

**2015 Red Lodge Growth Policy  
Action Items  
February 2016**

**Summary of Priorities**

Council members identified the highest priorities that have not yet been implemented to insure that implementation of the goals and strategies occur before the next update of the Growth Policy in 2018. The top five are identified as follows. The detailed goal or strategy pertaining to each is identified by Chapter number and has been extracted into this section. The full report follows the Summary of Priorities.

**1. Collaborative Planning with County – Chapter 4, Jurisdiction of This Plan**

- The City will work with the Carbon County Planning Board and Carbon County Commissioners to implement the goals and objectives of the 2015 Red Lodge Growth Policy.
- The Mayor, the Red Lodge City Council, and Red Lodge Planning Board/ Zoning Commission will actively work to build a cooperative relationship with its county counterpart and the establishment of a city-county planning jurisdiction.
- There are significant differences between the economy of the Red Lodge area and the agricultural and commuting economy of the rest of Carbon County. Those differences shall be considered in the policies of any future city-county planning board.
- The City will encourage the Carbon County Planning Board and Carbon County Commissioners to consult this plan when making land use decisions in the Red Lodge area. The City will work cooperatively with Carbon County to ensure that growth is consistent with the character of Red Lodge.
- The City and County will work together to insure new developments and/or subdivisions near the City of Red Lodge within the Urban Growth and Planning Jurisdiction Boundaries are consistent with the goals of the 2015 Red Lodge Growth Policy.

**2. Sidewalks – Chapter 9, Residential Neighborhoods and Housing Trends, Chapter 10, Trails, Parks and Open Space**

- The City shall inventory and assess the condition of sidewalks and the need for additional sidewalks throughout the City. The trails plan could be implemented with the construction of sidewalks through neighborhoods.
- Safe multi-modal routes connecting the City center and schools with West Bench residential areas should be provided. This includes a trail connection from the south end of the golf course subdivision to State 212/Broadway near the State Highway 78 corridor, a connection from the north end of Airport Road from the Bench to residential neighborhoods, and modifications along West Fork Road to provide a transportation route for bicyclists and pedestrians.
- The Red Lodge Zoning Regulations should reflect the communities desire for creation of walkable public spaces as future development occurs in the community entrances.
- The Red Lodge Zoning Regulations will require that all new developments provide sidewalks and/or non-motorized trails. Regulations shall allow for cash-in-lieu of sidewalk payments only within the Red Lodge Country Club Estates. Trails shall be encouraged where suggested in the Red Lodge Trails Plan instead of parks when appropriate and shall connect with other non-motorized facilities like sidewalks.
- The Red Lodge Zoning Regulations and other City policy shall implement the Highway 212 and 78 Controlled Access Management Plan. The City shall encourage the Montana Department of Transportation (MDOT) to build the associated designs including a ten foot wide multi-use trail on the east side of the highway, a six foot wide sidewalk on the west side of the highway, a raised and landscaped median, and safe pedestrian crossings. Until

MDOT has completed the multi-modal connections, the Red Lodge Zoning Regulations shall continue to require all development in the North Corridor to provide sidewalks.

### **3. Renew Resort Tax – Chapter 12, Infrastructure and City Services**

- In 1997 Red Lodge established a three percent Resort Tax on certain goods and services. Locals as well as visitors pay the tax. The bulk of the revenue earned from the Resort Tax in Red Lodge is earmarked for infrastructure and park's needs (eighty-one percent), for property tax relief (fifteen percent) and for public safety equipment (five percent). The City shall evaluate the potential of expanding the use of Resort Tax revenue for additional City services. The Resort Tax is scheduled to expire in 2023 and the City should work to encourage future passage.

### **4. Welcome Signs/Community Entrances – Chapter 8, The Community Entrances**

- Welcome to Red Lodge” signs should be placed at all four entrances to the City in accordance with Montana Department of Transportation regulations and consistent with presenting Red Lodge as a unique community. Community organizations should be encouraged to participate in developing the entry signs.

### **5. Rock Creek Access – Chapter 10, Trails, Parks and Open Space**

- Access to public lands and easements shall be provided. The City shall preserve all possible access to Rock Creek.
- Develop a strategy to incorporate the Rock Creek riparian corridor into the Open Space and Trail System.
- The City shall implement policy to protect the remaining undeveloped riparian lands along Rock Creek and assure public access to the riparian corridor.

Other functional areas identifies as a lower priority than the above five include:

- Parking Downtown, Chapter 7
- Connecting Paths/Trails, Chapters 8 and 10
- Housing, Chapter 9
- Pool/Recreation Center, Chapter 10
- Drought Resistant Landscaping/Preservation of Vegetation, Chapter 10
- Proper Disposition of City-Owned Land, Chapter 13
- Utility Lines Underground, Chapter 12
- Watershed Protection, Chapter 12
- Project Night Sky, Chapters 9, 11 and 12

The policies, investment strategies and regulations included in the Red Lodge Growth Policy are outlined as follows. A goal expresses a policy in a general way and they have been consecutively numbered to total 49. There are two types of strategies, investments and regulations, that either call for the City or other agencies to spend money, time or energy, or the adoption of a development code. They total 123. Not all chapters contain goals and/or strategies.

## **Chapter 4 The Jurisdiction Of This Plan**

### **Planning Jurisdiction Goals (1-2)**

1. The 2015 Red Lodge Growth Policy will guide development in the City of Red Lodge and serve as the basis for the City's review of proposed developments in the Planning Jurisdiction Area.
2. The City will work with the Carbon County Planning Board and Carbon County Commissioners to implement the goals and objectives of the 2015 Red Lodge Growth Policy.

### **Strategies for Implementing the Planning Jurisdiction Goal (1-7)**

- A. The Mayor, the Red Lodge City Council, and Red Lodge Planning Board/ Zoning Commission will actively work to build a cooperative relationship with its county counterpart and the establishment of a city-county planning jurisdiction.
- B. There are significant differences between the economy of the Red Lodge area and the agricultural and commuting economy of the rest of Carbon County. Those differences shall be considered in the policies of any future city-county planning board.
- C. The City of Red Lodge will provide adequate funding to support the administration of the 2015 Red Lodge Growth Policy, including an adequate training budget for the Mayor, City Council members, Planning Board/ Zoning Commission members, and the planning staff.
- D. The City will encourage the Carbon County Planning Board and Carbon County Commissioners to consult this plan when making land use decisions in the Red Lodge area. The City will work cooperatively with Carbon County to ensure that growth is consistent with the character of Red Lodge.
- E. Policies should encourage compact, cost-efficient, community-enhancing growth in the City while discouraging incompatible growth within the Red Lodge Planning Jurisdiction.
- F. The City and County will work together to insure new developments and/or subdivisions near the City of Red Lodge within the Urban Growth and Planning Jurisdiction Boundaries are consistent with the goals of the 2015 Red Lodge Growth Policy. All developments and subdivisions requesting the use of City services or annexation into the City shall comply with the Red Lodge Zoning Regulations and the 2015 Red Lodge Growth Policy. The Red Lodge Zoning Regulations will include specific provisions protecting existing development and projects that are underway from the potentially adverse impacts of the adoption of, or changes in, this policy or the code.
- G. The Zoning Regulations shall incorporate the concepts of "nonconforming uses" and "vested rights."

## **Chapter 5**

### **Continuing Participation in The Planning Process**

#### **Citizen Participation Goal (3)**

The City of Red Lodge will continue to encourage public involvement in the review of the Growth Policy. The Mayor, City Council, and the Planning Board/ Zoning Commission should actively communicate through media goals and issues as they arise.

#### **Strategies for Implementing the Citizen Participation Goal (8-12)**

- A. The City of Red Lodge will actively encourage public involvement with the City Planning Board.
- B. The City of Red Lodge will encourage involvement of youth in local government. This can be accomplished by working with the High School Government classes and inviting students to attend and participate in City Council meetings.
- C. The Red Lodge Zoning Regulations will incorporate all legal requirements for citizen participation in the planning process.
- D. The City will expand its outreach methods and establish policies that result in residents and businesses being better informed.
- E. The City of Red Lodge will evaluate and make decisions regarding proposed subdivisions, and other development and use permits in conformance with state and local regulations and the 2015 Red Lodge Growth Policy. Public hearings regarding proposed subdivisions and other developments will be conducted according to state regulations and policies in the Red Lodge Zoning Regulations.

## **Chapter 6 Maintaining This Growth Policy**

### **Plan Maintenance Goals (4-6)**

1. The 2015 Red Lodge Growth Policy will not be amended in the first year after adoption.
2. Every five years the Growth Policy will be reviewed in greater depth with public comment and revised if necessary.
3. Amendments in the form of Neighborhood Plans, Housing Plans, Comprehensive Parks Plan, Capital Improvements Plan, Economic Development Strategies or other planning documents of the City should be encouraged as they provide greater detail on a specific topic than can reasonably be contemplated in this document.

### **Strategies for Implementing Plan Maintenance Goals (13-18)**

- A. The Planning Board/Zoning Commission plays a key role in maintaining the Growth Policy. Members of the Planning Board/Zoning Commission serve staggered two-year terms and are appointed in accordance with Montana Code Annotated 76-1-221. All Board meetings are appropriately noticed and the public is always welcome.
- B. The City of Red Lodge will provide adequate funding to support the administration of the 2015 Red Lodge Growth Policy, including an adequate training budget for the Mayor, City Council members, Planning Board/Zoning Commission members and the Planning staff.
- C. The Planning Board shall meet quarterly as prescribed by Montana Code Annotated 76-1-301.
- D. Planning Board/Zoning Commission may create advisory committees that deal with the greatest concerns of the public as expressed in forums and public meetings.
- E. The Red Lodge Zoning Regulations will include specific provisions protecting existing development and projects that are underway from additional requirements from the adoption of, or changes in, this policy or the code.
- F. For consistent and fair enforcement, the Red Lodge Zoning Regulations should be reviewed and revised to implement the 2015 Red Lodge Growth Policy and other mandatory provisions.

## **Chapter 7**

### **The Central Business District**

#### **Central Business District Goal (7)**

The Red Lodge Commercial Historic District and Central Business District must continue to be the retail, service, governmental, social, and cultural heart of Red Lodge. Public investment and land use decisions must be consistent with this goal, and strive for the long-term health of the Central Business District. Historic Structures need special attention and incentives to preserve the character while addressing potential risks such as substandard infrastructure and fire risk.

#### **Strategies for a Healthy Central Business District (19 – 26)**

- A. Parking is a major concern of Central Business District merchants. The relationship between the cost of urban land and parking is a barrier to urban infill development. The City of Red Lodge has minimal off-street parking requirements (for land owners/developers) in the Central Business District; therefore the City, in conjunction with the landowners within the Central Business District are encouraged to provide parking to support the downtown. Parking facilities help support and retain businesses and residents, encourage compatible development and renovation/redevelopment and provide convenient access to businesses and other land uses. Parking lots, bicycle racks, and garages can be strategically placed to ease traffic congestion, improve the pedestrian environment and encourage non-motorized travel. Thus, parking should be thought of as a service, and the amount and locations where parking is provided should be strategically planned. Both visitors and residents will be more inclined to park and walk along pleasant streets. Market forces drive some types of development to provide parking as part of the development (e.g. residential, hotels), but parking requirements will make infill goals difficult. The City should analyze planning and funding options to manage parking in the City center.
- B. The City should take the lead in developing strategies to serve parking in the downtown. The City has identified in the Capital Improvements Plan, a need for land acquisition for a parking/transportation center. The City should encourage travel connections throughout the region. If City Hall were to relocate, the current City Hall location could be used for parking.
- C. The City should work with the business community to provide visitors with information about parking options. Information about parking should be provided in stages, beginning at the entrances to the City.
- D. A Design Review process should be followed to maintain the historic character of the central business district. Design review will apply to site plans, the restoration or expansion of existing buildings, and new construction in the Commercial Historic District, Central Business District and Community Entrances. The process is conducted by the Planning Board/ Zoning Commission, appointed by the Mayor and City Council and guided by specific design review standards as delineated in the Red Lodge Zoning Regulations. The Red Lodge Design Review standards should consider: The Red Lodge Revitalization Master Plan, the Secretary of the Interior's Standards for Rehabilitation, the traditional central business land use pattern and other pertinent documents. The City of Red Lodge should work with the Carbon County Community Historic Preservation Officer to review standards and development applications. The City shall encourage the Historical Society, the Chamber of Commerce and other interested parties to produce interpretive information to visually define the character of downtown Red Lodge.
- E. Additional expansion of the Central Business District is not suggested in the 2015 Red Lodge Growth Policy. New construction should follow the same guidelines as those established for the restoration and expansion of existing

buildings in that district. The downtown can only remain alive by integrating a variety of businesses and uses along with residential space.

- F. Zoning and other regulations should encourage revitalization of existing buildings and compatible development within the Central Business District.
- G. The City should coordinate with the Montana Department of Transportation (MDOT) to assure that the U.S. Highway 212 through Red Lodge continues to be consistent with the goals of the 2015 Growth Policy.
- H. Conversion of existing residential structures to commercial use will be permitted in the Central Business Zoning District. A Central Business Transition Zoning District will be used to facilitate the transition between the Central Business District and residential districts primarily through conversion of existing residential structures where such uses will not generate nuisances affecting adjoining homes, or result in the gradual deterioration of the neighborhood due to land use conflict.

## **Chapter 8**

### **The Community Entrances**

#### **Community Entrances Goal (8)**

Community entrances send immediate visual messages to travelers. The entrances to Red Lodge should convey “This place is special. If you live here, welcome home. If you are traveling, stay awhile.” Development at each of the four entrances should present Red Lodge as a unique and welcoming community. The entrances to Red Lodge should:

- Grow and develop around a network of City streets and the planned system of trails, parks and open spaces. We will promote a multi-modal transportation network that emphasizes walkability, is aesthetically pleasing, and is pedestrian and bicycle friendly.
- New buildings should provide for rich architectural, historical, and neighborhood texture that is consistent with Red Lodge’s historic image.
- Development in the Community Entrances should consider environmental and visual characteristics of their unique location.

#### **Strategies for Implementing the Community Entrances Goal (27-43)**

##### **Investments – Community Entrances (27-34)**

- A. The efficient functioning of the highways serving Red Lodge should ensure that points of access are controlled, speed limits are appropriate, strip development and sprawl are discouraged, and multi-modal connections are provided. The City should also continue to explore options and opportunities to expand the gridded network.
- B. The City of Red Lodge should encourage the Montana Department of Transportation to develop an overlook on Montana 308. The east entrance to Red Lodge could be enhanced by signing and paving the gravel pull-out that many travelers already use as a place to view the City.
- C. “Welcome to Red Lodge” signs should be placed at all four entrances to the City in accordance with Montana Department of Transportation regulations and consistent with presenting Red Lodge as a unique community. Community organizations should be encouraged to participate in developing the entry signs.
- D. The City and County should work cooperatively to implement land use policies that are consistent with the 2015 Red Lodge Growth Policy. The City and County should work cooperatively to discourage sprawl and coordinate with Carbon County on their development regulations process.
- E. The City should encourage safe non-motorized paths from the benches to the valley floor.
- F. Parking should be provided at Community Entrances and trailheads. These should have informational signs and maps of the trails system.
- G. Red Lodge should encourage development of properties in the Community Entrances that might diversify and strengthen the economy of the entire community.
- H. Major commercial development shall be consistent with Community Entrance characteristics and compatible with the infrastructure capacity of the City. New development should take into account the Red Lodge community, its people, the downtown and the surrounding amenities.



### **Regulations – Community Entrances (35-43)**

- A. The Red Lodge Zoning Regulations requires that new developments have safe access to public streets and roads. The Red Lodge Zoning Regulations shall require development in the 212 North Corridor to adhere to the Controlled Access Management Plan in order to discourage strip development. The City shall require public right-of-way connections to build on the City's existing network of local streets, augmenting the Controlled Access Management Plan.
- B. The extension of infrastructure and the gridded network shall be considered when it is deemed beneficial and will include provisions for extension of walking and bike paths.
- C. All developments will be required to provide adequate, but not excessive, off-street parking, including parking for the disabled. Shared access and appropriately designed parking will be required.
- D. The use of reverse frontage shall be required for all development in the Community Entrances. Site design standards shall require the placement of structures to shield parking from view of the highway and aid in keeping Red Lodge's entrances unique.
- E. The City shall review large-scale development applications with specific development and site plan review criteria. A large-scale development is any development that will contain four or more dwelling units or two thousand or more square feet of commercial or industrial building space.
- F. Applications for permits for large-scale developments may include a Comprehensive Impact Study by recognized professionals in their respective fields with recommendations for mitigating adverse impacts to the community.
- G. Zoning and other regulations shall encourage infill development and a mix of compatible uses in the entry.
- H. The Red Lodge Zoning Regulations should allow for negotiated increased lot coverage, density and use allowances within new Planned Unit Developments in order to further the goals of the 2015 Red Lodge Growth Policy.
- I. The general well being of the community would be enhanced by the appropriate application of Zoning Regulations dealing with the design, construction and location of gaming establishments. Within any given zone it is conceivable that gaming could be permitted, conditionally permitted or outright prohibited.

## **Chapter 9**

### **Residential Neighborhoods and Housing Trends**

#### **Residential Neighborhood Goals (9-16)**

1. Red Lodge residential neighborhoods range from historic neighborhoods that reflect Red Lodge's 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.
2. The City of Red Lodge should accommodate a diverse population with higher density allowances near the City center where households of various ages and incomes can prosper.
3. The City of Red Lodge should consider creating zones where mobile homes and residential units are components of vibrant neighborhoods.
4. Rock Creek access points should be developed in neighborhoods adjacent to Rock Creek.
5. That all neighborhoods should have safe non-motorized access to schools, parks, public buildings and to the City Center. This goal is especially important given that 28.8% of Red Lodge workers 16 years and over commute to work by either walking (23.5%) or by other means including bicycling (5.3%). This is four times the Montana average (7.3%) combined and more than five times the U.S. average (4.5%) combined.
6. All dwellings should provide clear and safe access for emergency vehicles.
7. The City shall encourage efforts by the private and nonprofit sectors to build affordable rental housing.
8. Neighborhoods shall accommodate flow-through transportation alternatives.

#### **Strategies for Implementing Residential Neighborhood Goals, (44-56)**

- A. The Red Lodge Zoning Regulations shall provide zoning districts with increased allowable residential densities especially near the City center. Performance standards shall allow accessory dwelling units particularly near the City core. Housing options should include higher densities and patio homes to reduce cost and facilitate affordable housing.
- B. The conversion of residences to professional offices or commercial uses is prohibited in the Hi-Bug. This is not intended to preclude home occupations as defined in Zoning Regulations.
- C. Residential neighborhoods should be protected from potential nuisances like excessive and persistent noise, excessive light, safety hazards, and commercial impacts.
- D. The Red Lodge Zoning Regulations should maintain zoning districts that allow for higher-density residential developments like duplexes, triplexes, condominiums, and mobile home parks.
- E. Sidewalks or trails should be required in all new subdivisions and developments. The City shall prohibit cash-in-lieu payments for sidewalks.
- F. The City shall inventory and assess the condition of sidewalks and the need for additional sidewalks throughout the City. The trails plan could be implemented with the construction of sidewalks through neighborhoods.

- G. The City shall partner with other entities to promote Wildland-Urban Interface defensible space and Firewise principles.
- H. Neighborhoods shall accommodate flow-through transportation alternatives. The City shall prohibit “gated” communities.
- I. Development of additional cul-de-sacs or dead-end streets shall be prohibited. Temporary cul-de-sacs where rights of way are reserved for future development on adjoining properties would be allowed. Multiple ingress/egress points are required for all new developments.
- J. The City shall continue to evaluate what protects the night sky within all neighborhoods of Red Lodge.
- K. The City should consider the use of density bonuses or other market-based incentives to encourage private sector development of affordable rented and owned housing.
- L. Rehabilitation of existing structures should be encouraged.
- M. Planned Unit Developments that provide for increased density, modified setbacks/development standards, mixed uses and expanded uses should be encouraged.

## Chapter 10 Trails, Parks and Open Space

### Trails, Parks and Open Space Goals (17-28)

Trails, parks, and open spaces are important assets and elements of a livable and vibrant community. They preserve the Red Lodge Community's sense of place, nestled within the Rock Creek Valley, at the base of the Beartooth Mountains. An emphasis on providing a network of open space and parks, multi-modal transportation and walkable public spaces, and providing for wildlife habitats are expressed in the following goals:

1. Safe multi-modal routes connecting the City center and schools with West Bench residential areas should be provided. This includes a trail connection from the south end of the golf course subdivision to State 212/Broadway near the State Highway 78 corridor, a connection from the north end of Airport Road from the Bench to residential neighborhoods, and modifications along West Fork Road to provide a transportation route for bicyclists and pedestrians.
2. The City of Red Lodge will maintain and improve existing parks and trails.
3. Existing mature trees and vegetation shall be preserved while hardy, drought resistant landscaping is encouraged.
4. Access to public lands and easements shall be provided. The City shall preserve all possible access to Rock Creek.
5. All neighborhoods shall have public parks and open spaces. Small isolated municipal lands should be dedicated as neighborhood "pocket parks." Pocket parks serve as gathering places, open space, and centers of neighborhood pride.
6. Parks do not all need constructed features (playgrounds, picnic tables, trails), or intensive maintenance. Leaving some public lands wild will preserve open space and wildlife habitat.
7. Development on public land shall be comprehensive and will include parks, trails, sidewalks and open space.
8. The City shall actively promote cooperation to secure funding for the Beartooth All American Road.
9. The City shall work with the County and other entities to ensure consistency with open space goals and implementation, and the identification of important agricultural areas, wildlife habitat, and viewsheds. The City shall partner to provide recreational opportunities through a hiking and biking trails system.
10. The City should encourage the maintenance of the leash-free dog park within the corporate limits. Said Dog Park should be developed and maintained in accordance with a design that meets or exceeds nationally recognized standards.
11. The Parks Board shall have the tools to implement the goals and strategies in this chapter. The Comprehensive Parks Plan (Appendix 1) shall be reviewed and updated a minimum of every five years. This plan should include the following:
  - Assess municipal lands, existing parks, open space, rights-of-way, potentially abandoned or vacated rights-of-way, and dedicated lands associated with developments.
  - Identify parcels of municipal lands that are not suitable for use as parks, trails, or open spaces. Recommendations for potential exchanges, lease, or sale of these lands should be developed. Such disposal of

lands should occur only in a manner that benefits the City in the long-term, such as opportunities to fund specific projects or acquire lands and easements.

- Identify potential privately owned lands or easements that could benefit the community, the management of parks, trails, open spaces or other City facilities.
- Ensure that access to public land and easements is provided. Enforcement of City regulations should ensure that public lands and easements are not inappropriately fenced or posted with 'no trespassing' signs.
- Develop a plan for municipal park dedications. Evaluation criteria should identify priority connections with other public lands or easements.
- Develop a management plan for all parks and open spaces. Areas with identified needs should correlate to a Park and Open Space capital improvement program. The plan shall consider preservation values for parcels.
- Develop a strategy to incorporate the Rock Creek riparian corridor into the Open Space and Trail System.

12. A study evaluating the construction, maintenance and personnel costs of a pool and recreational center should be conducted.

### **Strategies for Implementing Trails, Parks and Open Space Goals: (57-71)**

#### **Investments – Trails, Parks and Open Space (57-63)**

- A. The City should attempt to secure levels of funding and partnerships for parks and open space. One method may be dedicating a percentage of the Resort Tax or other funds each year. Project "matching funding" for grants shall be allocated. Open space bonds shall be considered.
- B. The City of Red Lodge will maintain its Tree City USA status and plan to help care for the urban forest resource. The Parks Board shall recommend a tree policy to the Mayor and City Council. The tree policy will include information about appropriate species for planting on public lands such as boulevards and buffer areas. The Parks Board shall coordinate with the Montana Department of Natural Resources and Conservation urban forestry and other sources of information to develop the tree policy.
- C. The City shall provide the Parks Board with tools to implement the Trails Plan and ensure that dedicated parks, open space, rights-of-way, and dedicated lands associated with developments are maintained and accessible to the public.
- D. The Parks Board shall investigate mechanisms and tools available to assist in the achievement of the goals of this Chapter. These tools include enforcing existing Montana statutes and local regulations which require subdivisions to dedicate parks and open space, working with the county to form a local land trust, investigating voluntary conservation easements, using City property as trading stock for acquisition of property needed to meet open space and parks goals, pursuing grants and other outside funding sources for acquisition of land for open space and construction and maintenance of parks and trails. Grants, user fees, recreation districts (§7-16-2401 MCA), and other funding mechanisms shall be considered. The Parks Board will continue to promote and expand the adopt-a-park program. Technical assistance programs shall be investigated, one such program is the Rivers, Trails, and Conservation Assistance program of the National Parks Service.
- E. The City shall implement policy to protect the remaining undeveloped riparian lands along Rock Creek and assure public access to the riparian corridor.
- F. The City shall enforce regulations providing access to public lands and easements.
- G. Acquisition of lands and easements is needed to implement the Trails plan and meet open space goals. Other needs such as floodplain hazard removal and growth containment may require acquisition. The City shall address goals,

mechanisms, and strategies for the acquisition of lands including purchases, donations, easements, trades, options to purchase, transfers of development rights, conservation easements, or other reasonable approaches.

**Regulations – Trails, Parks and Open Space (64-71)**

- A. The Red Lodge Zoning Regulations and other City policy shall provide incentives to assure connections from the Red Lodge Trails plan are achieved.
- B. The Red Lodge Zoning Regulations should reflect the communities desire for creation of walkable public spaces as future development occurs in the community entrances.
- C. The Red Lodge Zoning Regulations shall encourage hardy and drought-resistant landscaping and provide incentives for existing mature trees and vegetation to be preserved.
- D. The Red Lodge Trails Plan is incorporated by index. The City shall actively implement the Trails Plan with the Red Lodge Subdivision Regulations. The Red Lodge Subdivision Regulations will encourage said connections by allowing developments proposing trails consistent with the Red Lodge Trails Plan or in riparian corridor areas as required parkland dedication.
- E. The Red Lodge Zoning Regulations will require that all new developments provide sidewalks and/or non-motorized trails. Regulations shall allow for cash-in-lieu of sidewalk payments only within the Red Lodge Country Club Estates. Trails shall be encouraged where suggested in the Red Lodge Trails Plan instead of parks when appropriate and shall connect with other non motorized facilities like sidewalks.
- F. The Red Lodge Subdivision Regulations will require subdivisions to fulfill the state requirement for parkland dedication. Public access to the riparian corridor and trails shall be encouraged through parkland dedications.
- G. The Red Lodge Subdivision Regulations shall require Parks or Open Space dedications associated with developments to be useable and accessible. These areas should not just be lands unsuitable for development.
- H. The Red Lodge Zoning Regulations and other City policy shall implement the Highway 212 and 78 Controlled Access Management Plan. The City shall encourage the Montana Department of Transportation (MDOT) to build the associated designs including a ten foot wide multi-use trail on the east side of the highway, a six foot wide sidewalk on the west side of the highway, a raised and landscaped median, and safe pedestrian crossings. Until MDOT has completed the multi-modal connections, the Red Lodge Zoning Regulations shall continue to require all development in the North Corridor to provide sidewalks.

## Chapter 11 Future Land Use

### Strategies for Implementing the Future Land Use Goals (72-79)

- A. The following regulatory documents should be revised to reflect current laws and goals of this and other referenced documents.
  - i. Subdivision regulations
  - ii. Zoning regulations
  - iii. Red Lodge Floodplain Regulations
  - iv. Other City Codes and policies
- B. Infill development should be encouraged as it has proven to be economically and environmentally beneficial. Infill development must be compatible with neighboring uses. Incentives for infill development will help to reduce sprawl outside of City limits. Infill and redevelopment should increase as the City has significant capacity for infill development both on vacant parcels and under-utilized properties.
- C. City policy shall discourage sprawling fringe developments.
- D. Development site plans shall be evaluated using performance standards that reflect community expectations.
- E. The capital facilities planning process shall accommodate the anticipated growth of Red Lodge and the surrounding area.
- F. The City shall actively participate in any process to revise the Carbon County Growth Policy.
- G. The Red Lodge Zoning Regulations should address the “perpetual care and maintenance” of landscaping to ensure landscaping in new developments are replaced in the event that they do not survive.
- H. The City shall continue to evaluate what protects the night sky within all neighborhoods of Red Lodge.

## **Chapter 12 Infrastructure and City Services**

### **Infrastructure and Services Goals (29-38)**

1. The City of Red Lodge and other local service providers should provide facilities and services adequate to serve the present populations needs and the anticipated growth. Appropriate levels of municipal services shall be determined and municipal operations and budgeting shall reflect these goals.
2. The City shall increase its commitment to recycling in municipal operations.
3. The City shall assure that development does not conflict with the operation of Municipal Facilities such as the sewage treatment system and the municipal water system. The City shall partner with other entities to create a source Water Protection Plan and ensure that development in the water supply source area does not impact municipal water quality and quantity.
4. Desired levels of municipal services shall be determined and funding should reflect these goals.
5. The City shall assure that the maintenance and provision of facilities shall keep pace with growth.
6. The costs of growth should not be passed on to future generations. The City of Red Lodge and other local service providers should adopt a “pay as you grow” policy that requires developers to provide on-site improvements and make fair contributions to the cost of off-site facilities impacted by their activities. Developers and the City must work cooperatively to improve City infrastructure as new developments are approved. The City and other service providers must also pursue other sources of funding.
7. The City of Red Lodge desires a system of structured cost-sharing between local jurisdictions to care for lost and/or abandoned animals and to assure that animals do not pose a public health and safety risk.
8. The City of Red Lodge should strive to improve information services through electronic means for such things as paying bills and fines, access to the City budget, financial information, job postings, offer input to the City Council and contact information for elected officials.
9. The City shall ensure that development does not scar slopes overlooking the City or adversely impact the Rock Creek riparian corridor.
10. The City will support Custer National Forest’s plans to manage the municipal watershed, the West Fork of Rock Creek, and improve water quality.

### **Strategies for Providing Municipal Services and Infrastructure: (80-115)**

#### **Investments – Municipal Services and Infrastructure (80-92)**

- A. Impact Fees should be evaluated to fund growth-related system and service improvements. New development increases the burden upon existing public facilities and services and the tax revenues generated are often insufficient to provide for the additional infrastructure and services required by the new development. Development is expected to continue and will place ever-increasing demands on the City to provide water, sewer, emergency medical (EMS), fire and police services. Impact fees for water and sewer services were established in 1997 and raised in 2007 to address the increasing costs of required future improvements to the water and sewer systems due to new



development. The impact fee study dated May, 2007, prepared by HKM Engineering sets forth reasonable methodologies and analysis for determining the impact fees. Impact fees collected will be used to fund growth related system improvements. Adopted impact fees are reasonably related to and attributable to the development's share of the cost of water and sewer improvements made necessary by the new development. Essential municipal services like EMS, Fire and Police shall be evaluated as soon as possible to determine growth-related impacts in order to enact impact fees.

- B. In 1997 Red Lodge established a three percent Resort Tax on certain goods and services. Locals as well as visitors pay the tax. The bulk of the revenue earned from the Resort Tax in Red Lodge is earmarked for infrastructure and park's needs (eighty-one percent), for property tax relief (fifteen percent) and for public safety equipment (five percent). The City shall evaluate the potential of expanding the use of Resort Tax revenue for additional City services. The Resort Tax is scheduled to expire in 2023 and the City should work to encourage future passage.
- C. Incentive zoning such as Planned Unit Developments and other methods shall be considered in all zoning districts to encourage redevelopment of underutilized parcels consistent with open space and trails plan goals.
- D. The City will develop a Capital Improvements Plan (CIP). The CIP may be revised during the annual budget process.
- E. A Capital Improvements Plan (CIP) is not just a list of desirable projects. A CIP matches goals from the growth policy and other adopted plans – or even more specific goals developed as part of the CIP process – with specific projects, revenue sources and time frames.
- F. The City of Red Lodge will develop a CIP Awareness Program to facilitate communication between the City and the public regarding infrastructure improvements.
- G. The City of Red Lodge should assure that adequate lighting is provided throughout the City for the general safety of the public. All lighting must be designed to mitigate light pollution affecting the night sky.
- H. The City of Red Lodge will pursue all additional sources of funding that can help implement these strategies. A mixture of proposed revenue sources should be contemplated in the Capital Improvements Program.
- I. The City of Red Lodge should work cooperatively with the Red Lodge School District to ensure that school district facilities positively impact students and the citizens of Red Lodge. School District facilities can function as “community centers”. The school district and the City should provide public gathering spaces near the core of the City.
- J. To ensure weed management plan implementation on municipal lands, the City will assign a City employee the duties of coordinating, directing, and ensuring completion of weed monitoring and management actions. The City will either 1) contract out weed management services on City-owned lands or 2) provide funds for a City employee or employees to obtain and maintain State licensed applicator certification and purchase weed management equipment and supplies.
- K. The City will continue to participate in the National Flood Insurance Program (NFIP) and update regulations to mitigate potential loss of life and property due to flood hazards. The City will work to acquire and remove structures from the floodplain and acquire undeveloped riparian lands.
- L. The Rock Creek watershed, situated above Red Lodge is an important source for the City's municipal water supply and the County's agricultural productivity. Additionally, the watershed supports aquatic and riparian environments important to continued outdoor recreation opportunities and aesthetics associated with the Red Lodge community

and economy. The City of Red Lodge is encouraged to support activities that will conserve water use and management activities that maintain the hydrologic function of the watershed.

M. The City Council should work with the DEQ and the DNRC to pursue watershed protection, wellhead protection and isolation studies and zones to protect City water supplies.

### **Regulations – Municipal Services and Infrastructure (93-115)**

A. The City of Red Lodge will implement the management recommendations of the Red Lodge Source Water Delineation and Assessment Report completed by Montana DEQ in 2003 in order to protect water resources.  
<http://www.deq.mt.gov/ppa/swp/nrisreports/MT0000314.htm>

B. The City should support the Custer National Forest's watershed protection efforts on the West Fork of Rock Creek. The City shall partner with Carbon County to assure development does not impact the City's public water supply.

C. The City of Red Lodge will use the Red Lodge Zoning Regulations and work with Carbon County to ensure that proposed development will not conflict with continued operation of the sewage treatment plant.

D. The City of Red Lodge will retain sufficient staff for enforcement of its building, zoning, floodplain and subdivision codes.

E. All Major Residential Subdivisions shall dedicate park space and sidewalks. Cash-in-lieu of dedications should not be accepted for park space in major subdivisions. Cash-in-lieu of parks for subsequent minor subdivisions may be considered in areas identified within the Comprehensive Parks Plan as a low priority area for parks. These and other Planned Unit and Large Commercial Developments furthering policies of the Red Lodge Trails Plan shall be allowed flexibility in quantity of required dedications and/or density allowances. Regulations shall allow for cash-in-lieu of sidewalk payments only within the Red Lodge Country Club Estates.

F. The City of Red Lodge will periodically update policy and the administration of the water and sewer systems. This revision should include calculating and adopting water and sewer connection and impact fees that cover the full cost of the system capacity consumed. Water and sewer rates shall be evaluated and adjusted to meet the cost of administering and providing these services.

G. The Red Lodge Zoning Regulations will require developers to install all necessary on-site facilities to City specifications. Proposed developments in the Urban Growth Boundary and the Red Lodge Planning Jurisdiction shall install all necessary on-site facilities to City specifications. The Zoning Regulations can offer developers the options of: a.) installing all facilities before a project is available for occupancy or b.) installing facilities in phases, as provided by a binding development or subdivision improvement agreement.

H. Required improvements shall be warranted by the developer for both materials and workmanship for a minimum of one (1) year following their acceptance.

I. Developers shall be required to participate in the cost of providing off-site facilities necessitated by their activities.

J. All power and communication utility lines and services shall be installed underground except as provided in the Red Lodge Zoning Regulations.

K. No development shall channel surface runoff at a rate greater than the historic runoff rate.

- L. Developments shall retain existing mature vegetation and minimize land disturbance. Methods to protect existing vegetation during construction shall be implemented.
- M. All developments must be planned, designed, constructed and maintained so as to minimize the risk of fire, and to permit the effective and efficient suppression of fires. Private roads and gated communities will be prohibited.
- N. Development of additional cul-de-sacs or dead-end streets shall be prohibited. Temporary cul-de-sacs where Rights-of-Way are reserved for future development on adjoining properties would be allowed. Multiple ingress/egress points are required for all new developments.
- O. The City will require noxious weed management plans and implementation of these plans for new subdivisions. Compliance with weed management plans will be enforced per State of Montana law.
- P. All Major Subdivisions shall address their impact on the Fire Department's ability to provide fire and EMS services and will install new public facilities as needed to mitigate any impact.
- Q. The Red Lodge Floodplain Regulations will ensure that development does not destroy the visual dominance of riparian vegetation along Rock Creek.
- R. The City shall investigate density transfers that allow a developer who has a sizeable riparian area to transfer the dwelling units allocated to that area. Density transfers can provide incentives to further reduce flood hazards and maintain the riparian corridor in a more natural condition.
- S. The City of Red Lodge will continue to participate in the National Flood Insurance Program (NFIP) so existing homes can be insured and flood hazards are mitigated. The National Flood Insurance Program requires local governments to issue permits for construction within the 100-year floodplain and adopt flood proofing standards. The City shall update its existing floodplain management ordinances to reflect any changes in the NFIP and consolidate the permit requirements of that ordinance with those of the Red Lodge Zoning Regulations and the 2015 Red Lodge Growth Policy. The City shall encourage the transfer of development rights to upland sites in order to protect the floodplain in existing lots that are subject to floods. The City of Red Lodge shall prohibit the creation of new lots that are completely within the 100-year floodplain. The City shall require the development of existing lots that are subject to floods of a hundred year frequency to be developed on that portion of the lot subject to the least risk. All development or improvement to existing structures in the floodplain shall conform to FEMA standards and City floodplain ordinances and shall not adversely impact upstream or downstream properties. The City shall promote floodplain acquisition projects to remove structures and permanently protect the floodplain from development pressure.
- T. The Red Lodge Zoning Regulations should require all development that could affect water quality in Rock Creek and its tributaries to prepare and implement a runoff and erosion control plan. Development site plans shall include wetlands, springs, naturally vegetated and restored riparian buffers.
- U. Development shall not accelerate erosion or result in slope failure. The potential for slope failure will be minimized by requiring new construction to comply with Chapter 18 of the International Building Code and hillside development standards. Construction on slopes greater than 25% or on areas subject to slumping shall be prohibited.
- V. The Red Lodge Zoning Regulations will minimize the impact Crestline development has on viewsheds.
- W. Park deeds shall be recorded at the Carbon County Clerk and Recorder's Office.

## Chapter 13 Public Lands

### Strategies for Implementing the Public Lands Goals (116-121)

- A. The City of Red Lodge must determine which of its parcels are needed for municipal functions, parks, trails, and future needs as stated in this and other referenced plans. City property will not be sold or transferred out of public ownership until it has first been assessed for its value for meeting open space, parks, or trail system goals; or its value for trade in acquiring lands needed to further these goals, particularly for improving public access to Rock Creek.
- B. If a lease of more than one year (including renewal terms) is deemed the best use of municipal lands, there must be periodic evaluations of lease terms (every 5 or 10 years) for both compliance with terms of the lease and to ensure that the City is or will receive an appropriate economic return or social benefit from continued lessee occupancy. Leases should also include bond requirements adequate to ensure that the City is not liable for clean up hazardous wastes, junk, or decrepit facilities upon lease termination. Changes in lease terms should be subject to public review and comment before approval by the Red Lodge City Council.
- C. The City of Red Lodge will enforce its policy for the sale, exchange or lease of municipal lands. Said policies insure that the City obtains full market value for the use, sale or transfer out of public ownership of municipal lands.
- D. Because the best mechanism for gaining compliance with regulation is strict compliance by others, the City of Red Lodge must lead by example and meet or exceed every provision of the 2015 Red Lodge Growth Policy and the Red Lodge Zoning Regulations on City property.
- E. Community gathering places shall be established on Public Lands particularly at the entrance points to Red Lodge.
- F. The City should collaborate with non-profits that seek to institute programs to create permanent endowments for the perpetual care, maintenance, and creation of infrastructure.

## **Chapter 15**

### **Wildland Urban Interface**

#### **Wildland-Urban Interface Goal (39)**

Prevent the loss of life, property and increased costs to the public from a WUI fire on public and private land located in and around the City of Red Lodge.

#### **Objectives and Strategies (122-123)**

This chapter shall guide community decision-makers and stakeholders to implement relevant policies and regulations for the WUI of the City of Red Lodge.

1. Mitigate the threat from a WUI fire.
  - a. Coordinate with other jurisdictions, agencies, and organizations on education of the public about the threat from a WUI fire.
  - b. Educate the public about construction and landscaping techniques that mitigate risks associated with a WUI.
  - c. Coordinate with other jurisdictions, agencies, and organizations in the mitigation of conditions that increase the threat from a WUI fire.
  - d. Mitigate conditions on City of Red Lodge-owned land that increases the threat from a WUI fire.
  - e. Seek to secure funding for educational and mitigation programs.
  - f. Maintain an ongoing effort to review and reassess wildfire threat, impacts, and mitigation efforts.
  - g. Promulgate zoning, subdivision regulations and other standards or regulations that mitigate the spread of a WUI fire.
2. Maintain an effective emergency response system to respond to and recover from a WUI fire and other potential hazards.
  - a. Continue WUI training of emergency service personnel.
  - b. Coordinate with other jurisdictions and agencies in responding to and recovering from a WUI fire.
  - c. Maintain adequate equipment and personnel to protect the City from a WUI fire.
  - d. Reduce the potential for loss and damage in the event of a natural disaster by updating and implementing the Carbon County Pre-Disaster Mitigation and Community Wildlife Protection Plan. The plan identifies mitigation measures, guides the expenditure of funds, and raises awareness about the importance of taking action to prevent and prepare for reasonably foreseeable natural disasters.

## **Chapter 16 Wildlife Considerations**

### **Goals to Mitigate Human-Wildlife Conflict (40-49)**

1. Red Lodge shall encourage a landscape where wildlife can thrive, roaming and reproducing widely in natural corridors used for movement and avoiding the perils of human waste, development, and automobiles. Elected officials will work with citizens, on the basis of scientific knowledge and the long term needs of the ecosystem, to enact public policies that protect nature and preserve biodiversity in the ecosystem. Public and private institutions shall actively protect the ecosystem and embrace the region's unique potential for people to learn about living with nature's processes.
2. The City will continue to encourage proper disposal of waste by residents and commercial establishments in containers that are bear-resistant.
3. Many human-wildlife conflicts occur as a result of unleashed dogs approaching wildlife. The City will encourage the enforcement of leash laws in and near town.
4. The City of Red Lodge will implement policy to curtail habitat fragmentation and destruction that cause wildlife sinks. Implementing the Trails, Parks, and Open Space goals and strategies outlined in Chapter 10 will help mitigate the effects of human development on habitat fragmentation particularly through the protection of the Rock Creek riparian corridor and associated habitats.
5. The City will actively work to eradicate noxious weeds on property within the municipality and enforce weed ordinances on private property.
6. The City will discourage and/or prohibit the feeding of wildlife such as deer and turkeys that causes wildlife to concentrate, creating nuisances, threats to safety, and potential for disease. Songbird feeding would be excepted.
7. The City will protect aquatic organisms in Rock Creek by evaluating the impacts of any proposed development that could cause barriers to in-stream movement.
8. The City will protect aquatic organisms and water quality in Rock Creek by ensuring all water discharged from the wastewater treatment facility meets or exceeds all state and federal standards.
9. The City will work to address any City-caused sources of water quality impairment in Rock Creek.
10. The City will actively cooperate with the Montana Department of Fish, Wildlife, and Parks to train City officers to assist their staff in addressing wildlife conflicts.