

# COMMUNITY ENGAGEMENT THEMES

## SURVEY DEMOGRAPHICS



## KEY TAKEAWAYS



**HOUSING** is the #1 issue for residents



Residents want to see commercial growth in the form of **RESTAURANTS/RETAIL** and **ACTIVITIES/ENTERTAINMENT**



There's a clear division in the community between **FEAR OF CHANGE** and the need for **GROWTH/PROGRESS**



Residents want to see **INFILL DEVELOPMENT DOWNTOWN**



Both youth and adults value Lewistown's **COMMUNITY SIZE/CHARACTER, VALUES/CULTURE, and PROXIMITY TO NATURE/RECREATION/LOCATION**

## TOP CONCERNS

- 1 HOUSING
- 2 CHANGE IN COMMUNITY VALUES/CULTURE
- 3 JOBS/ECONOMY/WORKFORCE
- 4 NOT CHANGING/MODERNIZING/GROWING
- 5 DEVELOPMENT/GROWTH
- 6 SAFETY/CRIME/DRUG USE

## TOP OPPORTUNITIES

- 1 RETAIL/COMMERCIAL/INDUSTRY GROWTH
- 2 HOUSING
- 3 More SMALL BUSINESS/DOWNTOWN
- 4 LOCATION/NATURAL FEATURES
- 5 TOURISM/HOSPITALITY
- 6 CIVIC CENTER/PUBLIC FACILITIES

# GROWTH POLICY AND LAND USE PLAN

## GROWTH POLICY

A PLAN TO HELP GUIDE DECISIONS ABOUT DEVELOPMENT AND PUBLIC INVESTMENT

## LAND USE PLAN

COMMUNITY INFORMED AND DATA-DRIVEN WAY TO PLAN FOR GROWTH

## BENEFITS/OUTCOMES

A ROBUST, EFFICIENT, AND UNIFIED PLAN TO REGULATE AND MAKE LAND USE DECISIONS

EXISTING CONDITIONS & INVENTORY



USING LAND USE PLANNING POLICY, PROCESSES, AND RESOURCES THAT ARE ALREADY IN PLACE



CONSOLIDATING AND APPLYING BEST PLANNING PRACTICES

FUTURE LAND USE MAPPING



POPULATION AND HOUSING PROJECTIONS APPLIED TO FUTURE LAND USE MAP TO IDENTIFY AREAS OF NEED



UNDERSTANDING NEED AND PLANNING FOR DATA-DRIVEN LAND USE PLANNING

GIVES AUTHORITY TO MULTIPLE BOARDS FOR REVIEWING / APPROVING DEVELOPMENTS



CONSOLIDATES BOARDS FOR MORE STREAMLINED PROCESS / ADMINISTRATIVE REVIEW



MORE HOUSING, SOONER

PUBLIC INVOLVEMENT AT A LOWER LEVEL



MORE ROBUST PUBLIC INVOLVEMENT IN THE PROCESS



A UNIFIED VISION FOR HOW COMMUNITIES GROW

RECOMMENDED REVIEW WITHIN 5 YEARS



REQUIRED REVIEW WITHIN 5 YEARS



OPPORTUNITIES TO ADJUST BASED ON CHANGING CIRCUMSTANCES

NO HOUSING REFORMS REQUIRED



MINIMUM OF 5 HOUSING REFORMS

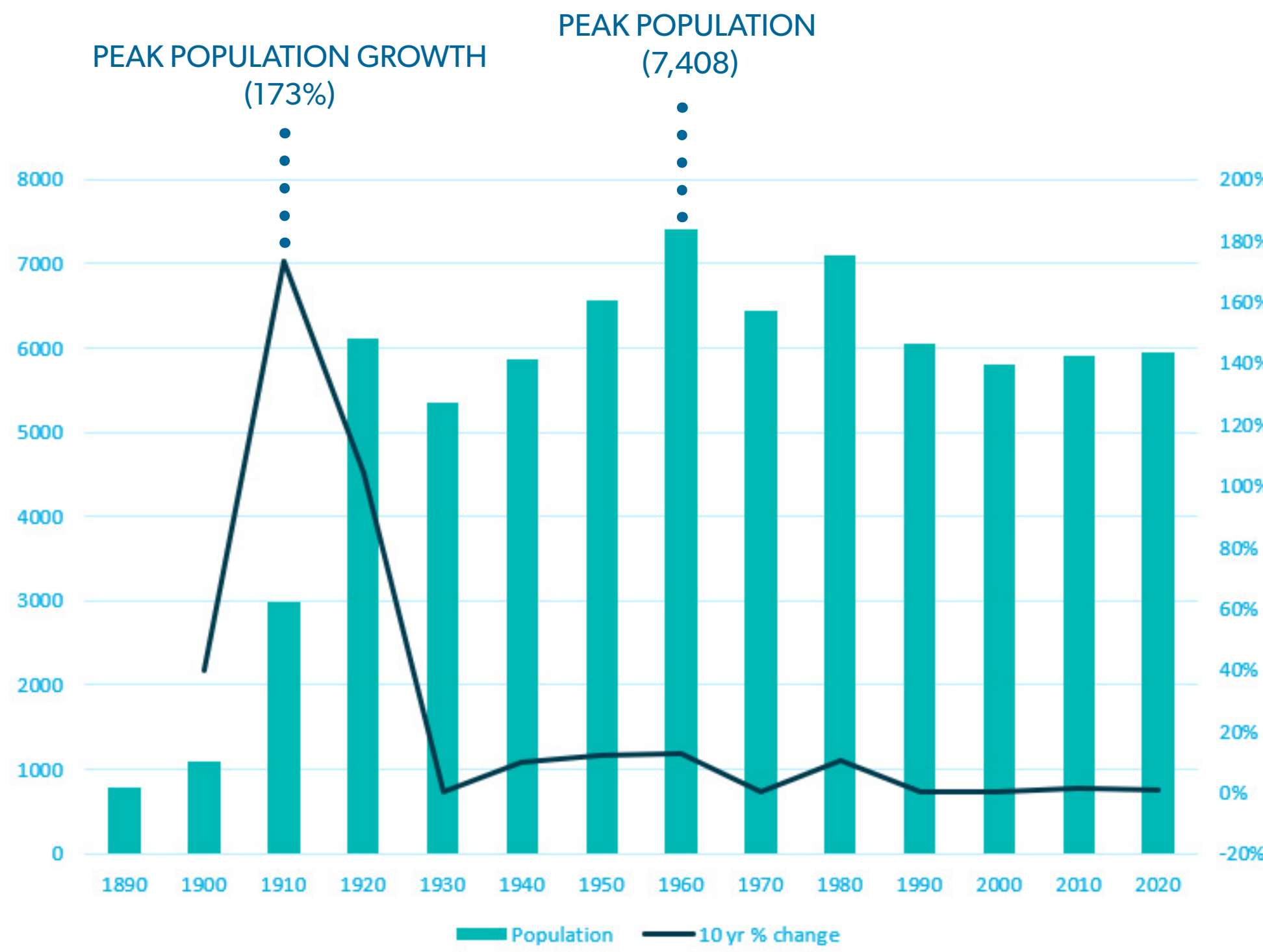


MORE HOUSING, SOONER

# EXISTING CONDITIONS - GROWTH AND LAND USE

## KEY TAKEAWAYS

**REGROWING LEWISTOWN:** HISTORICALLY, LEWISTOWN HAS HAD MORE PEOPLE, MORE RAPID GROWTH, AND GREATER POPULATION DENSITY



Source: U.S Census

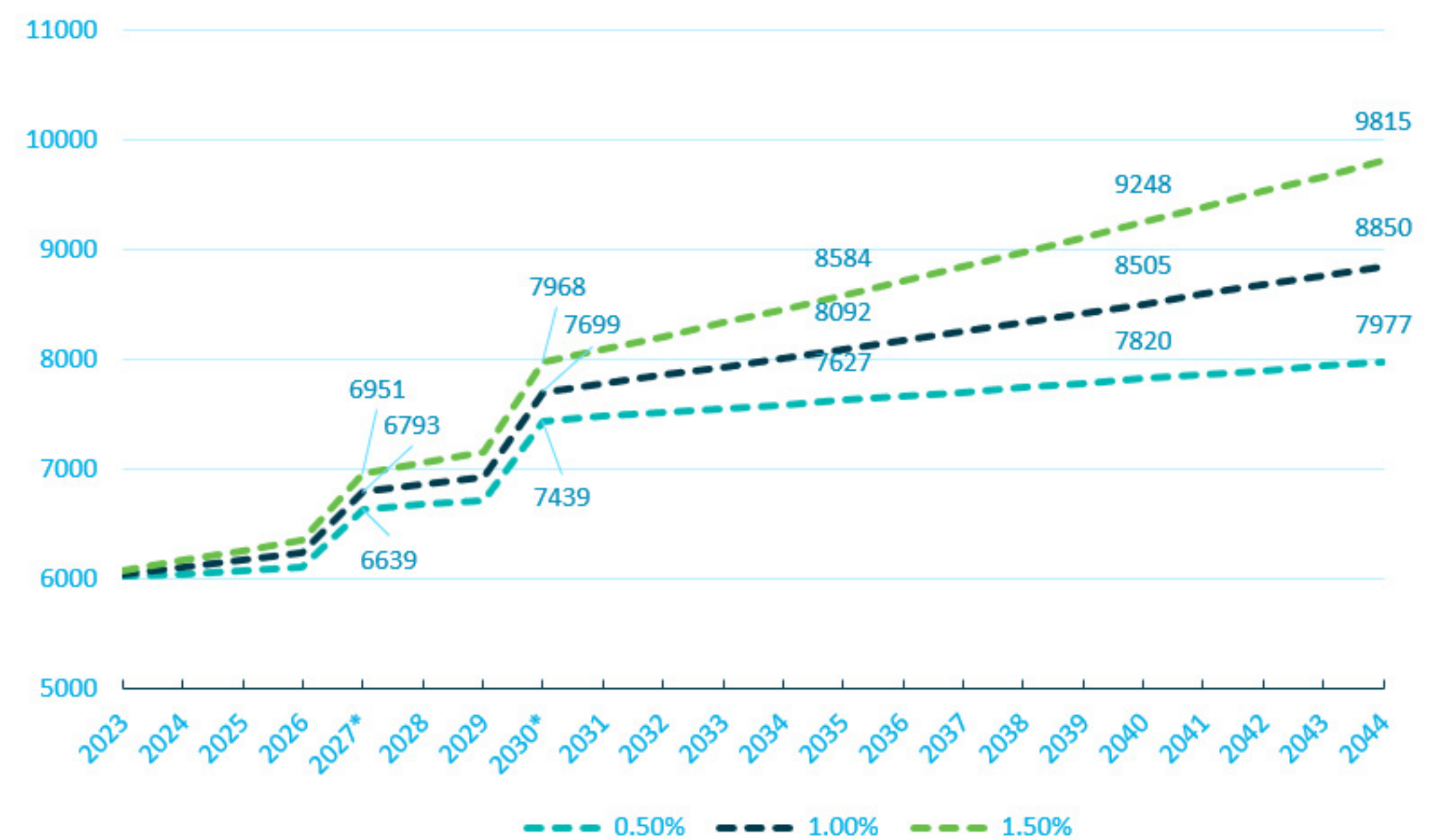
Average number of people per household in the United States	
1960	3.33
1970	3.14
1980	2.76
1990	2.63
2000	2.62
2010	2.59
2020	2.53

Source: U.S. Census

**SLOW AND STEADY:** LEWISTOWN CAN EXPECT MODERATE, SLOW GROWTH (0.5% - 1.5%) OVER THE NEXT 20 YEARS WITH POPULATION AND JOB BOOSTS COMING FROM VACOM

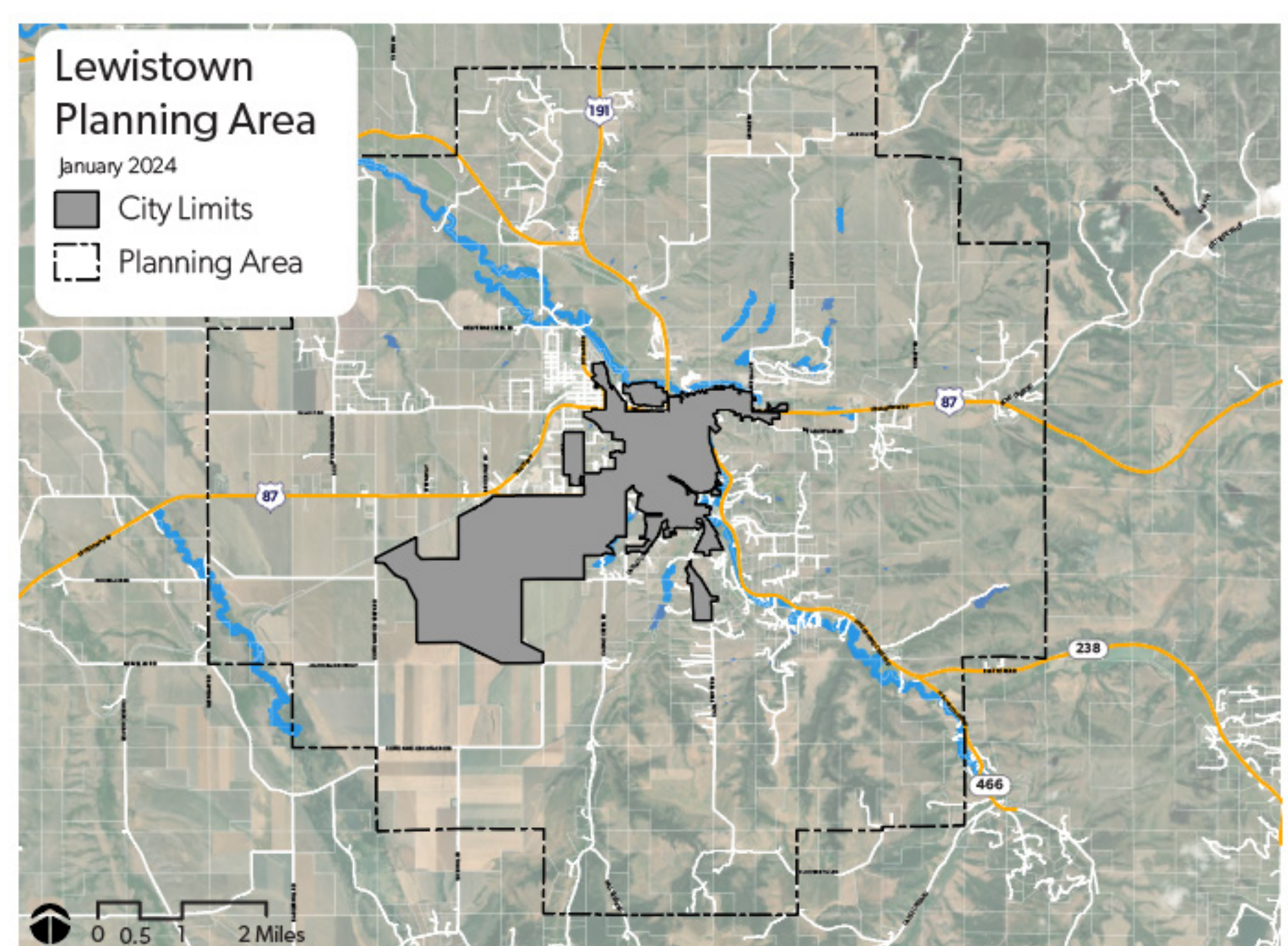
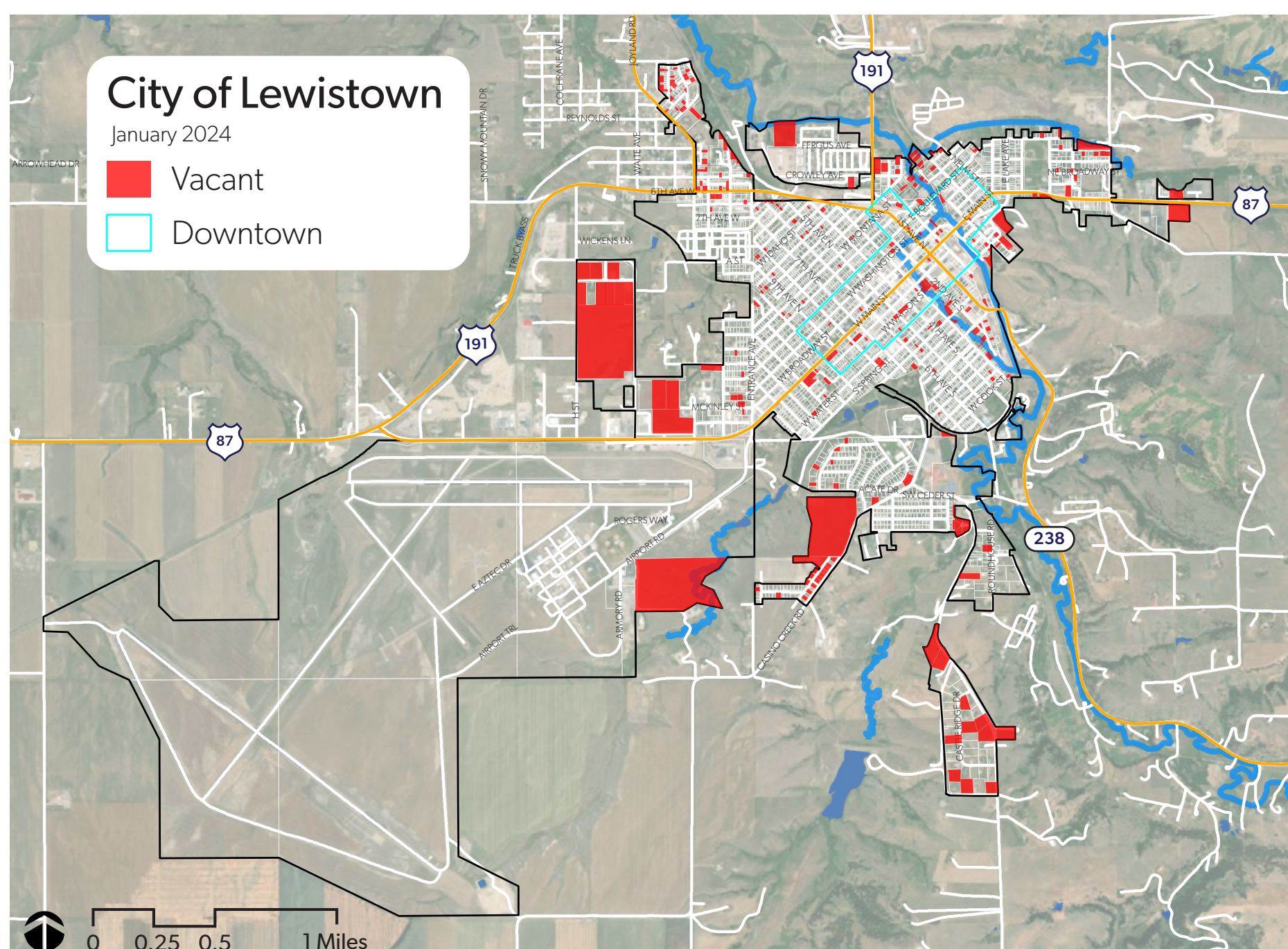
Year	Low Projection (0.5% Growth)	Moderate Projection (1.0% Growth)	High Projection (1.5% Growth)	Known Factors
2024	6,048	6,108	6,169	
2027	6,639*	6,793*	6,951*	*Added 500 for VACOM employees & families
2030	7,439**	7,699**	7,968**	**Added 700 for VACOM employees & families
2035	7,627	8,092	8,584	
2040	7,820	8,505	9,248	
2044	7,977	8,850	9,815	

Source: Cushing Terrell, Montana Department of Commerce, City of Lewistown



Source: Cushing Terrell, Montana Department of Commerce, City of Lewistown

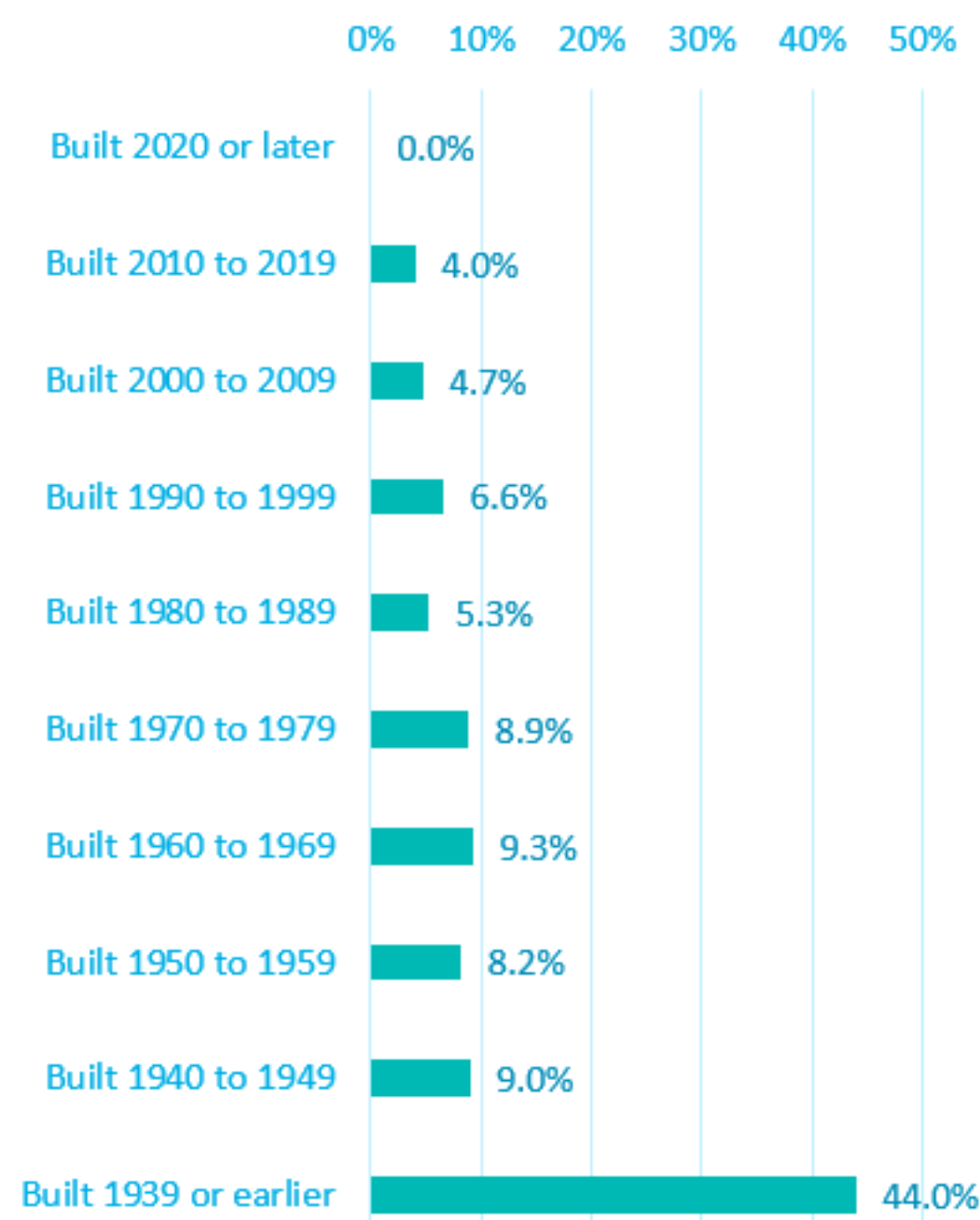
**GROWING FROM WITHIN, THEN OUT:** TARGET GROWTH WITHIN CITY LIMITS



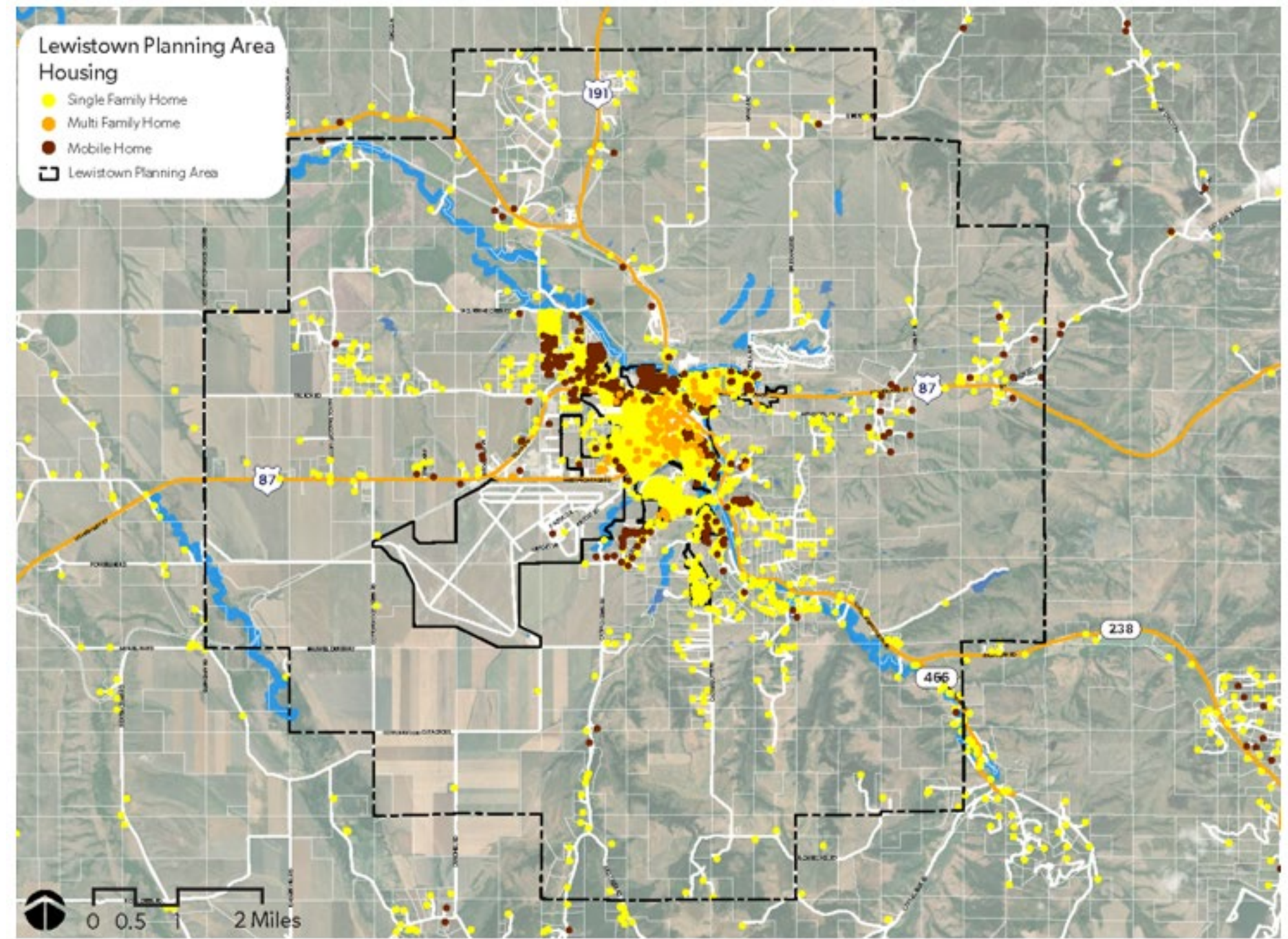
# EXISTING CONDITIONS - HOUSING

## KEY TAKEAWAYS

**NEED FOR NEW HOUSING:** MOST HOUSING IN LEWISTOWN IS AGING, SINGLE FAMILY HOMES WITH SMALL CLUSTERS OF MOBILE AND MULTIFAMILY HOUSING



Source: US Census ACS 5-year Estimates 2018 - 2022



Source: 2024 State Addressing Data

**LEWISTOWN IS ON THE DOWNSWING OF THE AFFORDABILITY CRISIS:** THOSE SUFFERING THE MOST ARE LOW INCOME RENTERS

Gross Rent as a Percentage of Income	Montana		Fergus County		Lewistown City	
	Estimate	%	Estimate	%	Estimate	%
<b>Occupied Units paying rent</b>	122,180		1,320		1,036	
<b>Less than 15.0%</b>	21,479	17.6%	379	28.7%	259	25.0%
<b>15.0% – 19.9%</b>	16,555	13.5%	92	7.0%	67	6.5%
<b>20.0% – 24.9%</b>	15,708	12.9%	268	20.3%	216	20.8%
<b>25.0% - 29.9%</b>	13,973	11.4%	22	1.7%	0	0%
<b>30.0% - 34.9%</b>	10,535	8.6%	60	4.5%	54	5.2%
<b>35.0% or more</b>	43,930	36.0%	499	37.8%	440	42.5%

Source: US Census ACS 5-year Estimates 2018 - 2022

	Montana	Fergus County	Lewistown
<b>Median Household Income</b>	\$66,341	\$58,321	<b>\$40,705</b>

Source: US Census ACS 5-year Estimates 2018 - 2022

	Montana		Fergus County		Lewistown City	
	Estimate	%	Estimate	%	Estimate	%
<b>Occupied Housing Units</b>	443,917		5,186		2,807	
<b>Owner-occupied</b>	306,432	69.0%	3,492	67.3%	1,833	65.3%
<b>Renter-occupied</b>	137,485	31.0%	1,694	32.7%	<b>974</b>	<b>34.7%</b>

Source: US Census ACS 5-year Estimates 2018 - 2022

**MIDDLE HOUSING:** TO ACCOMMODATE GROWTH AND AID AFFORDABILITY, DENSITY AND DIVERSITY IN HOUSING WILL BE NEEDED

Year	Low Projection (0.5% Growth)		Moderate Projection (1.0% Growth)		High Projection (1.5% Growth)	
	Units Needed	Deficiency	Units Needed	Deficiency	Units Needed	Deficiency
2024*	3,386	N/A	3,386	N/A	3,386	N/A
2027	3,622	236	3,660	274	3,699	313
2030	3,943	557	4,022	636	4,106	720
2035	4,018	632	4,179	793	4,352	966
2040	4,095	709	4,345	959	4,617	1,231
2044	4,158	772	4,483	1,097	4,844	1,458

Source: Cushing Terrell, Montana Department of Commerce, City of Lewistown

	Estimate	%
<b>Total Housing Units</b>	3,052	
1-unit, detached	2,122	69.5%
1-unit, attached	0	0.0%
2 units	15	0.5%
3-4 units	78	2.6%
5-9 units	208	6.8%
10-19 units	13	0.4%
20 + units	251	8.2%
Mobile home	365	12.0%
Boat, RV, van, etc.	0	0.0%

Source: US Census ACS 5-year Estimates 2018 - 2022

## FUTURE LAND USE TIERS

### TIER 1: CURRENT URBANIZING TIER

These are the almost fully developed, centrally located areas of the city. The focus for these areas will be on infill development, redevelopment of areas that need investment, and employment opportunities.

#### DOWNTOWN



INTENT: Attract commercial and office uses, housing, and provide a civic and cultural hub.

#### BUILT UP NEIGHBORHOODS



INTENT: Preserve existing housing stock, redevelop deteriorating structures, promote infill.

#### MIXED USE CORRIDOR



INTENT: Promote vertical and horizontal mixed use along major corridors to create activity centers.

#### MEDIUM COMMERCIAL



INTENT: Provide employment, wholesaling, manufacturing, and utility centers.

#### AIRPORT



INTENT: Preserve the Airport and provide employment and education opportunities.

### TIER 2: PLANNED URBANIZING TIER

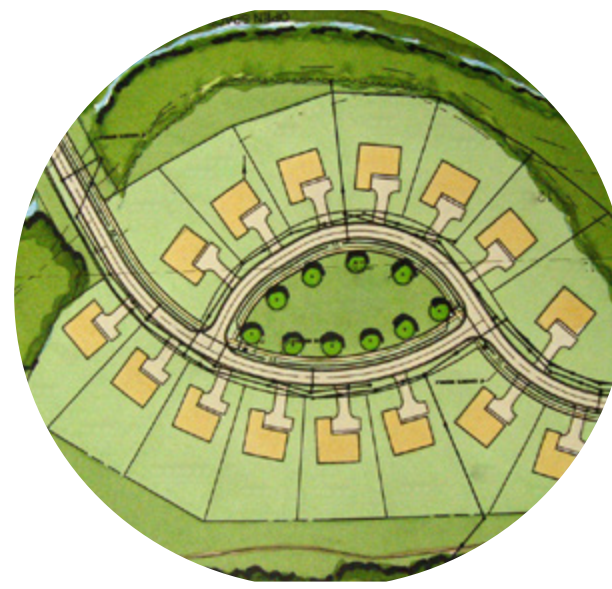
Areas adjacent to the City in the unincorporated Planning Area where City services are already available or are easily extended.

#### URBAN RESIDENTIAL



INTENT: Extend the urban street network and development pattern of Lewistown's older neighborhoods.

#### SUBURBAN RESIDENTIAL



INTENT: Provide larger single family homes at a lower density while requiring conservation subdivision design.

#### RURAL RESIDENTIAL NODE



INTENT: Acknowledge a large-lot, low-density residential node that is a future development pattern that is discouraged.

### TIER 3: FUTURE URBANIZING TIER

Holding area to see no change in use until Tier 1 and Tier 2 growth areas reach full build-out.

#### URBAN RESERVE



INTENT: Provide high-quality development in proximity to urban services if justified by population growth

### TIER 4: RURAL

Provide homes on lands where agricultural activity can occur and preserve the rural character of Lewistown.

#### RURAL RESIDENTIAL



INTENT: No change in use is envisioned.

### TIER 5: ENVIRONMENTAL, CONSERVATION, OPEN SPACE

Land that is designated to protect the agricultural lands, rangelands, forests, and open spaces within Lewistown's Planning Area.

#### AGRICULTURE/RANGE/FORESTED LAND



INTENT: Provide for agricultural production, protect forests, and provide wildlife habitat.

#### RIVER/STREAM OVERLAY



INTENT: Protect waterways from the impacts of development.

### URBAN SERVICES BOUNDARY

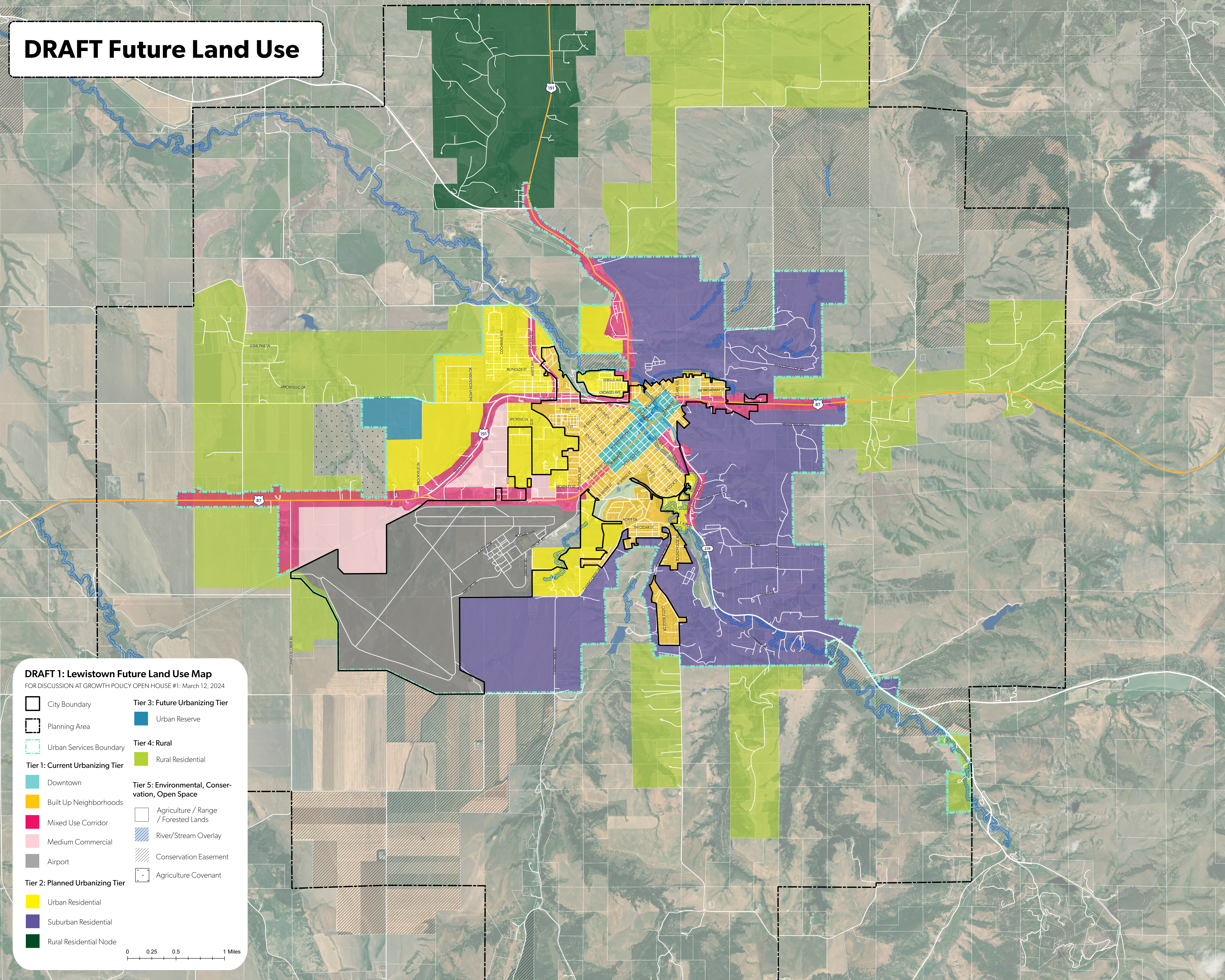
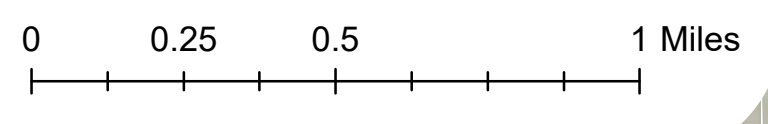
An area outside of which urban services (water & wastewater) should not be extended. The purpose is to ensure the City of Lewistown remains fiscally sustainable and is able to maintain the levels of service that are expected of the community.

# DRAFT Future Land Use

## DRAFT 1: Lewistown Future Land Use Map

FOR DISCUSSION AT GROWTH POLICY OPEN HOUSE #1: March 12, 2024

-  City Boundary
-  Planning Area
-  Urban Services Boundary
- Tier 1: Current Urbanizing Tier**
  -  Downtown
  -  Built Up Neighborhoods
  -  Mixed Use Corridor
  -  Medium Commercial
  -  Airport
- Tier 2: Planned Urbanizing Tier**
  -  Urban Residential
  -  Suburban Residential
  -  Rural Residential Node
- Tier 3: Future Urbanizing Tier**
  -  Urban Reserve
- Tier 4: Rural**
  -  Rural Residential
- Tier 5: Environmental, Conservation, Open Space**
  -  Agriculture / Range / Forested Lands
  -  River/Stream Overlay
  -  Conservation Easement
  -  Agriculture Covenant



# DRAFT GROWTH POLICY GOALS

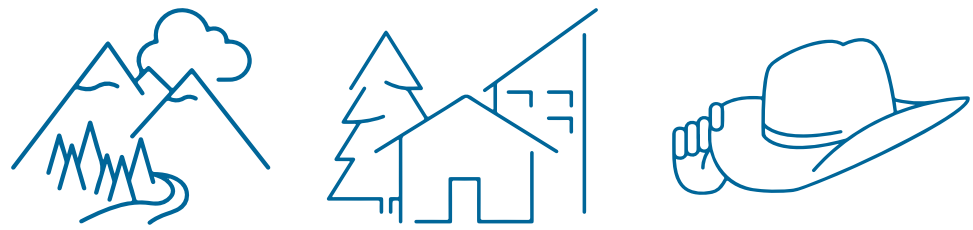
## PLANNING

### TOPIC & VALUES

### GOALS

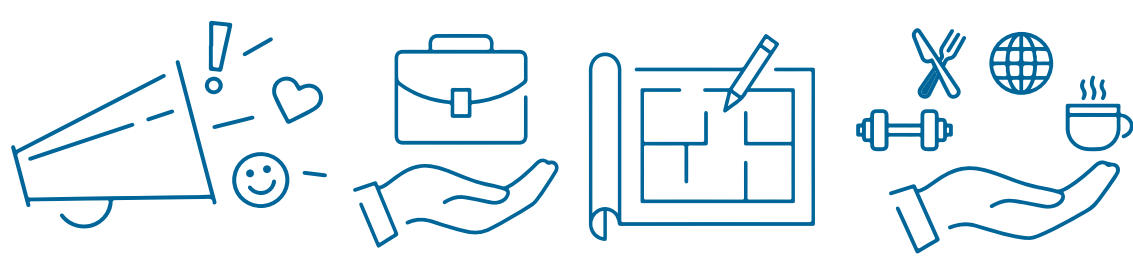
### FEEDBACK

#### COMMUNITY CHARACTER



- GOAL 1.1 CONSERVE AGRICULTURAL LAND, WATERWAYS, AND OPEN SPACE AROUND THE COMMUNITY BY GROWING FROM THE INSIDE OUT, AND ENCOURAGING COMPACT, EFFICIENT, PEDESTRIAN-ORIENTED DEVELOPMENT WITH DISTINCT ACTIVITY CENTERS.
- GOAL 1.2 MAINTAIN AND PROMOTE THE DISTINCT IDENTITY AND CHARACTER OF LEWISTOWN AS A CENTRAL MONTANA HUB WITH SMALL TOWN CHARM AND RURAL SURROUNDINGS.

#### DOWNTOWN



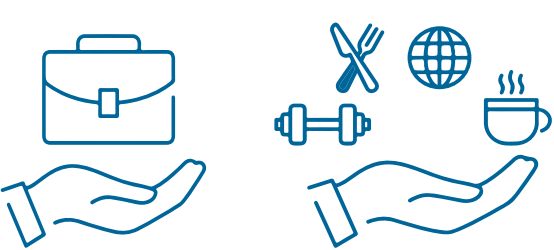
- GOAL 2.1 MAINTAIN AND PROMOTE DOWNTOWN AS THE COMMERCIAL, CIVIC, AND CULTURAL HEART OF LEWISTOWN.
- GOAL 2.2 FOSTER A PEDESTRIAN-FRIENDLY ENVIRONMENT DOWNTOWN WHILE ALLOWING FOR THE EFFICIENT MOVEMENT OF VEHICLES.

#### LAND USE



- GOAL 3.1 PRACTICE PRINCIPLES OF SMART GROWTH (COMPACT DEVELOPMENT, MIXED LAND USE, TRANSPORTATION OPTIONS, AND PRESERVATION OF OPEN SPACES)
- GOAL 3.2 PLAN FOR PROJECTED POPULATION GROWTH TO ENCOURAGE A WELL-BALANCED MIX OF RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL USES.
- GOAL 3.3 FOSTER AN INCLUSIVE DEVELOPMENT COMMUNITY.

#### JOBS/INDUSTRY



- GOAL 4.1 CREATE AND MAINTAIN A BALANCED ECONOMY OF SUSTAINABLE ECONOMIC GROWTH THAT PROVIDES A BROAD RANGE OF JOB OPPORTUNITIES AND GOODS AND SERVICES FOR LOCAL RESIDENTS AND VISITORS.
- GOAL 4.2 SUPPORT SMALL AND LOCAL BUSINESSES.
- GOAL 4.3 RETAIN LEWISTOWN'S ROLE AS A REGIONAL COMMERCIAL CENTER.
- GOAL 4.4 SUPPORT THE NEEDS OF AND ADVANCE OPPORTUNITIES FOR THE CITY'S WORKFORCE.

#### TOURISM



- GOAL 5.1 MAINTAIN AND PROMOTE DOWNTOWN AS THE COMMERCIAL, CIVIC, AND CULTURAL HEART OF LEWISTOWN.

#### PARKS, TRAILS, OPEN SPACE, & RECREATION



- GOAL 6.1 BALANCE THE NATURAL AND RECREATIONAL ATTRACTIONS OF THE AREA WITH ACCOMMODATION FOR A DIVERSE SPECTRUM OF RESIDENTS, WORKERS, AND VISITORS.

#### SCENIC & CULTURAL RESOURCES

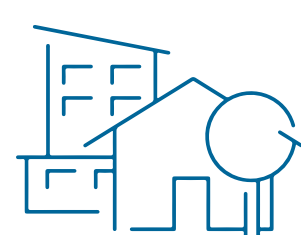


- GOAL 7.1 PRESERVE THE CITY'S HISTORIC, SCENIC, AND CULTURAL RESOURCES THAT MAKE LEWISTOWN UNIQUE AND CONTRIBUTE TO RESIDENTS' HIGH QUALITY OF LIFE.

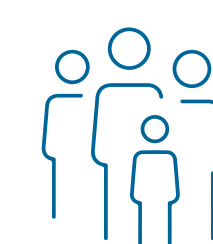
## COMMUNITY ENGAGEMENT TOP VALUES



COMMUNITY SIZE / CHARACTER



MORE HOUSING OPTIONS



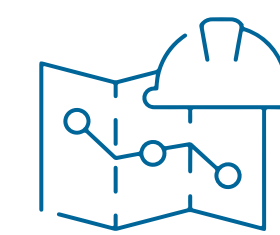
SERVICES FOR FAMILIES (EDUCATION, CHILDCARE)



RETAIL / COMMERCIAL / INDUSTRY GROWTH



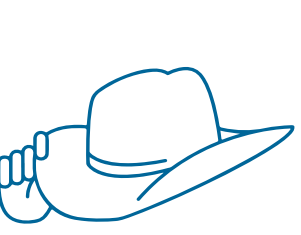
OUTDOOR RECREATION / PROXIMITY TO NATURE / LOCATION



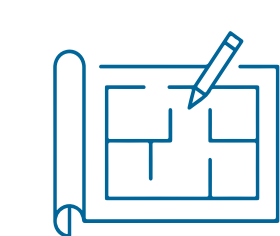
MAINTAINING INFRASTRUCTURE (WATER, SEWER, ROADS, AIRPORT)



MORE RESTAURANTS / RETAIL



COMMUNITY VALUES / CULTURE



DEVELOPMENT OF VACANT (UNOCCUPIED) LOTS



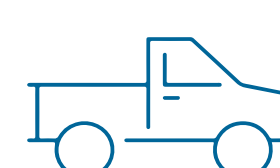
MORE ACTIVITIES / ENTERTAINMENT



HOUSING AFFORDABILITY



GROWTH MANAGEMENT (PREVENTING SPRAWL, PROTECTING AGRICULTURAL LAND)



CHOICE IN TRAVEL TYPE

# DRAFT GROWTH POLICY GOALS

## PLANNING

### TOPIC & VALUES

### GOALS

### FEEDBACK

<b>WATER RESOURCES</b> 	<b>GOAL 8.1</b> PRESERVE AND PROTECT BIG SPRING CREEK AND ITS TRIBUTARIES AND MANAGE WATER RESOURCES TO ENSURE A RESILIENT AND SUSTAINABLE WATER SUPPLY THAT CAN SUPPORT PEOPLE AND ECOSYSTEMS.
<b>WILDLIFE</b> 	<b>GOAL 9.1</b> PROTECT AND PRESERVE CRITICAL WILDLIFE HABITAT AND CORRIDORS
<b>CLIMATE &amp; HAZARDS</b> 	<b>GOAL 10.1</b> IN ORDER TO BUILD A MORE RESILIENT COMMUNITY, LEWISTOWN WILL PROMOTE LOCAL DECISIONS THAT MITIGATE THE EFFECTS OF CLIMATE CHANGE AND PREPARE THE CITY AND ITS RESIDENTS FOR THE IMPACTS CLIMATE CHANGE WILL HAVE ON THE HUMAN, NATURAL, AND BUILT ENVIRONMENTS.  <b>GOAL 10.2</b> BUILD FIRE AND WATER RESILIENCY INTO COMMUNITY PLANNING.  <b>GOAL 10.3</b> PROMOTE THE PRODUCTION OF RENEWABLE ENERGY.
<b>MUNICIPAL INFRASTRUCTURE</b> 	<b>GOAL 11.1</b> MANAGE WATER RESOURCES AND PLAN FOR WATER INFRASTRUCTURE TO ENSURE A RESILIENT AND SUSTAINABLE WATER SUPPLY THAT CAN SUPPORT CURRENT AND FUTURE RESIDENTS.  <b>GOAL 11.2</b> PLAN FOR WASTEWATER INFRASTRUCTURE EXTENSION TO SERVE NEW DEVELOPMENTS WITHIN THE URBAN SERVICES AREA.  <b>GOAL 11.1</b> PROMOTE SUSTAINABLE BUILDING PRACTICES, INCLUDING LOW IMPACT DEVELOPMENT PRACTICES, THAT PROMOTE HEALTH AND LIFE SAFETY.  <b>GOAL 11.2</b> FOSTER SUSTAINABLE WASTE MANAGEMENT.
<b>PUBLIC FACILITIES</b> 	<b>GOAL 12.1</b> CONTINUE TO SUPPORT THE LEWISTOWN AIRPORT.  <b>GOAL 12.2</b> LEVERAGE THE FERGUS COUNTY FAIRGROUNDS FOR EVENT RECREATION PURPOSES.
<b>COMMUNITY ENGAGEMENT</b> 	<b>GOAL 13.1</b> FOSTER AN ENGAGED COMMUNITY.
<b>HOUSING</b> 	<b>GOAL 14.2</b> PROMOTE THE DEVELOPMENT OF HOUSING THAT SERVES RESIDENTS ACROSS A RANGE OF DEMOGRAPHICS, INCOMES, AND COLLECTIVE NEEDS.  <b>GOAL 14.3</b> PRESERVE LEWISTOWN'S EXISTING HOUSING STOCK.
<b>CHILDCARE</b> 	<b>GOAL 15.1</b> FOSTER AN INCLUSIVE COMMUNITY FOR PEOPLE OF ALL AGES.
<b>TRANSPORTATION &amp; MOBILITY</b> 	<b>GOAL 6.1</b> DESIGN A TRANSPORTATION NETWORK THAT EMPHASIZES AND INTEGRATES MULTIPLE MODES OF TRAVEL AND SERVES EXISTING POPULATION AND ACTIVITY CENTERS AS ITS PRIORITY.  <b>GOAL 7.1</b> PROVIDE AN EFFICIENT AND INTERCONNECTED ROAD NETWORK.

## COMMUNITY ENGAGEMENT TOP VALUES

	COMMUNITY SIZE / CHARACTER		MORE HOUSING OPTIONS		SERVICES FOR FAMILIES (EDUCATION, CHILDCARE)
	RETAIL / COMMERCIAL / INDUSTRY GROWTH		OUTDOOR RECREATION / PROXIMITY TO NATURE / LOCATION		MAINTAINING INFRASTRUCTURE (WATER, SEWER, ROADS, AIRPORT)
	MORE RESTAURANTS / RETAIL		COMMUNITY VALUES / CULTURE		DEVELOPMENT OF VACANT (UNOCCUPIED) LOTS
	MORE ACTIVITIES / ENTERTAINMENT		HOUSING AFFORDABILITY		GROWTH MANAGEMENT (PREVENTING SPRAWL, PROTECTING AGRICULTURAL LAND)
					CHOICE IN TRAVEL TYPE