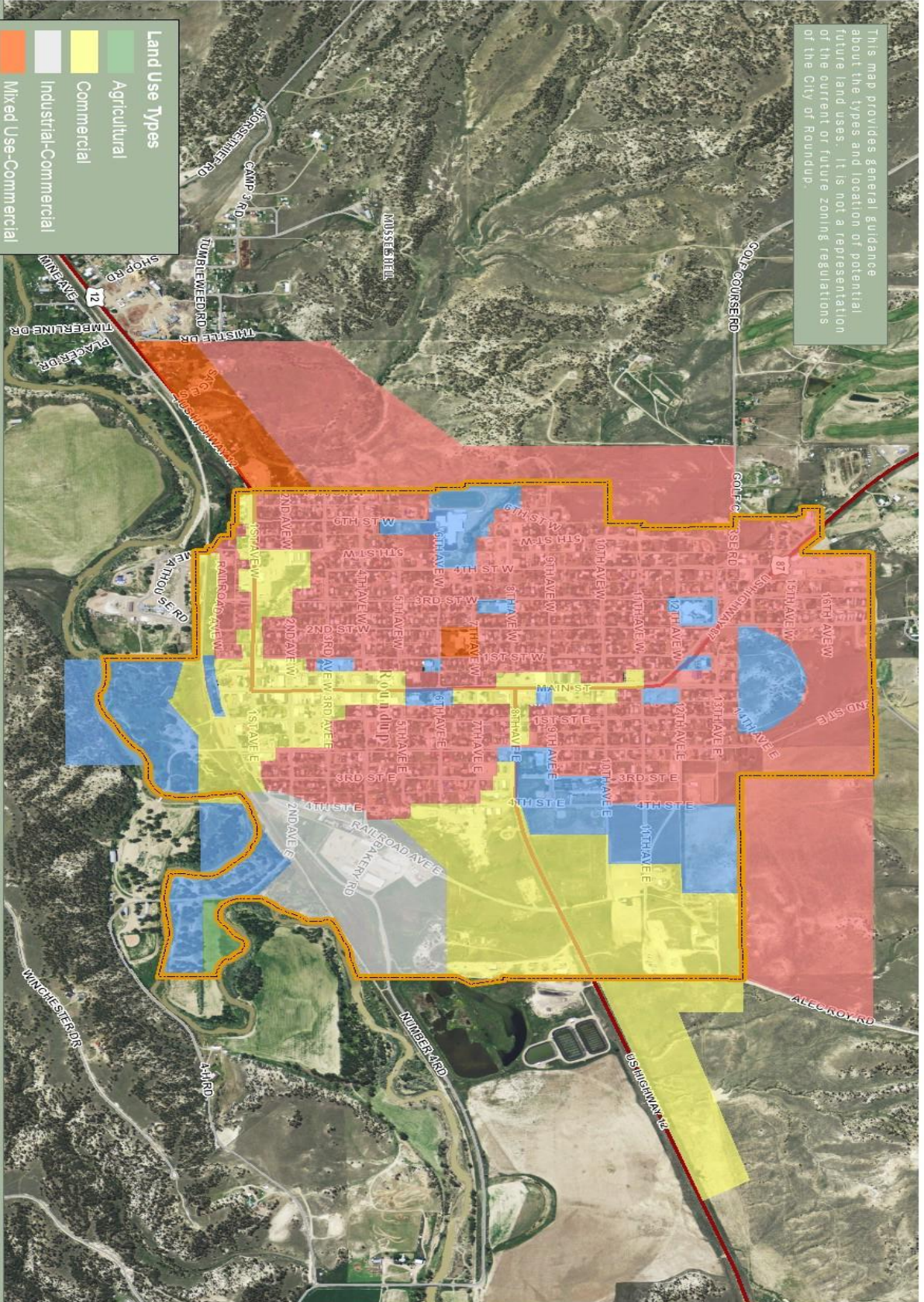
New commercial development should be guided either along Highway 12 east of the City or west of the City and north of Highway 12 with a focus on mixed-use development, i.e., residential/commercial. In addition, it is hoped that the historic Central Elementary School can be repurposed for commercial and residential uses. Hence, the site of the School has been identified on the map as a future site for mixed-use development.

Based upon the map, industrial development would be guided to the southeast corner of the City in the area north of the old Milwaukee railroad bed.

This map provides general guidance about the types and location of potential future land uses. It is not a representation of the current or future zoning regulations of the City of Roundup.

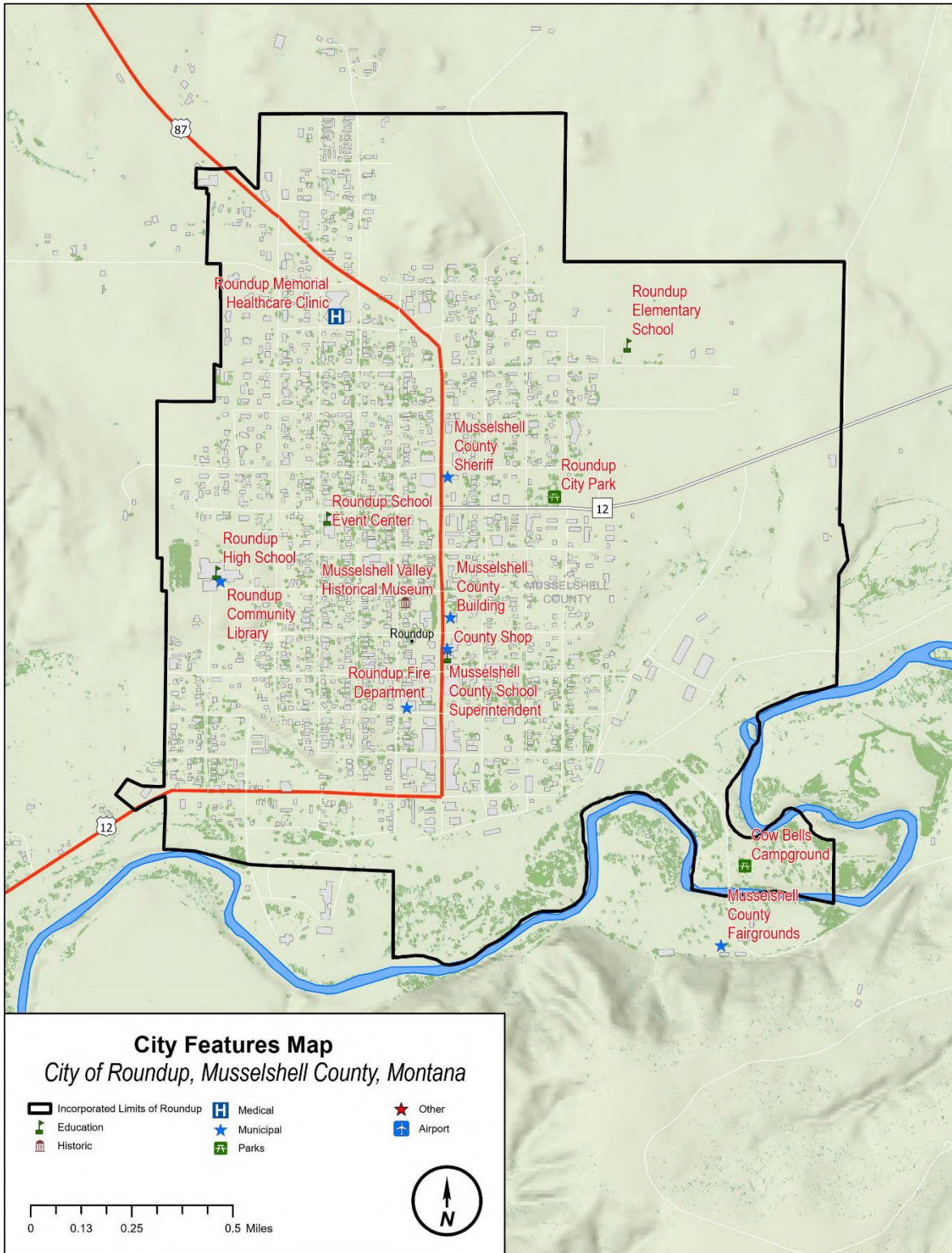
**Land Use Types**

- Agricultural
- Commercial
- Industrial-Commercial
- Mixed Use-Commercial
- Public
- Residential
- City Boundary



MAP 5  
FUTURE LAND USE  
CITY OF ROUNDUP

**Map 4 – Roundup Features**



## Section 5. COMMUNITY (LOCAL) SERVICES

Providing services and maintaining infrastructure in an effective and economical manner are the primary functions of the City government. Services include but are not limited to providing drinking water, treating wastewater, maintaining streets, emergency services, solid waste disposal and parks. The infrastructure that the City is responsible for runs the gambit from water and sewer mains to buildings and parks. The City has been updating their Capital Improvements Plan every two years since 2010 and the Plan serves as the City's strategy for the development, maintenance and replacement of public infrastructure.

Local non-profit organizations such as Roundup Memorial Hospital and Musselshell County Museum also provide services to residents and visitors. A comprehensive list of the services and facilities found in Roundup follows.

### ***Local Government***

Roundup functions under the Commission-Executive form of local government structure, consisting of an elected commission (also referred to as the council), and one elected executive (also referred to as the mayor), who is elected at large. The Council, Mayor, and other City employees provide services from their offices located in the Roundup City Hall.

### ***City Judge/Justice of the Peace***

The City and Musselshell County have an inter- local agreement that created a combined City Judge/Justice of the Peace position. The Justice of the Peace office is housed in a county governmental office at 26 Main Street, which also houses the County's Disaster and Emergency Services office. The County furnishes the salaries for the judge and the clerk. The City retains its own City Attorney.

### ***Law Enforcement***

The Musselshell County Sheriff's Department provides law enforcement for the City of Roundup under a contract between the City and the County. In 2023, the Department was staffed by the Sheriff, Undersheriff, four deputies, an administrative assistant and one detention officer.



### ***Emergency Medical Services (EMS)***

Musselshell County Emergency Medical Services has 3 full-time paid staff and 18 part-time staff to provide emergency medical services to the City and the entire County. The County EMS operates 4 fully equipped ambulances.

## Fire Protection



Fire Hall

The Roundup Volunteer/Musselshell County Rural Volunteer Fire Department is located one block west of Main Street on Third Avenue across from City Hall. City and County vehicles are housed in the same building and agreements between the City and County provide guidelines for maintenance and responsibilities for the respectively owned vehicles. **Twenty-three volunteer members** staff the department.

## Medical

Roundup Memorial Healthcare is a not-for-profit, 25-bed, critical access hospital which provides general medical, emergency services and rural health clinic to residents of the City and the County. Hospital services are listed in **Table 3.**

**Table 3. Roundup Memorial Healthcare Services**

Hospital Services	
Acute Care	Outpatient Services
Emergency Department	Intermediate Care
Hospice	Ultrasound, X-Ray, CAT Scan
Laboratory	Physical Therapy
Immunizations	Respiratory Services
Telemedicine (follow up visits via phone etc.)	E-Emergency (virtual emergency care)

The hospital has one doctor of Osteopathic Medicine, meaning he is a fully licensed physician to practice in all areas of medicine. There are also four Certified Physician Assistants on staff.

The Roundup Memorial Clinic, which is part of the hospital, is a multi-service clinic that provides routine physicals, healthcare monitoring, wellness exams, illness care, pediatric care, minor emergency care, free blood pressure checks, and Department of Transportation physicals.



The hospital's certification as a Critical Access Hospital means it receives cost-based reimbursement from the Medicare Program, instead of standard fixed reimbursement rates that typical hospitals receive. This type of reimbursement can enhance the financial performance of rural hospitals like Roundup Memorial and thus help them continue to operate and serve the community.

To obtain the Critical Access designation, a facility can have no more than 25 inpatient beds; must maintain an annual average length of stay of no more than 96 hours for acute inpatient care; offer 24-hour, 7-day-a-week emergency care; and be located in a rural area, that is at least 35 miles drive away from any other hospital.

### **Senior Services**

The Musselshell Council of Aging is a local chapter of the Area II Agency on Aging program and is located in Roundup. Senior services provided include meals at the Central Commons and Senior Center, bus services for meals, medical trips, and some activities. A Retired Senior Volunteer Program Director coordinates with volunteers over the age of 55 who want to be engaged in the community. RSVP also provides tax aides and finds help to complete yard work and snow removal for senior citizens.

### **Library and Museums**



The Musselshell Valley Historical Museum is housed in the old Catholic Church School building, one block west of Main Street. It contains over 7,600 square feet of exhibit area. The Museum displays local history, with a simulated coal mine, Indian artifacts, a large fossil and mineral display, a wildlife exhibit, one room schoolhouse, general store, early telephone switchboard, an original log cabin and a 1932 Peitenpol airplane, built by a local boy.

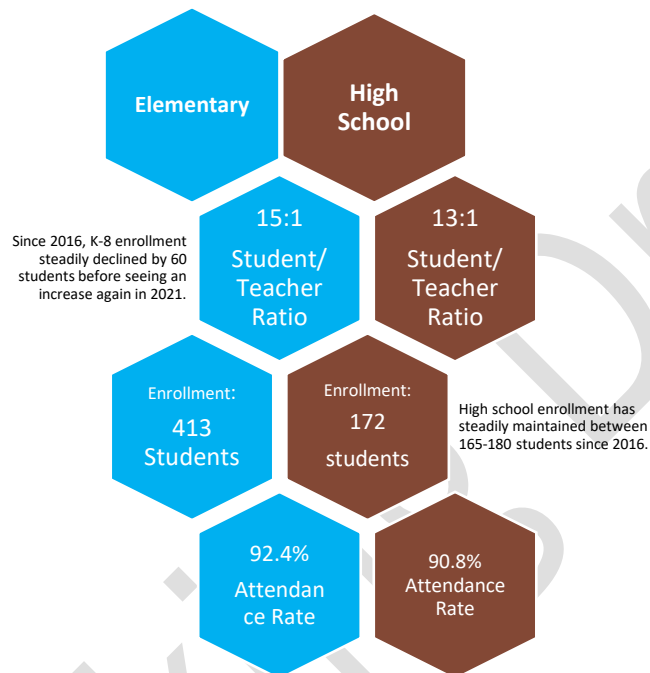
The Roundup Community Library is a joint school and public library funded by the City of Roundup, Musselshell County and the Roundup School District. It is located at Roundup High School. During the school year, the library is open 53 hours per week. In the summer, it is open 20 hours per week. The Library Director is also the grade school, the junior high and high school librarian. There is also a Community Librarian, hired by the Library Board.

### **Schools**

Roundup Public Schools (District #0711) includes an elementary school and high school and provides Kindergarten through Twelfth Grade education. The high school consists of students of voters and taxpayers who reside in the Musselshell community, and are able to choose whether to go to Roundup or Melstone.

The school district includes a variety of academic programs including...

### 2022-2023 School Year Summary



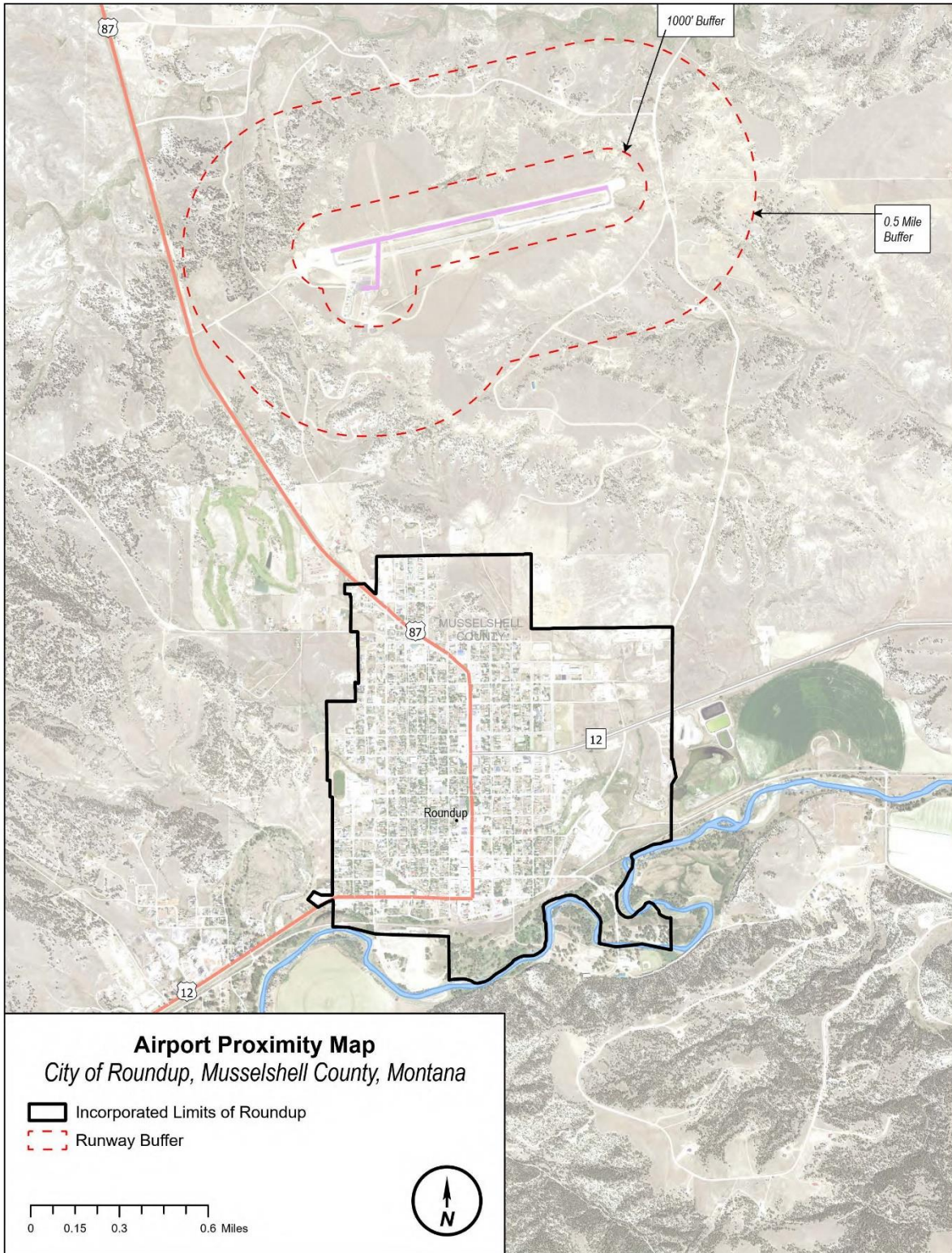
According to the district superintendent, the district experiences many students attending K-12 that move into the district with their families and stay only for 1-5 years. He indicated that this is mainly due to parents not being able to find adequate jobs in the area or they commute to work in places such as Billings and eventually move to reduce their commute time.

The superintendent also indicated that the district's biggest challenge from an educational standpoint is hiring and retaining teachers. The number of applicants for teaching positions has dropped dramatically in the last 10 years. He felt that this was not unique to Roundup but is a state-wide problem. He also indicated that they struggle to hire hourly or classified employees and that bus drivers are also difficult to find because of the licensing requirements and due to the split work shift.

### Community Events and Entertainment

The City of Roundup, in conjunction with the Chamber of Commerce, hosts a variety of events including....

**Map 5 - Airport Proximity Map**



PAGE INTENTIONALLY LEFT BLANK

## Section 6. PUBLIC FACILITIES AND INFRASTRUCTURE

THIS SECTION HAS NOT BEEN UPDATED FOR 2024.

### Water

Currently, the City of Roundup obtains its water from two wells located south of the River. These wells are drilled into an abandoned coal mine shaft approximately 90 feet below the surface. Water from the wells is pumped through a transmission main, bypassing the old clearwell and infiltration gallery, and into the City distribution system.



Water Line Repair in Roundup

The water quality is generally very poor, with the source water having elevated levels of iron, manganese, sulfates and total dissolved solids. Water quality issues are further magnified by the cast iron mains within the distribution system, which provide substantially more iron, manganese and total suspended solids. Many of the City residents either buy bottled water or have in-home reverse osmosis filtration units, and many homes have water softeners to limit the corrosiveness of water on household appliances.

The age of the system also places high maintenance demands on the City. The City has spent large amounts of time and money repairing leaking mains. Approximately 50 percent of the water valves in the old portions of the system have been rusted into the open



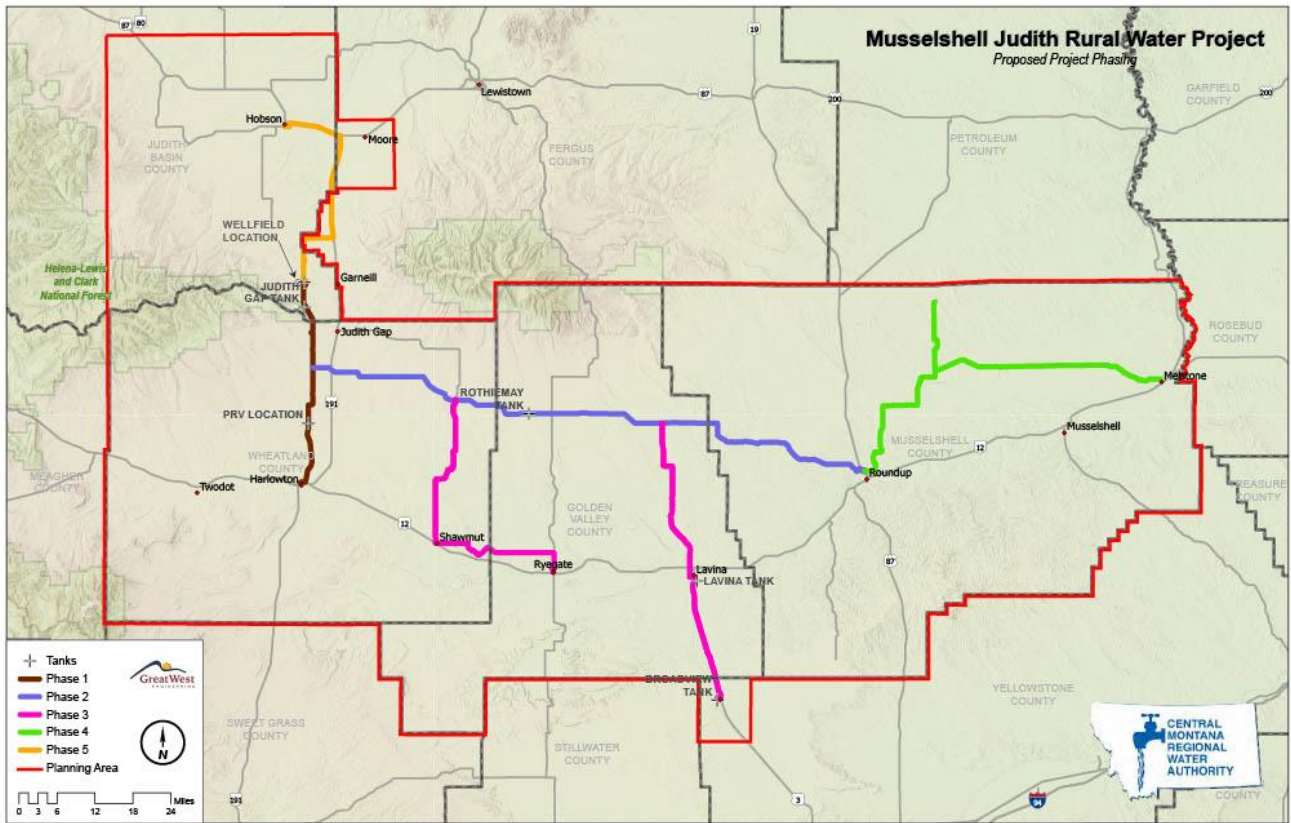
Installing New Waterlines in Roundup

position. This makes it difficult for the City to isolate portions of their system in order to make repairs. The City has had to repair nearly 60 main leaks just within the past seven years.

There are also concerns regarding the use of fire hydrants, since the rust chunks in the water have plugged up the fire engines during fire events, severely limiting the City's ability to put down the fire. Although the fire department has installed special screens in the engines to combat this, they are

not always effective and other neighboring fire departments are unable to help since they do not have the screens installed. Potential catastrophic failure of a pipe is also a concern when opening hydrants. Also, the existing cast iron mains are undersized for fire protection. Consequently, much of the distribution system is unable to provide minimum fire flows specified by the National Fire Protection Agency as determined from computer modeling of the water system that was conducted as part of the water system study.

The City aggressively worked to address the issues with the water source and distribution system. For the water source, the City is planning on converting its source of water to the Central Montana Regional Water Authority. This Authority's system, when completed, will consist of groundwater wells located near Utica, Montana and a core transmission line of about 230 miles, to supply water for communities from Hobson, south to Judith Gap and Harlowton, east to serve Ryegate, Lavina, Broadview, Roundup and Melstone. This system could provide municipal water for about 5,800 residents initially, and eventually service about 7,500 to accommodate additional future growth in the communities. [The distribution line for the system is expected to arrive in Roundup late 2024 \(centralmontanawater.com\)](http://centralmontanawater.com). The improvement in drinking water for the community is expected to be a driver of growth in Roundup and the surrounding area.



With regards to replacing the distribution system, the City has taken a phased approach to replacing water mains, and is currently on Phase 6 of nine expected phases. Phase 1 consisted of installation of new well pumps, 600 feet of transmission mains and about 5300 feet of main rehabilitation. Phase 2 consisted of 4,500 feet of main replacement and the abandonment of another 7 blocks of old main (2500 feet). The City is preparing to complete Phase 3 of project, which will include over 9,000 feet of main replacement. Phase 4, scheduled for completion in 2018, will replace up to 5,500 feet of main. The City is taking a phased approach to water main replacement to keep the impacts to the rate payers to a minimum and utilize grant funding available to assist with the high costs of main replacement.

The priority of which mains to replace is based on the number of leaks in the mains, with the most leaking mains being replaced first.

### **Wastewater**

Major improvements were completed to the City wastewater treatment system in 2013 which included the addition of ultra-violet disinfection to the system. Sections of the sewer collection system are approaching the end of their useful life. This is mainly related to infiltration and inflow problems (groundwater leaking into sewer lines), but this is a low priority in light of the water system needs.

### **Stormwater**

The City of Roundup has a storm sewer system that consists of approximately 2.5 miles of collection lines. The ultimate discharge of the storm water is into the Musselshell River.

The development of new areas within or adjacent to the City will require the development of additional stormwater facilities. For example, the Roundup Park Addition, in the northeast corner of the City is an area within the City that holds the potential for much more residential and commercial development. The City's previous storm drainage plan recommended that a stormwater collection system be constructed in order to handle stormwater as the area develops.

Residents often report shallow flooding during high runoff events due to inadequate drainage.

### **Solid Waste**

The City's Solid Waste Department provides garbage collection for the community and is structured as an enterprise fund. The fund has separate accounting and financial reporting



City Garbage Truck

mechanisms for solid waste service for which a fee is charged to residents in exchange for garbage pickup.

Collection services are provided for all residences and businesses within the City limits. The garbage collected by the City is hauled to a transfer station that is owned by Musselshell

County on property owned by the City. The station accepts household garbage and furniture.

The City and County also recently initiated a vigorous recycling program for cardboard, paper, aluminum and metal. The site does not accept motor oil, tires, and hazardous waste, including asbestos. Garbage is hauled to the Billings landfill via a contractor.

## Sidewalks

The declining condition of the sidewalk system in the City has been identified as an issue.



Through 2016 needs assessment and public meeting in April of 2016, the condition of the City's sidewalks was identified by numerous people as something that should be addressed. Poor sidewalk conditions range from broken-up surfacing, sidewalks covered in soil and debris to those that have simply fallen apart. The City could take several steps toward improving the sidewalk system.

First, the City should require that sidewalks be constructed for all new development that will generate pedestrian traffic i.e. residential, retail commercial and public spaces. Over time it will help to ensure that the City has a more complete network of sidewalks. To do this it would be important that the City Council, Zoning Commission and Planning Board make it standard practice that all applicable new construction and development have sidewalks that will tie into the current and future sidewalk networks.

Next the City can be opportunistic about sidewalk improvements. This means building or repairing sidewalks at reduced cost during other construction activities (replacing water and sewer lines, underground utility work, or street resurfacing). The City could make it a standard operating procedure to repair and upgrade existing sidewalks or to install missing sections during any maintenance, upgrades, or other infrastructure work close to the street or utility corridors.





The City could also consider developing a sidewalk replacement program. In a number of Montana communities this is done in the form of a loan package available to property owners to help offset the cost of sidewalk replacement. Generally, this is a no-interest loan done over a certain period of time. Such a program usually allows a property owner several options such as:

- Pay the total cost of sidewalk work in full;
- Pay part of the balance, with the remaining balance being covered by a no-interest loan through a City sidewalk replacement program; or Make no payment initially, and the full amount will be subject to a low-interest loan through a City sidewalk replacement program.
- Surface Transportation Block Grants through the Montana Department of Transportation would be another source of funding.

## **Parks and Recreation**

Parks and recreation facilities owned and maintained by the City of Roundup consist of seven designated facilities. These include the Ballfields, Ice Cream Hill, Pine Ridge Golf Course, River Walk, Roundup Community Stage, Roundup City Park, Roundup Commemorative Garden and War Memorial Park.

In addition, the City owns two separate parcels of open space that comprise a total of 42- acres.



- The Ballfields consist of 6.68 acres of land and provide space for little league football fields and baseball/softball fields. The fields are located in the northeast corner of the City adjacent to Roundup Park.
- Ice Cream Hill is a grassy parkland area with no improvements.
- War Memorial Park is located at the south end of Main Street. It is a landscaped area that has been designated as a war memorial, and includes an armored vehicle and plaques with the name of area veterans killed in action.
- Pine Ridge Golf Course is a 163-acre, 9-hole regulation course that features 2,849 yards of golf and a par of 36. The course also has a 15-tee driving range.
- Roundup Community Stage: The people of Roundup and Musselshell County worked together to fund the construction of a permanent performance stage adjacent to Roundup City Park. The project was completely funded with private monies and 2016 is the inaugural year for the stage. It will be used to host music, theater, school functions, and other social gatherings.



- Roundup City Park is 4.5 acres in size and serves as the primary park and recreation facility in the City. It includes an outdoor swimming pool, tennis courts, playground equipment, and picnic areas.

- Roundup Commemorative Garden is a single lot at the southwest corner of Main Street and Second Avenue owned by the City and being developed as a Main Street green space by a group of local volunteers.

- The Heritage Trail and River Walk (commonly known as River Walk) is a 2-mile improved trail located south of Railroad Avenue and primarily along the Musselshell River. The trail is located on properties owned by the City, County and a small portion of privately-owned land and is open to the public year round. The trail provides a non-motorized travel route from the City to the County Fairgrounds.

The undeveloped open space owned by the City includes:

- Half-Circle Park is 15 acres located between Thirteenth and Sixteenth Avenues and between Second Street East and Second Street West in the north end of the City. It is an undeveloped area made up of low bluffs, sandstone formations and pine trees. There are a variety of informal trails located on the property.
- 37 acres located south of downtown which is split approximately in half by the Musselshell River. The portion north of the river contains sections of the River Walk trail and the area south of the River. The area south of the river is mainly a bluff above the river and abuts the “R” for Roundup and a hiking trail built by the CCC and recently closed by the Musselshell County Commission.

In addition to the City-owned parks, there are other facilities owned by local civic groups. The Roundup Rotary Club owns a small park at the southwest gateway to the City known as Rotary Park, which is being further developed to add sidewalks and concrete pads, which will hold an antique tractor, an oil well pump jack and a railroad mining car, all of which were donated by local citizens.

The Roundup Sportsman’s Association is a non-profit conservation organization that owns and operates a



40-acre rifle and pistol range, which also includes a shotgun trap house and archery range with targets. The range is located adjacent to and west of the golf course.

While the City has wonderful park and recreational facilities, a number of residents would like to see additions and improvements to the system. Based upon the needs assessment completed in early 2016 and upon input gathered at public meetings for the growth policy three issues stand out with regards to parks and recreation:

- A need for more recreational opportunities, particularly for youth. Opportunities might include a dog park or skate park.
- Enhanced maintenance of park facilities
- Desire for additional recreational trails to complement the River Walk Trail.

The first step in providing additional recreational opportunities is to identify and assess what City residents and most particularly youth would like to see in the way of recreational facilities and programs. Such an effort could be done in cooperation with Musselshell County and the Roundup School District. Such an assessment could then also assist in the development of a parks and recreation plan to prioritize the use of City and County park funds for the maintenance of existing facilities and programs and the development of new ones.



## Fairgrounds

????????????

## Utilities

Utility providers in Round up include:

- ????? – gas
- Northwestern Energy – electric
- ????? – telephone/cable/internet

## Streets

The City has over 23 miles of streets and alleys, of which approximately 15 miles are paved. Many of the paved streets are in relatively poor condition and have problems, including poor drainage, cracks, and potholes.

The City does administer a Street Maintenance District, but the funds generated by the District are insufficient to meet all of the required maintenance and improvements.

Currently, the funds for maintaining and improving the streets are generally limited to the funds from the District, the City General Fund, and revenues from gas tax receipts.

Most of Main Street in Roundup is also part of the junction of US Highways 12 and 87 and therefore maintenance is the responsibility of the Montana Department of Transportation (MDT). Because MDT is regularly evaluating and scheduling maintenance and reconstruction on the roadways under its jurisdiction, it would be beneficial for the City to have conversations with the Department to determine when in the future any maintenance and/or reconstruction may occur on Main Street and what type of work that might entail.

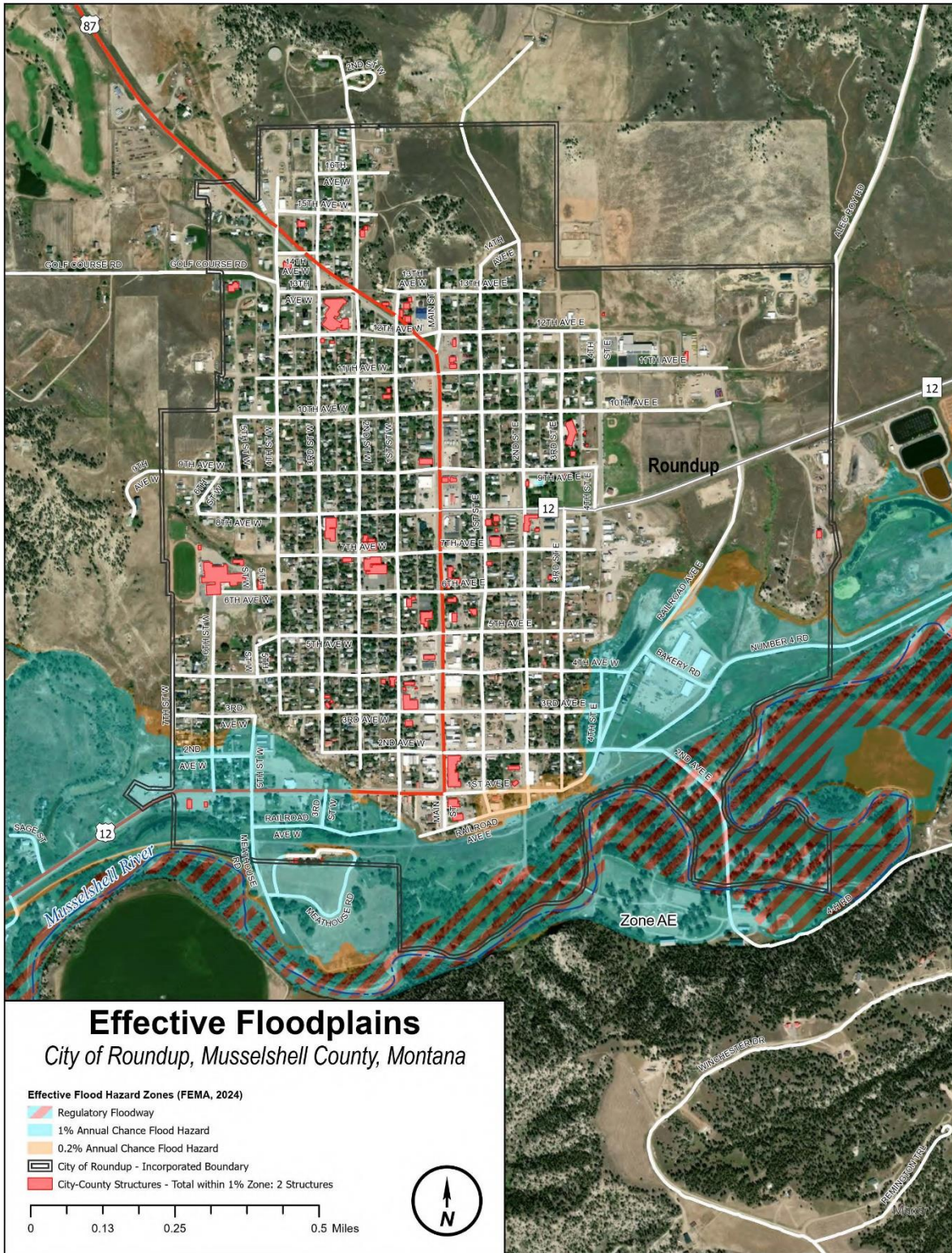
Any future reconstruction might provide an opportunity for the City to work with the Department to improve the utilities, streetscape and pedestrian facilities along Main Street.

A review of MDT draft 2016-2020 Statewide Transportation Improvement Program plan indicated that there was only one potential project near Roundup, a reconstruction of 1.59 miles of US 12 just west of the City. Nonetheless, the City should monitor future highway construction projects.

### **Strategies for the Maintenance of City Infrastructure**

Montana State statute requires that a growth policy provide a strategy for the maintenance and replacement of infrastructure. The 20?? Capital Improvements Plan (CIP) serves as the City's strategy for maintaining infrastructure per the requirements of the State Growth Policy statute 76-1-601, MCA. The City also plans to continually pursue updated engineering reports, to ensure infrastructure maintenance and services remain a priority.

**Map 6 - Mapped Floodplain Areas and Government Structures at Risk**



## Section 7. NATURAL AND CULTURAL RESOURCES

### *Geography*

Roundup is located in the Musselshell River Valley, with the River forming the southern boundary of the City. The area surrounding Roundup is characterized by the rolling and timbered Bull Mountains to the south, timbered coulees and breaks to the east and a mixture of flat benches and breaks to the north and east. The elevation is 3,215 feet.

### *Climate*

Climate considers long-term averages of temperature, humidity, precipitation patterns. Communities that monitor and plan for climate conditions are more resilient to extreme weather events.

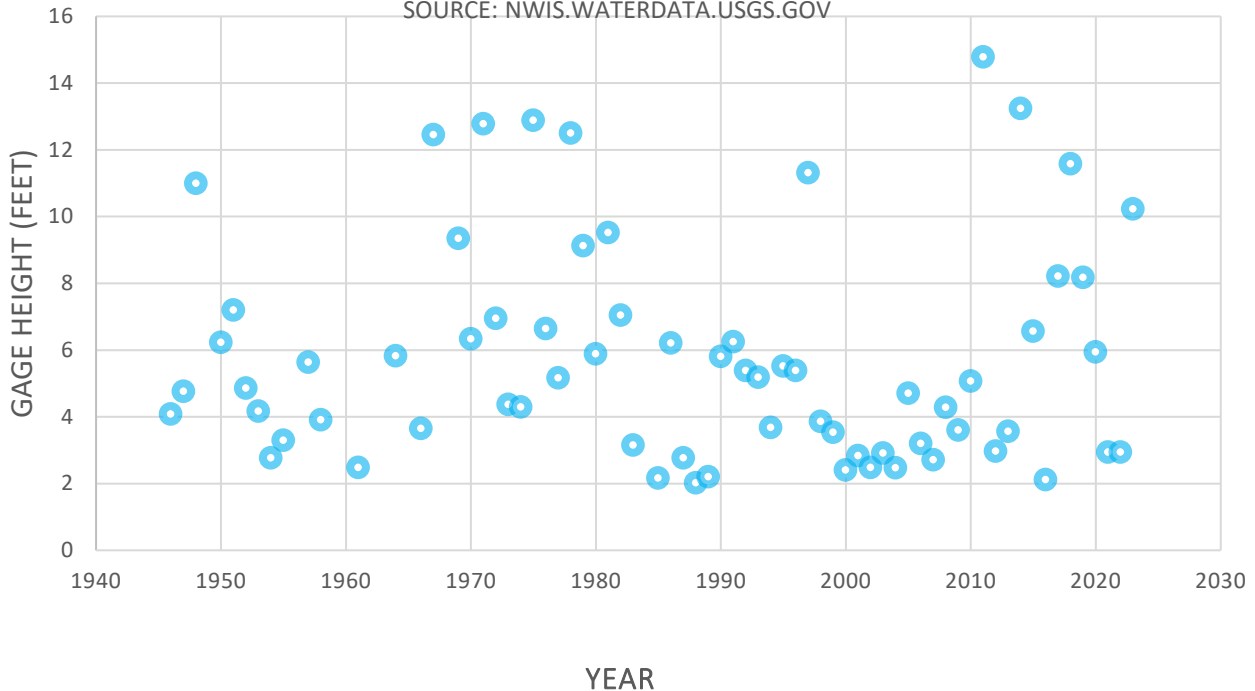
Roundup has a continental climate with cold winters, warm summers and a marked variation in seasonal precipitation, which averages 14.88 inches annually. Typically, over 76 percent of the City's annual precipitation falls between April and September, with June being the wettest month of the year followed by May and July. The average annual high temperature is 61.2 degrees F and the average annual low temperature of 31.8 degrees F. Like much of Montana, high temperatures in Roundup can range into the 90s and even the 100s in the summer months with low temperatures in the winter months down into the negative digits.

### ***Flooding and Floodplain***

The City is no stranger to flooding from the Musselshell River, but in the spring of 2011 it reached records never seen before. In May of that year, flooding near Roundup was at least 2 feet above record levels and on Thursday, May, 26th, floodwaters were flowing at over 3,670 cubic feet per second at the US Highway 87 bridge, which was more than 10 times the normal rate.

## MUSSELSHELL RIVER HISTORICAL GAGE HEIGHT

SOURCE: NWIS.WATERDATA.USGS.GOV



During that flood event, waters from the River forced the evacuation of 30 homes in the City and the closed US Highway 87 between Roundup and Billings. This also created a situation where access to potable water, food, and medicine were major concerns during and after the flood.

It is with these sorts of events in mind that both the City and the County have adopted and enforce floodplain ordinances and require floodplain permits for any new construction in the 100-year floodplain.



Both the City of Roundup and Musselshell County also participate in the National Flood Insurance Program. The National Flood Insurance Program aims to reduce the impact of flooding on private and public structures. It is meant to achieve this by providing affordable insurance to property owners and by encouraging communities to adopt

and enforce floodplain management regulations. These efforts help mitigate the effects of flooding on new and improved structures. Overall, the program reduces the socio-economic impact of disasters by promoting the purchase and retention of general risk insurance, but also of flood insurance, specifically.

## **Flood Mitigation**



Musselshell County is continuing to work on a mitigation program to address homes and businesses located within the floodplain. The primary focus of the county's mitigation plan is to purchase and remove structures located between the river and the old Milwaukee Railroad bed. This part of the project encompasses a general area from the intersection of Highway 12 and 87 on the west, then between the highway and the river up to the City limits on the east end. The County has converted the purchased properties to open space and

The secondary focus of the County's project is the lower portion of the City of Roundup that is located in the floodplain. There are approximately 10 homes in the floodplain in this area. As proposed, the project would entail the City purchasing the homes and the County would reimburse the City for the purchase. The area would then be converted to open space. With this in mind, the City should prepare a plan for the redevelopment and use of these properties as parkland or open space.

In addition, in the future, the City should actively participate in the Eastern Region Hazard Mitigation Plan. Doing so will position the City to take advantage of funds from the Federal Emergency Management Agency (FEMA) to address potential threats to public health and safety in the City well in advance of them occurring.

## ***Wetlands and Riparian Areas***

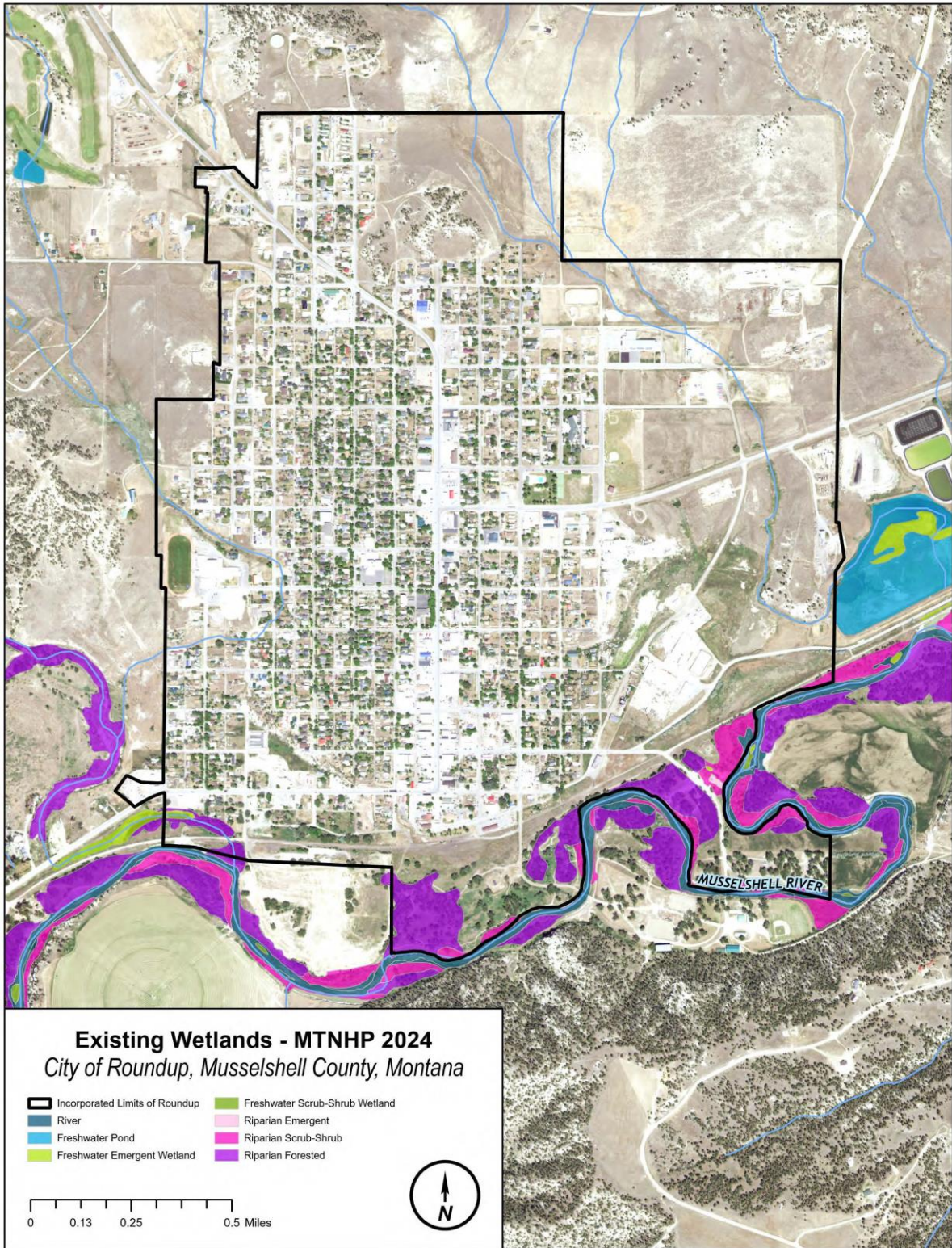


Wetlands are distinct ecosystems in areas that are flooded or saturated by water. Similarly, riparian areas are the saturated land between land and rivers and streams, typically recognized as streambanks, floodplains, and wetlands. Unique vegetation and aquatic species thrive in both wetlands and riparian areas, and both have many ecosystem benefits for communities, including water purification, bank stabilization, flood control, and groundwater replenishment.

Wetlands and riparian areas are present, most predominantly in the southern portion of Roundup along the Musselshell River. This impacts development as these areas are not suitable for development due to the prolonged presence of water and the risk of flooding. Instead of development, communities can utilize wetland and riparian areas to attract outdoor recreationists.

Working Draft

**Map 8 Wetlands**



## Hazard Areas

Roundup is included in Montana’s Hazard Mitigation Planning for the Eastern Region (Figure 8), which is expected to be finalized in 2024. The Plan indicates one high-hazard dam in Musselshell County that could inundate Roundup if it failed.

FEMA’s National Risk Index ranks Musselshell County as “Very Low” risk. The index identified riverine flooding, wildlife, and hail as the top three top risks for Expected Annual Loss.

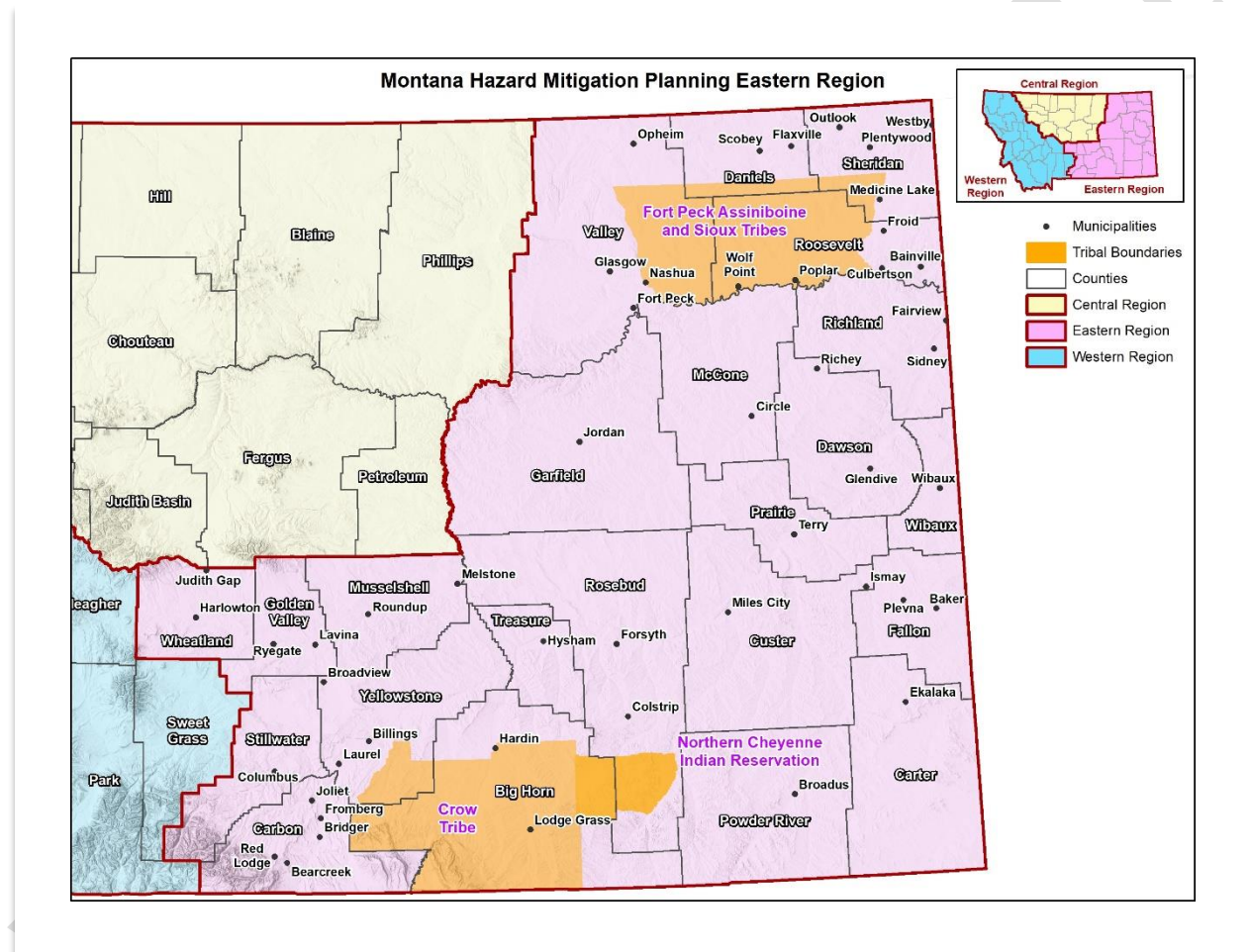


Figure 9. Eastern Region Hazard Mitigation Plan. Source: mitigationplanmt.com

## Sand and Gravel Resources

Sand and gravel are important resources for the construction and maintenance of streets and roads as well as the construction of new homes and businesses. According to the Montana Department of Environmental Quality Open Cut Mining Program there are 28 permitted gravel

pits in Musselshell County. None of those pits are located within one mile of the City limits (Map 9).

The Soil Survey completed for Musselshell County by the Soil Conservation Service shows only two (2) soils (Havre and Cabbert-Crago) near the City that are suitable for gravel. Much of this soil is located within the Special Flood Hazard Area.

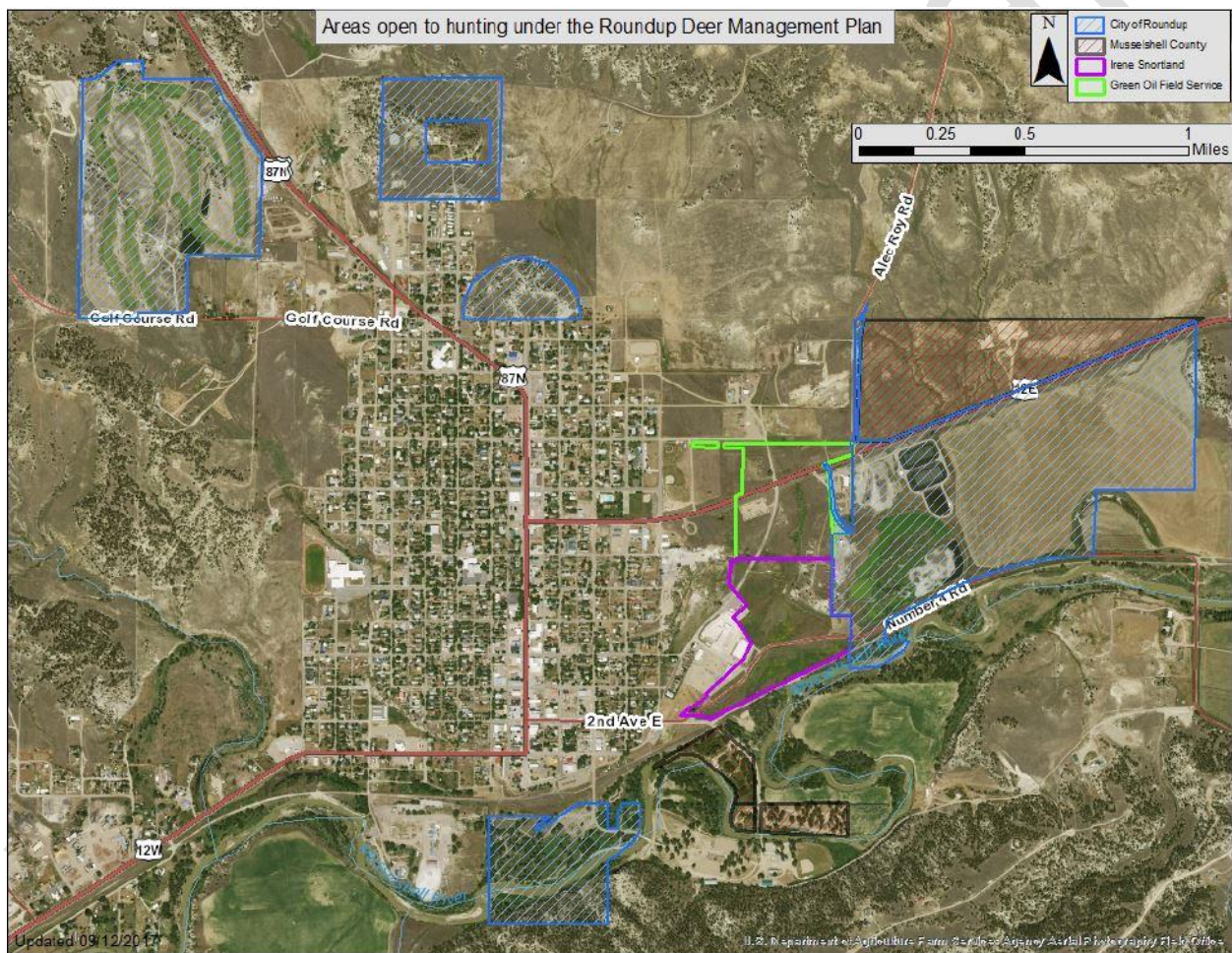
Working Draft

## Map 9. Gravel Pits



## Wildlife

Roundup's proximity to natural resources invites its human residents and its wild residents. Birding, hunting, and fishing are featured activities on the City's [visitroundup.com](http://visitroundup.com) site. With opportunity also comes challenges when living alongside wildlife. In 2014, the City addressed public health and safety concerns with urban deer by adopting a Deer Management Plan, a program managed by Fish, Wildlife and Parks across the state, and opening up archery hunting on city-owned land. The hunts have reported reduced traffic collisions and complaints about deer in the City. With proper urban human-wildlife conflict management, the City of Roundup, its residents and visitors can enjoy wildlife resources without detriment to quality of life.



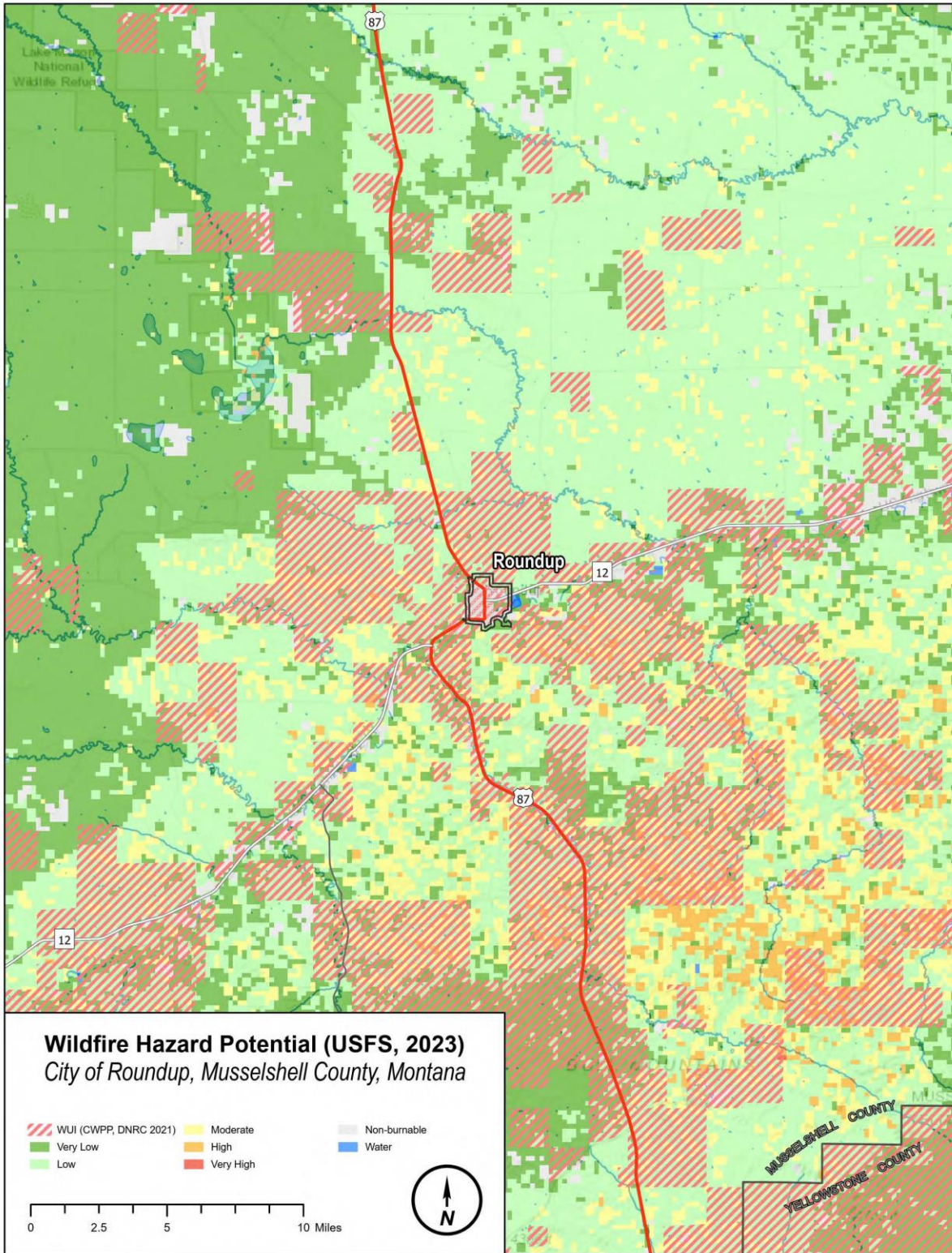
## Wildfire and the Wildland-Urban Interface (WUI)

The City of Roundup is located adjacent to land identified as part of the wildland-urban interface. This includes the area south of the City in the Bull Mountains and also in the forested breaks and rim rock to the west of the City

The City has addressed the potential for wildland fire through its existing codes and infrastructure. The City zoning code requires building setbacks for new structures from one another and it has standards for the development and construction of streets that facilitate adequate ingress and egress. It also has a water system that includes fire hydrants located throughout the City. That being said, the City does not currently have or require defensible space standards for residential or commercial structures from wildland vegetation.

Working Draft

**Map 9. Wildland-Urban Interface**





## ***Cultural Resources***

The City of Roundup contains only two (2) sites on the National Register of Historic Places, the Central School and St. Benedict's Catholic School. The period of historic significance in Roundup is 1907-1940 when it experienced rapid coal mining growth. Dozens of buildings within Roundup have the potential to be contributing properties on the National Register, further preserving Roundup's cultural heritage.

Long before the cattle drives of the 1800s to which Roundup attributes its namesake, the area was rich with Native American activity...

## ***Strategies for Utilizing and Preserving Natural Resources***

Roundup is rich in natural resources. Identifying which of these are priorities for preservation and implementing an action plan through updating and creating planning documents would be beneficial, especially as the City and County continue to grow in population. Engaging in communications and planning with local conservation and emergency mitigation personnel will ensure natural resource preservation stays at the forefront of development.

Working

## Section 8. IMPLEMENTATION OF THE GROWTH POLICY

### Resident Outreach

Gathering the ideas and advice of Roundup residents was a critical step in updating this Growth Policy. The creation, objectives, and action plan have been based on the residents' advice and guidance.

The City developed and marketed a community survey to ask residents to prioritize the opportunities and issues in the City, identify what they like/dislike about living in Roundup, and what they think the community's future should look like. The survey was available to residents in a hardcopy format and online. 52 people participated in the survey. Some of the more notable results of the survey showed the following:

- Respondents like the rural lifestyle, safety, sense of community, and quality of life in Roundup
- The two most important issues that respondents thought should be improved include:
  - City infrastructure
  - Job/business opportunities
- The majority of respondents support additional residential and commercial development.
- The top three types of commercial development respondents support are retail, restaurants, and manufacturing/industry
- The top two residential types respondents support are additional single-family homes and apartment buildings and complexes.
- Many open-ended responses highlighted the historical, pastoral, affordability, and recreational opportunities in Roundup, which should be considered alongside growth.
- When describing Roundup's current identity, respondents were split between declining/stagnant and "on the upswing"/recovering.

In addition to the community survey, a small group of stakeholders held a work session to discuss survey results and to develop goals, objectives, and an action plan. The City Council also held a work session to discuss the first draft of the document. Both work sessions were open to the public and noticed accordingly.

### Growth Policy Adoption

The Musselshell City-County Planning Board, on behalf of the City of Roundup, held a public hearing on **xxxx xx, 2024**, to hear further input on the Growth Policy document and recommend adoption to the City Council. The Council held a public hearing on **xxxxx xx, 2024**, to consider the Planning Board's recommendation. The Council voted on **xxxxxx xx, 2024** to formally adopt the Growth Policy document.

### Conditions and Timing for Review and Revision

This document will be reviewed every five years from the date of its adoption. The Musselshell City-County Planning Board will be responsible for reviewing the Growth Policy and making any recommendations regarding revisions or changes to the City Council. Future reviews will include an

evaluation of every section. It is anticipated that a full update of the Growth Policy will be necessary within ten years of its original adoption. Additionally, wherever possible in keeping with State statute, the development and revision of future planning documents should adhere to the goals and objectives of the Growth Policy.

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

### **Coordination with Musselshell County**

Although large in geographical size, Musselshell County functions as a tight-knit community. Three Commissioners serve Musselshell County, one of which is based in the Roundup district.

The City will coordinate its efforts to implement this Growth Policy with Musselshell County in the following ways:

- Coordinate efforts to utilize county-owned properties within city limits.
- Coordinate floodplain development and management efforts.
- Coordinate parks and recreation needs with the County
- Leverage and coordinate resources with Musselshell County in providing emergency services in staffing, equipment and infrastructure.
- Jointly examine the need for enhanced emergency services and new law enforcement center. Development of a joint housing plan
- Promote the continued mining of coal in the County
- Improvement of cellular telephone service

## **SUBDIVISION REGULATIONS AND REVIEW**

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

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

### **Definition of 76-3-608 Criteria**

The City of Roundup will use the following definitions, as referenced in the City of Roundup Subdivision Regulations, effective **September 12, 2017**.

- **Agriculture:** The practice of cultivating the ground, raising crops, and/or rearing animals.
- **Agricultural Water User Facility:** Any part of an irrigation system used to produce an agricultural product on property used for agricultural purposes.
- **Local Services:** All services and facilities that local government entities are authorized to provide.
- **Natural Environment:** The physical conditions which exist within a given area, including land, air, water, mineral, flora, fauna, noise, and objects of historic or aesthetic considerations.
- **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 nor plant.
- **Wildlife Habitat:** Place or type of site where wildlife naturally lives and grows.

### **Evaluation of Subdivisions Based Upon 76-3-608 Review Criteria**

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

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

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

## **Additional Review Criteria**

In addition to review for the primary review criteria discussed above, the City also considers a subdivision's compliance with the survey requirements in MCA 76-3-401 through 76-3-406, the subdivision review procedure provided for in MCA 76-3-601, the provision of easements for the location and installation of any planned utilities to and within the subdivision, and the provision of legal and physical access to each parcel within the subdivision and required notation of that access on the applicable plat and any instrument of transfer concerning the parcel.

### **1. Evaluation Criteria for Effects on Agriculture**

- a. The number of acres that would be removed from the production of crops or livestock. Acreage will be obtained from Department of Revenue tax records.
- b. Removal of agricultural lands critical to the Musselshell County's and Roundup's agricultural base. Maps and land capability classifications developed by the USDA Natural Resource Conservation shall be used to determine the agricultural significance of land.
- c. It will be determined whether the un-subdivided parcel is part of a continuing farm or ranch unit by evaluating the use of the remainder and adjoining properties.
- d. Potential conflicts between the proposed subdivision and adjacent agricultural operations shall be evaluated including:
  - Interference with the movement of livestock or farm machinery
  - Interference with agricultural production and activities
  - Maintenance of fences
  - Proliferation of weeds
  - Increased human activity
  - Harassment of livestock by pets

### **2. Evaluation Criteria for Effects on Agricultural Water User Facilities**

- a. Location and proximity to a ditch, canal, headgate, sprinkler system, watering tank or developed spring shall be considered.
- b. Potential subdivision nuisance complaints or problems due to agricultural water user facilities such as safety hazards to residents or water problems from irrigation ditches, headgates, siphons, sprinkler systems or other facilities shall be considered.

- c. Ownership of water rights and the historic and current use of facility on the proposed subdivision shall be examined. Easements to protect the use of water user facilities on or accessed through a subdivision shall be considered.
- d. Allocation of water rights within a subdivision shall be considered.

### **3. Evaluation Criteria for Effects Upon Local Services**

- a. Increased demand on services and need to expand services for a proposed subdivision:
  - Ambulance Service
  - Drinking water sources and distribution system
  - Fire Department
  - Parks and recreation
  - Police protection
  - Schools
  - Solid waste management
  - Streets and stormwater management
  - Wastewater treatment and collection system
- b. Cost of services
  - Current and anticipated tax revenues
  - Cost of services for the subdivision
  - Evaluate the need for special improvement districts

### **4. Evaluation Criteria for Effect on Natural Environment**

- a. Expected alteration of any streambanks. Any draining, filling or alteration of any wetland.
- b. Needed cuts and fills on slopes as a result of road or building construction.
- c. Significant removal of vegetation contributing to potential soil erosion or bank or slope instability.
- d. Evaluate whether the subdivision design maintains significant open space.

### **5. Evaluation Criteria for Effect on Public Health and Safety**

- a. Potential hazards to residents of subdivision from high voltage lines, high-pressure gas lines, highways, roads, railroads or railroad crossings, nearby industrial or mining activity.
- b. Evaluate existing activities taking place in the vicinity of the subdivision.
- c. Evaluate traffic conditions.
- d. Presence of natural hazards such as flooding, high winds, wildfire, or difficulties such as high water table, expansive soils or excessive slopes.

## **6. Evaluation Criteria for Effect on Wildlife and Wildlife Habitat**

- a. Location of subdivision streets with respect to critical wildlife areas such as big game wintering range, calving areas, migration routes, nesting areas, wetlands, or habitat for endangered or threatened species.
- b. Expected effects of pets and human activity on wildlife.
- c. Upon completion of its review and evaluation, the City will render a decision on the proposed subdivision with respect to the requirements of the City of Roundup Subdivision Regulations, the City of Roundup Growth Policy, and the Montana Subdivision and Platting Act.

## **Public Hearing Procedure for Subdivision Proposals**

Public hearings on proposed subdivisions will be conducted by the City-County Planning Board for subdivision proposals in the City. Hearings shall be structured according to the following procedures:

1. Planning Board President opens the public hearing.
2. Planner provides a summary of the subdivision application and staff report.
3. Subdivision applicant is given an opportunity to make comments.
4. Planning Board members are given an opportunity to ask clarifying questions of the subdivision applicant and planning staff.
5. Members of the public have an opportunity to make comments. <sup>1</sup>
6. Public comment is closed and Planning Board discussion takes place.
7. If Planning Board members feel prepared to make a decision on the application, they will vote to either recommend project approval, conditional approval, or denial.
8. If Planning Board members feel they need more information or time to consider the project before voting, or if the subdivision applicant wishes to modify the project and bring a revised proposal back to the Planning Board, the Board may opt to extend the public hearing in accordance with the review period outlined in statute. An extension of the public hearing must take place with the concurrence of the applicant.
9. Once all public comments have been received within the allowable timeframe, and once the Planning Board has taken its vote, the Planning Board President closes the public hearing.

## **SOURCES**

### **Introduction**

1. City of Roundup
2. National Weather Service
3. Musselshell County
4. United State Census

### **Bureau**

5. Population

### **Characteristics**

1. Headwaters Economics, Economic Profiling System, 2014
2. United States Census

### **Bureau**

#### **Economy**

1. Billings Gazette
2. Headwaters Economics, Economic Profiling System, 2014
3. Montana Department of Commerce, Housing Division
4. Montana Department of

### **Transportation**

### **Local Services & Public Facilities**

1. City of Roundup
2. Montana Department of Transportation
3. Musselshell County
4. Roundup Capital Improvements Plan
5. Roundup Memorial Hospital
6. Roundup

### **School District- Office**

### **of Public Instruction**

### **Housing**

1. American Community Survey, Census Bureau
2. Montana Department of



Revenue

**Land Use**

1. City of Roundup
2. Montana Department of Natural Resources and Conservation
3. Montana Department of Revenue
4. Musselshell County

Working Draft