

Growth Policy

CITY OF RED LODGE



Vision Statement

Red Lodge is a distinctive small-town community set in the Rock Creek valley beneath the stunning Beartooth Mountains. As a gateway to the Greater Yellowstone Ecosystem, it offers residents and visitors rich outdoor recreation on nearby public lands. Locals value the town's close-knit feel, cultural and economic diversity, and historic downtown. While welcoming thoughtful growth, Red Lodge remains centered around a vibrant, walkable downtown that connects neighborhoods, public lands, and Rock Creek.

July 2025



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red lodge
MONTANA

CITY OF RED LODGE

Growth Policy

Adopted by City Council on July 8, 2025

Contributors

Citizens of the City of Red Lodge

City Council

- Dave Westwood, Mayor
- Jody Ronning, Council President
- Chelsea Toupin, Council Member
- Sandy Conlee, Council Member
- Anne Rood, Council Member
- Shinta Daniels, Council Member
- Doug Miller, Council Member



- Jeremy Fadness
- Greg Jones

Developed by

City of Red Lodge Planning Board/Zoning Commission

- Al Bloomer, Chair
- Jeff DiBenedetto, Vice Chair
- Sandy Conlee, Member
- Susan Foisy, Member
- Marni Echols-Bell, Member (County Representative)
- John Gray, Member
- Chelsea Toupin, Member (City Council Representative)



Great West Engineering

- Chad Hanson
- Kevin Angland
- Cody Marxer (Former Contributor)

Former Planning Board/Zoning Commission Members

- Marie Olson, Former County Representative
- Theresa Whistler, Former Member

Former City Staff

- Courtney Long

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Together, through the contributions of the Planning Board, City Council, and the public, this Growth Policy represents a collective effort to guide the future of Red Lodge in a thoughtful and sustainable manner.

Thank you all for your contributions to this important work.

TABLE OF CONTENTS

INTRODUCTION	7
GOALS, OBJECTIVES & ACTION PLANS	10
ECONOMY	10
HOUSING	12
LAND USE	13
LOCAL SERVICES	16
PUBLIC FACILITIES AND INFRASTRUCTURE	18
NATURAL AND CULTURAL RESOURCES	21
RESIDENT PARTICIPATION	23
POPULATION CHARACTERISTICS AND ECONOMY	24
POPULATION CHARACTERISTICS	24
ECONOMY	25
FINANCIAL OUTLOOK	28
CENSUS OF RED LODGE HOUSING UNITS	30
HOUSING	31
RENTING IN RED LODGE	31
RED LODGE AVAILABLE COMMUNITY HOUSING	32
LAND USE	34
RESIDENTIAL	34
CENTRAL BUSINESS DISTRICT	34
FUTURE LAND USE	39
ANNEXATION	43
SUBDIVISION REGULATIONS	43
LAND USE ADMINISTRATION	43
ZONING ORDINANCE	43
PUBLIC LANDS	44
LOCAL SERVICES	46
FIRE DEPARTMENT / EMERGENCY MEDICAL SERVICES	46
BEARTOOTH BILLINGS CLINIC AND INTERMOUNTAIN HEALTH CLINIC	47
RED LODGE POLICE DEPARTMENT	48
LIBRARY SERVICES	48
MUSEUMS	49
ARTS	49

TABLE OF CONTENTS

RODEO GROUNDS.	49
COMMUNITY EVENTS, CULTURE, AND ENTERTAINMENT.	49
SCHOOLS.	50
SENIOR SERVICES	51
CARBON COUNTY RIDE AND TRANSIT (CART) PROGRAM.	52
PUBLIC FACILITIES AND INFRASTRUCTURE.	53
MUNICIPAL WATER SYSTEM	54
WATER RIGHTS.	55
WATER RESOURCES	56
SANITARY SEWER SYSTEM ADDITIONAL NEEDS.	58
MUNICIPAL STORMWATER SYSTEM	58
SIDEWALKS.	59
STREETS, AVENUES, AND ALLEYS	59
SNOW PLOWING	61
SOLID WASTE AND RECYCLING	61
ADDITIONAL MUNICIPAL SERVICES	62
AIRPORT.	62
AIRPORT PLANNING	62
NATURAL AND CULTURAL RESOURCES	65
GEOGRAPHY.	65
CLIMATE.	65
CLIMATE, ENERGY CONSERVATION AND SUSTAINABILITY.	65
ENERGY CONSERVATION PLAN	66
WILDLAND URBAN INTERFACE	67
EVALUATION OF THE POTENTIAL FOR WILDLAND FIRE	67
APPROPRIATE REGULATIONS AND ORDINANCES	69
NOXIOUS WEED CONTROL	70
FLOODPLAIN MANAGEMENT	70
WILDLIFE CONSIDERATIONS	73
SAND AND GRAVEL	74
NATIVE GRASSLANDS AND SHRUBLANDS	74
HUMAN-WILDLIFE CONFLICT.	74

TABLE OF CONTENTS

RECREATIONAL RESOURCES . . . . .	.77
PARKS . . . . .	.77
PARKS BOARD. . . . .	.78
2015 COMPREHENSIVE PARKS PLAN . . . . .	.79
CITY POOL . . . . .	.79
WHISTLER OBSERVATORY . . . . .	.79
2016 ACTIVE TRANSPORTATION PLAN . . . . .	.79
TRAILS . . . . .	.79
OPEN SPACE AND OUTDOOR RECREATION.	80
2018 URBAN FORESTRY PLAN. . . . .	.81
OUTREACH AND IMPLEMENTATION	83
RESIDENT OUTREACH	83
CONDITIONS AND TIMING FOR REVIEW AND REVISION	83
COORDINATION WITH CARBON COUNTY	83
 APPENDICES	
APPENDIX 1 - DOWNTOWN MASTER PLAN	84
APPENDIX 2 - ABBREVIATIONS AND ACRONYMS.	85
APPENDIX 3 - SUBDIVISION EVALUATION CRITERIA.	86
APPENDIX 4 - MAPS	89
Map 1 - Dwelling Conditions	90
Map 2 - Historic Districts and Places . . . . .	.91
Map 3 - Future Land Use	92
Map 4 - Current Land Use	93
Map 5 - Zoning	94
Map 6 - Street Classifications.	95
Map 7 - Airport Zoning and Airport District Overlays	96
Map 8 - Wildfire Hazard Potential . . . . .	.97
Map 9 - 2012 Effective Floodplains	98
Map 10 - Active Gravel Pits.	99
Map 11 - Existing Wetlands and Riparian Areas . . . . .	.100
Map 12 - Parks, Trails and Public Use.	101

TABLE OF CONTENTS

LIST OF FIGURES

Figure 1 - Potential Indicators of Amenity Growth	24
Figure 2 - Retirement Aged Individuals per Working Age Person 2000 vs. 2030	25
Figure 3 - Non-Resident Traveler Expenditures.	26
Figure 4 - Components of Personal Income.	27
Figure 5 - Summary of Income for Red Lodge	27
Figure 6 - Median Household Income	28
Figure 7 - Red Lodge Labor Industries	29
Figure 8 - City of Red Lodge Revenues, 2023	30
Figure 9 - City of Red Lodge Expenditures, 2023	30
Figure 10 - Total Housing Units, 2022.	31
Figure 11 - City of Red Lodge Median Home Value, 2025.	31
Figure 12 - Inflow/Outflow of All Jobs in Red Lodge, 2021.	32
Figure 13 - Headwaters Economic Profile System, Land Use 2022.	44
Figure 14 - Municipal Water Projects	54
Figure 15 - City of Red Lodge Water System Project Priority.	55
Figure 16 - City of Red Lodge Water Rights.	55
Figure 17 - Average Temperature	65
Figure 18 - FEMA Floodplain Cross Section	71
Figure 19 - Parks	78

LIST OF MAPS

Map 1 - Dwelling Conditions	33
Map 2 - Historic Districts and Places	38
Map 3 - Future Land Use	41
Map 4 - Current Land Use	42
Map 5 - Zoning	45
Map 6 - Street Classifications.	60
Map 7 - Airport Zoning and Airport District Overlays	64
Map 8 - Wildfire Hazard Potential	68
Map 9 - 2012 Effective Floodplains	72
Map 10 - Active Gravel Pits.	75
Map 11 - Existing Wetlands and Riparian Areas	76
Map 12 - Parks, Trails and Public Use.	82

INTRODUCTION

WHAT IS A GROWTH POLICY?

A growth policy is a long-range land use and development plan adopted by a City, Town, or County that outlines the community's vision for its future. Historically referred to as a master or comprehensive plan, a growth policy is used by local governments to guide decision-making about 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. Regulations such as zoning and subdivision must be supported by the growth policy for consistency and clarity.

A growth policy allows a community to identify its strengths and weaknesses and outline goals and objectives to achieve improvement. The City Council can then implement those goals 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 strategically planned future.

This updated Policy is meant to help the City Council, Planning Board, residents, and potential new residents or prospective investors to make decisions regarding the economy, infrastructure, local services, and land use. The update should help stakeholders achieve specific goals instead of reacting to individual events and applying short-term fixes year after year. Issues of concern to the City range from providing local services and improving infrastructure (water sewer streets) to deciding what amendments to land use regulations are appropriate within the City.

Vision Statement

Red Lodge is a distinctive small-town community set in the Rock Creek valley beneath the stunning Beartooth Mountains. As a gateway to the Greater Yellowstone Ecosystem, it offers residents and visitors rich outdoor recreation on nearby public lands. Locals value the town's close-knit feel, cultural and economic diversity, and historic downtown. While welcoming thoughtful growth, Red Lodge remains centered around a vibrant, walkable downtown that connects neighborhoods, public lands, and Rock Creek.

Sustaining A Sense of Place

Residents of Red Lodge, Montana, and the surrounding area enjoy a special sense of place. The small town and historic western character and pedestrian scale of the City and its Central Business District are complemented by stunning views of the Beartooth Mountains and the recreational opportunities available on nearby public lands. All of these features make Red Lodge a unique place to live.

Great places attract people, and this translates into growth which creates impacts needing management and attention. The economic future of Red Lodge is increasingly tied to protecting its unique features. The purpose of the 2025 Red Lodge Growth Policy is to help the residents of Red Lodge, and the surrounding area sustain and even enhance their sense of place and spirit of community as growth occurs. Specifically, this plan provides policy guidance for land use decisions and the public investment in infrastructure and services that will determine the pattern and quality of future development in the City.

Planning Area

The Red Lodge Planning Area includes all land within the incorporated Red Lodge City limits. Implementation of the guidance in this document may include cooperation with Carbon County.

INTRODUCTION

Planning Efforts

The City's previous planning efforts, starting with the 1986 Downtown Master Plan and 1995 Master Plan, are evidence of its residents' desire to be proactive regarding the planning of the community. Planning efforts range from those related to land use and infrastructure to parks and trails and economic development. The following is a list of the major plans that the City has developed since 1986:

- 1986 Downtown Master Plan
- 1995 Red Lodge Master Plan
- Montana Main Street Program, 2015
- Comprehensive Parks Plan, 2015
- Active Transportation Plan, 2016
- Water System PER, 2019
- Pool Study, 2020
- Stormwater PER, 2020
- Urban Renewal Plan, 2022
- Zoning Regulations, 2022
- Energy Conservation Plan, 2023
- Capital Improvements Plan, 2024 (refined in periodic intervals by the City)
- Wastewater System PER. 2024
- Downtown Master Plan, 2024 (In progress)



INTRODUCTION

A Preview of the Red Lodge Growth Policy

This Growth Policy update is Red Lodge's comprehensive effort to tie its many different planning projects together into one document and to define the goals and objectives that will help the community achieve the future it wants. The document contains eight sections, all providing the basis for achieving the goals developed by the residents and the City Council. These sections include:

GOALS OBJECTIVES & 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.
PUBLIC CHARACTERISTICS & ECONOMY	An analysis of the County's population characteristics and local economy, including demographics, employment, income and poverty.
HOUSING	A description of the current housing opportunities in the City.
LOCAL SERVICES	A description of the services provided, including local government, law enforcement, fire protection, transportation, libraries and museums, and schools.
PUBLIC FACILITIES & INFRASTRUCTURE	A description of the City's public facilities and the infrastructure it maintains, including the status of water, wastewater, stormwater, streets, solid waste and recycling, parks, and utilities.
NATURAL & 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 (Wildand Urban Interface, WUI), and cultural resources (scenic viewsheds including the night skies).
LAND USE	A description of land use in the City including future growth, the impact of flooding and wildland fire, historic preservation efforts, the potential for new land use regulations such as zoning and subdivision regulations administration. A brief discussion of City regulations and any needed updates.
RESIDENT OUTREACH & IMPLEMENTATION	Discussion on resident outreach, adoption and implementation of this document, timing for review and revision, inter-jurisdictional coordination, and subdivision review criteria.

GOALS, OBJECTIVES & ACTION PLANS

The following are the goals, objectives, and actions meant to be achieved to address the opportunities and challenges identified in this plan. The goals and objectives in this section are listed by topic and are followed by the actions identified to achieve them. Actions meant to implement the Growth Policy include but are not limited to considering how to protect the historic character of the City, evaluating the potential need for a zoning code, updating the City's Zoning Code and Subdivision Regulations, ensuring cooperation between the City and Carbon County, the upgrade of infrastructure and providing day-to-day services.

ECONOMY

The City's residents need economic opportunities and stability to prosper in a post-industrial economy and a constantly changing global economy.

GOAL #1: Sustain and strengthen the economic well-being of the City's Residents.	
OBJECTIVES	ACTIONS
<ul style="list-style-type: none">Facilitate the retention and expansion of existing and new businesses.	<ul style="list-style-type: none">Create an Economic Development Plan for the City of Red Lodge utilizing the efforts of the Beartooth Resource Conservation and Development (RC&D) to determine the economic sectors of focus for Red Lodge to promote the expansion of existing businesses and the development of new businesses. (Responsibility: City Council, Chamber of Commerce)

GOAL #2: Maintain existing living wage jobs and attract new jobs.	
OBJECTIVES	ACTIONS
<ul style="list-style-type: none">Conduct a market analysis to identify the weak and strong points in the economic structure of Red Lodge.	<ul style="list-style-type: none">Create an Economic Development Plan for the City of Red Lodge utilizing the efforts of the Beartooth Resource Conservation and Development (RC&D) to determine the economic sectors of focus for Red Lodge to promote the expansion of existing businesses and the development of new businesses. (Responsibility: City Council, Chamber of Commerce)

GOALS, OBJECTIVES & ACTION PLANS

GOAL #3: Ensure Main Street is the economic and social hub for the City.

OBJECTIVES	ACTIONS
<ul style="list-style-type: none"> Continue to participate in the Main Street Montana Program. Protect the historic character of Main Street up to the Roosevelt Center. 	<ul style="list-style-type: none"> Identify incentives for the maintenance of the historic character of storefronts located along the main street by allocating National Park Service rehabilitation grant funding for façade upgrades as identified in the 1986 Revitalization Master Plan's Block by Block Analysis and Design Proposals. (Responsibility: City Council, Chamber of Commerce, Planning Board/Zoning Commission) Implement recommendations provided in the Downtown Master Plan. (Responsibility: City Council, Chamber of Commerce, Planning Board/Zoning Commission)

GOAL #4: Maintain a welcoming business development environment.

OBJECTIVES	ACTIONS
<ul style="list-style-type: none"> Continue to support business support mechanisms such as the Chamber of Commerce and the Red Lodge Business Alliance (RLBA). Work with existing groups and businesses to consider providing art along Main Street. 	<ul style="list-style-type: none"> Identify incentives for the maintenance of the historic character of storefronts located along the main street by allocating National Park Service rehabilitation grant funding for façade upgrades as identified in the 1986 Revitalization Master Plan's Block by Block Analysis and Design Proposals. (Responsibility: City Council, Chamber of Commerce, Planning Board, Zoning Commission) Continue to update and implement Wayfinding signs by the Main Street Montana Program. (Responsibility: City Council, Chamber of Commerce, Planning Board/Zoning Commission) Implement recommendations provided in the Downtown Master Plan. (Responsibility: City Council, Chamber of Commerce, Planning Board/Zoning Commission)

GOALS, OBJECTIVES & ACTION PLANS

HOUSING

Safe and structurally sound housing is essential for the well-being of each City resident. The City will work to identify ways to provide housing options for all residents and consider partnerships, such as the Red Lodge Area Community Foundation, to search out opportunities to meet the housing needs of the City.

GOAL #1: Provide housing options for all of the City's residents.	
OBJECTIVES	ACTIONS
<ul style="list-style-type: none"> Promote infill development on vacant lots that are adjacent to City infrastructure and improve dilapidated buildings. Identify funding sources available to developers for the construction of a varying range of housing types. Support grant and loan applications such as CDBG Housing Stabilization funds for the rehabilitation of existing low to moderate-income housing units. Pursue the development of Assisted Living facilities for the City's aging population. Support housing that will facilitate aging-in-place options as an alternative to assisted living facilities. Support mixed residential and commercial uses within the commercial districts. Accommodate a diverse population with higher-density development near the City Center. Consider zones where manufactured and tiny homes, backyard cottages, and residential units are components of vibrant neighborhoods. Require new housing developments to provide clear and safe access for emergency vehicles. Encourage efforts by the private and nonprofit sectors to build community housing for ownership or long-term rentals. 	<ul style="list-style-type: none"> Create a City Housing taskforce/authority. (Responsibility: City Council, Red Lodge Area Community Foundation) Review the zoning code to identify how to promote second-story residential uses along Main Street. (Responsibility: City Council, Planning Board/Zoning Commission) Identify and apply for funding sources such as Community Development Block Grant Housing Stabilization through the Montana Department of Commerce and Brownfields program through the Department of Environmental Quality to renovate or remove dilapidated structures and to conduct site assessments for the redevelopment of vacant lots and abandoned structures. (Responsibility: City Council, Planning Board/Zoning Commission, Urban Renewal Agency) Review the municipal code to identify if the code can be updated to encourage redevelopment of properties. (Responsibility: City Council) Identify parcels that have the potential to be redeveloped for housing. (Responsibility: City Council) Utilize the RC&D to assist the City in identifying a developer who specializes in assisted living facilities. (Responsibility: City Council) Review the subdivision regulations and street design standards to ensure that new developments have adequate rights-of-way and street design to provide safe access for emergency vehicles, walkable and bicycle connections between neighborhoods, commercial districts, and schools. (Responsibility: City Council, Planning Board/Zoning Commission)

GOALS, OBJECTIVES & ACTION PLANS

LAND USE

To be successful, the City will need to work to attract new residents and businesses, and the City's regulatory environment must be predictable and fair. New development should occur in areas with limited potential of natural hazards such as flooding, or wildfire and where it is efficient for the City to provide services.

GOAL #1: Maintain the historic character of the City.	
OBJECTIVES	ACTIONS
<ul style="list-style-type: none">• Support the work of the Carbon County Historical Society.• Review the current Historic Overlay District and consider amending the boundaries to include a greater area.• Ensure historic design guidance is published on the City's website and is accessible to the City's residents.• Ensure new development within the historic overlay continues the historic architectural and neighborhood character.	<ul style="list-style-type: none">• <i>Develop a robust design standard within the Historic Overlay District for façade upgrades and new structures to ensure that the design is compatible with the historic structures of the City. (Responsibility: City Council, Planning Board/Zoning Commission)</i>• <i>Review and consider expanding the Historic Overlay District to ensure compatibility. (Responsibility: City Council, Planning Board/Zoning Commission)</i>
GOAL #2: Improve the visual appearance of the City's entrances and viewshed.	
OBJECTIVES	ACTIONS
<ul style="list-style-type: none">• Continue to support redevelopment within the URD district.• Ensure that new development remains compatible with the Central Business District and its historical characteristics.• Create landscaping design standards for the community entrance zoning districts.• Pursue funding to incentivize redevelopment of blighted properties located in the community entrances and through the City's main corridor.	<ul style="list-style-type: none">• <i>Review and consider amending the Zoning Regulations for additional district specific design standards within the Central Business District. (Responsibility: City Council, Planning Board/Zoning Commission)</i>• <i>Review and consider amending the Zoning Regulations to include landscaping design standards. (Responsibility: City Council, Planning Board/Zoning Commission)</i>• <i>Identify potential funding and re-development opportunities. (Responsibility: City Council, URA)</i>

GOALS, OBJECTIVES & ACTION PLANS

GOAL #3: Ensure that new subdivisions are designed to be safe, efficient, and in the best interest of the City.

OBJECTIVES	ACTIONS
<ul style="list-style-type: none"> Review subdivision regulations to ensure alignment with State Statutes. Encourage proposed subdivisions in locations that are near existing City infrastructure. Encourage Planned Unit Developments with varying types of housing and housing density. Require that new developments meet the requirements for emergency service access, such as street width, etc Ensure that new subdivisions follow Active Transportation plan for walkable links to the Central Business District and require two access points per development. Continue to support park designation requirements by encouraging “pocket parks” that are easier for the City to maintain. 	<ul style="list-style-type: none"> Amend the subdivision regulations to comply with State Statutes. (Responsibility: City Council, Planning Board/Zoning Commission)

GOAL #4: Ensure that the City Zoning regulations provide for safe, efficient development and are in the best interest of the City.

OBJECTIVES	ACTIONS
<ul style="list-style-type: none"> Continue to review and update the City’s zoning regulations so it will comply with State Statutes. Review the current zoning regulations and consider amending the regulations to allow for higher-density residential uses. Consider zoning districts to allow for increased density of home residential units. Incorporate into the zoning regulations a requirement for public access to Rock Creek in new developments adjacent to the riverine and riparian area. Review City’s zoning regulations and state statutes to provide specific regulation for Marijuana Businesses that ensures the public health and safety of the community as well as maintains the historic uses of our downtown. 	<ul style="list-style-type: none"> Review and enforce community decay and weed ordinances. (Responsibility: City Council, Public Works, Urban Renewal Agency) Amend the zoning code to comply with State Statutes. (Responsibility: City Council, Planning Board/Zoning Commission) Review zoning regulations to identify zoning districts that may need to be amended to permit multi-family residential uses and higher-density housing. (Responsibility: City Council, Planning Board/Zoning Commission) Review floodplain and zoning regulations to ensure they are compatible with proposed development within the floodplain or riparian area. (Responsibility: City Council, Planning Board/Zoning Commission)

GOALS, OBJECTIVES & ACTION PLANS

GOAL #5: Ensure that new developments are designed in a manner that will continue to protect the current viewshed and natural assets.

OBJECTIVES	ACTIONS
<ul style="list-style-type: none"> Support the City's adopted Energy Conservation Plan and implemented night sky standards within the City's zoning regulation with consideration to maintaining the vibrant character and safety of our historic downtown. 	<ul style="list-style-type: none"> Support the night sky standards already in place by continuing to increase awareness and enforce the outdoor lighting regulations within our zoning code. (Responsibility: City Council, Planning Board/Zoning Commission)

GOAL #6: Ensure that the City has a clear and coordinated annexation policy, processes, and maps.

OBJECTIVES	ACTIONS
<ul style="list-style-type: none"> Review and update the Future Land Use Map to ensure that future annexations have a predetermined land use suitable to the location of the property. Ensure that areas with potential for future annexations conform to the City's growth policy goals and objectives and zoning regulations. Ensure adequate future water supplies and wastewater capacity for areas to be annexed. Ensure policy has sufficient provisions to provide Public Works with the ability to adequately maintain streets. 	<ul style="list-style-type: none"> Review and update City annexation ordinance and procedures to align with State Statutes. (Responsibility: City Council, Planning Board/Zoning Commission)

GOAL #7: Promote public access to public lands and natural areas.

OBJECTIVES	ACTIONS
<ul style="list-style-type: none"> Support the acquisition of floodplain properties for public use. Collaborate with non-profits and civic organizations in developing regional trail networks. 	<ul style="list-style-type: none"> Retain City lands, ROWs, and Easements and acquire new lands, rights-of-ways and easements which provide opportunities for public access to Rock Creek and its riparian area and floodplain. (Responsibility: City Council, City Parks Board, Beartooth Trails) Collaborate with non-profits and civic organizations to provide opportunities for public access to public lands through the coordinated development of trail networks extending beyond the City limits. (Responsibility: City Council, Beartooth Trails)

GOALS, OBJECTIVES & ACTION PLANS

LOCAL SERVICES

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

GOAL #1: Ensure that the City residents are provided with well-maintained sidewalks and crosswalks.

OBJECTIVES	ACTIONS
<ul style="list-style-type: none"> Assess and inventory the City sidewalks and identify areas in need of repair. Pursue transportation alternative grant funding from the Montana Department of Transportation. Identify intersections that need crosswalks. Review and update the Capital Improvements plan to revisit the prioritization of sidewalks and crosswalks. Update the City's subdivision regulations to require sidewalks in all new subdivisions. Continue to enforce sidewalk snow plowing, particularly within the Central Business District. 	<ul style="list-style-type: none"> Review, and if needed, obtain a Geographic Information License through the software company, Environmental Systems Research Institute (ESRI) to be used in City asset management. (Responsibility: City Council, Public Works) Create a robust inventory of the City sidewalk conditions and pursue grant funding such as the Transportation Alternatives grant through MDT for non-motorized routes. (Responsibility: Public Works, Beartooth Trails, Parks Board) Create a Snow Management Plan. (Responsibility: City Council, Public Works)

GOAL #2: Provide residents with high-quality parks and trail facilities.

OBJECTIVES	ACTIONS
<ul style="list-style-type: none"> Collaborate with non-profits and civic organizations in assisting the City with maintaining and improving existing parks and trails. Preserve current access to public lands and Rock Creek and pursue easements and opportunities for property acquisition that increase access. Encourage new development to produce neighborhood parks and evaluate cash-in-lieu donations for beneficial improvements to neighboring existing parks when appropriate. Review the comprehensive parks plan on a five-year basis. Review the Active Transportation Plan on a five-year basis. Continue to evaluate future pool design and needs. 	<ul style="list-style-type: none"> Consider citizen programs, such as adopt-a-park to provide support for Public Works, and the Parks Board on maintenance of the parks. (Responsibility: City Council, Public Works, Parks Board) Develop a plan amongst the City Council to acquire easements along Rock Creek and other public lands to ensure that there is adequate public access to these assets as well as preservation of critical habitats. (Responsibility: City Council, Parks Board, Beartooth Trails)

GOALS, OBJECTIVES & ACTION PLANS

GOAL #3: Increase walkability and connectivity of the City between neighborhoods and the Central Business District.

OBJECTIVES	ACTIONS
<ul style="list-style-type: none"> Continue to provide safe non-motorized travel routes throughout the City. Assess areas of missing connection in the non-motorized routes. New development should consider flow-through transportation alternatives. 	<ul style="list-style-type: none"> Review, and if needed, obtain a Geographic Information License through the software company, Environmental Systems Research Institute (ESRI) to be used in City asset management. (Responsibility: City Council, Public Works) Create a robust inventory sidewalk conditions and pursue grant funding like the Transportation Alternatives grant through MDT for non-motorized routes. (Responsibility: Public Works, Beartooth Trails, Parks Board)

GOAL #4: Improve communication and access to information with residents and general public.

OBJECTIVES	ACTIONS
<ul style="list-style-type: none"> Provide the public with a multitude of different means to disseminate public notices and public meetings. Encourage the public to contact the City staff with any concerns or comments. Provide the citizens with a prompt response to all requests for public documents or information. Pursue updated technology utilized in the facilitation of public meetings and hearings. Designate a dedicated area for the public to review and access City maps and other related documents. 	<ul style="list-style-type: none"> Research alternative options for bill payments and or facilitate training residents on how to use the methods that are currently offered, as well as review the current website capabilities for the facilitation of public documents. (Responsibility: City Council)

GOAL #5: Improve the information services available through the City.

OBJECTIVES	ACTIONS
<ul style="list-style-type: none"> Provide the community with various ways to pay bills and fines either online or in person. Continue to enhance the website capabilities to facilitate easy means for document viewing. 	<ul style="list-style-type: none"> Research alternative options for bill payments and or facilitate training residents on how to use the methods that are currently offered, as well as review the current website capabilities for the facilitation of public documents. (Responsibility: City Council)

GOALS, OBJECTIVES & ACTION PLANS

GOAL #6: Provide the community with information for the responsible care for lost, abandoned, and deceased animals.

OBJECTIVES	ACTIONS
<ul style="list-style-type: none"> • Provide the residents with information regarding lost and abandoned animals. • Ensure the City has a plan for deceased animals to alleviate any public health risks for the citizens. 	<ul style="list-style-type: none"> • <i>Create a plan for the disposal of deceased animals within the City. (Responsibility: City Council, Public Works)</i>

GOAL #7: Provide all residents with a clean environment.

OBJECTIVES	ACTIONS
<ul style="list-style-type: none"> • Ensure all residents have the ability to dispose of refuse in a clear and efficient manner. 	<ul style="list-style-type: none"> • <i>Continue to improve the City's solid waste and recycling services to be more efficient and effective with consideration of safety, wildlife, and accessibility. (Responsibility: City Council, Public Works)</i>

PUBLIC FACILITIES AND 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, trucks, and computers.

GOAL #1: Maintain and improve the water system.

OBJECTIVES	ACTIONS
<ul style="list-style-type: none"> • Assess the current capacity for the municipal water system to ensure that it will withstand City growth and future annexations. • Continue to assess the current water distribution network to ensure that there are no deficiencies in the piping infrastructure. • Maintain the water treatment facility to ensure that the citizens continue to have clean drinking water. • Continue to support the Custer Gallatin National Forest's plans to manage the West Fork of Rock Creek as a municipal watershed. 	<ul style="list-style-type: none"> • <i>Identify and pursue funding for system improvements to provide adequate fire flow north of Highway 78 as the West Bench area continues to develop. (Responsibility: City Council, Public Works)</i> • <i>Create a source water protection plan to protect the City's water system. (Responsibility: City Council, Public Works)</i>

GOALS, OBJECTIVES & ACTION PLANS

GOAL #2: Maintain and improve the wastewater collection and treatment system.

OBJECTIVES	ACTIONS
<ul style="list-style-type: none"> Finalize the Preliminary Engineers Report for the Wastewater treatment system. Utilize the PER to identify areas of concern. Continue to assess capacity for the municipal wastewater system in conjunction with the 2022 PER to ensure that it will withstand City growth and future annexations. 	<ul style="list-style-type: none"> <i>Finalize the Preliminary Engineering Report for the City Sewer System. (Responsibility: City Council, Public Works)</i>

GOAL #3: Maintain and improve the stormwater system.

OBJECTIVES	ACTIONS
<ul style="list-style-type: none"> Pursue funding sources to continue stormwater infrastructure upgrades and include a plan for complete streets with curbs, gutters, and rights-of-way that improve the stormwater system. Continue to monitor the environmental impact of our stormwater system on Rock Creek and our surroundings. 	<ul style="list-style-type: none"> <i>Identify and pursue funding for continual stormwater infrastructure upgrades. (Responsibility: City Council, Public Works)</i> <i>Review and consider amending subdivision regulations to include complete streets for new development. (Responsibility: City Council, Public Works, Planning Board/Zoning Commission)</i> <i>Review and consider amending Capital Improvement Plan to include maintenance or reconstruction of streets in order of priority. (Responsibility: City Council, Public Works)</i>

GOAL #4: Maintain and improve the maintenance and safety of the street system.

OBJECTIVES	ACTIONS
<ul style="list-style-type: none"> Repair and maintain streets, particularly those with high traffic volume. Evaluate bump outs, both physical and painted on the main street through a joint cooperative effort with MDT. Identify uncontrolled intersections and add additional traffic control measures such as stop signs. 	<ul style="list-style-type: none"> <i>Contact and work with MDT on the evaluation and feasibility of adding bump outs at intersections of the downtown area. (Responsibility: City Council, Public Works)</i> <i>Review and consider updating the Capital Improvement plan to include maintenance or reconstruction of streets in order of priority. (Responsibility: City Council, Public Works)</i>

GOALS, OBJECTIVES & ACTION PLANS

GOAL #5: Identify alternative funding sources to improve infrastructure and facilities.

OBJECTIVES	ACTIONS
<ul style="list-style-type: none"> Continue to pursue grant funding for the maintenance of infrastructure through joint efforts with the county. 	<ul style="list-style-type: none"> Utilize CDBG grant funding for infrastructure activities within the City, such as repair and maintenance of streets, stormwater improvements, etc. (Responsibility: City Council, Public Works) Assess and document the current conditions of all City owned buildings and structures. (Responsibility: City Council, Public Works)

GOAL #6: Pursue climate and energy efficiency in the City.

OBJECTIVES	ACTIONS
<ul style="list-style-type: none"> Continue to fulfill the goals laid out in the Energy Conservation Plan. Research incentives for private landowners to increase energy conservation methods. Promote climate resiliency. 	<ul style="list-style-type: none"> Develop an incentive program for local residents and commercial businesses to incorporate energy conservation methods onto their own private property. (Responsibility: City Council) Consider the City's Adopted Energy Conservation Plan and Sustainability Plan environmental impacts when making city decisions that may have an environmental impact (Responsibility: City Council)

GOAL #7: Increase multimodal transportation within the City.

OBJECTIVES	ACTIONS
<ul style="list-style-type: none"> Maintain, enhance, and grow safe multimodal routes connecting the City center to adjacent neighborhoods. Enlist non-profit organizations, such as the Beartooth Adopt-A-Trail Program, or citizens to help the City with the maintenance of trails. Complete the multimodal transportation network from the Highway 212 roundabout to Two Mile Bridge and Highway 78 up Brewery Hill. Address congestion in the Downtown area and other large events within the community. Collaborate with non-profits, civic organizations, and landowners to create new pedestrian and bicycle routes up and down the West Bench. 	<ul style="list-style-type: none"> Contact and work with MDT to complete the multimodal connection of Highway 212 round-about to Two Mile Bridge and Highway 78 up Brewery Hill. (Responsibility: City Council, Montana Department of Transportation, Beartooth Trails, Parks Board) Develop an informational strategy to direct the public to public parking lots. (Responsibility: City Council)

GOALS, OBJECTIVES & ACTION PLANS

NATURAL AND CULTURAL RESOURCES

The preservation of present natural and cultural resources within the City, County, State, and on Federal lands are vital to the well-being of the citizenry. The goals and objectives of this particular section hold an important place in the growth patterns of the City.

GOAL #1: Manage public lands as a valuable asset.

OBJECTIVES	ACTIONS
<ul style="list-style-type: none"> Continue to improve the management of the existing City parks and public recreation spaces. 	<ul style="list-style-type: none"> Discuss the possibility of placing conservation easements and or floodplain management easements on private lands with landowner approval, to ensure that they stay as an undeveloped asset for the residents and minimize the impacts of flooding. (Responsibility: City Council)

GOAL #2: Promote the sustainable conservation of energy in the City.

OBJECTIVES	ACTIONS
<ul style="list-style-type: none"> Continue to review the Energy Conservation Plan to ensure the City is still working towards the goals identified in the plan. Incentivize private landowners to include Energy Conservation methods on their property. 	<ul style="list-style-type: none"> Consider creating an incentive program for private landowners utilizing energy conservation methods. (Responsibility: City Council, Planning Board/ Zoning Commission, Public Works)

GOAL #3: Reduce human-wildlife conflicts in the City.

OBJECTIVES	ACTIONS
<ul style="list-style-type: none"> Encourage development to include wildlife-friendly landscaping to maintain the existing wildlife corridors. Enforce a strict dog leash law to mitigate conflicts between pets and wildlife. Reduce the human impact on wildlife by implementing a policy to curtail wildlife-human conflict. Continue to prohibit the feeding of wildlife to reduce conflict and habituation of wildlife. Continue to protect aquatic organisms by evaluating impacts of development that could impede in-stream movement as well as monitor water quality to ensure aquatic organisms are not adversely impacted. Continue to cooperate with Fish Wildlife and Parks to assist City police officers with wildlife conflicts. Support community Bear Aware and Bear Smart programs. 	<ul style="list-style-type: none"> Develop a City bear management program and enforce the use of bear-safe trash cans to eliminate human-bear conflicts. (Responsibility: City Council, Public Works, FWP) Develop a wildlife management plan and public education program with Fish Wildlife and Parks to eliminate potentially dangerous interactions between humans and wildlife. (Responsibility: City Council, FWP) Coordinate with civic organizations, non-profits, and FWP interested in adopting Bear Aware or Bear Smart Programs. (Responsibility: City Council, FWP)

GOALS, OBJECTIVES & ACTION PLANS

GOAL #4: Mitigate threat from wildland fire to the City.

OBJECTIVES	ACTIONS
<ul style="list-style-type: none"> Prevent the loss of life, and property, and increased costs to the public by enforcing defensible space within the Wildland Urban Interface. Strictly enforce the weed management ordinance to ensure that the threat from wildland fire is reduced. 	<ul style="list-style-type: none"> Continue to enforce the maintenance of private property to ensure that there is a continued defensible space near residential and commercial structures to mitigate wildfire risk. (Responsibility: City Council, Public Works, Fire Department) Work with local resources including Red Lodge Fire to educate citizens on fire safety including defensible spaces.

GOAL #5: Create and maintain community resilience to natural hazards.

OBJECTIVES	ACTIONS
<ul style="list-style-type: none"> Review and update the City's floodplain regulations to ensure they meet the State and Federal minimum requirements. Amend the current streamside setbacks to ensure the protection of the floodplain and riparian area. 	<ul style="list-style-type: none"> Work with the County, Montana DNRC, the Conservation District to complete a channel migration zone map for Rock Creek. (Responsibility: City Council, County, Conservation District, DNRC, FWP)

GOAL #6: Protect steep slopes and riparian corridors from inappropriate development.

OBJECTIVES	ACTIONS
<ul style="list-style-type: none"> Incorporate into the zoning code methods to ensure that no scaring, hillside erosion, or landslides of slopes on the benches occurs. Continue to administer the floodplain regulations to ensure that there are no adverse impacts in the floodplain or riparian zones. Consider reviewing the setback regulations from all streams & riparian areas. Continue enforcing the existing setbacks from the east and west bench escarpments. Avoid developments on steep slopes subject to mass wasting (slumping) or landslides. 	<ul style="list-style-type: none"> Develop a stormwater mitigation plan for construction, especially on the benches to ensure that there is not increased erosion or sedimentation during construction. (Responsibility: City Council) Develop a flood management plan that specifically addresses impacts of flooding from high intensity storm events, and includes appropriate mitigation measures. (Responsibility: City Council)

GOAL #7: Eradicate noxious weeds in the community.

OBJECTIVES	ACTIONS
<ul style="list-style-type: none"> Continue to coordinate with Carbon County to eradicate noxious weeds. 	<ul style="list-style-type: none"> Work with the County to monitor, update, and maintain the City's weed management plan. (Responsibility: City Council, Public Works)

GOALS, OBJECTIVES & ACTION PLANS

RESIDENT PARTICIPATION

Gathering the input of City residents during the update of the Growth Policy was a critical step in the process. The City will work to ensure an ongoing public dialogue about the community's future goals.

GOAL #1: Continue to encourage public involvement.	
OBJECTIVES	ACTIONS
<ul style="list-style-type: none">• Encourage the public to attend public meetings.• Encourage the involvement of the youth in the community.• Review the zoning regulations to ensure they correctly detail the public participation process.• Expand the methods of resident outreach using the latest technology and multiple media platforms to ensure there are no gaps in notices within the citizenry.• Expand the methods of resident participation to the latest technology and multiple media platforms to ensure the widest range of public participation.	<ul style="list-style-type: none">• <i>Create youth advisory councils or committees to increase youth involvement in the local government. (Responsibility: City Council)</i>• <i>Review the current methods of public notifications and research the feasibility of a listserv or mobile notification center. (Responsibility: City Council, Planning Board /Zoning Commission)</i>• <i>Review the current zoning regulations to ensure that the public participation process is thoroughly detailed and make amendments as needed. (Responsibility: City Council, Planning Board / Zoning Commission)</i>• <i>Create an outreach program to provide the community with information and promote the use of virtual meeting attendance methods. (Responsibility: City Council, Planning Board / Zoning Commission)</i>• <i>Explore or purchase appropriate technology that improves audio and visual methods of virtual public participation. (Responsibility: City Council)</i>

POPULATION CHARACTERISTICS AND ECONOMY

POPULATION CHARACTERISTICS

Red Lodge Area Population Trends

The City of Red Lodge has experienced slight population growth in the last few years. The 2010 population estimate for Red Lodge, per Headwaters Economics, was 2,297 residents. In 2025, the estimated population was 2,796 (American Community Survey-US Census Bureau Estimate, 2025), which was approximately a 21% percent increase from 2010. Population numbers include only those individuals who claim Red Lodge as their primary residence. The growth rate for the City only takes into consideration full-time residents of the City, therefore the population numbers could be low and do not include seasonal residents. Carbon County also has a larger proportion of second homes, a percent change in larger residential acres per person, and travel and tourism jobs compared to the United States. In fact, as of 2022, 418, or 23.2% of Red Lodge homes are for seasonal, recreational, or occasional use compared to Montana's 14% (American Community Survey, 2022).

The Headwaters Economics report "Living Near Public Lands" for Carbon County provides data on factors that indicate growth due to environmental and recreational amenities. According to the report, "When a location has a high rate of population growth due largely to in-migration, combined with a conversion of lands for residential development and a high proportion of second homes, then it is likely that amenity-driven growth is taking place. In addition, when the economy has a high rate of growth in service industry jobs, travel- and tourism-related sectors, and non-labor income, then amenities are likely to play a role in economic development. These factors are presented in Figure 1 below.

Potential Indicators of Amenity Growth	Carbon County, MT	United States	Difference
Federal Public Land (% Total Land Area)	43.6%	27.5%	16.1%
Protected Federal Public Land (Class A % Fed. Land Area)	40.5%	41.0%	-0.5%
Population (% Change 1990-2022)	38.4%	33.5%	4.9%
Migration (% of Population Change 2010-2022)	100.0%	44.3%	55.7%
Residential Acres (% Change of Total Land Area 2000-2010)	71.4%	12.3%	59.1%
Residential Acres/Person (% Change 2000- 2010)	63.0%	2.0%	61.0%
Second Homes (% of Total 2022)	20.9%	3.5%	17.4%
Services (% of Total Non-Government Jobs, Change 2001-2022)	4.7%	6.1%	-1.4%
Non-Services (% of Total Non-Government Jobs, Change 2001-2022)	-5.7%	-6.1%	0.4%
Labor Earnings (% Change 1970-2022)	480.6%	429.4%	51.2%
Travel & Tourism (Jobs % Change 2001-2022)	241.2%	177.2%	64.0%
Non-Travel & Tourism (Jobs % Change 2001- 2022)	-4.6%	8.9%	-13.5%
	1.9%	-1.3%	3.2%

Figure 1 - Potential Indicators of Amenity Growth, Headwaters Economics' Economic Profile System

POPULATION CHARACTERISTICS AND ECONOMY

With regards to age and gender, since 2010, the City has experienced an overall decrease in all age categories except 65 and over which increased by 233 people. These changes explain a 27% increase in the City median age since 2010 from 45.6 to 57.9 years in 2023. The City's median age is significantly higher than the state's median age of 40.2 years. The female population is approximately 57% of the Red Lodge total population. Red Lodge is primarily composed of Caucasian residents, making up more than 92% of the overall population. Hispanic (3%), African American (2%), Asian (2%), Native American (1%), and Other/Multiracial (2%) make up the remaining race and ethnicity demographics. Additionally, the "Montana's Changing Demographics" report estimates an increase in the retirement-aged individuals to working-age persons by 2030 (see Figure 2).

There are several factors that may be leading to an aging population in Red Lodge. 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
- People of retirement age can afford Red Lodge as a seasonal second home; and
- Younger people are finding it economically difficult to stay due to a lack of available, affordable housing.

Like many other Montana communities, an aging population and a continued decrease in the number of younger residents is something the City needs to continue to watch closely over the next few years. Any continued trends or significant changes in any age group may affect the ability of the City to provide services to seniors, ensure adequate education and recreational facilities for children, and ensure a stable and experienced workforce for the City's businesses.

ECONOMY

Tourism and Outdoor Recreation

Red Lodge's economy relies on tourism, outdoor recreation, and seasonal visitation. Tens of thousands of tourists pass through the City from late spring through early fall when the Beartooth All-American Highway is open. The Red Lodge economy is sensitive to closures of the Highway and surrounding public lands due to environmental hazards such as snow, wildfire, and flooding. In the winter months, Red Lodge Mountain is the fourth most visited ski resort in Montana. The ski resort may attract as high as 147,000 skiers (1997-98 season) and as low as 67,000 (2015-16 season). Since 2001, tourism-related jobs have accounted for approximately 30% of jobs within Carbon County.

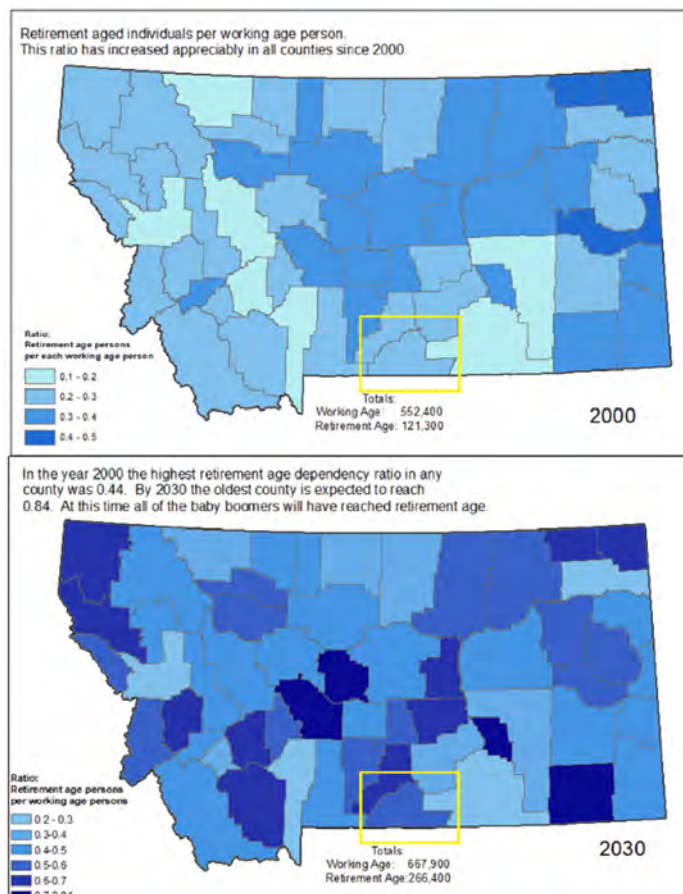


Figure 2 - Retirement Aged Individuals per Working Age Person 2000 vs. 2030

Source: Work Area Profile Report

POPULATION CHARACTERISTICS AND ECONOMY

Data collected from the Montana Department of Commerce showed that from January 2022 to March 2024, the top five market areas for visitors to Red Lodge based on consumer spending were Billings, Minot-Bismarck-Dickinson-Williston North Dakota, Casper-Riverton Wyoming, Minneapolis-St. Paul Minnesota, and Denver Colorado. The data was collected by analyzing a panel of credit cards including VISA, MasterCard, Discover, and American Express. The Department of Commerce is only able to collect domestic non-resident spending data.

Additionally, access to adjacent or nearby public lands provides opportunities for a diverse mix of outdoor activities, drawing visitors and those seeking an outdoor lifestyle to Red Lodge as a place to live. Public Federal and State land ownership accounts for approximately 47% of the land ownership in Carbon County (headwaterseconomics.org). The Land Management plan provides direction for the lands viewed from the Beartooth National Forest Scenic Byway and All-American Road, to be managed for the intrinsic scenic, natural, historical, cultural, archaeological, and recreational qualities for which the Beartooth National Forest Scenic Byway.

Personal Income

Personal income is a measure of the various earnings received by working individuals in a community. Personal income is the total amount of money derived from wages, salaries, investment enterprises, and other sources. Personal income data is collected at the County level. From 1970 to 2021, personal income in the entire County increased from \$118 million to \$360 million, a 205% increase. During the same period, non-labor income increased from \$62 million to \$339 million, a 449% increase. Labor earnings accounted for 47% of growth and non-labor income for 53%.

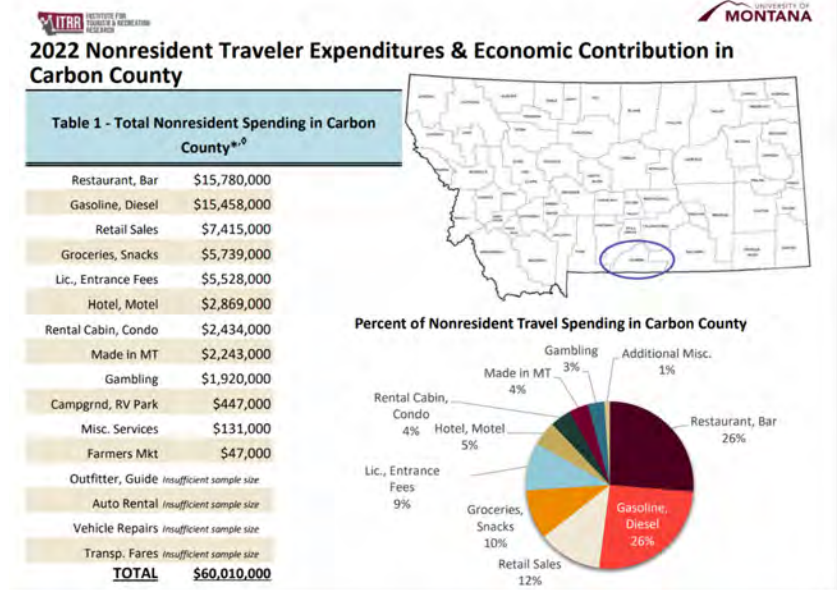


Figure 3 - Non-Resident Traveler Expenditures reported by the University of Montana, Institute for Tourism & Recreation Research

Within the City, there is a wide range of income levels. Between 2017 and 2022, the bottom 40% of households accumulated approximately 9% of total income, and the top 20% accumulated over 63.6% of total income. Median Earnings by Gender show that men make approximately \$6,200 more than women.

Median Household and Per Capita

Per capita income is a measure of income per person. It is total personal income (from labor and non-labor sources) divided by the 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), per capita income can be relatively high due to the presence of retirees and people with investment income. American Community Survey 2023 data shows a 2023 per capita income of \$44,874 in 2023, which is less than the Montana per capita income of \$65,075.

POPULATION CHARACTERISTICS AND ECONOMY

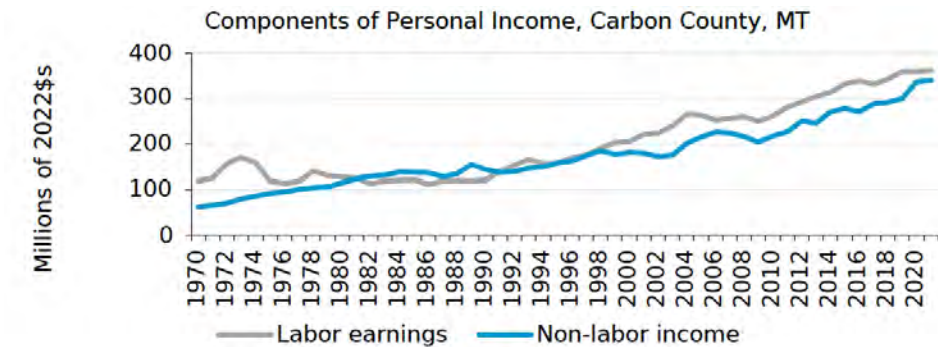


Figure 4 - Components of Personal Income

Median Household Income (MHI) is often used to determine eligibility for housing assistance. Over a 5-year period, Red Lodge's MHI decreased from \$46,786 in 2017 to \$39,472 in 2022, and American Community Survey 2023 data shows an increase to MHI (\$43,857) which may be attributed to the increasing population of out-of-state/town residents. In contrast, Montana's MHI increased to \$66,341 in 2022.

	RED LODGE	CARBON COUNTY
Median Household Income (2022*)	\$39,472	\$66,780
Per Capita Income (2022*)	\$39,379	\$48,838
Percent Individuals Below Poverty (2022*)	13.6%	10.3%
Percent Families Below Poverty (2022*)	-10.1%	7.3%
Percent of Households with Retirement and Social Security Income (2022*)	47.3%	65.6%
Percent of Households with Public Assistance Income (2022*)	13.6%	13.4%

Figure 5 - Summary of Income for Red Lodge (left) and Carbon County (right), respectively

The Census Bureau calculates poverty 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. American Community Survey 2023 for Red Lodge estimates that 7% of the population is living below the poverty threshold, as compared to 8.5% in Carbon County and 11.7% in Montana. 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.

Labor

Over a 5-year period (2018-2022) in Red Lodge, on average 1,378 residents were of "working age", or between the ages of 16-64. Of this demographic, 20.6% did not work. 64.2% worked 35 or more hours per week. Approximately half (51.5%) worked 50-52 weeks per year.

POPULATION CHARACTERISTICS AND ECONOMY

Employment

Employment statistics are usually reported by industry, through the North American Industry Classification System (NACIS). Additionally, American Community Survey 2023 provides an alternative method for viewing these statistics with more recent data. These are a useful way to show the relative diversity of the economy and the degree of dependence on certain sectors. Employment by occupation offers additional information that describes what people do for a living and the type of work they do, regardless of the industry. There are approximately 60 non-profits operating in Red Lodge, according to the Red Lodge Area Community Foundation.

Per American Community Survey 2023 data, the following encompass the industry and percentage of employment.

- Educational Services, health care and social assistance – 19.0%
- Retail Trade – 15.0%
- Arts, entertainment, recreation, accommodation and food services – 11.9%
- Manufacturing – 11.3%
- Professional-scientific and management, administrative, and waste management services – 10.2%
- Finance, insurance, real estate, rental and leasing – 9.5%
- Public Administration – 6.2%
- Transportation, warehousing, and utilities – 5.4%
- Agriculture, forestry, fishing, hunting, and mining – 4.9%
- Construction – 2.4%

FINANCIAL OUTLOOK

Red Lodge utilizes a variety of revenue sources to fund its annual operations. This includes mills, a 4 percent resort tax, grants, gas tax apportionment, special districts, 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.

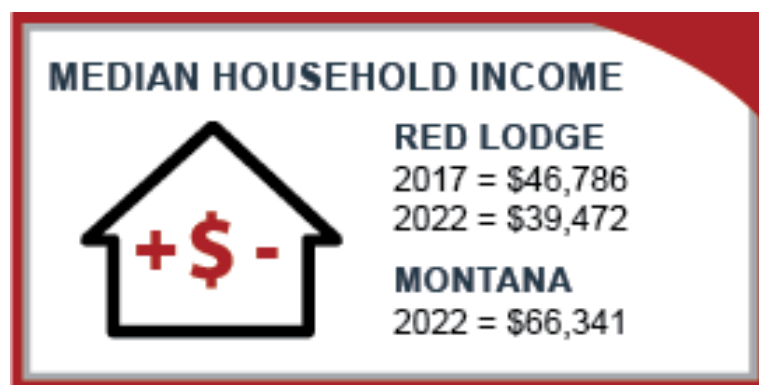


Figure 6 - Median Household Income

According to the City's 2023 Annual Financial Report for Fiscal Year 2022-2023, Red Lodge reported total revenues of \$10.94 million. The total revenue from resort tax is reported at \$1.1 million and is the largest revenue generator for the community. Apart from quarterly setbacks due to recent wildfires, COVID-19, and flooding, the City's annual revenue from resort taxes continues to increase. During the 2023/2024 budget review, the City Council emphasized the growing costs of operations over time, yet the City has not raised taxes to offset this demand.

POPULATION CHARACTERISTICS AND ECONOMY

RED LODGE NAICS INDUSTRY SECTORS	2018		2019		2020		2021		2022	
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
 Agriculture, Forestry, Fishing and Hunting	38	2.7%	52	3.6%	69	5.2%	79	5.7%	94	6.1%
 Mining, Quarrying, and Oil and Gas Extraction	7	0.5%	8	0.5%	9	0.7%	7	0.5%	9	0.6%
 Utilities	16	1.1%	11	0.8%	19	1.4%	21	1.5%	22	1.4%
 Construction	30	2.1%	24	1.6%	27	2.0%	28	2.0%	32	2.1%
 Manufacturing	41	2.9%	35	2.4%	24	1.8%	26	1.9%	21	1.4%
 Wholesale Trade	16	1.1%	13	0.9%	12	0.9%	13	0.9%	14	0.9%
 Retail Trade	168	12%	163	11.1%	150	11.2%	152	11%	186	12%
 Transportation and Warehousing	9	0.6%	6	0.4%	4	0.3%	5	0.4%	10	0.6%
 Information	26	1.9%	31	2.1%	30	2.2%	12	0.9%	20	1.3%
 Finance and Insurance	23	1.6%	22	1.5%	24	1.8%	30	2.2%	31	2.0%
 Real Estate and Rental and Leasing	14	1.0%	10	0.7%	7	0.5%	15	1.1%	15	1.0%
 Professional, Scientific, and Technical Services	40	2.8%	25	1.7%	28	2.1%	22	1.6%	43	2.8%
 Management of Companies and Enterprises	0	0.0%	3	0.2%	1	0.1%	2	0.1%	0	0.0%
 Administration & Support, Waste Management and Remediation	31	2.2%	32	2.2%	32	2.4%	40	2.9%	49	3.2%
 Educational Services	111	7.9%	116	7.9%	94	7.0%	120	8.7%	118	7.6
 Health Care and Social Assistance	215	15.3%	284	19.4%	228	17.0%	230	16.6%	208	13.4%
 Arts, Entertainment, and Recreation	44	3.1%	29	2.0%	44	3.3%	53	3.8%	127	8.2%
 Accommodation and Food Services	377	26.8%	391	26.7%	335	25.0%	331	23.9%	337	21.7%
 Other Services (excluding Public Administration)	60	4.3%	62	4.2%	67	5.0%	58	4.2%	72	4.6%
 Public Administration	139	9.9%	147	10.0%	135	10.1%	141	10.2%	145	9.3%

Figure 7 - Red Lodge Labor Industries

Source: U.S. Census Bureau DP03 - Selected Economic Characteristics 2018-2022 American Community Survey 5-Year Estimates NAICS=North American Industry Classification System

POPULATION CHARACTERISTICS AND ECONOMY

CENSUS OF RED LODGE HOUSING UNITS

There are approximately 1,910 housing units in Red Lodge, a 3% increase since 2023 (City of Red Lodge STR Report). Approximately 71% of those units are reported as “Occupied” by the owner or long-term renter. The appeal of downtown Red Lodge and our abundant outdoor recreational opportunities have led to a high proportion of second homeowners within the City. Currently, 29% of Red Lodge homes are for seasonal, recreational, or occasional use compared to Montana’s 14% (American Community Survey, 2022).

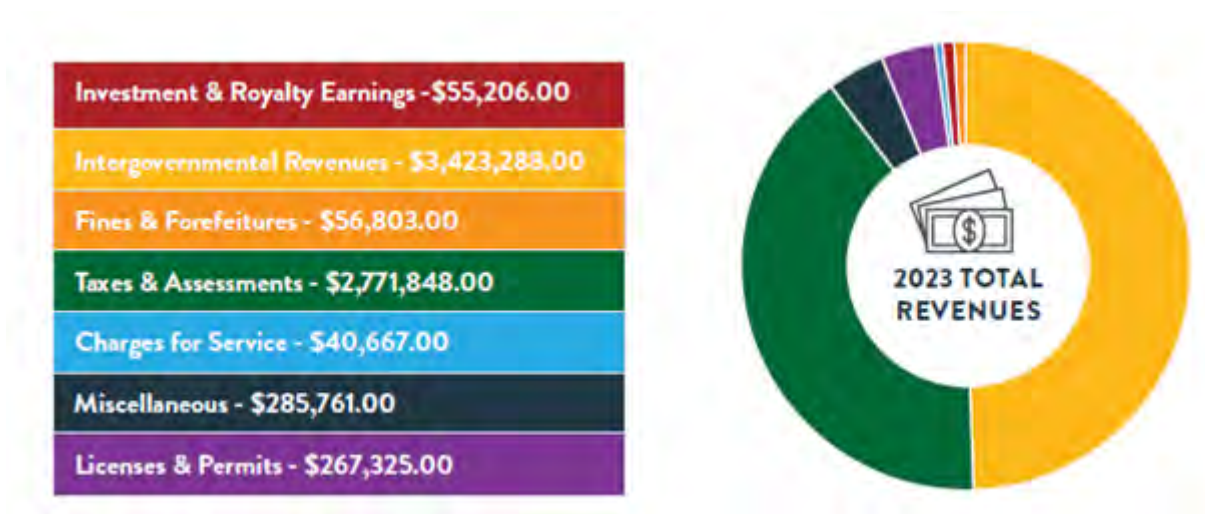


Figure 8 - City of Red Lodge Revenues, 2023

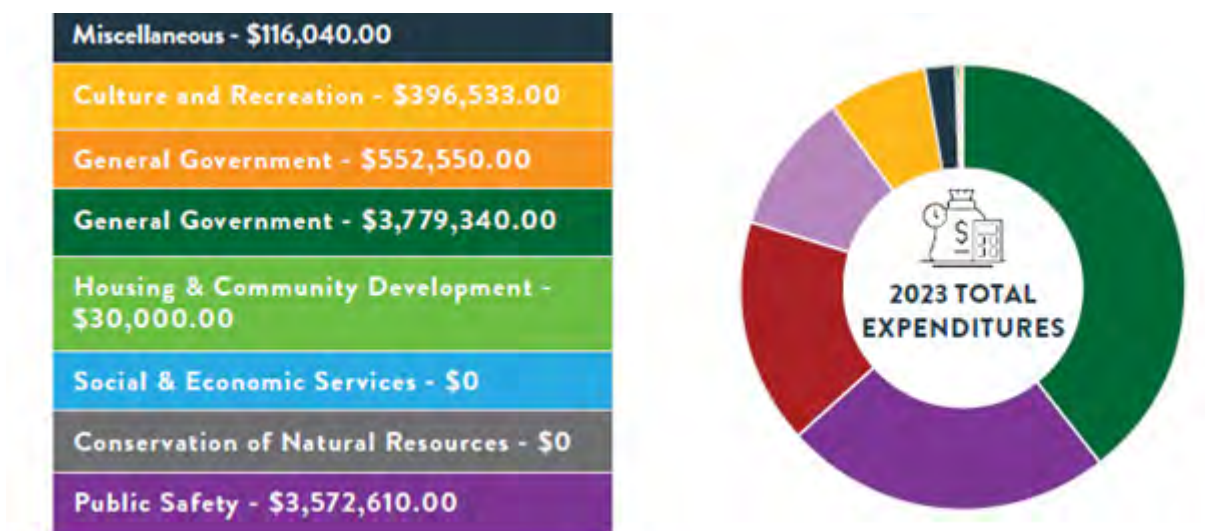


Figure 9 - City of Red Lodge Expenditures, 2023

HOUSING

RENTING IN RED LODGE

Long-Term Rentals (LTR)

Long-term lodging is defined as stays that exceed 30 days and are mandated under the Residential Landlord and Tenant Act of 1977. Red Lodge has chronically experienced a low vacancy rate for long-term rental units. Approximately 40% of the ‘Occupied’ units in Red Lodge, or 516 units, are renter occupied. Red Lodge has seen a 30% increase over a 5-year period, and local property managers indicate the current rate is approximately \$750 per bedroom per month depending on property amenities and conditions. Using the Housing and Urban Development’s definition of “affordable”, nearly 45% of renters are living in unaffordable units, paying greater than 30% of their household income on rent. HUD’s definition includes the cost of utilities, which may be excluded from the U.S. Census Data. The low availability of long-term rental units is an ongoing concern, impacting on all of the essential workforce including but not limited to healthcare workers, school staff and teachers, and first responders. The rental vacancy rate of 14.6% in Red Lodge is higher than the other incorporated communities within Carbon County, except for Bridger (15.0%), which are all at 0.0%.

Short-Term Rentals (STR)

Montana defines short-term lodging as, “any individually or collectively owned single-family house or dwelling unit or any unit or group of units in a condominium, cooperative, timeshare, or owner-occupied residential home that is offered for a fee for 30 days or less” (MCA 15-68-101). The City passed an ordinance in August of 2023 to limit the amount of STRs to no more than 20% of all residences. The City purchased STR compliance software in 2021 and has since gained a

better understanding of STRs in the community. Although the 2020 Growth Policy estimated 52 registered STRs in Red Lodge, the software has determined this number to be higher and allowed the City to bring unregistered STRs into compliance. As of September 10, 2024, there were 196 short-term rentals in Red Lodge. This makes up 51.3% of the 382 allowed STRs in the City. The City was able to recoup \$74,270.43 in back taxes for STRs, thanks to the MUNIREZ tracking software. The City of Red Lodge continues to be a state leader in tracking and controlling STRs and is often used as a blueprint by many other communities across the state.



Figure 10 - Total Housing Units, 2022



Figure 11 - City of Red Lodge Median Home Value, 2025

HOUSING



Photos taken from Red Lodge Ordinance 956 Exhibit A – North Community Entrance Urban Renewal Plan, 2022

RED LODGE AVAILABLE COMMUNITY HOUSING

Like most of Montana, there is a low availability of community housing in Red Lodge. Per the Billings MLS based on home sales in Red Lodge during the last year, the median home value in Red Lodge is \$559,000. This is particularly important because the lack of housing impacts all employers in the City in their efforts to retain their workforce, such as the healthcare industry, school staff, teachers, first responders, and many more. A portion of the workforce in Red Lodge is migrating out of the City to Roberts, Belfry, Bridger, and other Carbon County communities.

The percentage of the occupied housing units that are 45 years or older is 65.6% of the total occupied housing units. With the aging of structures comes rising costs for maintenance. However, according to the Department of Revenue, the majority of the housing units in Red Lodge fall under the DOR's average condition category for their Physical Condition Assessment. Though there are a few that are categorized as in very poor condition, the range is predominantly fair to good/excellent conditions in the City (Map #11).

Opportunities for Housing

The Red Lodge Area Community Foundation completed a Carbon County Housing Needs Assessment in 2016. The assessment indicated that the City needs a mixture of densities and dwelling types to help to ensure households, with a range of ages and incomes, can prosper. Additionally, the City established a Tax Increment Finance (TIF) District in the northern part of the City, primarily along Highway 212. TIF funds can be used to incentivize housing proposals that provide for Red Lodge-specific housing needs identified in the Housing Needs Assessment and Red Lodge's Urban Renewal Plan.

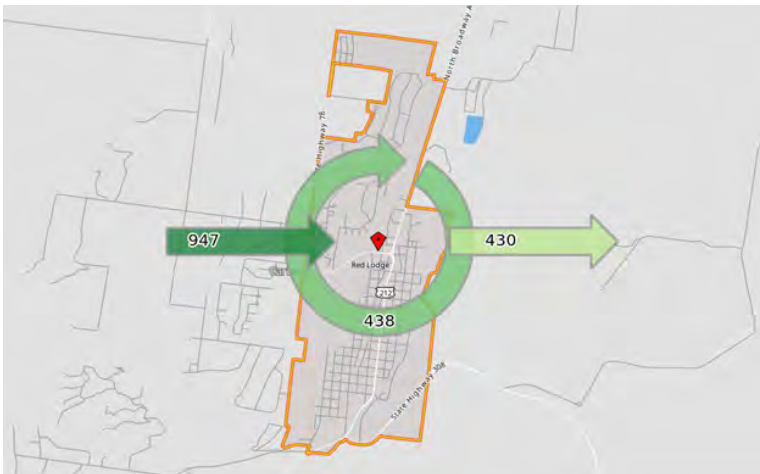
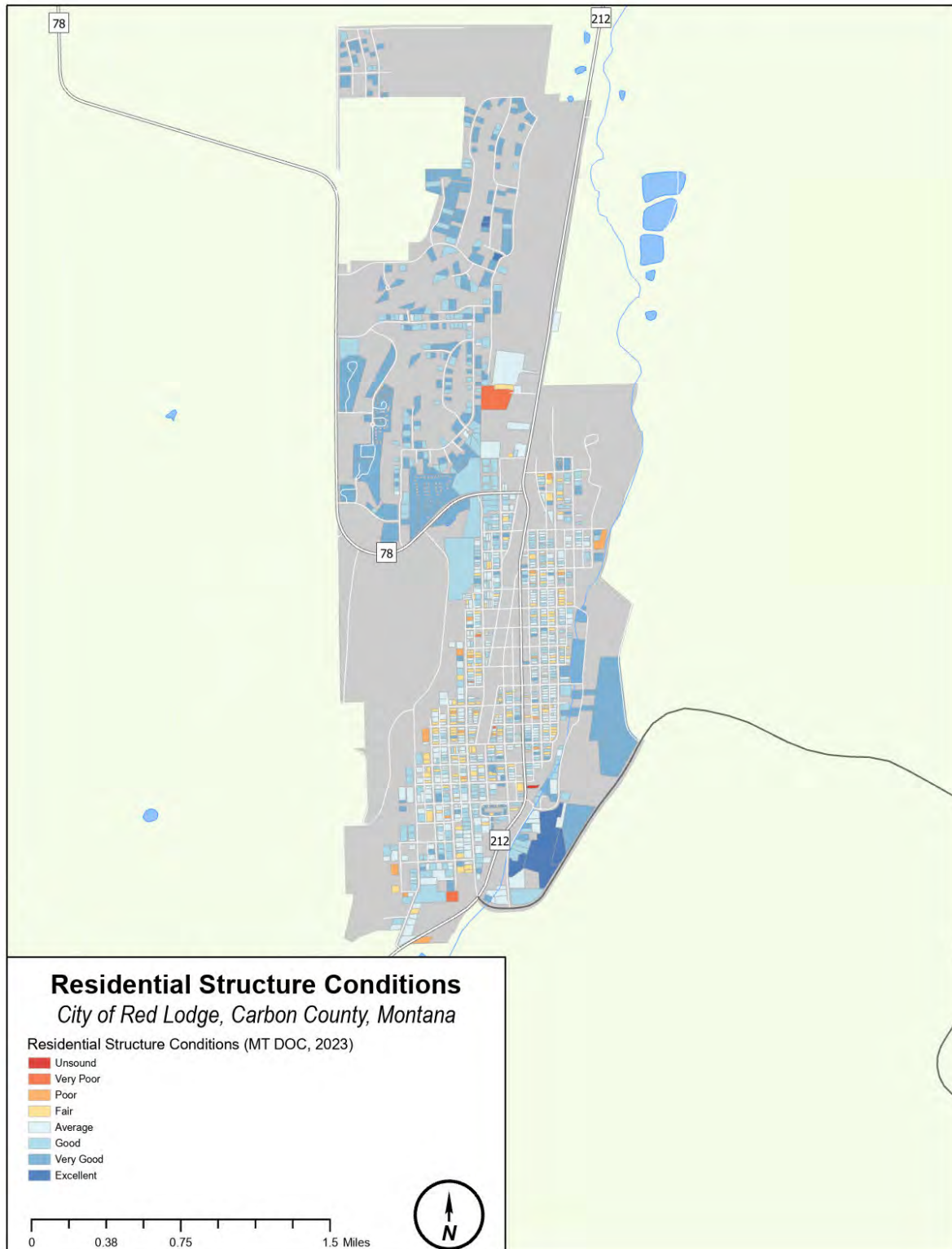


Figure 12 - Inflow/Outflow of All Jobs in Red Lodge, 2021

In 2021, 68.4% or 947 of the employed workers lived outside of the City limits per the United States Census Bureau. The map below shows the number of those who live outside of the City limits but work in the City, those who live and work inside the City, and those who live in the City and work outside of the City (see Figure 13). The City should continue to review housing affordability and support an increase in the amount of community housing (see Figure 12).

HOUSING

Map 1 - Dwelling Conditions



LAND USE

RESIDENTIAL

Red Lodge residential neighborhoods range from historic neighborhoods that reflect Red Lodge's historic ethnic diversity and mining history to more modern neighborhoods. These neighborhoods are located around a vibrant City center where the commercial, public, governmental, and educational activities are located. The design and construction of new dwelling units and accessory buildings consider the historic character and building scale of the residential neighborhoods. The City may want to consider a historic overlay district expansion for residential zoning districts, similar to the Hi Bug historical district or the Commercial Historic Overlay District Residential where neighborhoods are scaled to the pedestrian with multi-modal transportation corridors where conflicts between walking, biking, and driving are minimized. Renovation of older homes is encouraged. Access is provided to public lands and Rock Creek. The City may need to review current building codes to ensure that the proper methods for historic maintenance and design are listed.

Residential neighborhoods should be buffered from potentially conflicting land uses. Regulations should not make it difficult to mix compatible uses and densities, such as buildings that complement the historic City center, the renovation of older homes, or building community residential units. The City must balance residential infrastructure concerns with the quality and affordability of residential areas. Residential neighborhoods need safe sidewalks and other non-motorized connections (Active Transportation Plan, Appendix 4), although these improvements can add significant costs to housing costs without public funding support.

As neighborhoods change, incentives should encourage infill development where appropriate. Infill redevelopment can help to revitalize neighborhoods, make full use of existing infrastructure and services, increase density, and provide a sense of history and place. "Green" building techniques retrofit a building save construction materials, preserve land, and produce spaces that are healthy and vibrant. Infill, which can include small accessory dwelling units in backyards, duplexes, small rowhouses, and related housing types, offers similar advantages but must be performed carefully, and respect the historic character and scale of the neighborhood. Zoning regulations restricting building height, lot sizes, setbacks, densities, and accessory dwelling units should be re-examined.

CENTRAL BUSINESS DISTRICT

The Central Business District is where the people of Red Lodge and the surrounding area collect their mail, shop, dine, conduct public business, and stage events. Its historic buildings and pedestrian scale are also the foundations of its appeal to visitors and the small-city character residents cherish.

The Central Business District and downtown area extents are described in the Downtown Master Plan. The Central Business District and some of Red Lodge's assets include distinctive architecture, a pedestrian-scaled environment, personal service, local business ownership, and a growing arts community. Commercial development shall be thoughtfully designed to complement the traditional downtown district.

The Red Lodge Commercial Historic District and Central Business District should continue to be the retail, service, governmental, social, entertainment, and cultural heart of Red Lodge. Public investment and land use decisions should be consistent with this idea and strive to protect the long-term health of the Central Business District. The Commercial

LAND USE

Historic District with its historic structures architectural facades and pedestrian scaled signage is nested within the Central Business District. The character of historic structures in the district should be preserved (see 1986 Revitalization Plan) while addressing potential risks due to substandard construction and fire risk.

The 2025 Growth Policy is in some ways similar to the previous Master Plan and Growth Policies. The citizens, through public events, such as the Beartooth Front Community Forum, stated that the iconic downtown area, which is within the Central Business District, continues to be improved, whether that be with the promotion of more small retail businesses, maintenance of infrastructure, walkability, or beautification.

The Central Business District contains a zoning overlay district called the Commercial Historic Overlay Zoning District (CHOZD). The Historic Overlay District, or Red Lodge Commercial Historic District is on the National Register of Historic Places, and the purpose of this overlay district is to encourage the preservation of the history, character, and heritage of the City of Red Lodge. The purpose of this overlay district still rings true to the Citizens of Red Lodge, as this was a common theme among the community forum comments.

Community Entrances

Residents of Red Lodge care about the visual appeal of the entrances to the City. They recognize that attractive entrances are essential to Red Lodge's character, sense of place, community appeal, the health of the community, and local economy. Community entrances send immediate visual messages to travelers and residents alike. The entrances to Red Lodge are unique and avoid the classic commercial strip development typical of many other communities where the entrance to one community looks like the exit from the last. The entrances to Red Lodge are still developing and they have the potential to continue conveying the message that Red Lodge is unique due to its preserved historical character, its valley setting and visually dominant mountain views. The message of uniqueness, sense of place and small-town character is characterized as "This place is special. If you live here, welcome home. If you're travelling stay awhile."

The City currently allows for light industrial uses in the Community Entrance Zoning District 3 (C-3-N) and Community Entrance Zoning District 3 (C-3-S) as a conditional use. Industrial uses may conflict with the goal of beautification in the Community Entrances. The City should review the zoning code and possibly amend the zoning to ensure that there are mitigation measures in place such as required landscaping and buffer yards, increased setbacks, etc. to improve our entrances and to make them more attractive. There should be clear definitions included in our zoning code for different manufacturing uses such as light industrial and artisan manufacturing. The principal entrances to Red Lodge are from the North and South on U.S. Highway 212. The Eastern Entrance follows State Highway 308, while the Western Entrance follows State Highway 78. Each has its own character and should have unique zoning and development standards.



LAND USE

Southern Entrance

Land use along the South Entrance to Red Lodge is predominantly interspersed with commercial and residential uses. U.S. Highway 212 borders Rock Creek for roughly 36% of the total frontage (total frontage is measured along both sides of the highway) between West Fork Road (formerly known as Ski Run Road) and 16th Street. Because most commercial buildings, parking lots, and signs are small, Rock Creek and the cottonwoods dominate the view in this area. The community has identified that there are land use types, as well as design criteria that need to be addressed in the southern entrance. These uses are.

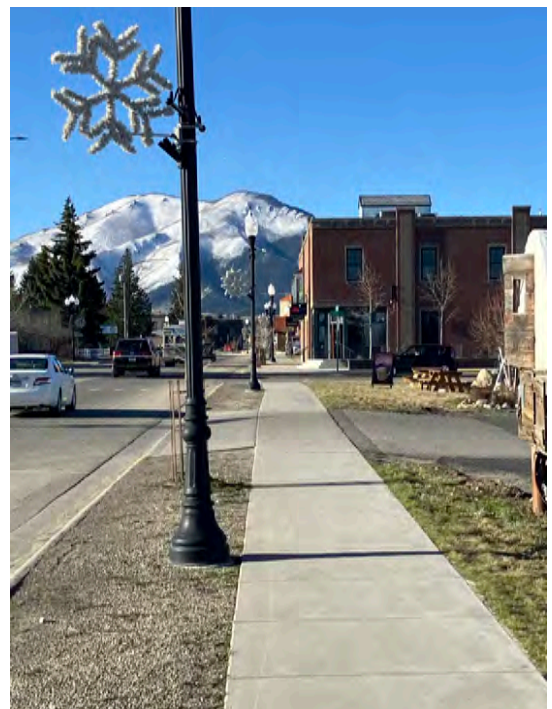
- Gaming is only conditionally allowed as a tertiary use (i.e. as a part of a hotel or restaurant).
- Alcohol consumption and sales may be conditionally allowed as secondary use.

Both of these conditional uses require reverse frontage, maximum front setbacks and they should match residential setbacks when appropriate. There should be a design review to ensure that the exterior materials and architecture are compatible with the core of the City, development should consider the unique environmental and visual characteristics of their location. Planned unit developments should be encouraged along with mixed uses, such as a mix of residential, office, artisan manufacturing, and commercial development. However, it should be compatible with the Central Business District.

Northern Entrance

The U.S. 212 North Entrance Corridor begins at Two Mile Bridge Road extending up the valley floor to the intersection of 5th Street and Broadway Avenue. Beginning at Two Mile Bridge, the west side of U.S. Highway 212 is within City limits. The east side of U.S. 212 is under Carbon County jurisdiction to approximately east of Robinson Lane.

The Northern Entrance involves a sequence of varying visual impressions. Entering Red Lodge, Mount Maurice provides a visual backdrop to the south, while the east and west benches and the Rock Creek Riparian Corridor define the North Entrance valley floor. Much of the west-side frontage between Two Mile Bridge Road and State Highway 78 is a mix of developed and vacant lots. The medical complex, golf course, and a nationally recognized brewery are dominant visual features. The curve and roundabout at the intersection of Highway 78 and U.S. 212 directs travelers' attention to the Visitor Center, followed by a mix of commercial and residential uses. The entrance to the Central Business District is marked by the totem where Oakes Avenue veers west from Broadway Avenue (U.S. Highway 212). The community has identified that the intent of the northern entrance is to encourage high-density residential, commercial, and artisan industrial uses. The uses at this entrance should be compatible with Red Lodge's historic image, while also connecting new development and the City. Gaming is only conditionally allowed as a tertiary use



LAND USE

(i.e. as a part of a hotel or restaurant). It was also noted that maximum front setbacks, reverse frontage, mixed uses, and planned unit developments should be encouraged, development should consider the unique environmental and visual characteristics of their location, and design review should be required for the North Entrance to align with the goals, and architectural design of the Central Business District.

North Community Entrance Urban Renewal District

The total Urban Renewal District (URD) is approximately 160 acres and is part of a TIF district. Primarily zoned, C-3-N, this URD was created to assist with infrastructure improvements, upgrades to existing buildings, enhance multimodal transportation, and address community housing needs. The North Community Entrance Urban Renewal Plan was adopted in November of 2022. The market trends identified in the 2022 Urban Renewal Plan have not greatly changed in the last two years. There is still a strong desire for a more connected community entrance to the downtown core, providing more walkability and access, requiring updated infrastructure such as bike routes, and sidewalks. There is also an expressed need for higher-density, mixed-use development within the URD.

Eastern Entrance

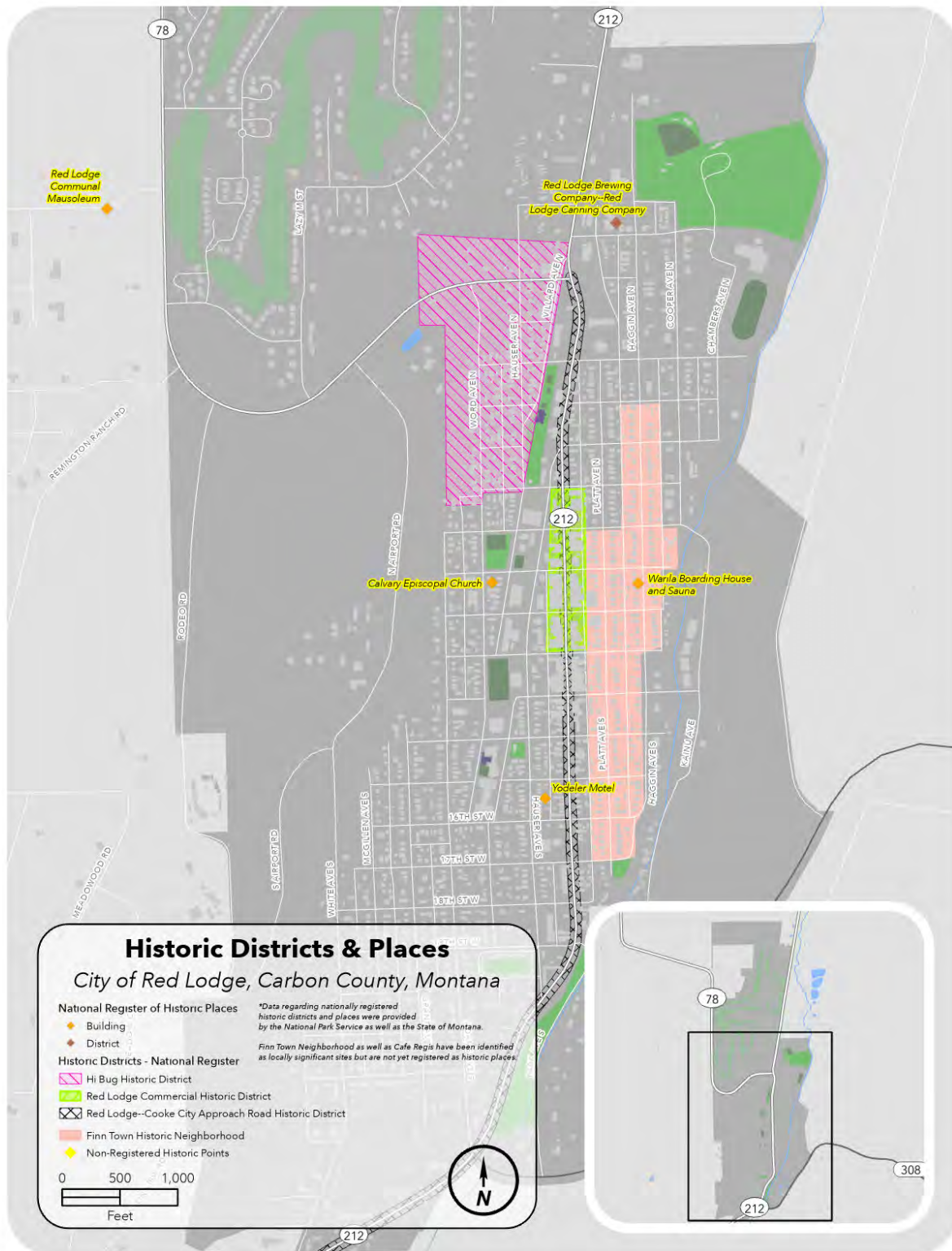
The descent into the City from the East Bench on State Highway 308 offers mountain vistas up the Rock Creek Valley and a postcard view across Red Lodge, showing off the City's compact form and definite center. The northwest side of Highway 308 is within City limits and the southeast side is in Carbon County. The only development here is residential and is on the west side of State Highway 308 intersects with U.S. Highway 212, in an area where its visual impact is absorbed by trees along the Rock Creek riparian zone.

Western Entrance

Travelers coming from the northwest on State Highway 78 pass agricultural lands, dispersed commercial and residential uses, and followed by artisan manufacturing uses before entering City Limits. Entering City limits, views of the cemetery, the rodeo grounds, the golf course, and the Beartooth Mountains are obvious before descending Brewery Hill from the West Bench. Much of the frontage between the north edge of the Red Lodge Country Club Estates and the intersection of State Highway 78 and U.S. Highway 212 is currently residential or undeveloped commercial. Similar to the South and North Entrances, gaming is only conditionally allowed as a tertiary use (i.e. as a part of a hotel or restaurant). Alcohol consumption and sales should be conditionally permitted as a secondary use. Reverse street frontage should be required, as well as maximum front setbacks. Design review should be required to ensure that the exterior materials and architecture are compatible with the core of the City. Development should consider the unique environmental and visual characteristics of their location. Planned Unit Developments and mixed uses should be encouraged. Examples of mixed-use would be residential, office, artisan manufacturing, and commercial development. These uses need to be compatible with the Central Business District. Development in the western entrance may be restricted due to the Airport Overlay District. All land uses in this overlay district are reviewed to ensure that they will not interfere with navigational signals or radio communications between the airport and the aircraft or create glare or impair visibility for pilots. There are also height limitations within the overlay district that may restrict different land uses that could occur in the western entrance.

LAND USE

Map 2 - Historic Districts and Places



LAND USE

FUTURE LAND USE

The growth of Red Lodge and the surrounding area will generate a demand for more homes and businesses, and land on which to build them. This chapter summarizes Future Land Use goals as illustrated on the maps and suggests implementation through annexation, investments, and regulations.

Future Land Use Map (FLUM), 2025

Mid-to-high-density residential and mixed-use development is appropriate in the City center, near community buildings and entrances. Historic and residential neighborhoods should be buffered from potential incompatible uses. Development shall be regulated in viewsheds, riparian corridors, steep slopes, and other areas subject to hazards and disasters. All developments shall be evaluated using performance standards that reflect community expectations.

Montana Code Annotated §76-3-601(2)(b) sets the basis for the one-mile planning area. This planning area delineates the limits for the Cooperative Future Land Use & Planning Map, outlining the City's desired future land use conditions in the event of annexation. It's important to note that Red Lodge does not intend to implement zoning in the county but rather seeks to work cooperatively with the County to plan for future expansion of infrastructure and services and possible annexation.



LAND USE

Land Use Designations

The Land Use Map shows generalized designations for future land uses. The map also identifies unique constraints and possibilities for land use and public lands. Other overlay districts are not reflected in the FLUM.

The following is an explanation for the designations shown in the legend on the FLUM:

Low Density Residential

- The areas designated for Low-Density Residential are predominantly single-family housing with limited low-impact mixed uses, and accessory dwelling units. Land use is generally less intense than in other principally residential districts.

Medium Density Residential

- The Medium Density Residential designation allows for detached and attached dwelling units including duplexes and townhomes, and accessory dwelling units. Medium-density residential areas buffer Low-Density Residential areas.

High-Density Residential

- The form and scale of developments shall be residential in character and be designed as a mix of single-family or multi-family residential, accessory dwelling units, small-scale office, and public and semi-public uses allowing for higher densities.

Community Entrance

- The community entrances in Red Lodge play a key role in the visual appearance of the City. The community entrances maintain the community's character, sense of place, and encourage proper economic development. These entrances differ from the typical commercial strip developments, and instead convey a unique message to travelers and residents entering the community while guiding them to the Central Business District. The community entrances highlight the historical and small-town charm of Red Lodge.

Commercial

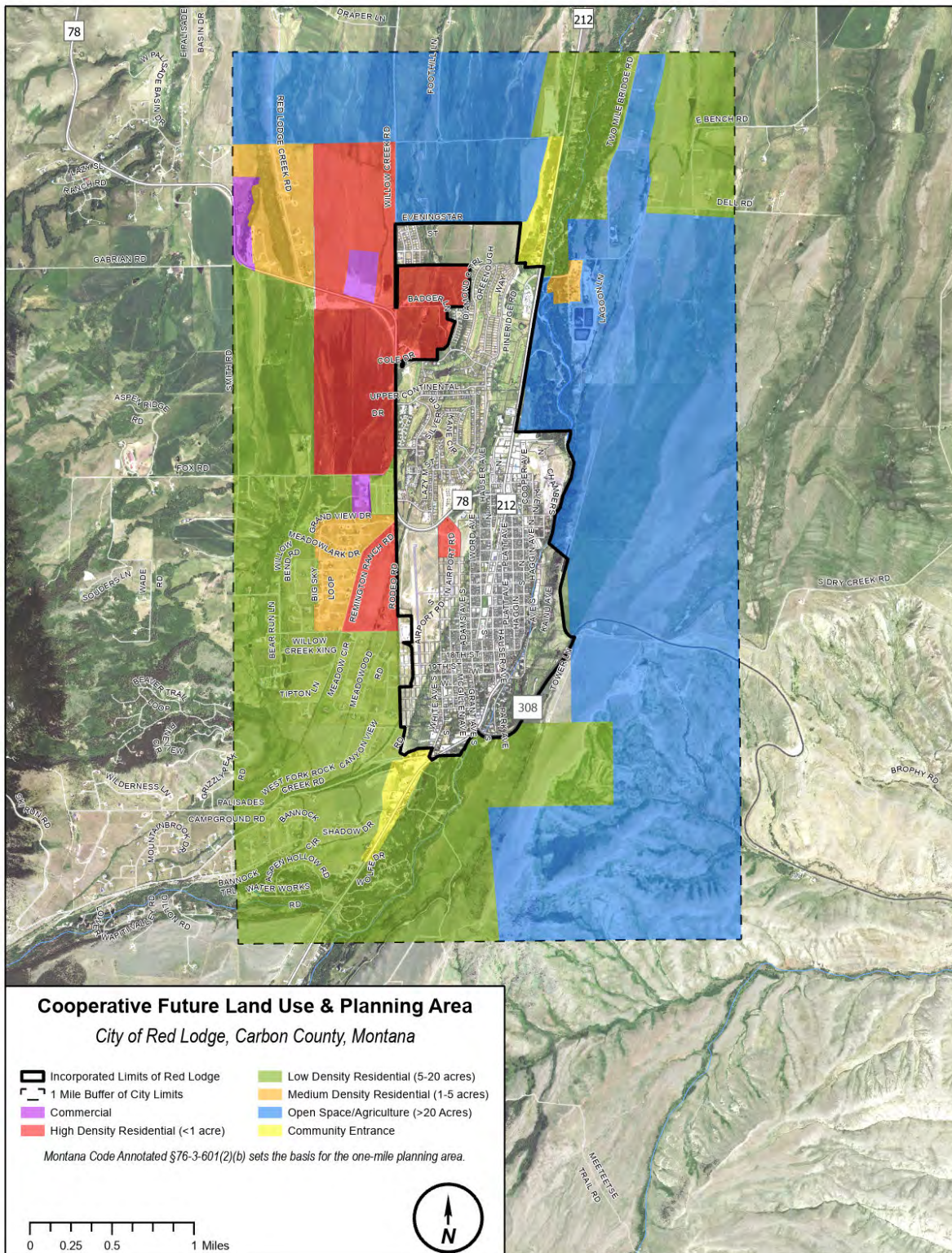
- An area for mixed uses, including healthcare, residential, office, retail, and artisan industrial uses that are more urban. Site plan standards should require reverse frontage, controlled access, landscaping, and other appropriate design considerations to shape development patterns in this area. A continuation of the City street network is desired in these areas. The highway corridors should be dramatically changed from the current single-purpose function of moving vehicles to multi-modal corridors. The community entrances may be broken into sub-units with different development standards and use regimens while holding to the general principles of the entrance policy.

Open Space/Agricultural

- The open space/agricultural designation preserves undeveloped land for agricultural activities, including farming and ranching. While primarily focused on these uses, it also permits limited residential development, such as farmhouses, to support the needs of those who work the land. This balance fosters a harmonious relationship between agriculture and rural living.

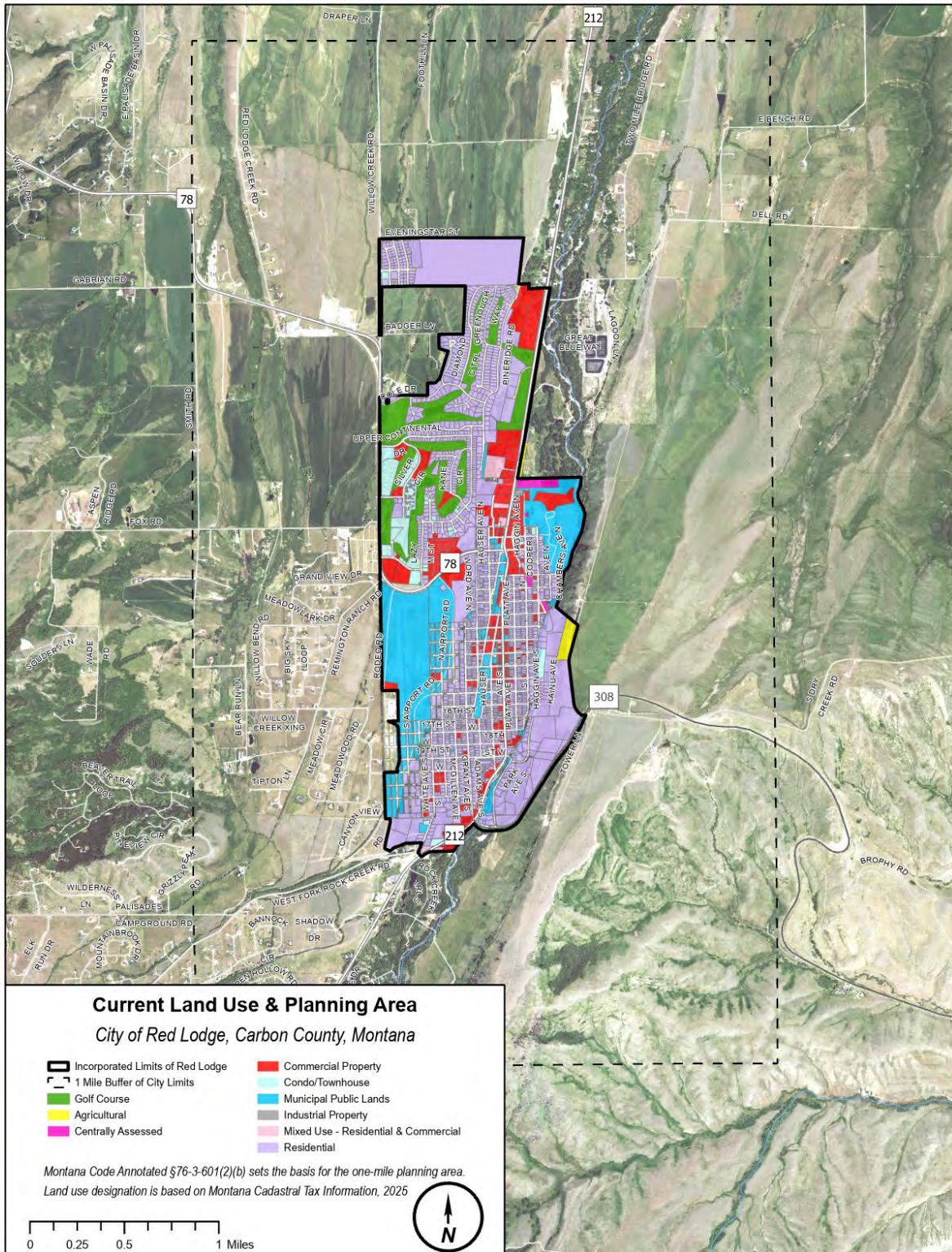
LAND USE

Map 3 - Future Land Use



LAND USE

Map 4 - Current Land Use



LAND USE

ANNEXATION

The City of Red Lodge currently has an ordinance for an annexation policy that was effective as of June 9th, 2015. The purpose of the ordinance is to provide a framework for phasing the growth of the City of Red Lodge. The primary goal is to ensure that the City can provide adequate public services to new development that is occurring adjacent to the City limits. The annexation policy must be consistent with other land use regulations such as zoning, subdivision, and floodplain regulations. The City should review this policy annually to ensure that it still meets all state and local Statutes and is compatible with this Growth Policy.

SUBDIVISION REGULATIONS

The City will need to review the current subdivision regulations (adopted in 2011) in order to incorporate any legislative changes that have occurred in recent legislative sessions. The City is also encouraged to work with the County when reviewing subdivisions. Counties are required by Statutes to submit subdivision applications and preliminary plats that are within 1 mile of the municipality to the City for comments.

LAND USE ADMINISTRATION

The City of Red Lodge's code enforcement is administered by the City Staff.

ZONING ORDINANCE

The City of Red Lodge does have zoning regulations, which were last updated in 2022. The zoning regulations designate fourteen (14) different zoning districts that address different types of land use. Those districts are,

- Airport (P-1 A)
- Central Business (C-4)
- Central Business Transition (C-1)
- Commercial Mixed Use (C-2)
- Community Entrance North (C-3-N)
- Community Entrance South (C-3-S)
- Dedicated Park (P-1 P)
- High Density Residential (R-4)
- Low Density Rural Residential (R-1)
- Low Density Urban Residential (R-2)
- Medium Density Residential (R-3)
- Medium Density Residential, Planned Unit Development (R-3 PUD-S)
- Public Use (P-1)
- Public Use (P-2)

The structure of the zoning districts is a list of permitted and conditional uses, coupled with dimensional standards for development. The zoning regulations should be made following the City's Growth Policy. The zoning regulations should be updated to reflect the goals and objectives of the Growth Policy.

LAND USE

PUBLIC LANDS

Proximity to public lands and water and access to them is a critical component to the viability and sustainability of the Red Lodge outdoor recreation and tourism economy. Public lands include those managed by the Custer Gallatin National Forest, the Bureau of Land Management, the State of Montana, Carbon County, and the City of Red Lodge. Public waters are defined by the 1985 Montana Stream Access law, which grants the public the right to use streams and rivers, such as Rock Creek, for recreation purposes up to the ordinary high-water mark.

Municipal lands can be used to further the goals outlined in the Red Lodge Growth Policy, Comprehensive Parks Plan (Appendix 1), and Active Transportation Plan (Appendix 4). It shall be the policy of the City to retain rights-of-way, multi-modal transportation corridors, and municipal lands that can currently or in the future be used for public benefit.

Before municipal lands and Rights-of-Way may be transferred, leased, sold or traded out of the public realm, the City shall require a survey, analysis, and public input. The City shall manage public lands as valuable assets.

Rock Creek and the associated riparian area is a remarkable asset to the City and the neighborhoods through which it flows. Preservation of and access to the Rock Creek corridor is valued by the Red Lodge community and visitors. Access may be pursued through acquisition by trade, purchase, or dedication of parks and open space. Section 10.3 of the Red Lodge Comprehensive Parks Plan identifies the Rock Creek corridor as a prioritized area for future parks and extension of the linear trail system.

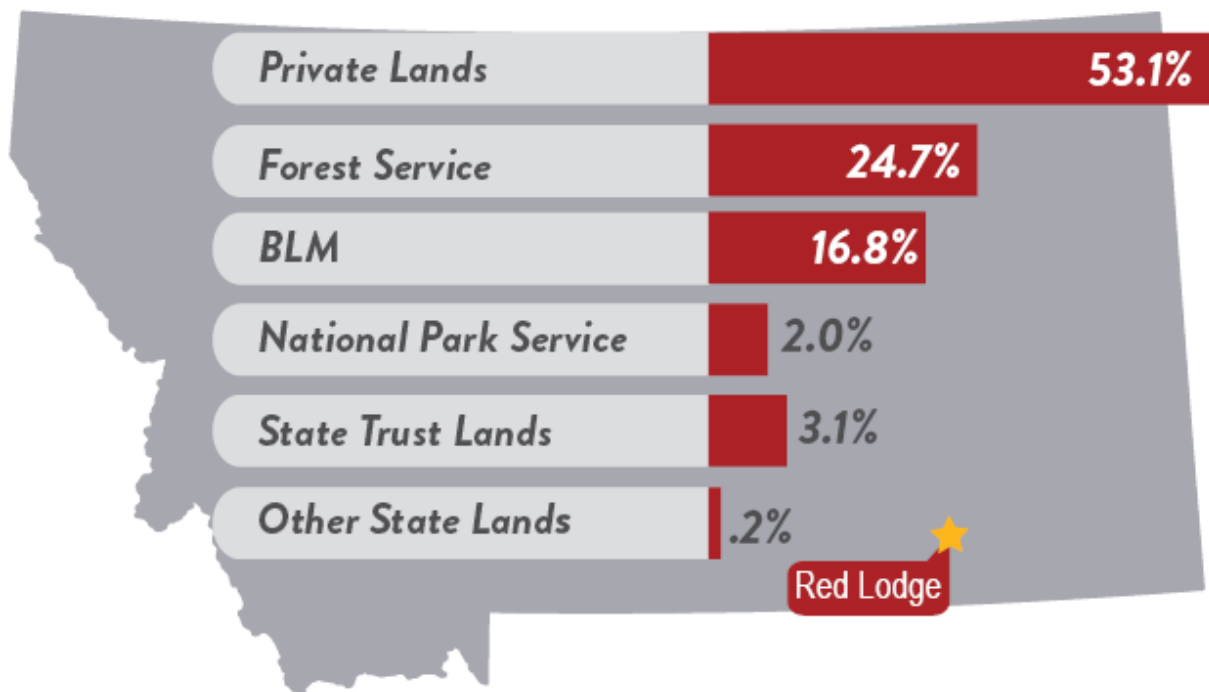
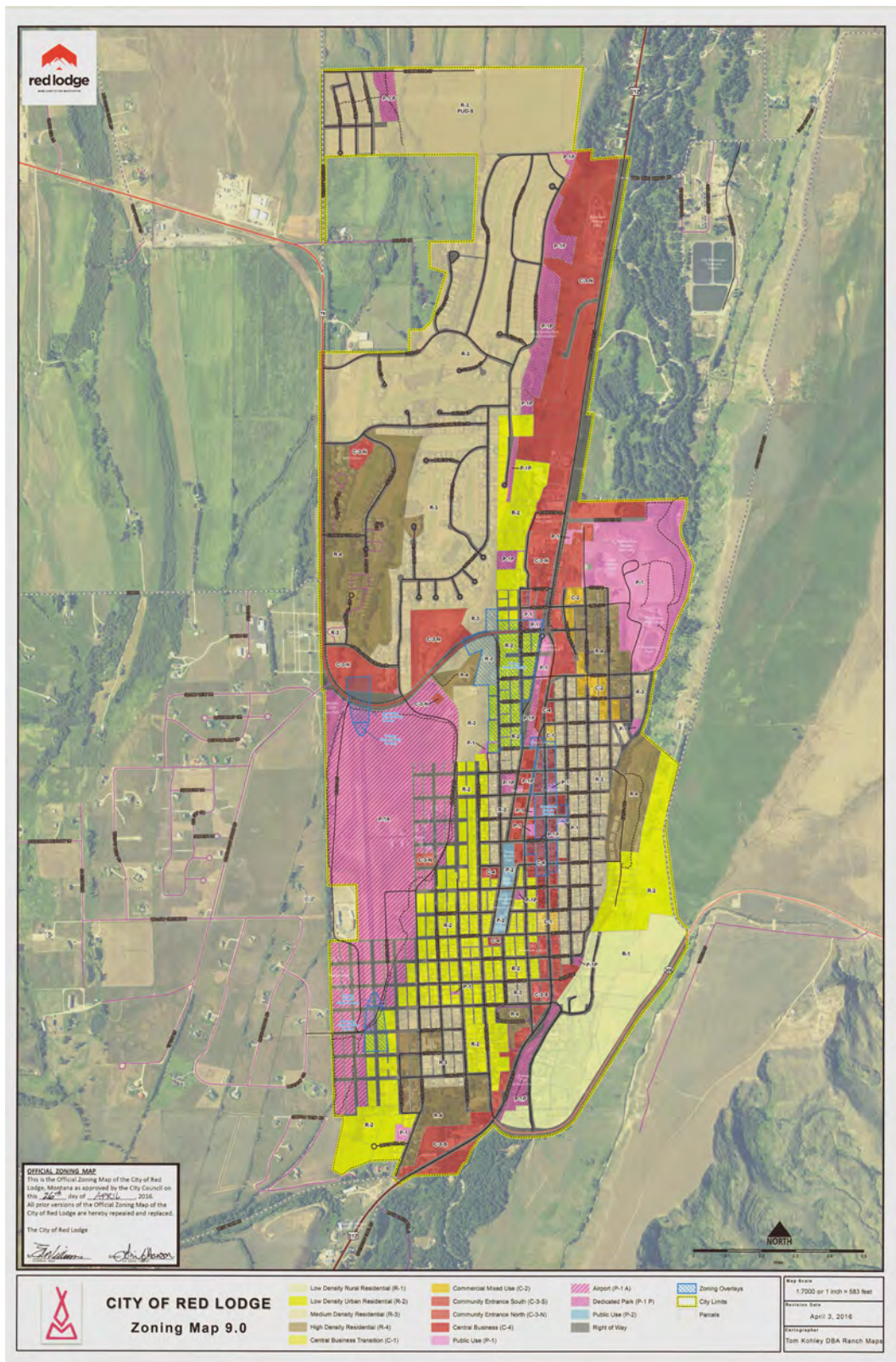


Figure 13 - Headwaters Economic Profile System, Land Use 2022

LAND USE

Map 5 - Zoning



LOCAL SERVICES

FIRE DEPARTMENT / EMERGENCY MEDICAL SERVICES

The City of Red Lodge provides fire suppression, prevention, planning, and emergency medical services to the citizens of Red Lodge through an agreement with Red Lodge Rural Fire District 7 (RD7), known as Red Lodge Fire Rescue (RLFR). This agreement, established in 2014, between RD7 and the City of Red Lodge provides value to the taxpayer by reducing insurance premiums, providing the highest possible level of service, and offering increased opportunity for community volunteers. Additionally, this consolidation of resources has simplified the budgeting process, increased employee efficiency, and provided an overall increase in the level of service offered to the community.

Red Lodge Fire Rescue serves the City from its main station at 801 Broadway Ave N and from a newly constructed station located at 228 Highway 78, which is co-located with RLFR's new training facility. The City of Red Lodge currently holds a Verisk (previously known as ISO) protection rating of 4 for fire protection. Verisk uses several factors to determine this level: the size and complexity of the community's buildings, fire equipment, and apparatus available to respond, water systems, fire prevention and code enforcement, staffing, dispatch, and personnel training. The City should grow and develop in a way that provides adequate services to new residents but also considers impacts on existing residents. The following measures should be implemented to ensure that the City's fire protection capabilities grow with the community:

- The community should ensure the department's fire suppression, fire prevention, and emergency medical services capability includes sufficient personnel, equipment, and other resources to efficiently, effectively, and safely address community risks.
- New developments should be designed and built to ensure public health and safety. All new developments should be designed to reduce their impact on the current emergency response system.
- The 40-year-old station currently lacks adequate facilities for fire and EMS operational needs and does not have the capacity to address increased call volume due to community growth. Planning to replace this station should begin soon.
- The water system north of Highway 78 on the west bench does not have adequate fire protection flow. The system should be improved to ensure adequate fire flow is available as this area continues to develop.
- The City should adopt and maintain fire protection codes and ordinances to remain consistent with the State of Montana. Sprinkler systems should be used to minimize the impact of new and remodeled large buildings. All new developments should be designed and built to minimize the fire risk and impact on the community.

Operationally, these guiding principles will be considered when considering growth in the City of Red Lodge:

- RLFR will maintain an appropriate staff to ensure the department's effective administration, management, and daily operational needs.
- RLFR will design and build facilities to provide for department needs.
- RLFR will continue to recruit and retain community members to serve as volunteer personnel by providing high quality training, incentives, retirement programs, and a safe work environment.
- RLFR will make every effort to ensure that each call for emergency medical services receives the appropriate level of care and will maintain state and national standards of care for the provision of emergency medical services.
- RLFR will pursue compliance with nationally accepted standards of fire protection, such as the National Fire Protection Association (NFPA), to ensure the delivery of safe and effective service.

LOCAL SERVICES

- RLFR will maintain a fire prevention program that includes inspections of commercial properties, education of the public, and assessment of hazards to the City of Red Lodge.
- RLFR will strive to provide service that benefits the community by reducing fire risk and maintaining reasonable insurance rates.
- RLFR will provide community education programs, including, but not limited to, CPR classes, First Aid Classes, EMT classes, and demonstrations.

BEARTOOTH BILLINGS CLINIC AND INTERMOUNTAIN HEALTH CLINIC

Red Lodge is home to a modern community hospital and clinics offering residents access to a wide range of high-quality healthcare services without the need to travel to larger cities. Intermountain Health offers family medicine, dermatology, physical therapy, infusions etc. Closely connected with regional systems for continuity of care, Beartooth Billings Clinic remains independently rooted in the local community and responsive to the unique needs of both the City and Carbon County. On average, Beartooth Billings Clinic sees 2500+ patients per year in the emergency department, highlighting its essential role in providing urgent and lifesaving care. The hospital offers a 10-bed inpatient unit, caring for patients with acute care medical problems, as well as transitional/rehabilitation needs. The primary care clinic specializes in family medicine and offers a well-integrated behavioral health program, ensuring holistic and coordinated care for patients of all ages. The clinic totals approximately 10,000 visits per year.

Beartooth Billings Clinic provides a comprehensive portfolio of services including emergency care, primary care, endoscopy, minor procedures, infusions, home care, hospice, physical/occupational/speech therapy, radiology/imaging, and lab. A notable recent addition includes 3D mammography. The clinic's future plans will include expansion to surgical services, as well as a dedicated infusion suite (opening summer 2025). Beyond medical services, the facility includes a newly constructed public cafeteria and kitchen that will welcome both patients and the wider community. As one of the largest employers in Carbon County, Beartooth Billings Clinic plays a central role in the region's health, economy, and overall well-being. The clinic is approaching its 15th Anniversary in its current location, a milestone that reflects its longstanding commitment to rural health.



Intermountain Health Clinic, pictures courtesy of Intermountain Health



Beartooth Billings Clinic, pictures courtesy of the Billings Clinic

LOCAL SERVICES

RED LODGE POLICE DEPARTMENT

The Red Lodge Police Department currently employs seven full-time sworn-in officers and one K9. The department is structured as follows: a Chief of Police, an Administrative Sergeant, and a patrol sergeant. The rest of the officers are all assigned to patrol duties. The City has a dispatch team of seven full-time 911 operators. The office and administrative assistant report to the Carbon County Sheriff's Department. The City has an inter-local agreement with the County for this service, and responds to calls up to five miles outside of City limits. All the officers in the department are publicly funded, with no current grant employees. The department is, however, in dire need of additional personnel and a possible grant-funded officer is not off the table. The Department has not increased staff since 1994 and answers all service calls, investigations, and all other responsibilities of the police department. The City should focus on solutions to funding an additional officer position, to allow a current officer to fill a full-time investigative position, in addition to a school resource officer.

LIBRARY SERVICES

The Red Lodge Carnegie Library is governed by a five-member Board of Trustees, appointed by the Red Lodge Mayor and City Council, and provides free library services to the residents of Red Lodge. It receives funding from a countywide library mill levy, state funds, and the City of Red Lodge, serving an estimated population of 5,425, along with seasonal visitors.

Originally established in 1914 with support from Andrew Carnegie, the library opened in 1920 after construction delays. It has since undergone several expansions and renovations, including energy- efficient upgrades and accessibility improvements. The library spans 4,940 square feet and maintains the historical integrity of its Carnegie building.

The Red Lodge Carnegie Library is located on 8th Street and Broadway and sits as the northern anchor of the Red Lodge Commercial Historical District. In all capital projects, the Library Director and Board strive to maintain the historical integrity of the original Carnegie building while also increasing the efficiency of facility operations. The library offers digital services that can be accessed 24/7 as long as a patron has access to the internet. The library has four employees, totaling 2.38 (full-time equivalent) FTE staff. In Fiscal Year 22-23, volunteers donated 677 hours towards library programs and projects.

The library offers the following services and programs:

- Books
- DVDs
- Audiobooks
- Newspapers
- Public access computers
- Wireless internet
- Printing, copying and scanning
- Children's programs
- Summer reading programs
- Preschool & K-12 school outreach



Red Lodge Carnegie Library, picture courtesy of Merv Coleman

LOCAL SERVICES

MUSEUMS

The Carbon County Historical Society and Museum has been in operation since 1959. Alice Greenough originally utilized the museum to house her world-renowned rodeo family collection. However, it was not until 1974 that the current Carbon County Historical Society was formed, taking over the full museum in 1980. The Labor Temple, located at 224 Broadway Avenue North, was anonymously donated to the Historical Society in 1990 where it currently operates today.

The museum currently offers exhibits such as the Greenough and Linderman rodeo collection, the Waples family gun and projectile point collection, an immersive coal and hard rock mine exhibit, and much more. The staff will also assist in genealogy and history research.

ARTS

Various arts centers such as the Guild and Depot Gallery and Red Lodge Clay Center, enhance community life in Red Lodge by providing public access to art and fostering artistic expression. They encourage creativity among residents, enriching the cultural landscape of the area. The Guild and Clay Center offer programs and exhibitions throughout the year for both residents and non-residents. The City also is home to at least three art galleries, which are home to paintings and artwork created by both local and world-renowned artists.

RODEO GROUNDS

Rodeos are by no means a new event in the City. Dating back to the 1890s, local cowboys would convene near the railroad stockyards on Sunday afternoons to ride exhibition broncos, thus beginning the long history of saddle bronc and bareback riding in the City of Red Lodge. However, it was not until around 1929 that an actual arena was built, and another year until admission was required for these events. It was at this time that the Red Lodge Rodeo Association was formed, and the group acquired land adjacent to the City. There are typically multiple events yearly at the rodeo grounds, with the most notable being the Home of Champions Rodeo, which takes place from the First through the Fourth of July.



Saddle bronc rider, Home of Champions rodeo, picture courtesy of Montana's Yellowstone Country

COMMUNITY EVENTS, CULTURE, AND ENTERTAINMENT

Red Lodge is a community filled with diverse events and entertainment, especially during the primary tourism and recreation season. Although many of the long-standing events, such as the Festival of Nations, are no longer offered the community has welcomed several new events in the last few years. From adventure races to music and arts, Red Lodge is bound to have an event for both the everyday citizens and tourists. From live music at various venues to high school student art shows, there is something for everyone. Red Lodge hosts its fair share of large-scale events such as the Fourth of July Parades, Fun Run for Charities, Home of Champions Rodeo, Montana Renaissance Festival, and the Christmas Stroll. The historic Roman Theater provides Hollywood entertainment to the public nightly as well as live performances. Red Lodge also has a year-round public observatory and wildlife sanctuary.

LOCAL SERVICES

Local organizations and non-profits in Red Lodge have recently made significant strides in offering a diverse array of entertainment and events throughout the year. This initiative is helping to transform Red Lodge into a more vibrant community, catering to both visitors and full-time residents alike.

SCHOOLS

The Red Lodge K-12 school district consists of two different districts. The elementary district encompasses the in-city residents, as well as the rural residents. The high school district includes the Red Lodge Elementary School District as well as the newly created Luther/Jackson district. Included in these districts are Mountain View Elementary, Roosevelt Middle School, and Red Lodge Senior High School. There are two different Boards of Trustees in Red Lodge. One five-member board serves the Red Lodge Elementary issues, and the other is a seven-member board that includes all five of the elementary board members, and two members from the Luther/Jackson residents. Mountain View currently has an enrollment of 192 students, Roosevelt has 111, and Red Lodge Senior High has an enrollment of 176 students as of 2025.

The Red Lodge school district has established a Five Year Plan, encompassing a series of goals and objectives to best serve their mission to “support and challenge all students to reach their maximum potential through a rigorous curriculum in a safe, nurturing, and orderly environment.” A detailed copy of the Five Year Plan and specific strategies can be obtained by contacting the school district. The Plan identifies four key objectives as follows: establishing high academic expectations through diverse educational experiences, emphasizing a safe, nurturing and orderly learning environment, cultivating positive and collaborative relationships, and major initiatives and goals for the Red Lodge school district (2023-2028).



LOCAL SERVICES

SENIOR SERVICES

In 1970, a group of upstart citizens in Red Lodge determined that there was a need for a community space where senior citizens could meet. Two years later, in 1972 the Red Lodge Senior Citizens Club was officially issued a certificate of incorporation by the State of Montana. Originally meeting in a building downtown, the group became somewhat nomadic, moving into the St. Agnes School (1977). Fearing that the St. Agnes School would be sold in 1988, the group began a land acquisition committee to look for a permanent home. Thanks to the Jarussi family, and Community Development Block Grant Funding (CBDG), funds were raised to construct a new senior center on Villard Avenue, where the center still stands today.

The Red Lodge Senior Center provides a variety of services to the community, such as an audiologist, blood pressure checks, COVID/flu vaccines, room rentals, a thrift store, etc. There are also a variety of activities at the senior center such as art class, bake sales, bible study, coffee club, meals, etc.



Assisted Living

Within the last three years the City of Red Lodge lost two assisted living facilities that together had the capacity to house 100 patients. There is only one assisted living facility located in Carbon County, 20 miles away from Red Lodge in Joliet, with the next closest facility being located in Laurel and Billings. Staffing is expected to remain a significant challenge due to a rapidly aging population. According to the Montana Legislative Fiscal Division, by 2030, Carbon County will have 0.5 to 0.6 retirement-age residents for every working-age person (pg. 5). This means there will only be about 1.7 working-age individuals for each retirement-age resident. In contrast, as recently as 2000, Montana had over four working-age individuals for every retirement-age person.

Reopening assisted living facilities in Carbon County will be particularly difficult, given the decreasing percentage of the population in the workforce. Over the past three years (2021-2024), staffing challenges have been frequently cited as the primary reason for the closure of numerous assisted living facilities statewide, and these challenges are projected to worsen as demographics continue to shift. The Red Lodge Area Community Foundation is exploring “Aging in Place” ideas as an alternative or in addition to assisted living facilities. “Aging in Place” is an option that allows seniors to remain in their homes. Further complicating this situation is the lack of attainable housing for the workforce in or near Red Lodge, which exacerbates the staffing difficulties in the area.

LOCAL SERVICES

CARBON COUNTY RIDE AND TRANSIT (CART) PROGRAM

The Carbon County Area Ride and Transit (CART), operated by the Red Lodge Area Community Foundation, offers a county-wide transportation service. The service is for people of all ages and is entirely ADA-accessible. The project's main funding source is the Montana Department of Transportation's 5311 Grant Program. The MDT grant covers approximately 50% of the operating costs and the remainder is split with the Red Lodge Area Community Foundation.

The Foundation applies for the grant on an annual basis and raises the remaining 50% of the operating costs through sponsorships, donations, rider contributions, and a county-wide fundraising appeal.

The project currently has three vehicles that operate an on-demand service 5 days a week (Monday through Friday) for all of Carbon County. Vans provide residents with transportation to Billings and Laurel on Tuesday, Wednesday, and Thursday. The project is not currently able to expand its services due to a lack of financial resources. The City should continue to assist in identifying funding sources to maintain existing operations to ensure that the residents of Red Lodge, and Carbon County, have a reliable means of ADA transportation.



Picture courtesy of Brad Caton, CART



Veterans Memorial Civic Center

PUBLIC FACILITIES AND INFRASTRUCTURE

The City provides services including administration, police, fire and emergency services, solid waste and recycling, library, community development, planning, building inspection, parks, city pool, water and sewer services, stormwater facilities, sidewalks, streets, avenues, trails, and alleys. State and U.S. Highways are the responsibility of the Montana Department of Transportation, Billings Regional District, and the Federal Highway Commission.

Development demands and an aging infrastructure have necessitated substantial infrastructure investments for water and sewer with more on the horizon. Recognizing these infrastructure challenges, the City commissioned a water and sewer rate study (Water and Sewer Rate Study, 2015). As a result of this study, the City raised water and sewer impact fees and rates in July 2015. The new rates were essentially 20 percent higher than the previous rates. These new rates were scheduled to increase by approximately 9 percent per year over the following four years.

The City again reviewed the water and sewer rates in 2021 and passed an annual rate increase for a five fiscal year period beginning on July 1, 2021, via Resolution 3571. The FY 2019-2020 water and sewer rates were adjusted using the Montana State Consumer Price Index and inflation rate. Per the



rate increase resolution, each City shall follow the same adjustment procedure each year using the Montana State CPI inflation rate published each February and effective on the following July 1st. The inflation rate variable used by the City to update water and sewer rates and charges will not exceed 3% even if the State determines the inflation rate is above 3%.

The City established a separate Storm Water Utility and separate stormwater system fund with Ordinance 953 on November 24, 2020. The new stormwater utility was established to address concerns about stormwater being discharged to the sanitary sewer system and limiting the capacity of the wastewater treatment system. A Maintenance Charge for the stormwater system was established by Resolution 3573 on May 11, 2021, and a Capital Improvement Charge to finance the Phase 2&3 Stormwater Improvements project was put in place by Resolution 3653, passed on May 28, 2024.

Effective May 2, 2019, the Montana Legislature enacted SB 241 which allowed for resort communities, through election petition or resolution according to §§ 7-6-1501, et seq., an additional one percent (1 %) resort tax to provide funding for infrastructure. On June 2, 2020, the electorate overwhelmingly renewed the three percent (3%) resort tax and the levy of an additional one percent (1%) resort tax dedicated solely to infrastructure. The one percent (1%) resort tax shall only be utilized on the infrastructure projects related to stormwater and stormwater-related improvements including, but not limited to, stormwater pipes, stormwater detention, curbs, gutters, sidewalks, and streets related to stormwater projects. The one percent (1%) resort tax funds have been utilized to finance the Phase 1 and Phase 2&3 Stormwater Improvements projects as well as pending street improvements to install curb and gutter to direct runoff to the newly installed inlets.

PUBLIC FACILITIES AND INFRASTRUCTURE

The provision of adequate public facilities and services at a reasonable cost is among the most important functions of local planning. As the City grows, there will be a continued need to assess the impact on City services and infrastructure. The impacts of growth and higher levels of services must be balanced with the associated costs to taxpayers and effects on the local economy. Many of these issues are further discussed in the Capital Improvements Plan.

MUNICIPAL WATER SYSTEM

The components within the City of Red Lodge's municipal water system consist of two 500,000-gallon baffled clear wells at the water treatment plant and a 750,000-gallon buried concrete tank located on the West Bench, a 1.4 MGD direct filtration water treatment plant, an intake structure in the West Fork of Rock Creek, three wells, liquid chlorine injection disinfection, one booster station, three pressure relief valves (PRV), and distribution and transmission mains.

The City's intake structure is approximately 1½ miles southwest of the City Limits, on Water Works Road. The intake structure has been abandoned as the West Fork of Rock Creek has diverted away from the intake structure. The City's water treatment plant is just east of the intake structure. At the treatment plant is one of the City's two water storage reservoirs. This storage facility has a total storage of 1,000,000 gallons in clearwells. The other storage facility is a 750,000-gallon underground concrete storage tank which is located on the West Bench near the airport.

PROJECT YEAR	PROJECT DESCRIPTION	PROJECT COST
2008	Water Rehabilitation Project: Replacement of water mains connecting water treatment plant and City and installing new storage reservoir at water treatment plant	\$6.6 Million
2008	Water Line 212 North Phase 2: Extension of water main north along U.S. 212 to future site of Beartooth Hospital	\$275,000
2013	Broadway Water Rehab Project: Replacement of aging main along Broadway Ave	\$2.2 Million
2019	Haggin Water Project: New water lines along Haggin Avenue between 1st Street and 16th Street and new lines on 13th and 14th St between Haggin Avenue and Platt Avenue	\$1.4 Million

Figure 14 - Municipal Water Projects

The City's water system is composed of 5 pressure zones.

- Zone 1 is the main from the water treatment plant to the corporate limits near PRV 1 in White Avenue.
- Zone 2 is the majority of the City. Pressure in Zone 2 is regulated by the water level in the West Bench tank.
- Zone 3 consists of Country Club Estates. The pressure in Zone 3 is controlled by a booster station.
- Zone 4 is the Spires Subdivision loop. The pressure in Zone 4 is regulated by two pressure relief valves. Zone 4 is the northernmost portion of the original City. This zone has pressures ranging from 100 to 153 psi.
- Zone 5 pressure is controlled by the tank on the west bench and consists of the majority of the City of Red Lodge.

The City has two wells near the water treatment plant (Wells 2 and 3), and a well on Grant Avenue between 19th Street and 18th Street (Well 1) that currently supply the municipal water system. The City is committed to maintaining and investing in water distribution infrastructure. Several major water infrastructure projects have taken place since 2008.

PUBLIC FACILITIES AND INFRASTRUCTURE

In addition to completing these major capital improvement projects, the City continues to proactively address concerns with the municipal water system. The 2020 Water System Preliminary Engineering Report identified the following priorities for the system.

Priority	Alternative	Description
1	Alternative D-4 Priority 1	Replace cast iron mains in two blocks of Grant Avenue from 20th Street to 22nd street and replace cast iron mains in six blocks of Hauser Avenue from 13th Street to 19th Street.
2	Alternative D-2	Replace Asbestos Cement Main in Park Avenue, and eliminate four dead end mains
3	Alternative D-4 Priority 2	Replace all remaining 4" cast iron mains
4	Alternative D-4 Priority 3	Replace all remaining 6" cast iron mains
5	Alternative P-4	Bypass booster station
6	Alternative D-3	Replace PRV system in White Avenue, and install new PRV system for zone 5
7	Alternative D-5	Construct new water main in Kainu Avenue to eliminate two dead ends

Figure 15 - City of Red Lodge Water System Project Priority

Priorities 1 and 6 were addressed as part of the 2021 Water Rehabilitation Project. Two separate water projects are currently being designed, the 16" Bypass Line (Priority 5) and the 2023 Water Rehabilitation Project (Priority 2 and portions of Priorities 3 and 4). A schedule for bidding and construction of these two projects will be determined once funding is secured for each.

The City also intends to update the Water System PER in 2024-25 in consideration of the work that has been completed to identify any new concerns and to re-prioritize the needs of the system.

WATER RIGHTS

A summary of the City's water rights is in Figure 17. Additional water rights shall be transferred to the City through agreements related to the Spires Subdivision and the Remington Ranch Subdivision.

PRIORITY DATE	WATER RIGHT	RATE (gpm)	VOLUME (af/yr)	SOURCE	COMMENTS
6/1/1886	W04337800	561	903	West Fork Rock Creek	Surface Water
6/20/1895	W04337700	1122	1,272	West Fork Rock Creek	Surface Water
6/1/1899	W04573700	718	32	West Fork Rock Creek	Surface Water
5/26/1961	W04573600	900	1,450	Ground Water	Grant Avenue Well
3/7/2002	Provisional	1200	968	Ground Water	Water Treatment Permit
3/7/2002	30001172	43D		Plant Property	Wells

Figure 16 - City of Red Lodge Water Rights | Source: HKM Engineering, 2006

PUBLIC FACILITIES AND INFRASTRUCTURE

WATER RESOURCES

Acquisition of additional water rights is appropriate to ensure future municipal water demands. Red Lodge lies within the Rock Creek watershed, part of the Yellowstone River Basin. The Rock Creek watershed includes 52 stream miles upstream of the confluence of the Main Fork of Rock Creek and the West Fork of Rock Creek. This includes 20 stream miles of the Main Fork of Rock Creek which runs north generally adjacent to U.S. Highway 212. It also includes 20 stream miles of the West Fork of Rock Creek and 12 stream miles of the Lake Fork of Rock Creek. Rock Creek discharges to the Clarks Fork of the Yellowstone River northeast of Rockvale, Montana, which has a confluence with the Yellowstone River near Laurel, Montana.

The 2022 Custer Gallatin National Forest Land Management Plan desired condition for watersheds is “municipal watersheds provide clean drinking water for those downstream communities that derive their principal water from them”. The Land Management Plan identifies the West Fork Rock Creek as a municipal water source.

The City has a primary well and two backup wells that are between 67 and 74 feet deep. Wells are completed in coarse gravel beds that are part of the Pinedale age glacial outwash deposits in the West Fork and main stem valleys. The aquifer serving the two Red Lodge wells is interpreted to be unconfined, based on well logs information for the area. According to the Source Water Protection Program criteria, an unconfined aquifer is considered highly sensitive to potential sources of contamination (Source Water Delineation and Assessment Report, Montana DEQ, 2003). Surface water is also considered to be highly sensitive.

Further understanding of the municipal water supply source area is needed. There is a recognized connection between ground and surface water. The City should partner with other entities to create a source Water Protection Plan and Drought Preparedness Plan to ensure that development in the water supply source area does not impact municipal water quality and quantity. The timing and pattern of recharge to aquifers is discussed in the Red Lodge Source Water Delineation and Assessment Report completed by Montana DEQ in 2003.

Water System Additional Needs:

The City water system service area should not be expanded to serve areas that are not annexed to or currently within the City Limits of Red Lodge. 16” by-pass has been approved and is in process of installation to increase water flow to Red Lodge Country Club Estates.

Municipal Sanitary Sewer System

The sanitary sewer system that serves the City of Red Lodge consists of both gravity-fed sewer mains and pressurized force mains. The City has a lift station for the Spires Subdivision located directly west of the City and a lift station on Highway 212 for the Red Lodge Country Club Estates. The sewage flows to the northeastern edge of the City where it is stored and treated in a three-cell aerated lagoon system before being discharged to Rock Creek.

PUBLIC FACILITIES AND INFRASTRUCTURE

The City's original collection system was installed in the early 1900s and consisted of vitrified clay pipe (VCP) and steel mains. Although a few areas of the collection system have been replaced with newer PVC, much of the system still consists of the original VCP and steel sewer mains. Other developments plus extensions within the Red Lodge sanitary system have been installed since the original system was in place, and include the following:

- Red Lodge Country Club Estates,
- Remington Ranch Subdivision,
- Woodlands on Rock Creek, and
- Spires Subdivision (only partially developed)

A significant portion of the system serves as a combined wastewater and stormwater system. The first phase of a three-phase stormwater project to separate the storm system from the sewer was completed in 2023, and construction of the second and third phases is scheduled to be completed in 2024.

The original treatment system was installed in the 1900s and consisted of a two-cell lagoon system. Upgrades to the existing treatment system were constructed in 2011. The City upgraded from a two-cell lagoon system to a three-cell aerated lagoon system with continuous discharge to Rock Creek under the Montana Pollutant Discharge Elimination System permit (MPDES Permit No. MT0020478). The upgrades at the treatment facility also included the addition of a headworks building, blowers, and an ultraviolet disinfection (UV) system and building. In 2009, the City added variable frequency drives (VFDs) to the blowers, dissolved oxygen sensors to regulate aeration, and a 48-kilovolt (kV) solar array to provide partial power to the system.

The City owns a lift station located at the northernmost part of the City immediately adjacent to Highway 212. The lift station was installed in 1983 to pump the wastewater from the County Club estates and the developments located on the ridge above Highway 212 to the City's wastewater treatment system. It also collects wastewater from the adjacent hospital. The lift station was upgraded in 2017. Upgrades to the lift station cost approximately \$1.7 million and included the following:

- Replacing the existing municipal wastewater lift station with a new wet well type lift station,
- Installing approximately 3,295 linear feet of 8-inch High-Density Polyethylene (HDPE) force main, and
- Converting the existing 12-inch force main into a gravity system.

Additional capital improvements to the sanitary sewer system include the installation of new sewer mains in Grant Avenue from 19th Street to 23rd Street and in the alley between Bonner Avenue and Haggin Avenue from 2nd Street to 23rd Street in 2022. The project cost approximately \$360,000 to complete.

The City completed a comprehensive preliminary engineering report to evaluate the sanitary sewer system in 2022. The 2022 Wastewater PER identified numerous deficiencies with the sanitary sewer system mostly related to the physical condition of their collection system. Over 33,080 linear feet of sewer main are severely outdated and exhibit:

- Infiltration of groundwater through cracks and joints in the pipe,
- Large areas of root and deposit buildups causing sewer backups, and
- Exfiltration of sewer through holes, cracks, and fractures in the sewer pipe causing the discharge of untreated sewer to surrounding soils and groundwater.

PUBLIC FACILITIES AND INFRASTRUCTURE

Other challenges the City's wastewater system was experiencing included the Highway 212 lift station pumps frequently clogging from rags and wipes. Available video inspections of the sewer mains were reviewed, and each section was ranked based on the severity of the defects documented. Necessary improvements were then prioritized accordingly and broken into phases. The PER was then utilized to successfully apply for grant funding for the design and construction of the recommended Phase 1 Improvements and the design of the Phase 2 Improvements. Design was completed in 2024 and construction should be completed in 2025 pending grant funding. In 2024, the City updated the Wastewater System PER and submitted grant applications for the construction of the Phase 2 Improvements and the design and construction of Phase 3 Improvements.

SANITARY SEWER SYSTEM ADDITIONAL NEEDS

The Municipal Sewer Service Area should not be expanded to serve lands that are not annexed to or currently located within the City Limits of Red Lodge.

MUNICIPAL STORMWATER SYSTEM

The City has limited stormwater runoff capacity that should be expanded through infrastructure and improved land management. Managing runoff will encourage planning for entire sites rather than a piecemeal division of land. The coarse soil of the Red Lodge area makes infiltration a viable runoff management strategy in many cases, as long as storm or melt water is directed onto an area with appropriate vegetative cover. The presence of clay lenses or coal layers in the soil makes infiltration unpredictable in parts of the City.

The City's existing stormwater system was originally installed in 1985 when stormwater cross connections to sanitary sewers were common. Stormwater is currently being collected by a sporadic system of inlets and stormwater conveyance pipes and ditches located throughout the City. MDT stormwater systems are present along US Highway 212 from 8th Street West to Robinson Lane and along MT Highway 78 from US Highway 212 to Lazy M Street and are maintained by MDT. In addition to the older 1985 City stormwater system, which does overlap MDT's system in areas and serves the primary core area of Red Lodge, the City has some newer subdivisions on the perimeter of the City limits that handle stormwater with internal systems (i.e. storm ponds), and other areas of the City that don't have any stormwater infrastructure.

Stormwater runoff in Red Lodge can generally be separated into seven drainage basins:

- Haggin Avenue Drainage Basin
- 19th Street Drainage Basin
- Areas that drain to Sanitary Sewer
- City Entrance Drainage Basin
- Red Lodge Country Club Estates (RLCCE) Basin
- East City Basin
- Closed Basin



PUBLIC FACILITIES AND INFRASTRUCTURE

Most of Red Lodge's stormwater is collected by inlets and laterals that drain to Rock Creek via the 19th Street or Haggin Avenue outfalls. Some areas within these basins still drain to the sanitary sewer and require new infrastructure to connect to the main systems. The City Entrance and East City Basins are newer or largely undeveloped, with limited infrastructure; stormwater is managed through onsite retention, infiltration into roadside ditches along U.S. Highway 212, or overland flow to Rock Creek. The RLCCE Basin is newer, and features inlets and pipes that route stormwater to golf course retention ponds, with discharge intended only during major storms diverted to irrigation ditches on the west bench.

To gather detailed information on the existing stormwater facilities, the City decided to compile a preliminary engineering report (PER) for the stormwater system in 2017 and then updated the PER in 2020. The analysis of the existing system in the 2020 Stormwater System PER illustrated that the stormwater infrastructure within the Haggin Avenue and 19th Street Drainage basins is undersized, with numerous drainage areas that have inlets that drain to the sanitary sewer system. These cross-connections were identified by City staff completing video inspection on storm and sanitary lines and caused extreme maintenance issues with the wastewater treatment plant, and a public health and safety concern as City employees must deal with excess flow into the wastewater treatment plant to prevent flooding of the plant. Alternatives to address these concerns were evaluated in the PER, and a recommended alternative was selected utilizing a scoring matrix. Due to the large size of the preferred alternative, it was broken into phases based on priority. The PER was then successfully utilized to apply for grant and low-interest loan funding for the recommended improvements. The construction of Phase 1 was completed in 2023 and Phases 2&3 in 2024.

SIDEWALKS

The community input from the citizens has been that safe, more walkable routes should be a top priority for the City. The City is currently working on maintenance and upgrades to the sidewalks along Broadway and plan to upgrade other portions of the sidewalks around the City, in alignment with the 2016 Active Transportation Plan. The City should investigate funding to build a comprehensive system of well-maintained sidewalks and safe-routes to school. The Red Lodge Zoning Regulations will protect pedestrians by requiring all new developments to provide sidewalks and/or trails and prohibiting cash-in-lieu payments. Regulations shall allow for cash-in-lieu of sidewalk payments only within the Red Lodge Country Club Estates. The installation of bicycle racks should also be encouraged.

STREETS, AVENUES, AND ALLEYS

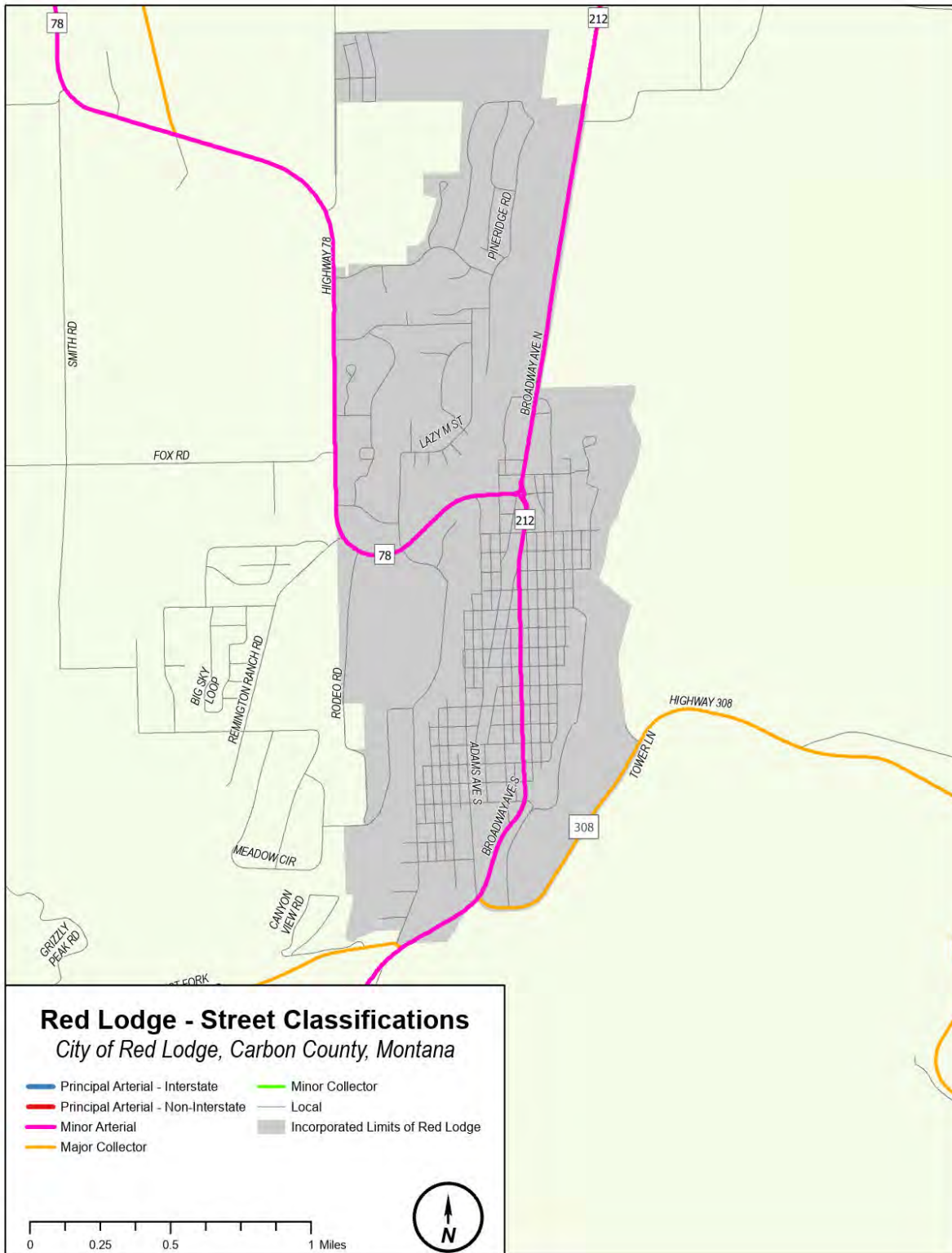
The City currently maintains twenty-nine miles of streets and avenues and six miles of alleys. A comprehensive plan for the rehabilitation, maintenance, upgrading, and extension of streets, avenues, and alleys shall be established. 19th Street to White Avenue has been identified as an ideal Emergency Route and collector street if Highway 78 at Brewery Hill is closed. There are four miles of state highway located in Red Lodge. Maintenance of these routes is done by the Montana Department of Transportation.



Red Lodge Fun Run, picture courtesy of Merv Coleman

PUBLIC FACILITIES AND INFRASTRUCTURE

Map 6 - Street Classifications



PUBLIC FACILITIES AND INFRASTRUCTURE

SNOW PLOWING

Snow plowing services shall provide for the safe and convenient use of City streets, avenues, and other public spaces. The City Public Works Department strives to provide clear and safe pedestrian crossings of public streets and avenues. Private snow plowing on City streets and alleys shall not be placed on neighboring properties, on a street, or near intersections where clear vision hazards could be created. The Montana Department of Transportation is responsible for plowing all state routes in Red Lodge.

During the winter tourist season, plowing downtown Red Lodge is vital. The City should continue to enforce downtown sidewalk plowing to allow for easy and free-flowing pedestrian traffic. Sidewalks that are not plowed have a direct impact on the Central Business District. Impeded sidewalks could facilitate foot traffic away from local stores, creating an issue for the tourism business industry.

SOLID WASTE AND RECYCLING

The City is responsible for solid waste management. Solid waste management should include recycling, composting, E-waste recycling, and non-recyclable waste. The City should consider creating a solid waste management ordinance and plan.

The City took over management of the recycling facility in 2023. Some of the services that were previously provided, such as composting, and tree limb and vegetation recycling are no longer offered. The City should continue to review the recycling program to improve the service for the City residents. Having a location for people to drop off debris and or have the materials thrown through a woodchipper would be beneficial.

Bears are attracted to trash in Red Lodge. In the spring, summer, and fall there is a large population of bears in and around the City posing risks of human-wildlife conflicts. Red Lodge will enforce a policy to reduce bear access and attraction to solid waste. A combination strategy continuing public education (i.e. MT FWP Bear Smart Education), of bear-resistant containers and enforcing nuisance and other regulations shall be enforced.



Black bear rooting in a dumpster, picture courtesy of the Bozeman Daily Chronicle

PUBLIC FACILITIES AND INFRASTRUCTURE

ADDITIONAL MUNICIPAL SERVICES

Additional municipal services are affected by growth demands. Analysis of water and sewer capacity, emergency services, transportation, and other municipal services to determine growth impacts help implement additional policies. This will ensure that new development contributes a proportionate share of the costs incurred, or to be incurred, by the City in accommodating the extension of services to the development.

There is a need for continued expansion of the City's informational and technological capabilities. The City obtained an ESRI license for ArcGIS in February 2024. The City should aim to expand their GIS database for as many uses and utilities as possible to easily facilitate questions from City personnel and the public. A more expansive GIS database is particularly important for emergency services, the management of City infrastructure, permits, areas subject to hazards, planning, zoning, etc. Community information, public notices, City policies, GIS databases, and other services such as bill pay should be offered online.

By their size and diversity, large public events have an impact on Red Lodge businesses and citizens while uniquely stressing City services, City personnel, and our community fabric. These large events are part of the City's appeal, our heritage, and our economy. Red Lodge will continue to be an attractive venue for large and diverse groups of people. The City should continue to review and enforce policies to ensure that large events are safe and appropriately managed for residents, City personnel, local businesses, property owners, and event participants.

AIRPORT

The Red Lodge Airport spans approximately 101 acres on the west bench overlooking Red Lodge. The City and County jointly manage the airport through a seven-member board, which is composed as follows:

- Two members appointed by the Red Lodge City Council
- Two members appointed by the Bridger City Council
- Three members appointed by the Board of County Commissioners

The board's responsibilities include acquiring necessary property to establish, construct, expand, improve, maintain, equip, operate, and regulate the airport.

The City of Red Lodge has incorporated the Airport Safety Overlay Zoning District (ASOZD) into its zoning ordinance to comply with Federal Aviation Administration (FAA) regulations, and are designed to protect the safety of pilots, passengers, and nearby residents, while also safeguarding the investment in the Red Lodge Airport and preventing damage to neighboring properties.

AIRPORT PLANNING

The City of Red Lodge worked alongside Carbon County to prepare a Master Plan and various documents for the airport. A third-party consultant provided multiple draft-level planning documents as part of the master planning process. These documents are not formally adopted by resolution currently, based on the Master Plan denial by the FAA but still serve as important draft-level planning documents for consideration. At the time of the Growth Policy adoption, the FAA has denied the Master Plan, but Red Lodge Airport (RED) will remain within the National Plan of Integrated Airport Systems (NPIAS).

PUBLIC FACILITIES AND INFRASTRUCTURE

Background - RED within National Plan of Integrated Airport Systems (NPIAS)

The National Plan of Integrated Airport Systems (NPIAS) is a key component of the FAA's efforts to plan, develop, and maintain the nation's airports. Created as part of the Airport and Airway Development Act of 1970, the NPIAS was designed to address the growing need for coordinated airport planning and the efficient allocation of federal resources for airport development. The FAA has since taken responsibility for updating and maintaining the plan, which is revised every two years to reflect new data on airport needs, air traffic demands, and infrastructure conditions. The primary role of the NPIAS is to identify airports eligible for federal funding under the FAA's Airport Improvement Program (AIP). These airports are categorized based on their size and role in the national air transportation network, from major hubs to smaller regional and general aviation airports. By categorizing airports and prioritizing development projects, the NPIAS helps ensure that federal funds are distributed equitably and used for projects that support national aviation goals. It also serves to help local, state, and federal policymakers assess and plan for future aviation demands. This ensures that airport infrastructure is developed to benefit the broader air transportation system. NPIAS also plays a crucial role in supporting economic and regional growth by providing airports with the funding necessary for construction, modernization, and safety improvements. Airports listed in the NPIAS can receive funds for projects such as runway expansions, terminal upgrades, and other critical infrastructure enhancements. These improvements contribute to the growth of aviation and stimulate local economies by improving accessibility and fostering commercial activity. The NPIAS enhances aviation safety and operational efficiency across the U.S. by ensuring that airports meet high standards for infrastructure and operations.

Airport Affected Area Regulations

The draft Master Plan includes the draft Airport Affected Area Regulations, available by contacting the City for the latest version, includes an identified area to promote the public health, safety, and general welfare of airport users, persons, and property in the Vicinity of the Red Lodge Airport by addressing the effects of noise, height of structures and trees, and land use in the vicinity of the Airport in accordance with State Statute. The regulations would be adopted by City resolution similar to Zoning or Subdivision Regulations. If adopted, these regulations require additional permitting and review by designated City personnel for new or substantial development of structures, trees, and changes to land use occur within the area.

Planning For Compliance

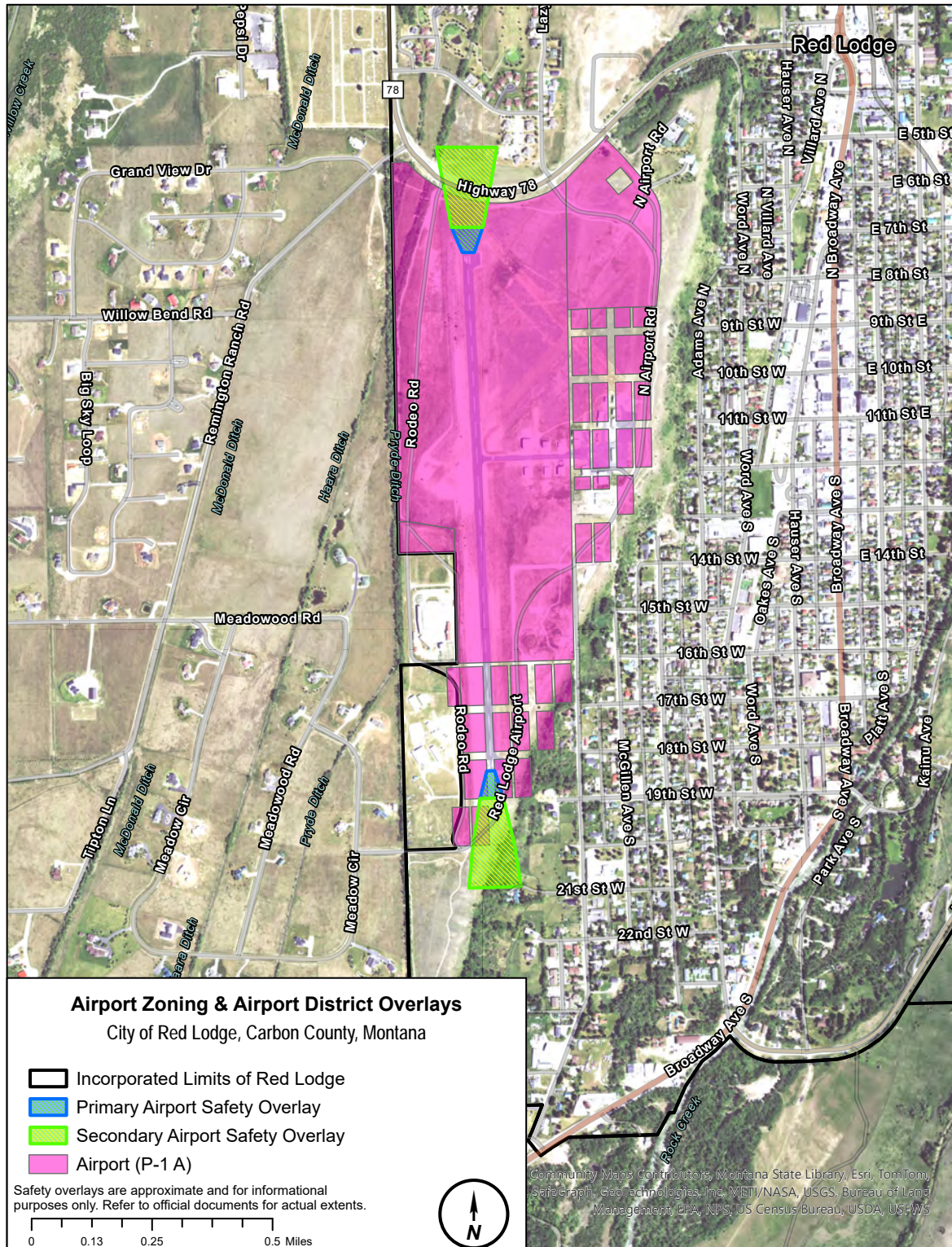
The draft Master Plan Study included a planning document to assist the City with future planning towards FAA compliance for grant opportunities. A copy of this document is available by contacting the City for the latest version. The purpose of this planning table is to identify the various FAA Grant Assurances that must be met in order to be eligible for FAA Grants. The table reviews the various grant assurances, what the City and County's approach or achievement of the assurance is and lastly includes a column for recommendations to better meet the specific requirement(s). Ultimately, the planning for compliance document assists with a needs and goals assessment to better secure the airport long-term and aid in its protection.

Airport Layout Plan

The draft Master Plan Study included alternatives for the layout of the Airport. Although not approved by the FAA, the draft Airport Layout Plan alternative available through the City, details the vision and long-term possibilities for the Red Lodge Airport. This plan details pertinent information regarding the existing infrastructure including runway, hangar/terminal area, future development opportunities, and airport property that may continue to provide a benefit for the airport.

PUBLIC FACILITIES AND INFRASTRUCTURE

Map 7 - Airport Zoning and Airport District Overlays



NATURAL AND CULTURAL RESOURCES

GEOGRAPHY

Red Lodge is located in south central Montana, nestled in the foothills of the Beartooth Mountains in the northeast corner of the Greater Yellowstone Ecosystem. The City lies below the East and West Benches, with Rock Creek meandering through the City limits. The elevation of Red Lodge is 5,553’.



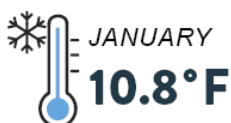
CLIMATE

Red Lodge has a continental climate with cold, snowy winters, and warm summers. Annually, Red Lodge gets an average of 21.31 inches of rainfall, and an average of 123.2 inches of snowfall. The City experiences much of its rainfall in May, and the majority of the snow falls in March and April. The average high temperature is 53.8 degrees, and the average low is 29.4 degrees. The hottest month of the year is typically July, with an average of 78.4 degrees, and the coldest month of the year, on average, is January with a temperature of 10.8 degrees.

CLIMATE, ENERGY CONSERVATION AND SUSTAINABILITY

Red Lodge citizens enjoy access to outdoor recreation opportunities on public lands in our scenic location and also demonstrate a commitment to environmental protection and sustainability. Even a first-time Red Lodge visitor can see the efforts of homeowners and businesses to lower their energy usage and live sustainably. A variety of active civic organizations, including the Red Lodge Sustainability Board, keep environmental and conservation values in public view. Previous efforts of energy conservation and sustainability include the Solarize project that provided roof top solar panels

COLDEST MONTH



HOTTEST MONTH



ANNUAL RAINFALL



ANNUAL SNOWFALL



Figure 17 - Average Temperature

NATURAL AND CULTURAL RESOURCES

for residences and a recycling program. The City has approved the C-PACE (Commercial Property Assessed Capital Enhancement) financing within Carbon County. The C-PACE is a program that was passed by the Montana Legislature to provide financing for more energy efficient upgrades, water conservation projects, and renewable energy investments.

The 2017 Montana Climate Assessment and the 2021 Greater Yellowstone Climate Assessment documented temperature trends from 1950 to 2015. During this 65-year period, the mean annual temperature in the South-Central Climate Zone, which includes Red Lodge, increased by 2.8°F. Winter and spring temperatures rose by an average of 3.0°F and 3.9°F, respectively. If these trends continue, we can expect longer growing seasons, more days with summer temperatures exceeding 90°F, and a more unpredictable mountain snowpack with earlier melting.

At the time of writing this Growth Policy, Carbon County is classified as “abnormally dry” by the U.S. Drought Monitor, a program run by the University of Nebraska-Lincoln. This is typical for South-Central Montana, where periodic droughts are common. As such, drought mitigation and adaptation are crucial, and the City of Red Lodge should work with Carbon County to address drought preparedness.

Changes in snowpack levels and snowmelt timing will also impact late summer stream flows, surface water and groundwater resources. Warmer springs and summers may reduce agricultural production and increase the frequency and intensity of droughts, rain on snow events and wildfires. These changes are likely to affect the region’s social, economic, and ecological systems, including agriculture and outdoor recreation. To adapt to these shifts, it is vital to prioritize conservation, sustainable living practices, and municipal operations. Implementation of strategies to lower energy use in City operations, as outlined in the Red Lodge Energy Conservation Plan (ECP), will help to quantify progress.

ENERGY CONSERVATION PLAN

The City of Red Lodge Energy Conservation Plan (ECP) was adopted by the City Council in 2018 and updated in 2023. The ECP identified goals that the City would like to achieve by a set date for their energy conservation. There was one short-term goal to reduce the metric tons of carbon dioxide equivalent (MtCO₂e) by 10%, by the year 2021. However, the City was able to reduce these emissions at a faster rate than expected, by reducing emissions by 20% between 2016-2021. Originally, the long-term goal was to reduce emissions by 50% in a 24-year period.

The amended ECP now has a long-term goal of reducing emissions by 50% by 2035, instead of the originally proposed date of 2040. Subsequently, the short-term goals have also been altered to achieve a 30% reduction by 2029 and a 40% reduction by 2032. The ECP lays out 32 strategies that, when implemented, will allow Red Lodge to achieve emissions reduction goals. The strategies are centered on five focus areas: a) Fleet, Buildings, and Streetlights; b) Internal Policies and Practices; c) Solid Waste, Recycling, and Compost; d) Wastewater and Water; and e) Codes and Land Use.

Since the plan was adopted, several energy efficiency improvements such as window replacements, LED retrofits, and increased insulation have been implemented at City Hall, the Police Station, and the Public Works Shop. A City-wide streetlight LED retrofit and renewable energy installation at the Carnegie Library have also occurred. The City is also looking at completing energy efficiency upgrades on the second floor of the City office, which was originally mentioned in the Energy Conservation Plan.

NATURAL AND CULTURAL RESOURCES

The ECP also identifies a variety of funding mechanisms for each strategy, as well as potential partners and guidance on which actions should be taken first and by whom. An evaluation of implementation progress should be made each year and presented to the City Council. Beginning in 2021, every 5 years the City's greenhouse gas emissions, energy usage, and energy costs should be re-inventoried. This re-inventory will allow us to see if implemented strategies are achieving the emissions and cost reductions that were estimated and inform the City if it is on track to meet the long-term goal of 50% emissions reduction by 2035.

The Energy Conservation Plan in the future should be extended beyond City owned facilities to residential properties and incorporate community wide conservation strategies (see Big Sky Climate Action Plan as an example of a plan addressing communitywide strategies).

WILDLAND URBAN INTERFACE

The Wildland Urban Interface (WUI) poses tremendous risks to life, property, and infrastructure in associated communities and is one of the most dangerous and complicated situations faced by firefighters. It is estimated that as many as 43% of new home construction in the western U.S. is adjacent to or intermixed with the WUI. (U.S. Fire Administration, 2018). WUI fires pose great challenges to firefighters primarily because access to homes and availability of water are often limited in the WUI. Fire prevention programs such as fuel reduction initiatives and home assessment in WUI areas are extremely important. Homeowners must accept a measure of responsibility and be fully aware of the risks when deciding to locate in such an environment.

EVALUATION OF THE POTENTIAL FOR WILDLAND FIRE

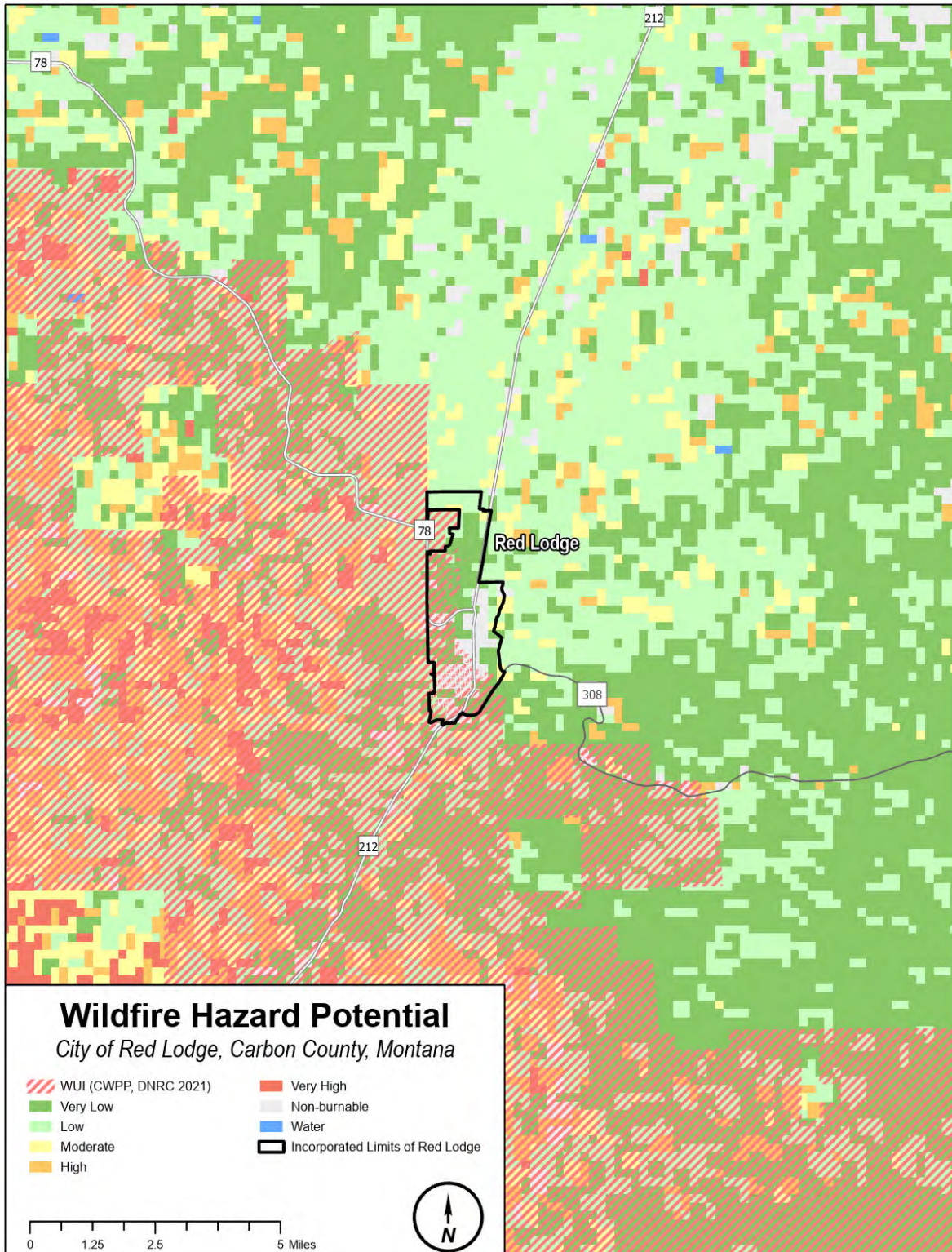
Red Lodge is designated by the Federal Government as a wildland-urban interface community, which highlights that Red Lodge is at risk from wildland fire. (Federal Register on January 4, 2001). Recent work done by the USFS Beartooth Ranger District has shown a potential for spot fires with a high probability of ignition should a fire ignite in the surrounding Custer Gallatin National Forest. This underscores the importance of recognizing that the City is vulnerable to wildfire and of taking action to mitigate the hazards where possible.

The City of Red Lodge is surrounded by wildland areas that contain heavy fuel loads and the potential for wildland fire activity. Additionally, within the City Limits of Red Lodge, several areas of heavy vegetation pose significant hazards of ignition and propagation of catastrophic conflagration. Surrounding areas of concern include the Main and West Forks of Rock Creek and the Palisades Area, all south and west of the City. These areas contain significant fuel loads that could easily cause ignition within City Limits by blowing firebrands. Areas in the Urban Growth Boundary and the larger Planning Jurisdiction include development such as the Woodlands on Rock Creek



NATURAL AND CULTURAL RESOURCES

Map 8 - Wildfire Hazard Potential



NATURAL AND CULTURAL RESOURCES

subdivision where heavy fuel loads are not buffered by adequate fire breaks. Within the City, the southern portion of the US Highway 212 corridor to the east and the entire Rock Creek corridor present serious WUI concerns. Riparian areas should be maintained. They are typically moist environments that may modify fire behavior.

Several factors increase the severity of wildland fire behavior in and around Red Lodge. Steep south, east, and west-facing slopes and canyons with light, flammable fuels down low and dense mature lodgepole pine above provide the opportunity for high-intensity fire with extreme fire behavior. Red Lodge frequently experiences strong winds. Typical summer weather patterns produce extended periods of high winds, high temperatures, low humidity, and no precipitation. Average annual precipitation in the area ranges from 18 to 30 inches. Because of the pattern of the National Forest boundary, there is a long distance of forest frontage with fuels varying from grass to heavy timber; this area is ripe for a wind-driven stand-replacing fire.

As population and recreational uses increase in these areas, the number of fires and potential impact from a fire may also increase. Due to the accumulation of fuels from urban development and the wildland setting, varied topography, and areas with limited access, a fire starting in or spreading to these areas could quickly grow beyond the capabilities of area firefighting resources.

Wildland fires adjacent to Red Lodge in the wildland interface have occurred 6 times since 2008, most recently as 2021 demonstrating the potential for small fires to reach devastating size very quickly. Coupled with climate changes and intermittent drought, the potential for catastrophic fire in the WUI within the jurisdiction of the City of Red Lodge and the surrounding area is high.

APPROPRIATE REGULATIONS AND ORDINANCES

The Growth Policy Statutes require that the City evaluate whether or not there is a need to adopt regulations that require:

- Defensible space around structures
- Adequate ingress and egress to and from structures and developments to facilitate fire suppression activities;
- Adequate water supply for fire protection
- Zoning and subdivision regulations to protect riparian areas and wetlands which provide fuel breaks

The City of Red Lodge's adopted Zoning Ordinance contains the following criteria for a zoning district: yard setbacks, lot area and width, landscaping, building coverage, and building height. Additional zoning regulations may need to be considered to address concerns such as building materials, and delineation of a WUI Zone with specific lot design guidelines.

All subdivisions and PUDs should be planned and designed to provide adequate ingress and egress for firefighting personnel and equipment. Planning and design for fire and emergency access of subdivisions, lot development, and PUDS should include adequate road widths in accordance with the City's subdivision and zoning regulations, as well as fire code requirements, and provide a sufficient number of legal and physical accesses as required by those regulations.

The Public Works Department of the City of Red Lodge maintains water mains and fire hydrants. The Red Lodge Fire Department routinely checks these hydrants for adequate operation and flow. Both departments work together to ensure that adequate fire flow exists for new development within the jurisdiction. An ongoing evaluation of the available water supply for firefighting should be conducted in conjunction with the public works department.

NATURAL AND CULTURAL RESOURCES

NOXIOUS WEED CONTROL

The City of Red Lodge will strive to be a good steward of the land by promoting the prevention and management of invasive weeds. The most common noxious weed species within the City include knapweed, common tansy, hounds' tongue, and absinthe wormwood. The City should work with the Carbon County Weed District and the Beartooth Weed Management Area to understand and implement a weed management plan for City-owned land. The City will work in cooperation with the Carbon County Weed District and other organizations to educate the public about noxious weed identification, control, and mitigation. The City will evaluate its weed prevention activities regularly to determine the effectiveness of weed management programs and will work to maintain its weed management program at an appropriate level.



Hounds tongue Weed, picture courtesy of the MSU Extension Office



Spotted-Knap Weed, picture courtesy of the MSU Extension Office

FLOODPLAIN MANAGEMENT

The City of Red Lodge voluntarily participates in the National Flood Insurance Program (NFIP). The City's program of corrective and preventative measures for reducing future flood damage takes a variety of forms including zoning, subdivision, building requirements, and special-purpose floodplain ordinances. Floodplain management requirements are designed to minimize future flood damage and to prevent new developments from increasing the flood threat.

The City's Flood Insurance Rate Map (FIRM) was issued following a flood risk assessment by the Federal Emergency Management Agency (FEMA) and has been in effect since December 4, 2012 (Community Panel Numbers 30009C0711D, 30009C0692D, 30009C0701D, and 30009C0703D). NFIP maps were created from a Flood Insurance Study to show Special Flood Hazard Areas (SFHA), Base Flood Elevations (BFEs), and risk zones in addition to floodplain boundaries and a delineation of the regulatory floodway.

The floodplain is a Special Flood Hazard Area. The Special Flood Hazard Area (SFHA) on NFIP maps is the land area covered by the floodwaters of the Base Flood. The Base Flood is also known as the 100-year flood. A Base Flood Elevation is the elevation for which the base flood is expected to reach. The floodplain consists of a floodway and a flood fringe. The floodway is the area of highest velocity during a flood event; the floodway must be reserved to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. The City should ensure that neither fill nor buildings are placed in the floodway. When fill or buildings are placed in the floodway, flood storage areas are lost, and flood heights will go up because there is less room for the floodwaters. It is best practice for Cities to have

NATURAL AND CULTURAL RESOURCES

a 50-foot or greater streamside setback for any structures that are not in the floodway. Red Lodge should implement this setback to protect the beneficial functions of the floodplain as well as private property and resident safety. Figure 19 identifies the characteristics of a floodplain.

The Base Flood has a 1% chance of occurring in any given year. Although a 100-year flood sounds remote, over the life of an average 30-year mortgage, a home located within the 100-year flood zone has a 26% chance of being inundated by the base flood over the life of the mortgage. The same home has less than a 1% chance of fire damage during the same period (www.fema.gov).

In June of 2022, the City of Red Lodge was heavily impacted by a 500-year, or 0.2% chance flooding event, after a severe rain on snow event associated with an atmospheric river that was concentrated in the Upper Yellowstone watershed. The surging waters caused massive amounts of damage to public and private property, as well as critical infrastructure, namely bridges, and streets that are still in need of repair. The City is still completing remediation and cleanup of the City, with some property owners unable to redevelop or rebuild due to being located in the Floodway and substantially damaged. The City should maintain existing right-of-ways and easements, in addition to continuing to pursue land acquisition to ensure that natural floodway will not be impeded and to better avoid catastrophic loss of property again and in the future. The City will work with the County, Montana DNRC, and the Conservation District to complete a channel migration zone map for Rock Creek.

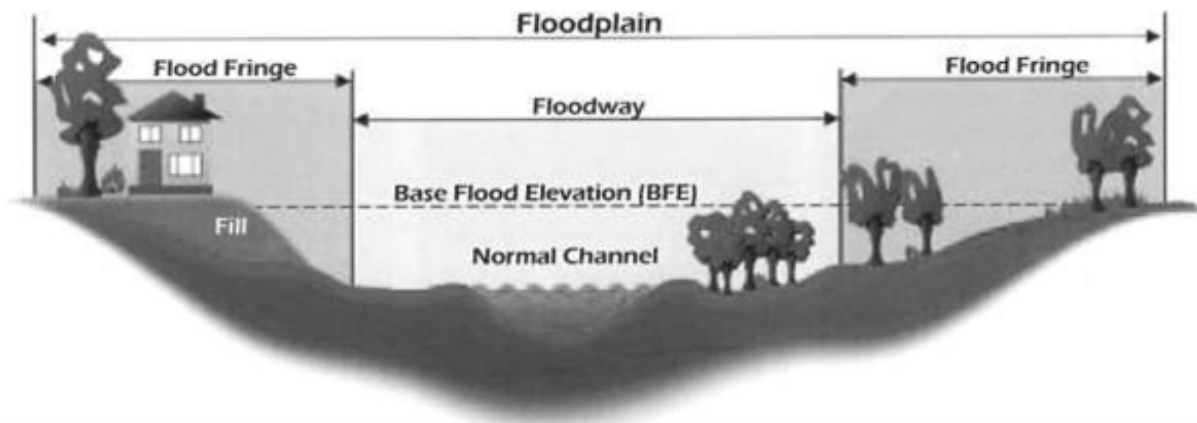
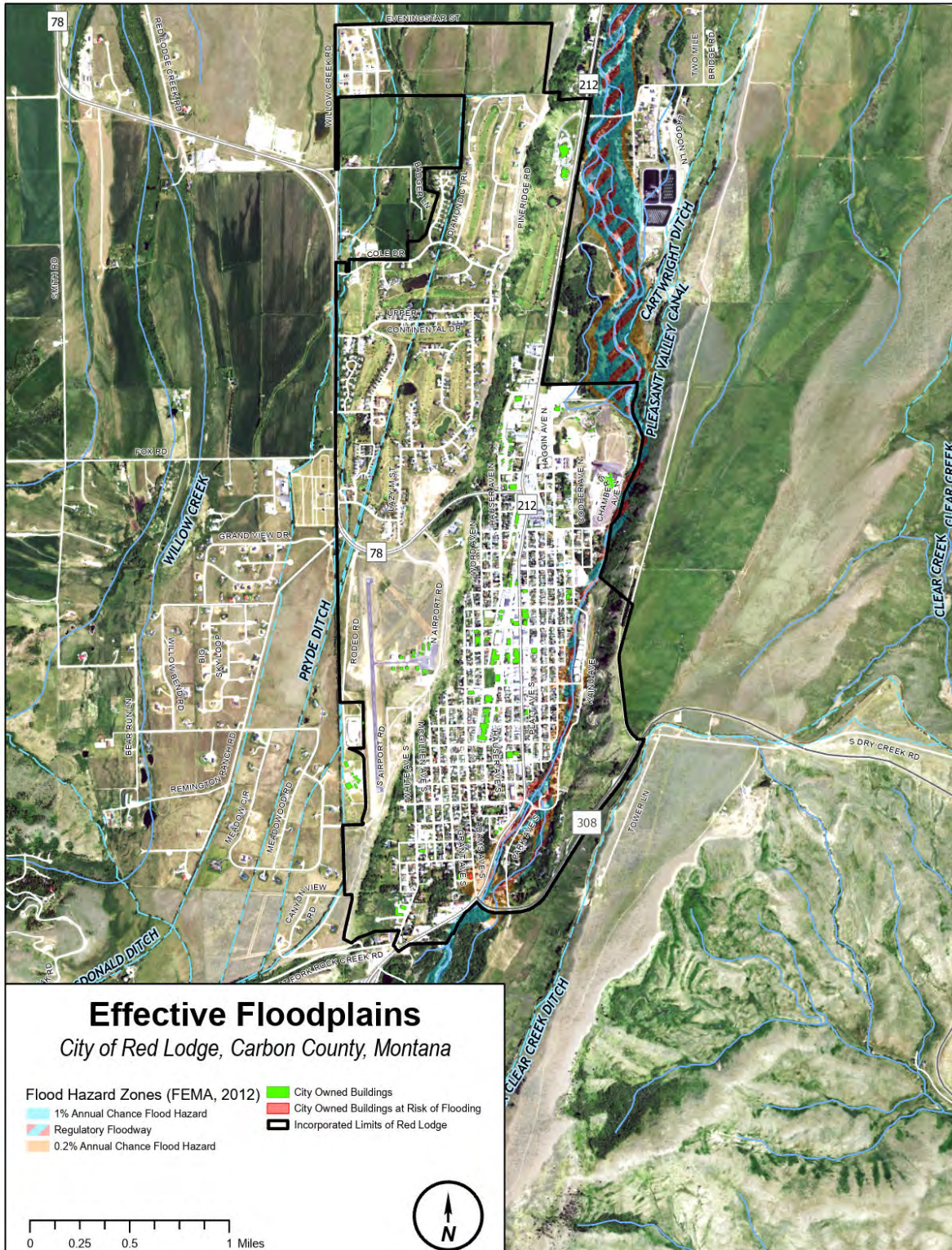


Figure 18 - FEMA Floodplain Cross Section, Source: FEMA, 2007, www.fema.gov

NATURAL AND CULTURAL RESOURCES

Map 9 - 2012 Effective Floodplains



NATURAL AND CULTURAL RESOURCES

WILDLIFE CONSIDERATIONS

Red Lodge is located in the northeast corner of the Greater Yellowstone Ecosystem (GYE). The GYE is a rare and extraordinary place with a concentration of large expanses of wild public lands. Natural and human communities flourish because people act with the understanding that their economic, cultural, and spiritual well-being depends on the health and vitality of the region's natural systems. The vast beauty, abundant natural resources, and quality of life in the GYE have always been the magnets drawing and keeping those of us lucky enough to live here. Our sense of place and identity is tied to the lands, waters, and wildlife that make this place so unique (www.greateryellowstone.org).

Wildlife

Red Lodge lies within a broad range of wildlife species and habitat. At least four species of concern have been identified including the Preble's shrew (*Sorex preblei*), the gray wolf (*Canis lupus*), the greater sage-grouse (*Centrocercus urophasianus*). The grizzly bear (*Ursus arctos horribilis*) remains classified as an endangered species and warrants even greater caution than other species of concern. Protecting this majestic animal is crucial, as its decline impacts the entire ecosystem. Conservation efforts must be prioritized to ensure its survival and the health of its habitat. Grizzly bears are a concern as their habitat surrounds the Red Lodge area and the bear population and ranges are expanding. Other species of interest in Red Lodge include large mammals such as whitetail and mule deer, black bear, moose, mountain lion, and elk. Bald eagles and osprey nest along the Yellowstone River and its tributaries including Rock Creek. Other species present include small mammals such as beaver, river otter, mink, muskrat, nesting and migratory waterfowl, resident songbirds, and a raft of turkeys. Yellowstone cutthroat trout is indigenous to the Yellowstone River and its tributaries. The City should consider implementing a wildlife management plan.

Riparian Habitat

Riparian areas provide a travel corridor for several species passing through the City of Red Lodge. Human development in intact riparian/wetlands reduces wildlife habitat values. Removal of riparian/wetland vegetation to create views, graze domestic animals, and build homes reduces the amount or quality of habitat (e.g. space for wildlife). Human pets such as cats and dogs tend to harass or consume wildlife. Wildlife-human conflicts increase with urbanization. For example, whitetail deer will browse extensively on expensive ornamentals, in gardens or in haystacks. Beaver will continue to utilize remaining riparian vegetation (trees and shrubs), which may have been already reduced due to development. Riparian corridors are areas of very high bird diversity. In time, the value of once productive riparian wildlife habitats is diminished. There are riparian areas located along the west bench that are unmapped by the national wetland inventory. It should be pointed out that this area serves as a quality habitat for a variety of animals. The Montana Department of Fish Wildlife and Parks (FWP) has recommended the following policies to conserve fisheries and important riparian habitat.

- Designate all waters as critical fish habitat.
- Maintain a 100-foot setback of development and septic systems from the edge of all rivers, streams and lakes.
- Prohibit off-channel excavation to correct watercourses.
- Maintain streamside vegetation.
- Riparian areas should be zoned to limit development.
- All areas between river channels should be maintained as open space.

NATURAL AND CULTURAL RESOURCES

SAND AND GRAVEL

Natural mineral extraction is extremely important to many of the jurisdictions of Montana. Open-cut gravel mines provide road-based material for both public and private projects requiring sand and gravel. There are currently four open-cut mines adjacent to Red Lodge, with none being within the City limits. The current pits are east of the City off Highway 308, West of the City off Highway 78, and North of the City off of Highway 212.

NATIVE GRASSLANDS AND SHRUBLANDS

The open low-elevation grassland/shrubland and forested areas provide important habitats, especially winter habitat. These lands tend to be highly vulnerable to development because of their warmer characteristics. Development within and around these sites will reduce the quality of wildlife habitats because of increased predation by pets, alterations to native vegetation, and increased human disturbances. Soil disturbance because of development provides opportunities for the establishment of noxious weeds. Homes or other developments attract whitetail deer to their ornamental plantings, gardens, and domestic animal feeds. The presence of deer will attract mountain lions. Development within grasslands or shrublands should seek to keep as much of this habitat type intact as possible. Sagebrush communities provide a critical habitat for the Greater Sage Grouse and should remain intact as much as possible. The beautiful fleabane (*Erigeron formosissimus*) is an identified species of concern.

HUMAN-WILDLIFE CONFLICT

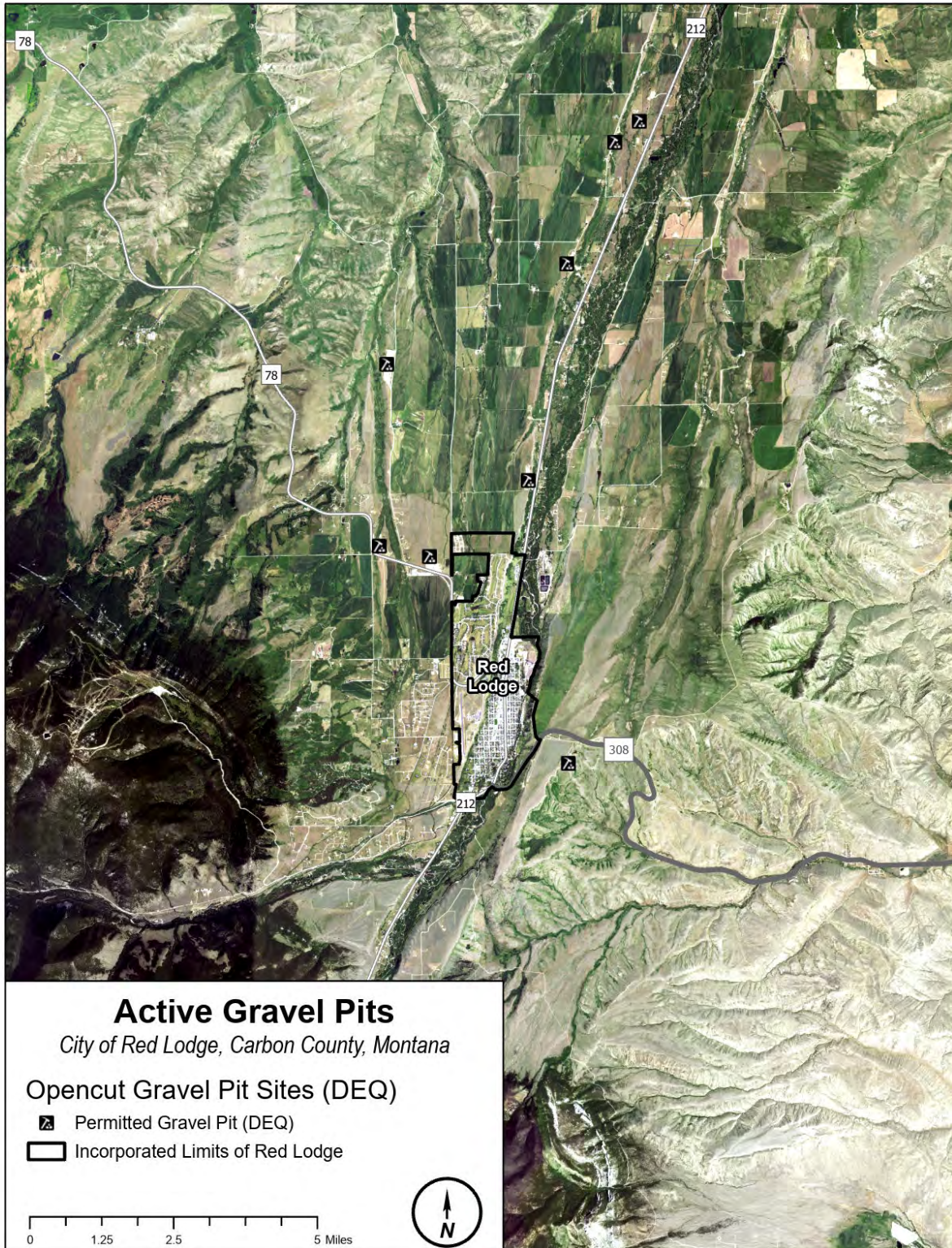
Human-wildlife conflict increases as development occurs in areas with wildlife populations or areas that are used as travel corridors or winter ranges. The Montana Department of Fish, Wildlife, and Parks (FWP) maintains data regarding wildlife distribution and human-wildlife contact/conflict. FWP uses habitat base maps, FWP staff's general knowledge, and incident or game damage reports to develop data regarding human-wildlife conflict for a few species. Black bears regularly enter Red Lodge in search of alternative food sources like garbage. Grizzly bears have increasingly been cited around Red Lodge and the habituation of bears to garbage and people will continue to lead to human-wildlife conflicts. Moose with calves can regularly be spotted roaming the residential neighborhoods during migration season, as well as wild turkeys. Human-wildlife conflict can result in both injury to humans and destruction of wildlife. The high density of resident deer populations and lack of safe wildlife corridor crossings of major thoroughfares increase the potential for automobile-wildlife conflict.



Pictures courtesy of Randy Dragon

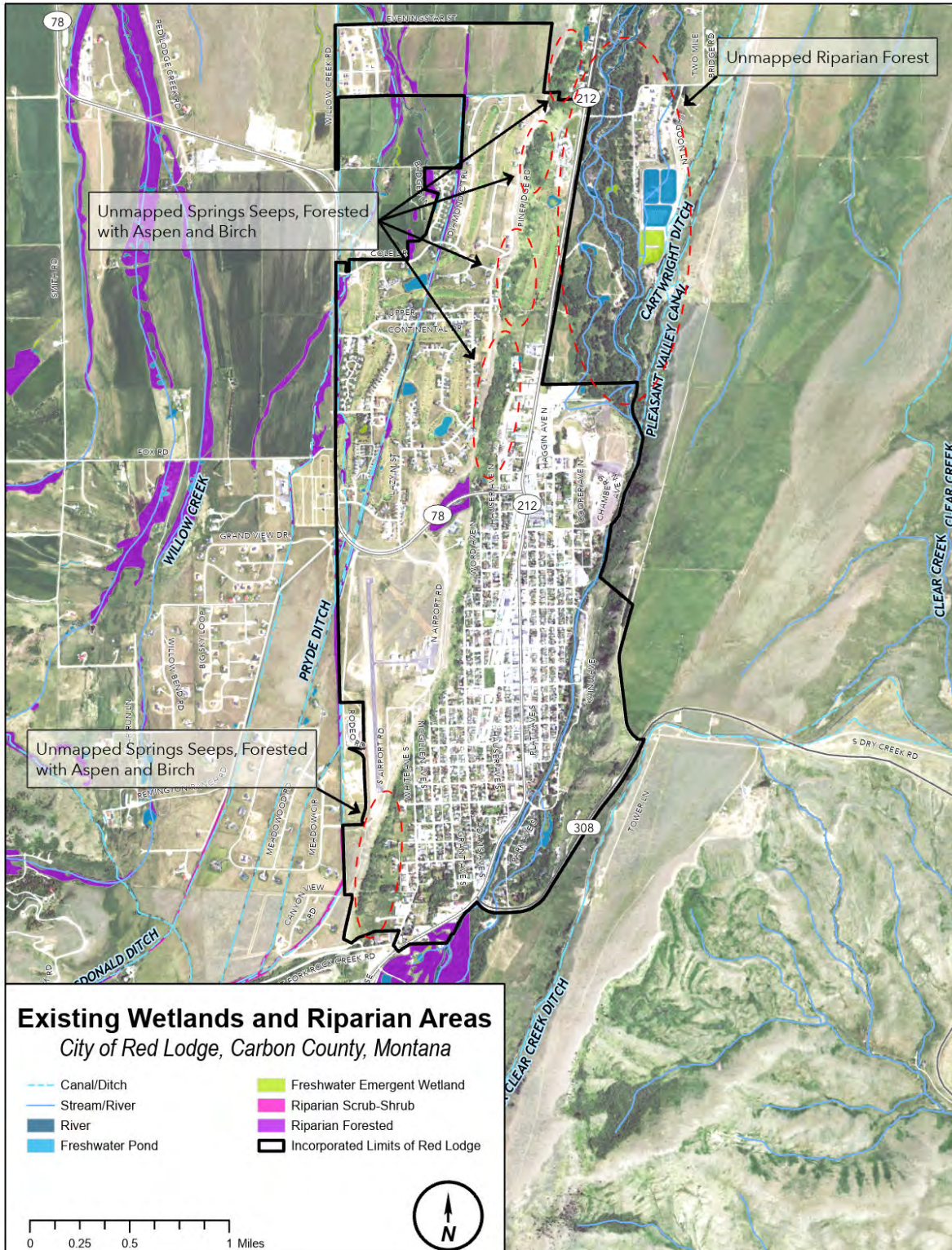
NATURAL AND CULTURAL RESOURCES

Map 10 - Active Gravel Pits



NATURAL AND CULTURAL RESOURCES

Map 11 - Existing Wetlands and Riparian Areas



RECREATIONAL RESOURCES

The City of Red Lodge provides a diverse range of recreational resources for its residents. This section highlights the various types of recreational amenities within the City and outlines the comprehensive plans that support and enhance these resources. The foundation supporting the Red Lodge outdoor recreation and tourism economy includes access to open space and a variety of public lands, including:

- City parks and trails
- State lands
- Public lands managed by the Bureau of Land Management
- Custer Gallatin National Forest

Scenic trips on the Beartooth National Forest Scenic Byway and All-American Road, hiking and camping in the Absaroka Beartooth Wilderness, viewing wildlife, visiting Yellowstone National Park, and skiing at Red Lodge Mountain and Red Lodge Nordic Center are among the attractions that bring people to Red Lodge

and the surrounding area. These assets contribute to the health and quality of life of the community and have a strong influence on the local economy by attracting visitors and new residents to Red Lodge.

Rock Creek and mountain views are important elements of Red Lodge's sense of place. Rock Creek and its associated riparian corridor is a unifying feature connecting Red Lodge and the neighborhoods through which it flows with the mountains. The east and west benches, rising above the Rock Creek Valley and the City, create strong horizontal lines and a sense of enclosure important to the visual character of the community. Abundant, accessible open space, unobstructed views, and neighborhood parks and trails are planning priorities to protect these features and maintain the quality of life for residents of Red Lodge and the surrounding area.

Improving parks, building trails, and protecting riparian areas and other open spaces requires public investments and support. These investments can yield impressive returns economically, in the quality of life, and promote healthy communities. Reports by Headwaters Economics, Trust for Public Land, and others indicate communities with access to public lands, parks, and trails attract visitors, and new residents, enjoy improved health, have higher household incomes, and have higher property values.

PARKS

As of 2024, the City of Red Lodge has fourteen officially dedicated public parks (see Figure 19) to be held and reserved for public use. There are nine developed parks, with amenities and five undeveloped parks that are primarily used as linear parks with trails and benches, or natural areas, as referenced in the Red Lodge Comprehensive Parks Plan. The City has already acquired a property that was damaged in 2022 and



Picture of property recently acquired by City



Picture courtesy of Sandy Conlee

RECREATIONAL RESOURCES

remains open to acquiring additional properties that were also damaged during the flood. These acquired properties are aimed at restoring and protecting the floodplain, enhancing the natural stream function, and providing additional open space for City residents.

The City of Red Lodge partners with many organizations to continue to improve our public parks. Through Memorandums of Understanding (MOU's), the City establishes agreements with community organizations for their specific uses of the parks and they contribute to development, maintenance, awareness, and improvements to best serve, not just the organizations, but the public at large. Through the cooperative efforts of the City Public Works Department, the Parks Board, the City Council, and MOU partnerships, the city parks remain an invaluable asset to our community.

PARK	AMENITIES
Coal Miners Park	Picnic table, bench, playground, baseball diamond, dog waste station, batting cage, storage shed, restroom, disc golf course, bleacher seating, irrigation system, water well, trails, parking, Shelly's soccer fields
Finn Park	Picnic table, grill, bear proof container, dog waste station
Pride Park	Picnic table, planters, irrigation system, bench, lighting
Rotary Park	Picnic table, bench, gazebo, restroom, playground, basketball court, grill, warming hut, bear-proof container, lighting, seasonal ice rink, irrigation system, dog waste station, volleyball court, horseshoe pit, parking
Lions Park	Picnic table, bench, gazebo, restroom, playground, basketball court, grill, warming hut, bear-proof container, lighting, seasonal ice rink, irrigation system, dog waste station, volleyball court, horseshoe pit, parking
Hellroaring Skate Park	Bearproof container, bench, 6-ft halfpipe, 4 ft halfpipe, 4 ft table top ramp, handrail
City Pool	Men's & women's locker rooms, steel-lined L-shaped pool. 82' x 43' main pool, 60' wide at zero entry at one end, splash deck, water slide, diving board
Double Ditch Dog Park	Picnic table, fencing, bridge, trails, parking
Field School Park	Bench, playground, baseball diamond, tennis/pickleball courts, dog waste station
Creekside Park	"Swimming hole", user paths, and creek access
Phillips Park	Undeveloped with forested area and small open space area, suitable for future benches and picnic tables or community garden
Diamond Corner Park	Undeveloped with potential for a picnic table and benches
The Spires	Dirt trail segment with a small bridge
Van Dyke Park	Trail, observatory, benches and interpretative signage (vehicles and parking not allowed in open space park)

Figure 19 - Parks

RECREATIONAL RESOURCES

PARKS BOARD

The City of Red Lodge's Parks Board consists of seven voting members. The Mayor appoints the Board members and receives staff support from the City Planning Department and Public Works. The Parks Board members are tasked with overseeing the various plans concerning the parks, such as the Comprehensive Parks Plan, Comprehensive Trails Plan, and Urban Forestry Plan. The board also manages any items that concern the parks and open spaces that are City-owned.

It is imperative that Red Lodge city parks and parks board continue to be adequately funded in order to facilitate the expansion of the trail network for biking and walking, and general maintenance and upgrades to the parks. The City, working, along with the Parks Board, should continue to pursue grant opportunities. It is important to note that some grant opportunities require a community match.



Whistler Observatory, picture courtesy of Theresa Whistler

2015 COMPREHENSIVE PARKS PLAN

In 2015, the City of Red Lodge recognized the importance of its parks and open space and developed a Comprehensive Parks Plan. The City completed an inventory of all City owned lands, rights-of-ways, and easements. The inventory was intended to provide a complete assessment of all the properties that are suitable for parks and trails. The parks board or active transportation committee will need to move forward with the assessment recommendations. The Plan also provided directions regarding how the Parks Board works in conjunction with Public Works and the City Council.

CITY POOL

The newly renovated city pool was completed in July 2022. The City pool is an ADA compliant, L-shaped zero entry design that includes a modernized pool house and pool mechanics, 7 feature splash deck, water slide and diving board. Other features include two shade pergolas. The City pool provides safe summer recreation for youth and adults. In addition, there is a learn to swim program, adult exercise opportunities and a free lunch program for youth.

2016 ACTIVE TRANSPORTATION PLAN

The 2016 Active Transportation Plan was developed to provide the City with a plan for new and upgraded amenities such as bike paths, trails, and sidewalks that make it easier for residents and visitors to get around by foot, bike, and/ or mobility-assistance apparatus. The Active Transportation Plan created an inventory of all the trails in Red Lodge at the time.

TRAILS

The City is collaborating with Beartooth Trails to further develop the Rocky Fork Trail System. Currently, two trails are fully developed within the City limits: the Coal Miners Park Trail and the Red Lodge Airport Trail. The Coal Miners

RECREATIONAL RESOURCES

Park Trail, a 0.6-mile path winding through the park, was originally built in 1994 by the Montana Conservation Corps. The Red Lodge Airport Trail, a three-mile loop around the airport, rodeo grounds, and fairgrounds, offers breathtaking mountain views and a scenic overlook of Red Lodge's historic downtown. Recently, Beartooth Trails completed repairs on the McGillen Trail, which connects McGillen Avenue to the Airport Trail.

The City's 2016 Active Transportation Plan emphasized the need for new and upgraded facilities to support walking, biking, and mobility



Rainbow over the Airport Loop Trail, picture courtesy of Nick Gaddy

assistance throughout the community. Meanwhile, the 2006 Comprehensive Trails Plan reflected residents' desire for a connected trail network to facilitate non-vehicular travel within Red Lodge. An example of this effort is the City is currently working towards creating a trail down Brewery Hill linking the golf course to the downtown. Moving forward, the City should continue to seek funding for the maintenance of existing trails and explore opportunities for trail easements to build a more connected trail system between the City and County, fostering a more walkable community.

OPEN SPACE AND OUTDOOR RECREATION

The Rock Creek riparian area plays a vital role in Red Lodge's local landscape, serving as an essential wildlife travel corridor and providing numerous ecosystem services. These riparian zones filter surface runoff, offer habitat for fish and wildlife, attenuate floods, recharge valley aquifers, enhance the visual appeal of the area, and offer recreational opportunities. Given these contributions, city planning and policies should recognize and reflect the importance of riparian areas as key components of the city's green infrastructure. They provide vital open space that enriches the lives of residents and visitors alike. Open space planning in Red Lodge faces several challenges, including the distribution of parks, damage to parks from the June 2022 flooding event, limited park budgets, potential impacts of future development on Rock Creek, and the loss of wildlife habitat. The visual impact of development on the slopes above the city is also a concern, along with the lack of safe multi-modal connections between the city center and surrounding areas, including the benches. Another significant challenge is developing a connected system of trails that links parks, neighborhoods, and Custer Gallatin National Forest trailheads. The City of Red Lodge is actively planning and addressing these open space challenges in variety of different ways such as zoning code reform, comprehensive planning (Parks Plan), and collaboration with various agencies and stakeholders.

Red Lodge is a year-round destination for outdoor recreation, offering a variety of activities across all seasons. In winter, the Red Lodge Mountain Resort provides excellent skiing and snowboarding, with slopes suitable for all levels. For those seeking a quieter winter experience, snowshoeing and cross-country skiing along scenic trails in pristine forests offer peaceful escapes; or activities such as outdoor and hockey within the City limits. In the warmer months, the area offers hiking, mountain biking, fishing, and wildlife watching in the surrounding Beartooth Mountains and Custer National Forest. The nearby Rock Creek is perfect for fly fishing, while camping in the area allows for both solitude and immersion in stunning natural beauty. Red Lodge truly provides endless outdoor adventure opportunities for everyone.

RECREATIONAL RESOURCES

2018 URBAN FORESTRY PLAN

The Urban Forestry Plan was intended to inventory the public trees, which are trees found on city- or county-owned property, either in parks or on the right-of-way. The plan identified that a diversification of tree species and age is needed. The City must continue to follow and update the Urban Forestry Plan to reduce large-scale loss of trees throughout the City. The City of Red Lodge also participates in the Tree City USA program, operated by the Arbor Day Foundation. The City should continue to remain in the program by ensuring that all the applicable requirements are met, through the Urban Forestry Plan.

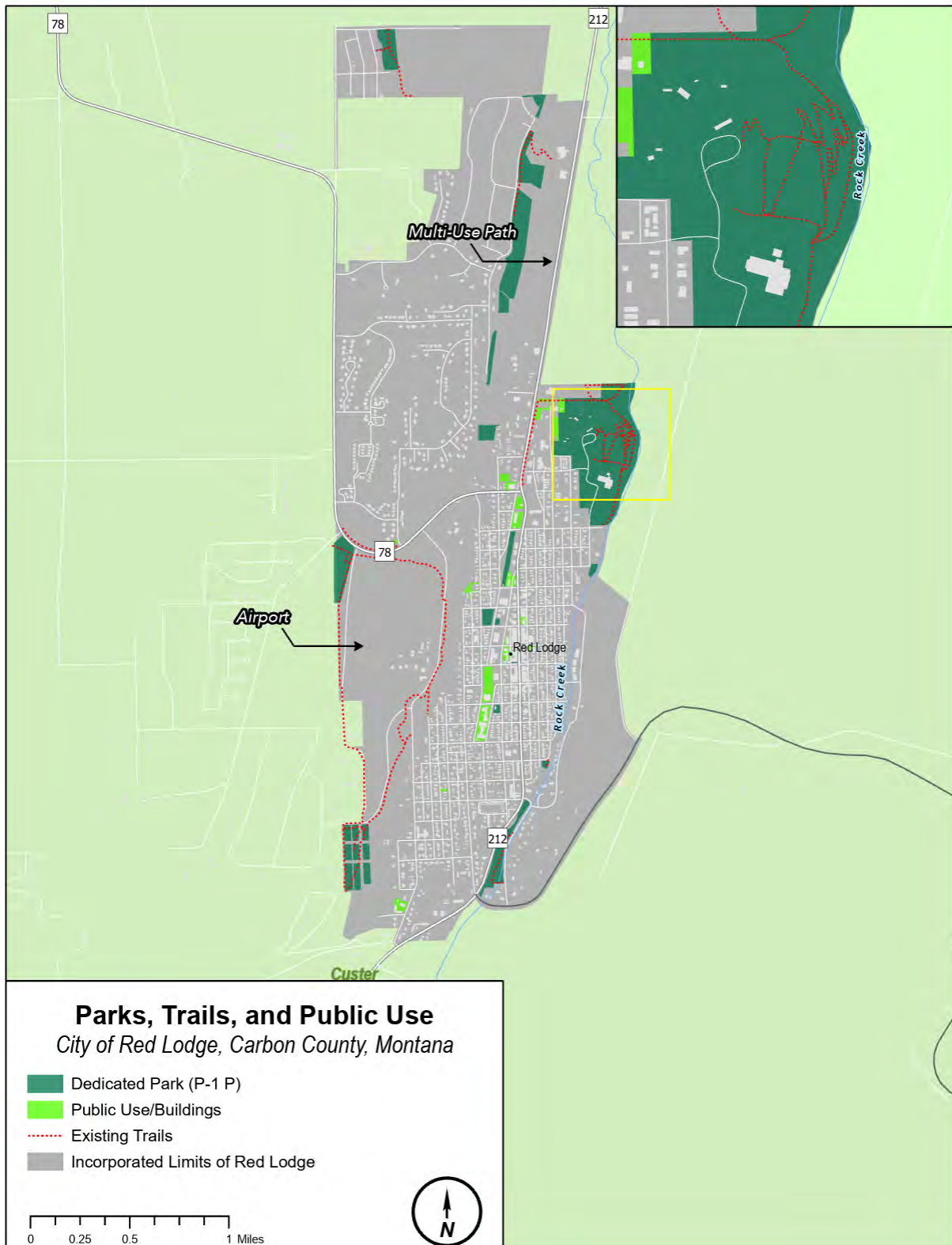
The 2015 Comprehensive Parks Plan was made in conjunction with the Growth Policy adopted at the time and should be reviewed to ensure that it aligns with the 2025 Growth Policy. Red Lodge's zoning code allows for Public Parks and Recreation in every adopted zoning district.



Picture courtesy of Nick Gaddy

RECREATIONAL RESOURCES

Map 12 - Parks, Trails and Public Use



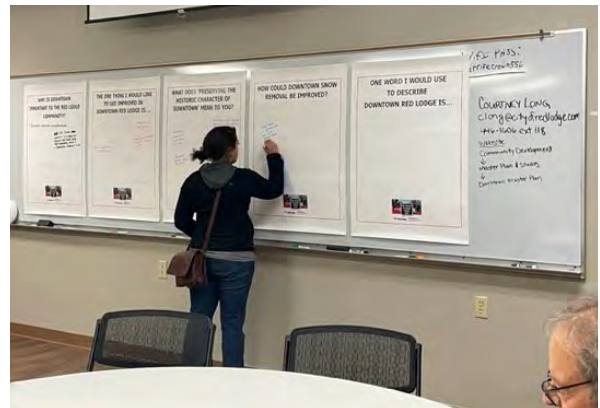
OUTREACH AND IMPLEMENTATION

RESIDENT OUTREACH

Implementation of the Growth Policy revolves around the input of the citizens. Without it, Growth Policy goals, objectives, and action plans are not able to be created. The process the City undertook to elicit public response is detailed below. The City of Red Lodge began developing the 2025 Growth Policy in 2023. A community forum was held at the Red Lodge Senior Center on May 11, 2024, hosted by the Beartooth Front Community Forum. The forum consisted of multiple speakers, while also encouraging citizens to place sticky notes on posters regarding different aspects of the Growth Policy.

GROWTH POLICY ADOPTION

The City of Red Lodge Planning Board held a public hearing on 04/09/25, to allow the citizens of Red Lodge to add further input into the public record in reference to the Growth Policy document. After reviewing the public comments, the Planning Board recommended adoption to the City Council by a vote of 7 - 0. The City Council then held a public hearing on 6/24/2025 to consider the Planning Board's recommendation. The Council voted on to formally adopt the Growth Policy Document at the 7/08/2025 City Council Meeting.



Picture courtesy of Great West Engineering

CONDITIONS AND TIMING FOR REVIEW AND REVISION

This document will be reviewed every five years from the date of its adoption. The City of Red Lodge Planning and Zoning Commission will be responsible for reviewing the Growth Policy and making any recommendations regarding revisions or changes to the City Council. Future reviews should include an evaluation of all the sections outlined in the Growth Policy. Within 10 years, it is anticipated that a full review of the Growth Policy will need to be done. Future development and revision of planning documents should be made in accordance with the adopted Growth Policy's goals and objectives and should adhere to all State Statutes.

Because the future is unpredictable, the Growth Policy may be revised in response to public concerns, decisions by the Planning Board or City Council, legislative changes, or legal precedents from Montana litigation that conflict with its goals, objectives, or strategies.

COORDINATION WITH CARBON COUNTY

As the County seat for Carbon County, the City Council for Red Lodge engages in frequent conversations with the County Commission. The City enjoys a good if not great relationship with the current Commission. The City of Red Lodge will coordinate its efforts to implement this plan with Carbon County in the following ways:

- The County planner and City planning staff meet quarterly to discuss updates and matters requiring coordination.
- The County Planning Board/Planner presents developments in the one-mile planning area of the City of Red Lodge for discussion by the City Planning Board.
- By joint memorandum, as needed depending upon the issue or opportunity.

APPENDIX 1 - DOWNTOWN MASTER PLAN

APPENDIX 2 - ABBREVIATIONS AND ACRONYMS

Abbreviation/Acronym	Definition
ACS	American Community Survey
BFE	Base Flood Elevation
CART	Carbon County Ride and Transit
CHOZD	Commercial Historic Overlay District
CIP	Capital Improvements Plan
C-PACE	Commercial Property-Assessed Capital Enhancements
ECP	Energy Conservation Plan
EMS	Emergency Medical Services
ESRI	Environmental Systems Research Institute (GIS)
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FLUM	Future Land Use Map
FTE	Full-Time Equivalent
FWP	Fish Wildlife and Parks
FWP	Fish Wildlife and Parks
FLUM	Future Land Use Map
GYE	Greater Yellowstone Ecosystem
LTR	Long Term Rental
MCA	Montana Code Annotated
MDT	Montana Department of Transportation
MHI	Medium Household Income
MtCO _{2e}	Metric Tons of Carbon Dioxide Equivalent
NAICS	North American Industry Classification System
NFPA	National Fire Protection Association
PER	Preliminary Engineering Report
PUD	Planned Unit Development
PRV	Pressure Relief Valve
RC&D	Resource Conservation and Development
RLACF	Red Lodge Area Community Forum
RLBA	Red Lodge Business Alliance
ROW	Right-of-way
SFHA	Special Flood Hazard Area
STR	Short Term Rental
TIF	Tax Increment Financing
URD	Urban Renewal District
WUI	Wildland Urban Interface

APPENDIX 3 - SUBDIVISION EVALUATION CRITERIA

SUBDIVISION REGULATIONS AND REVIEW

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

- a. 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
- b. 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 Red Lodge will use the following definitions, as referenced in the City of Red Lodge Subdivision Regulations, effective December 22, 2011.

- Agriculture: All aspects of farming, including the cultivation and tillage of the soil; dairying; and the production, cultivation, growing, and harvesting of any agricultural or horticultural commodities, including commodities defined as agricultural commodities in the Federal Agricultural Marketing Act.
- Agricultural Water User Facility: Those facilities that convey water for agricultural land as defined in MCA §15-7-202, or which provide water for the production of agricultural products defined in MCA §15-1-101, including but not limited to, ditches, drains, pipes, and head gates.
- Local Services: All services and facilities that local government entities are authorized to provide.
- Natural Environment: The physical conditions that exist within a given area, including land, air, water, minerals, 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 all people, not merely for the welfare of a specific individual or a small class of persons.
- Wildlife: Living things that 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

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

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

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

APPENDIX 3 - SUBDIVISION EVALUATION CRITERIA

Evaluation Criteria for Effects on Agriculture

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

Evaluation Criteria for Effects on Agricultural Water User Facilities

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

Evaluation Criteria Upon Local Services

Will the subdivision connect to central water and sewer systems? Who will pay the cost of connecting to the central system?

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

Evaluation Criteria for Effect on Natural Environment

- a. Will the subdivision increase stormwater run-off: interfere with natural drainage ways, or cause or increase erosion? Has the City Public Works Director determined that the size, location, and installation of any culverts meet design standards? Will the terrain create significant surface run-off problems? Will the grading and drainage plan minimize run-off and adverse impacts?
- b. Is the subdivision expected to adversely affect native vegetation, soils, or the water quality, or quantity of surface or groundwater. Will areas disturbed by cutting, filling, and grading be reseeded in the same season to minimize erosion?
- c. Are weed control measures proposed to prevent the proliferation of weed growth within the subdivision and on areas disturbed by construction?

APPENDIX 3 - SUBDIVISION EVALUATION CRITERIA

Evaluation Criteria for Effect on Public Health and Safety

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

Evaluation Criteria for Effect on Wildlife and Wildlife Habitat

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

Public Hearing Procedure-Subdivisions

The City Planning Board conducts its meetings open to the public following the public notice requirements as prescribed by State Statutes. Major subdivisions and those minor subdivisions treated as major subdivisions are subject to public hearings.

The City Planning Board shall provide public notice of proposed subdivisions following the notice requirements as prescribed by Statutes. Public hearings are required for major subdivisions and subsequent minor subdivisions. Hearings are not permitted for first minor subdivisions.

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

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

APPENDIX 4 - MAPS

Map 1 - Dwelling Conditions

Residential Structure Conditions (MT DOC, 2023)

Unsound

Very Poor

Poor

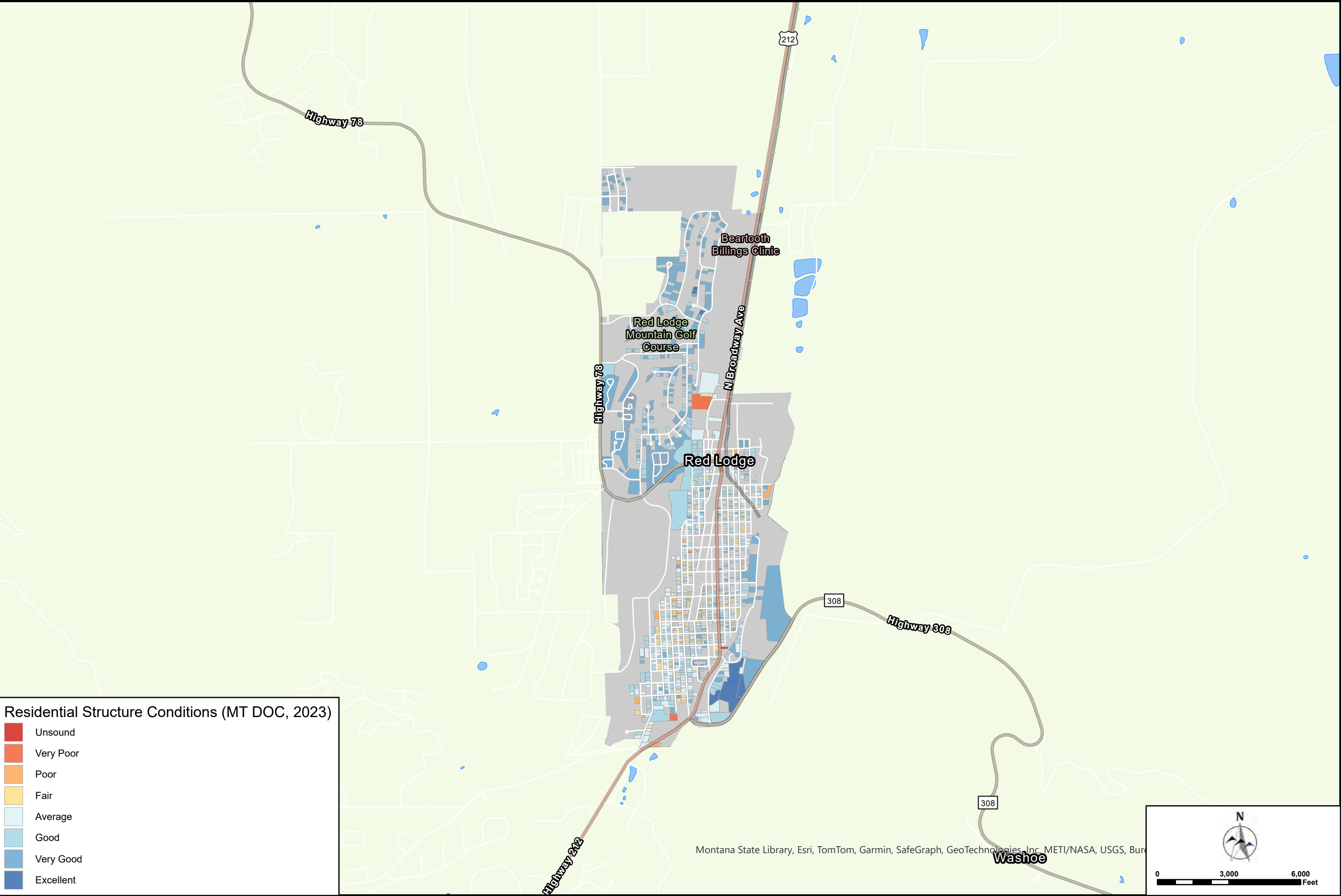
Fair

Average

Good

Very Good

Excellent



Map 1 - Residential Structure Conditions

City of Red Lodge, Carbon County, Montana

2024 Aerial

Prepared For:

City of Red Lodge

PO Box 9

Red Lodge, MT 59068

P: (406) 446-1606

WWCENGINEERING

1275 Maple Street, Suite F

Helena, MT 59601

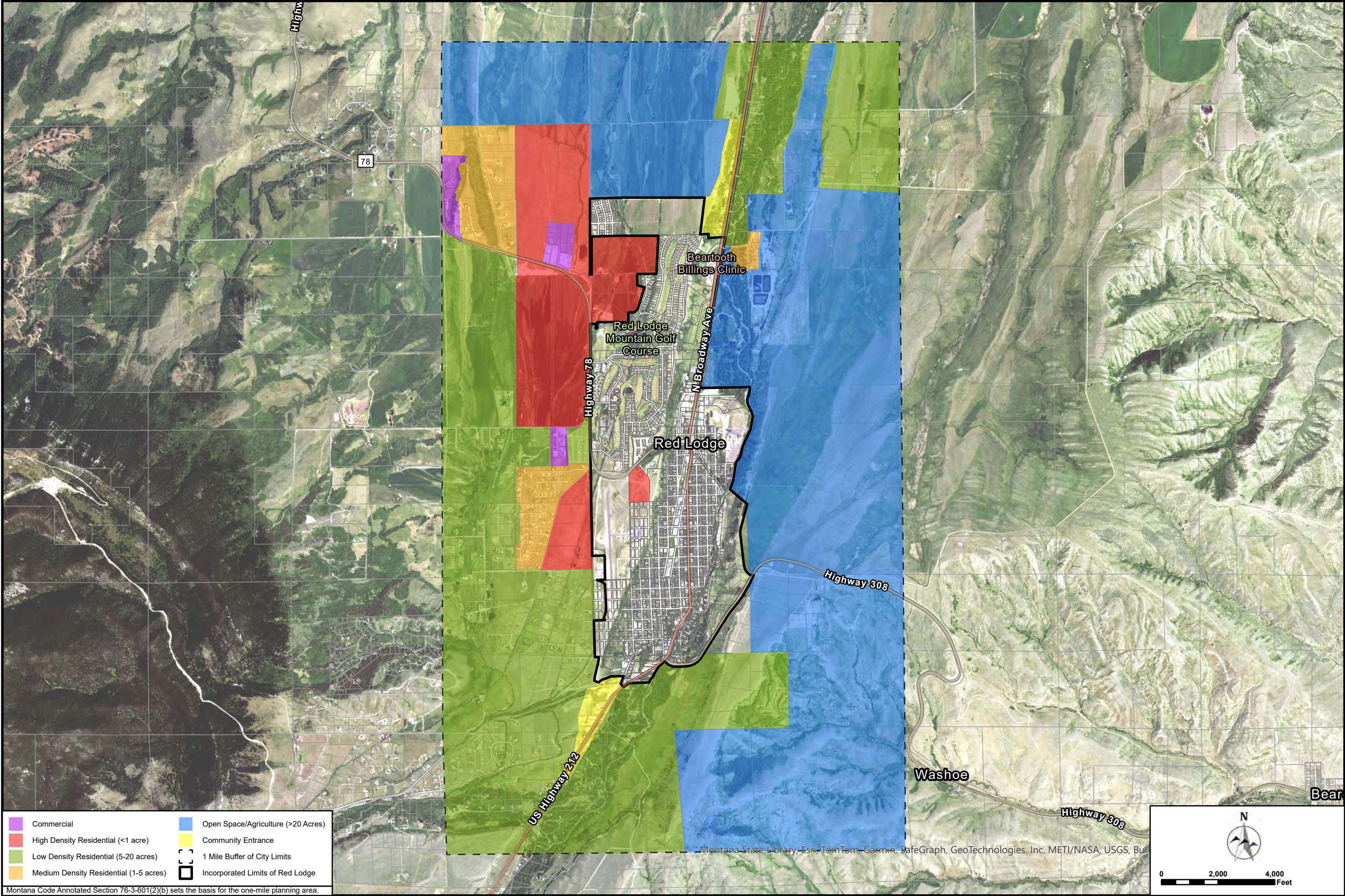
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Map 3 - Future Land Use



Map 3 - Cooperative Future Land use & Planning Area

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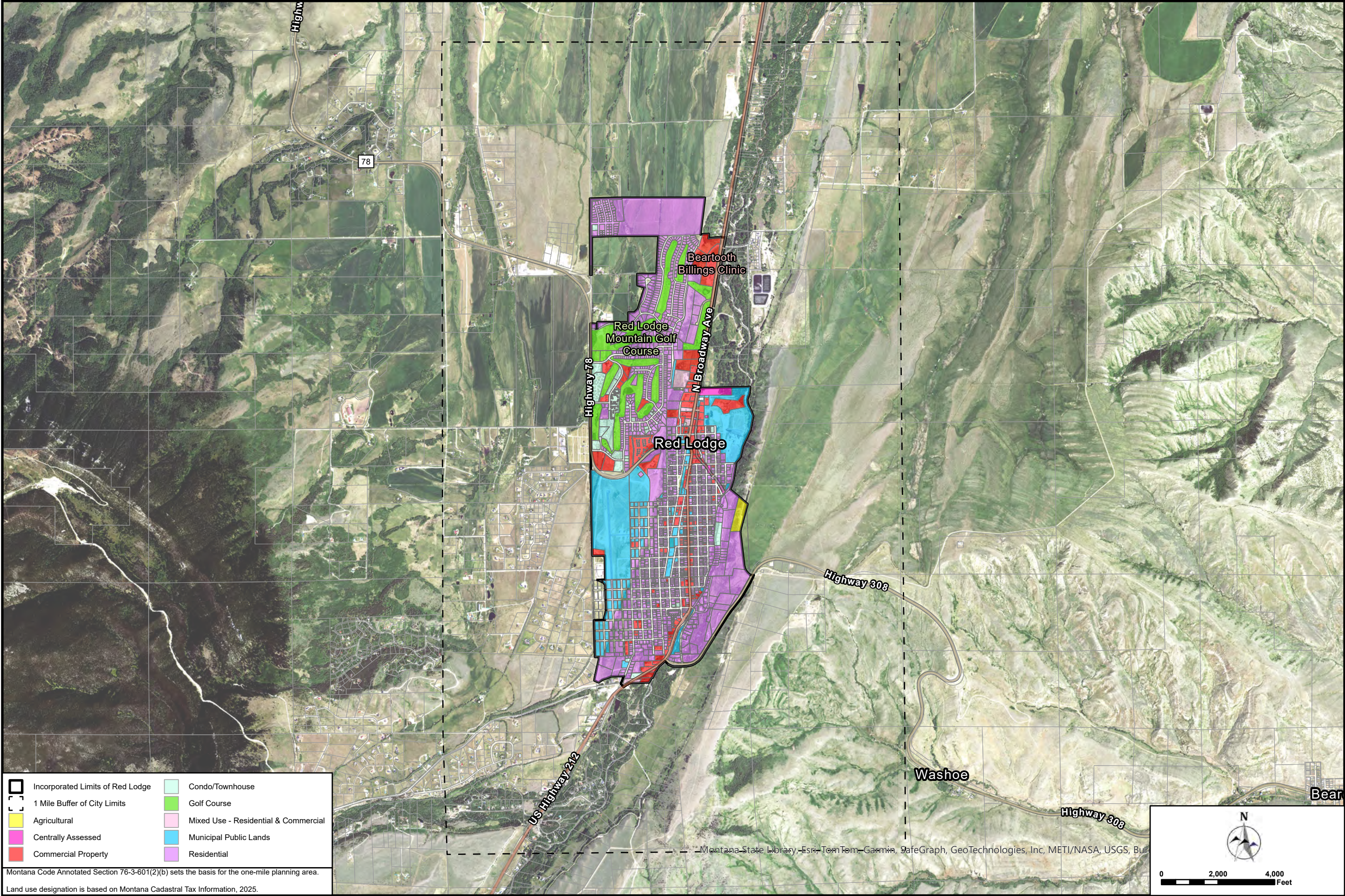
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P: (406) 446-1606



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Helena, MT 59601
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Map 4 - Current Land Use



Current Land Use & Planning Area

City of Red Lodge, Carbon County, Montana

2024 Aerial

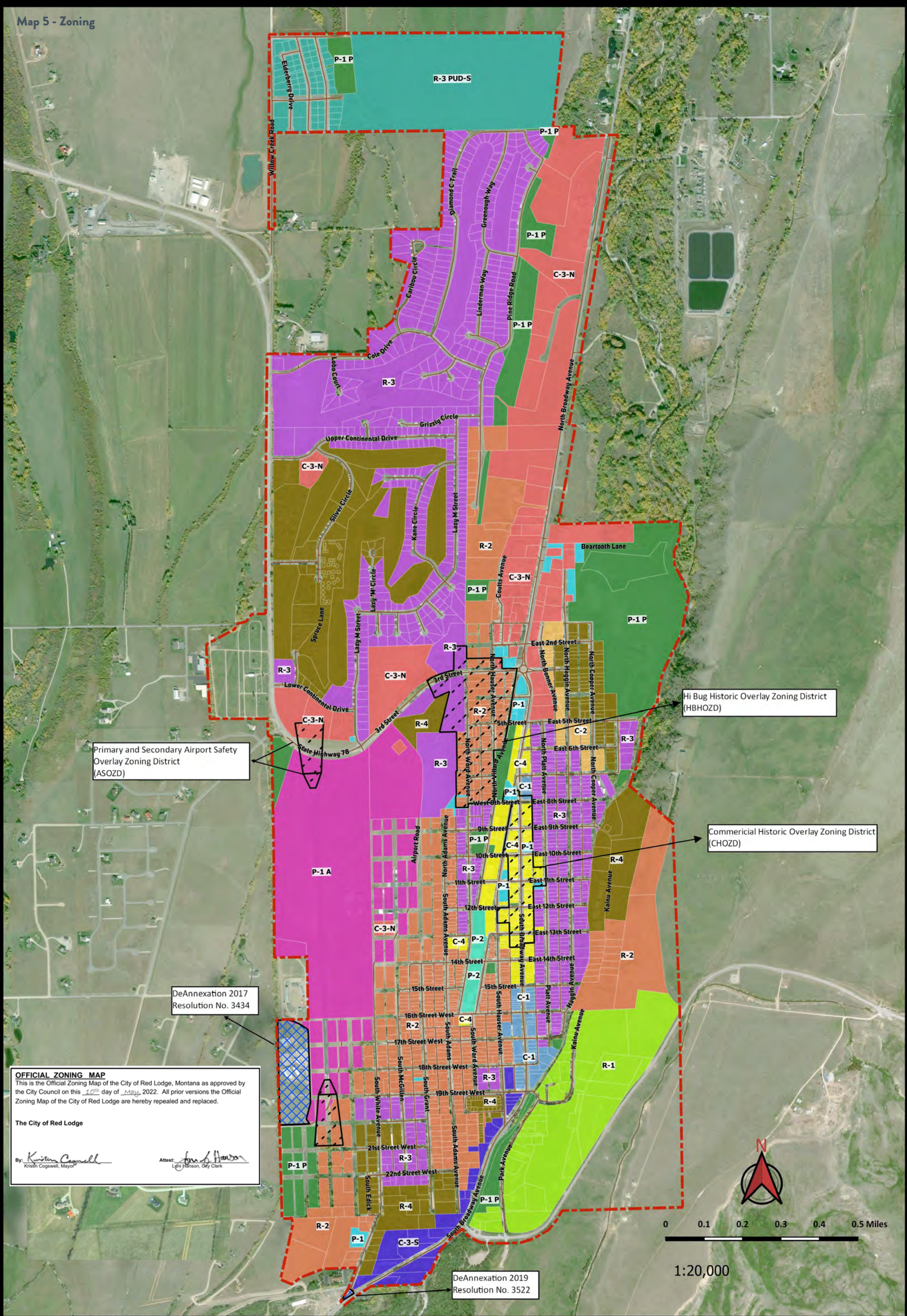
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City of Red Lodge
PO Box 9

Red Lodge, MT 59068
P: (406) 446-1606



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Helena, MT 59601
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Primary and Secondary Airport Safety
Overlay Zoning District
(ASOZD)

Hi Bug Historic Overlay Zoning District
(HBHOZD)

Commercial Historic Overlay Zoning District
(CHOZD)

DeAnnexation 2017
Resolution No. 3434


DeAnnexation 2019
Resolution No. 3522

OFFICIAL ZONING MAP
This is the Official Zoning Map of the City of Red Lodge, Montana as approved by the City Council on this 10th day of May, 2022. All prior versions the Official Zoning Map of the City of Red Lodge are hereby repealed and replaced.


The City of Red Lodge


By: *Kristen Cogswell*
Kristin Cogswell, Mayor


Attest: *Lena Hanson*
Lena Hanson, City Clerk


 City Boundary

Parcels

 Airport (P-1 A)


 Central Business (C-4)


 Central Business Transition (C-1)

 Commercial Mixed Use (C-2)

 Community Entrance North (C-3-N)


 Community Entrance South (C-3-S)


 Dedicated Park (P-1 P)

 High Density Residential (R-4)


 Low Density Rural Residential (R-1)

 Low Density Urban Residential (R-2)

 Medium Density Residential (R-3)

 Medium Density Residential, Planned Unit Development (R-3 PUD-S)

 Public Use (P-1)

 Public Use (P-2)

Map 6 - Street Classifications

Principal Arterial - Interstate

Principal Arterial - Non-Interstate

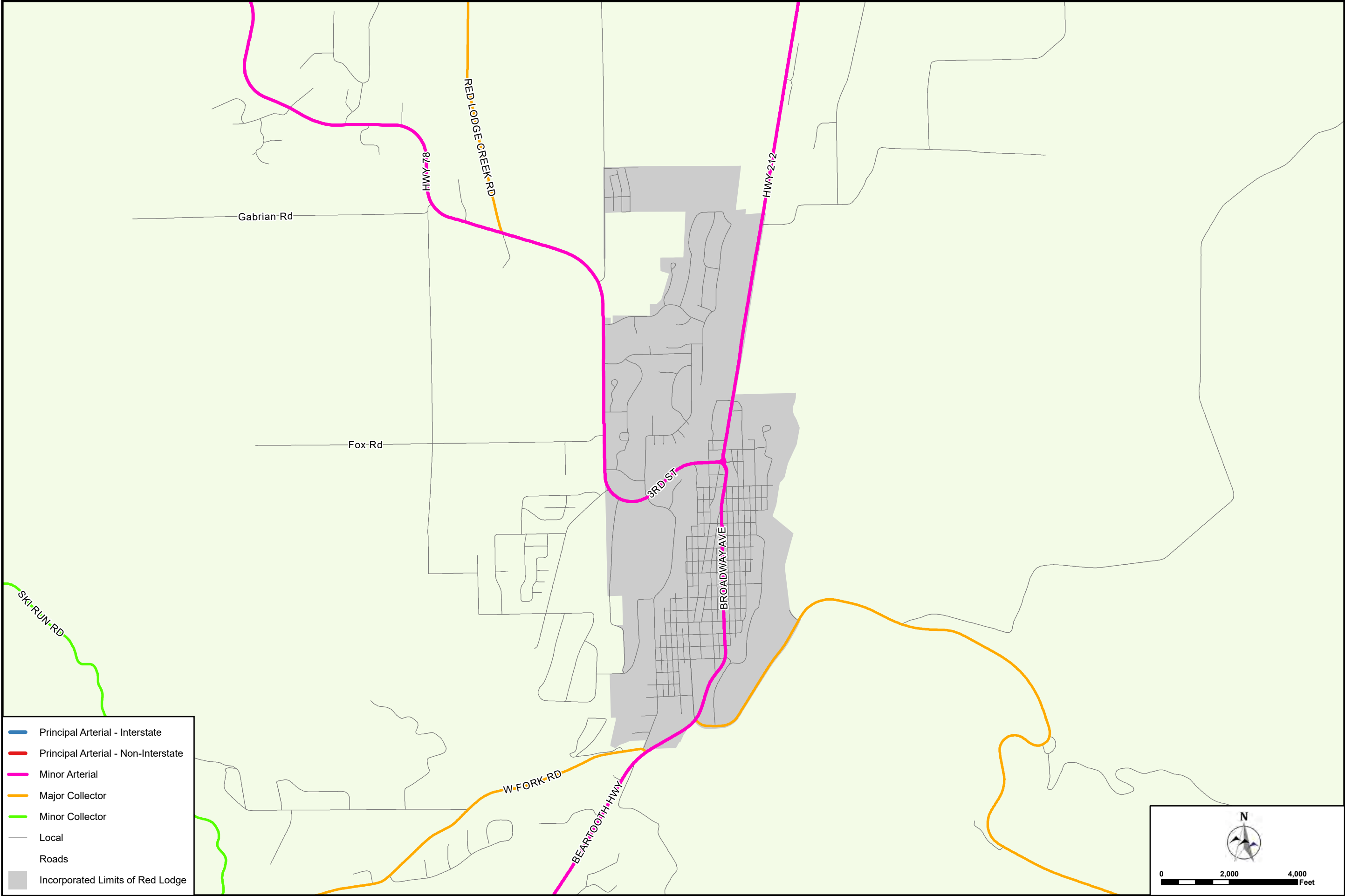
Minor Arterial

Major Collector

Minor Collector

Local Roads

Incorporated Limits of Red Lodge



020004000

Feet

N

Map 6 - Red Lodge - Street Classifications

City of Red Lodge, Carbon County, Montana

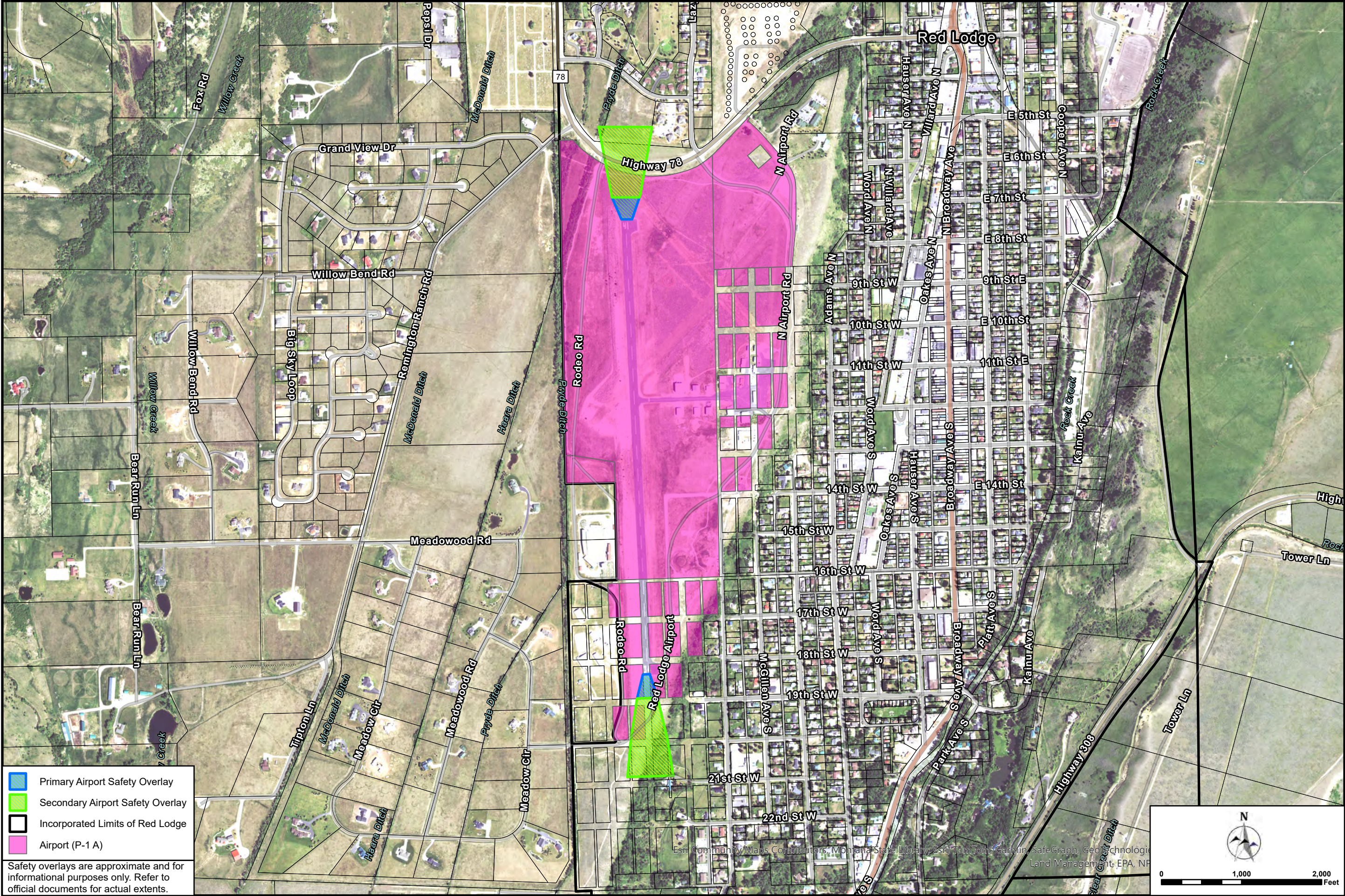
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Red Lodge, MT 59068
P: (406) 446-1606

1275 Maple Street, Suite F
Helena, MT 59601
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Map 7 - Airport Zoning and Airport District Overlays



Map 7 - Airport Zoning and Airport District Overlays

City of Red Lodge, Carbon County, Montana

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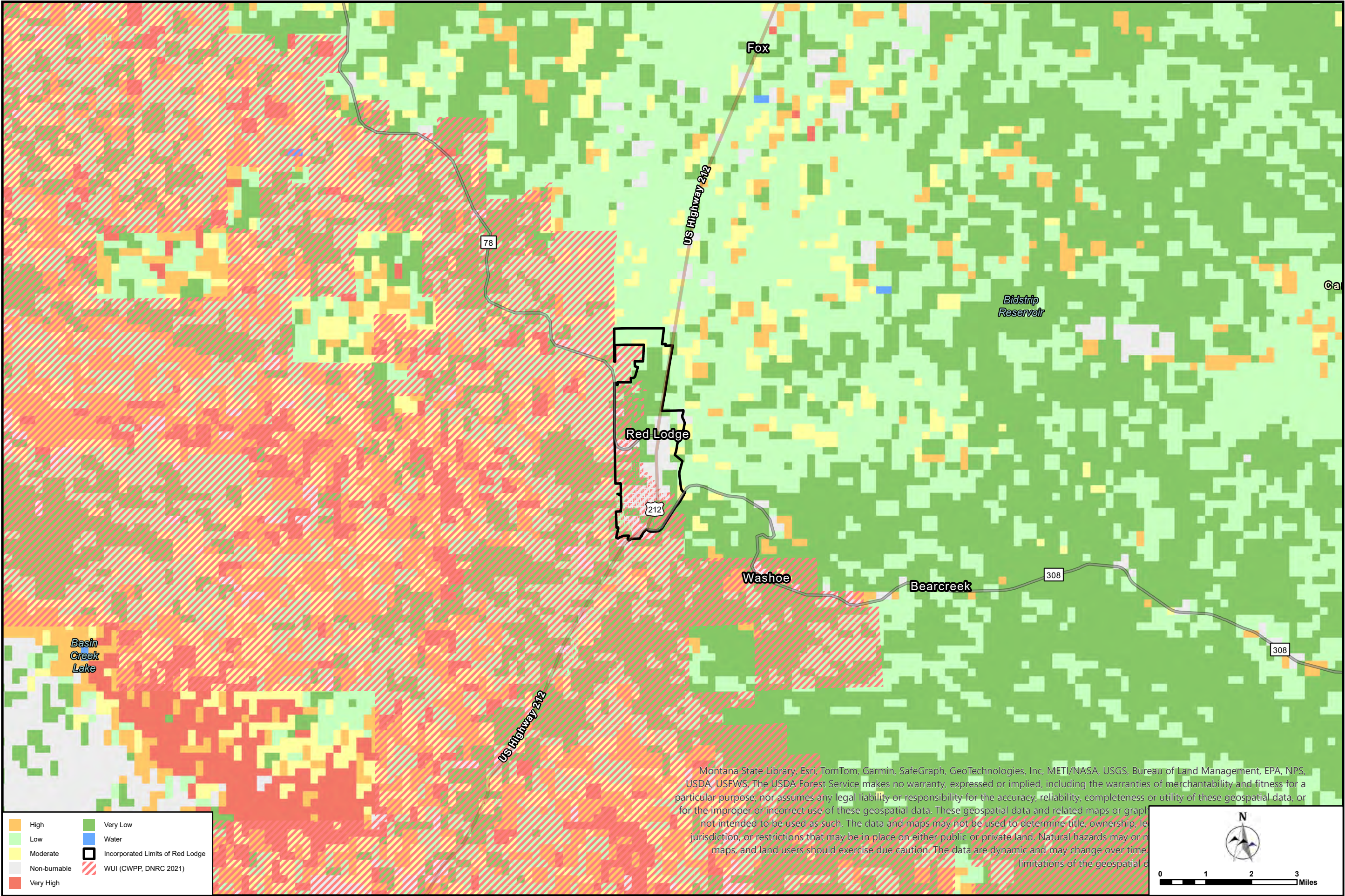
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Map 8 - Wildfire Hazard Potential



Map 8 - Wildfire Hazard Potential
City of Red Lodge, Carbon County, Montana
2024 Aerial

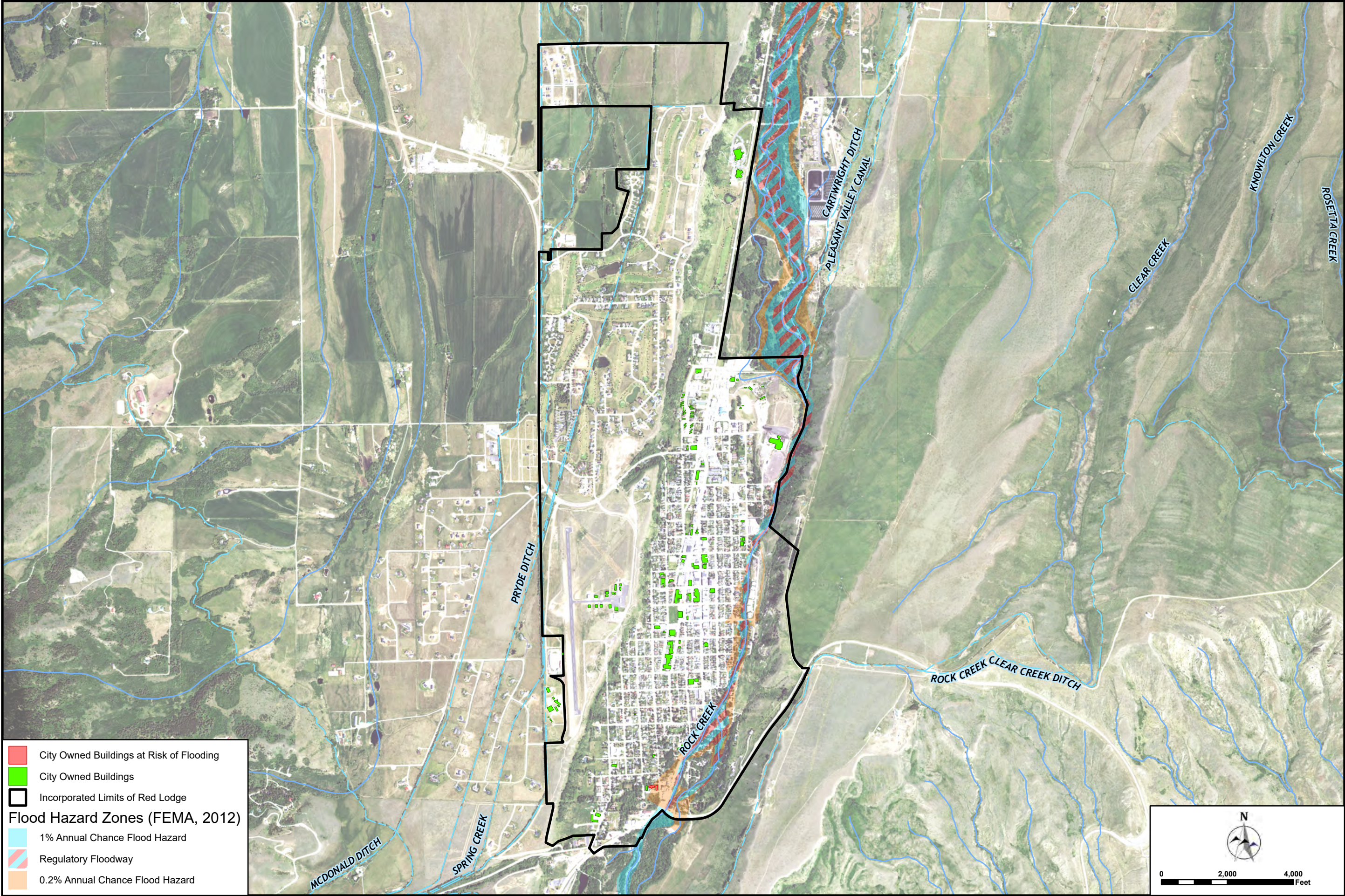


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Map 9 - 2012 Effective Floodplains



Map 9 - Effective Floodplains
City of Red Lodge, Carbon County, Montana
2021 Aerial

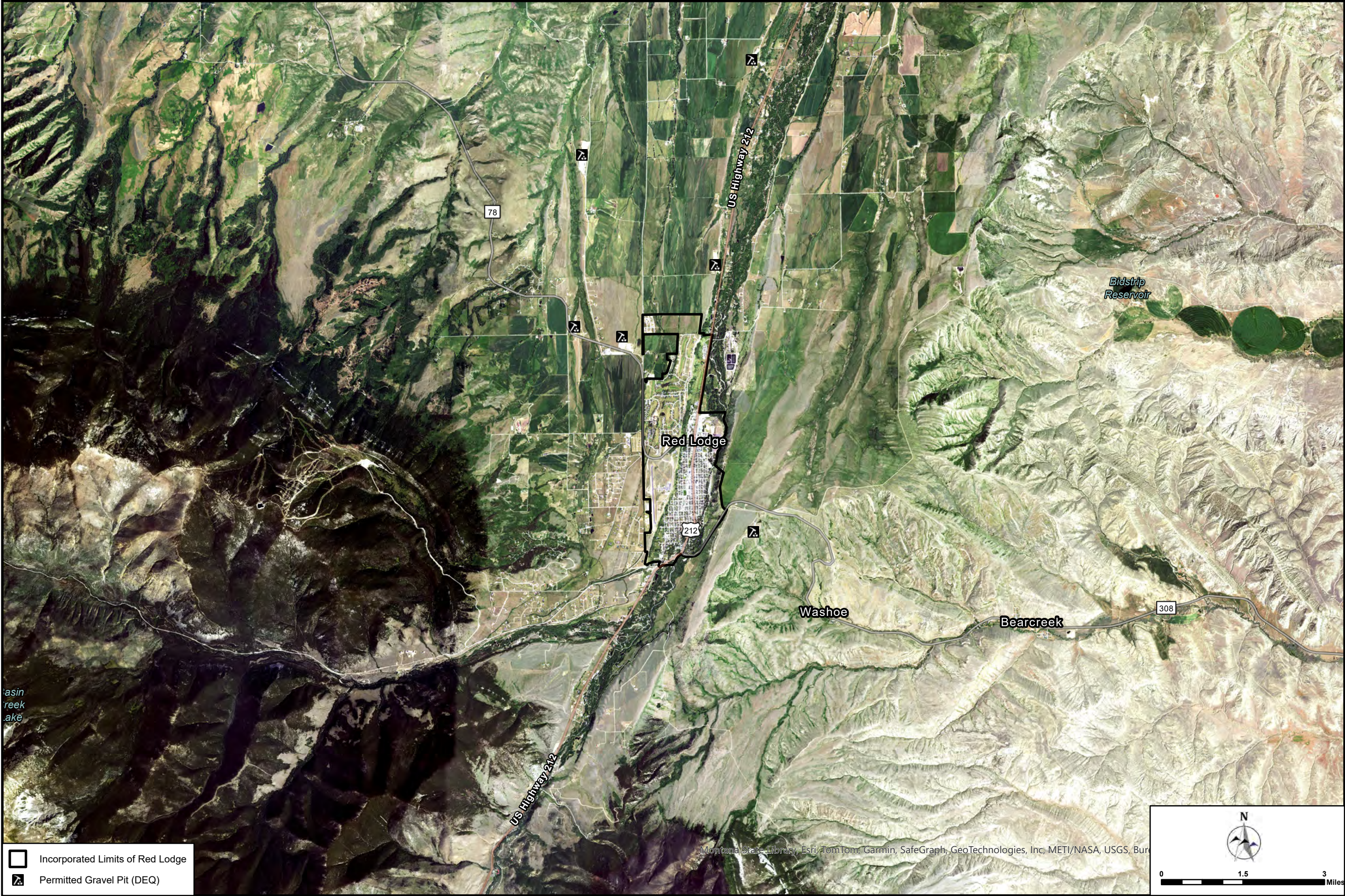


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City of Red Lodge
PO Box 9
Red Lodge, MT 59068
P: (406) 446-1606

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P: (406) 443-3962

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Map 10 - Active Gravel Pits



City of Red Lodge, Carbon County, Montana

2021 Aerial

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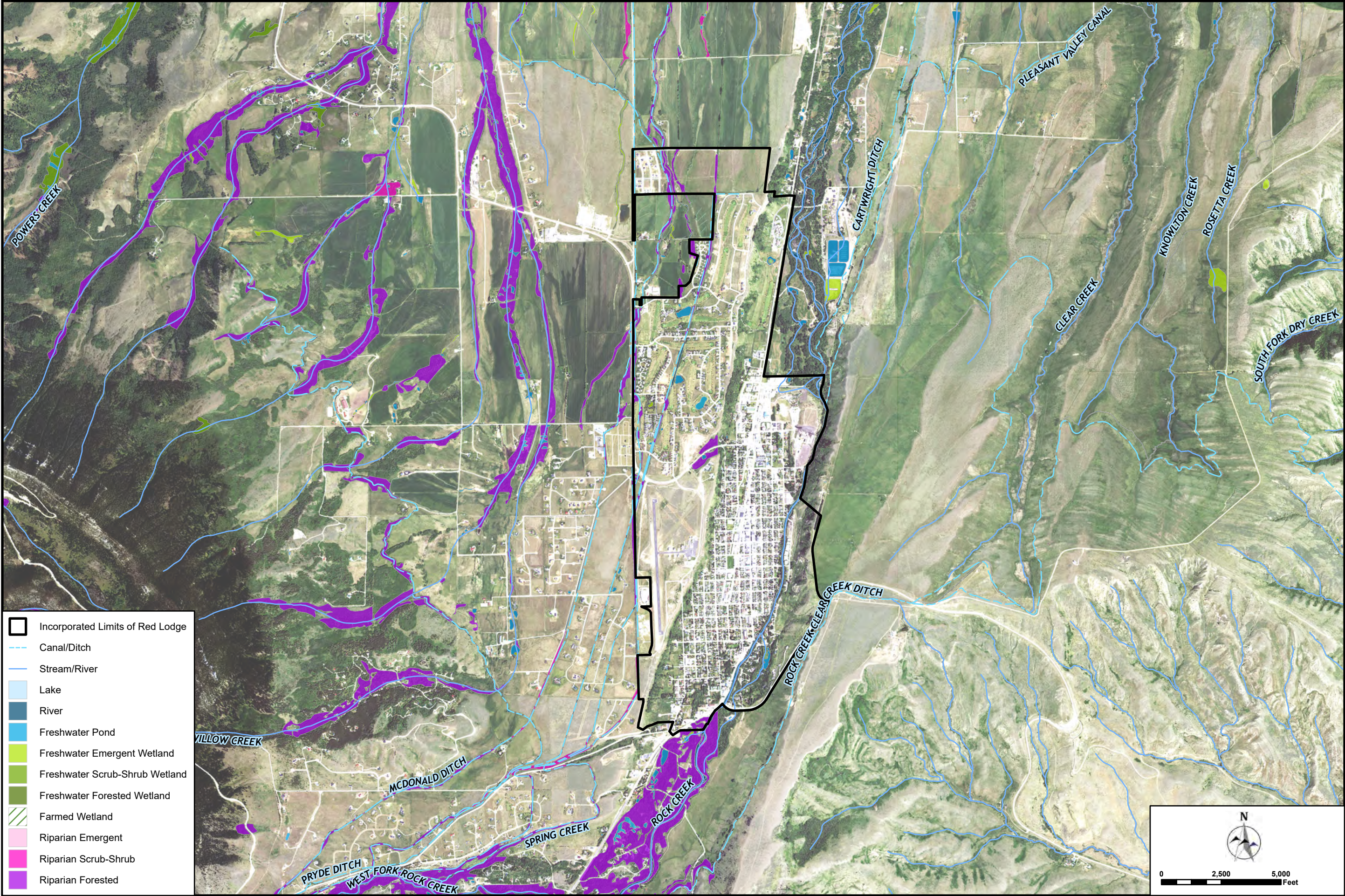
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P: (406) 446-1606

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Map 11 - Existing Wetlands and Riparian Areas



Map 11 - Existing Wetlands and Riparian Areas

City of Red Lodge, Carbon County, Montana

2021 Aerial

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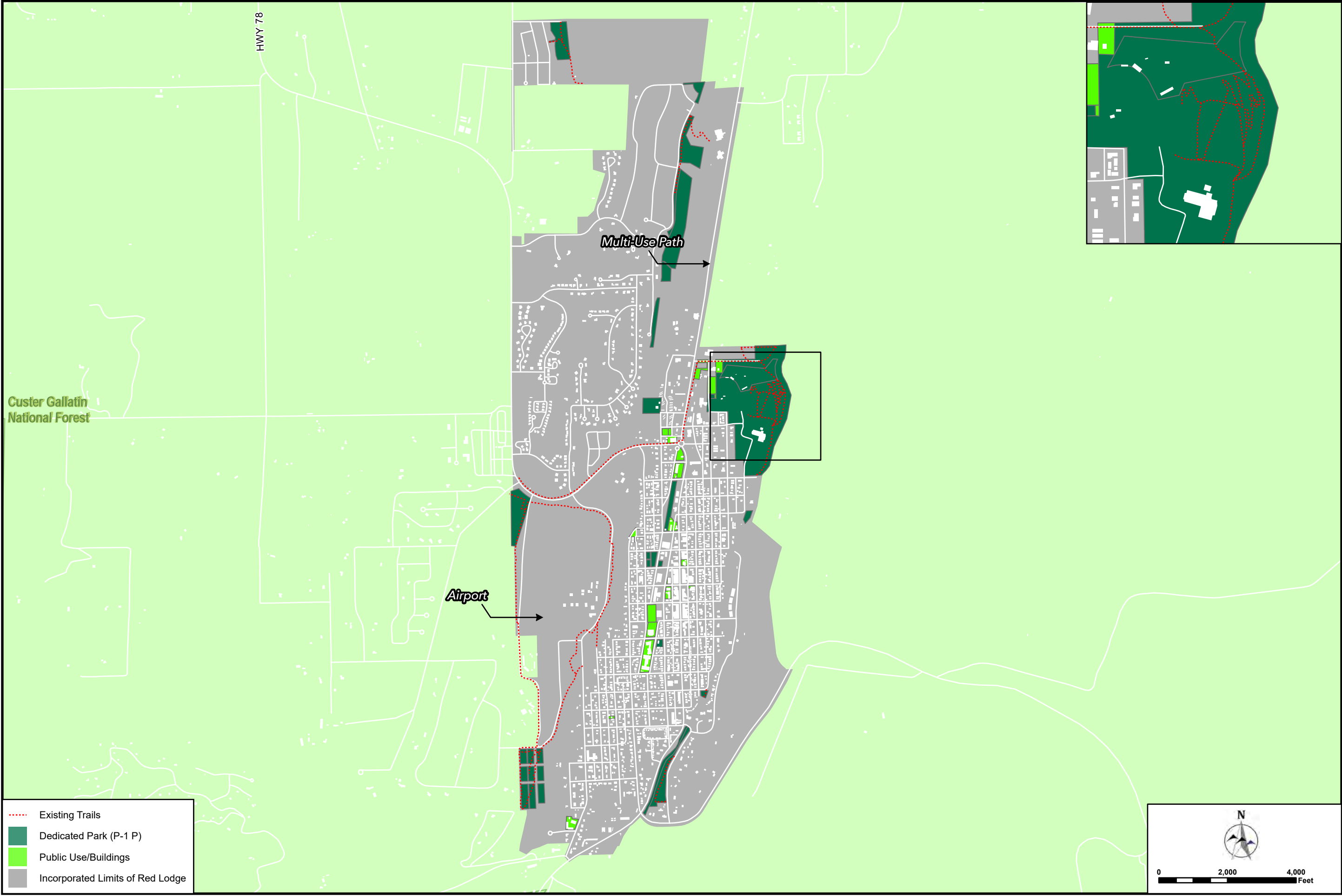
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Map 12 - Parks, Trails and Public Use



Map 12 - Parks, Trails, and Public Use
City of Red Lodge, Carbon County, Montana
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