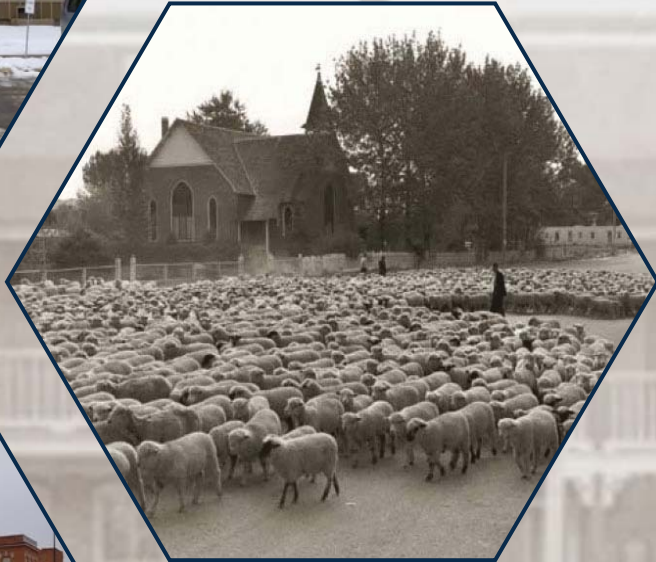


*TOWN OF SHERIDAN*  
**2021 GROWTH POLICY**

*Adopted May 10, 2021*

*Resolution No. 2021-3*





**TOWN OF SHERIDAN**  
**2021 GROWTH POLICY**

**ADOPTED MAY 10, 2021 BY RESOLUTION No. 2021-3**

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# TOWN OF SHERIDAN GROWTH POLICY

Adopted May 10, 2021

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## INTRODUCTION

The Town of Sheridan has initiated the development of a comprehensive Growth Policy update to facilitate planning for the future needs of the Town's residents. This is the Town of Sheridan's second comprehensive planning effort. The first was a comprehensive Growth Policy prepared in 2003 (Entranco, 2003). An abbreviated Growth Policy update was prepared in 2010 (Great West, 2010). As part of this comprehensive planning effort, the Town Council enlisted the services of a planning consultant to prepare the Town of Sheridan's Growth Policy in accordance with the requirements of current State statutes for growth policies.

The Policy begins with a brief history of Sheridan and the surrounding area, followed by a discussion of the process used to develop this policy. The general purpose and intent of the Policy is also discussed, and the jurisdictional area and planning area are defined. The Public Input section contains summaries of public meetings, as well as the results of a planning survey that achieved an 11% response rate from Town residents.

The Policy then provides an inventory of existing characteristics such as demographics, public services and facilities, economic conditions, and natural resources. These sections also include trends for future population and economic conditions. The Policy will then discuss existing facilities and services as well as environmental conditions within the planning area boundary. The evaluation of fire risks notes that the Town of Sheridan has some fire issues regarding the wildland urban interface because of its location and nearby tree-covered mountains to the North; however, irrigated agricultural lands provides a buffer from mountain wildfires under wet and normal climatic conditions.

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

**The primary purpose of the Town of Sheridan Growth Policy is to:**

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

Finally, the subdivision review section and development of an annexation plan outlines how the Town will examine future development to ensure compliance with the Montana Subdivision and Platting Act and the Sanitation in Subdivisions Act.

## TOWN OF SHERIDAN HISTORY

The history of Sheridan and the Ruby Valley dates back to the late 1850's and early 1860's. In the beginning, Sheridan was off the main trail routes, but it was of interest to trappers initially and prospectors later. When prospectors came to Virginia City in search of gold and realized that their dreams were short lived as the gold was quickly mined out, they began to look elsewhere. This led to other industries in agriculture and lumber as well as mining for minerals other than gold. The little hamlet probably began its growth when two Canadian Frenchmen built a cabin on the banks of Mill Creek. Soon after other settlers began staking their homesteads and one of the first sawmills was built on Mill Creek. The first post office was established in 1866, but before a postmaster could be appointed by the government, the Town needed a name. A group of ranchers, from the area decided to "call it Sheridan, for little Phil." Or so the story goes. Phil Sheridan was a prominent Union Army general in the Civil War.

While Upper Wisconsin Creek, Brandon, and the area of Duncan District did not bear directly on the settlement of Sheridan, they contributed to its growth with lumber, staple goods, and gold. The first arrastra was built in Brandon in 1864 and the first stamp mill for quartz in 1865.

During the Nez Perce War of 1877, logs were used to build a stockade (where the high school building now stands) for the protection of the townspeople. It was never used for that purpose. The stockade only provided meager protection against attack according to historical records.

Through the years, the Town acquired a log school house that doubled for various denominations of religious sermons each week. A two-story building was built on the corner of Water and Main Street and blacksmith shops sprung up among the growing variety of entrepreneurial establishments.

The population of Sheridan showed steady growth and by 1879 it totaled to about 150. Today Sheridan has grown to about 638 residents, with many of the founding father's descendants still claiming Sheridan as their home.





The Ruby Valley was settled when gold was the exclusive attraction and eventually livestock was the primary economic driver. Today, Sheridan has more a diverse economy based on numerous endeavors and services, while agriculture still dominates the land surrounding the Town. From a community perspective, the Town is tightly bound together with a love for the community, with its beautiful scenery, colorful inhabitants, and deeply rooted family values. The Town's residents have been described as: laid-back, slow-paced, gentle, unworldly, hospitable, and the residents proudly agree with that saying Sheridan is a unique Montana community.

## **GROWTH POLICY PROCESS**

The Town of Sheridan prepared this Growth Policy to plan for current and future needs of the community and residents. Per Montana Codes Annotated (MCA) requirements for solicitation of professional services, the Town Council hired a consultant as well as met and coordinated with the County Planning Board to prepare the Town's updated Growth Policy. Town reserves and Community Development Block Grant funding was secured for the development of the policy as well as a Capital Improvements Plan.

Maintenance and development of infrastructure to support existing residents and businesses are the driving force for preparing the Growth Policy. As with most small rural communities throughout Montana, the Town of Sheridan is facing aging infrastructure and is in need of additional infrastructure to improve the quality of life for the Town residents and businesses. This will also help to attract new residents and businesses. This policy has been developed with those primary goals in mind.

On June 16, 2020, the Town of Sheridan held a scoping meeting with Northern Rockies Engineering (NRE) and WWC Engineering, the selected consultant team, to initiate the Growth Policy development process being mid 2020 through early 2021. A community survey was completed to gather public input on a number of community issues and a public meeting was held on October 7, 2020 to gather public input on the community issues.

The Town received an excellent response to the community survey, with 73 residents in Sheridan returning surveys, for a response rate of about 11%. Survey results are summarized in the Public Input section, and discussed throughout the Policy. Complete survey results are also included in Appendix A.

## **STATEMENT OF PURPOSE**

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

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

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

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

## JURISDICTION

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

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

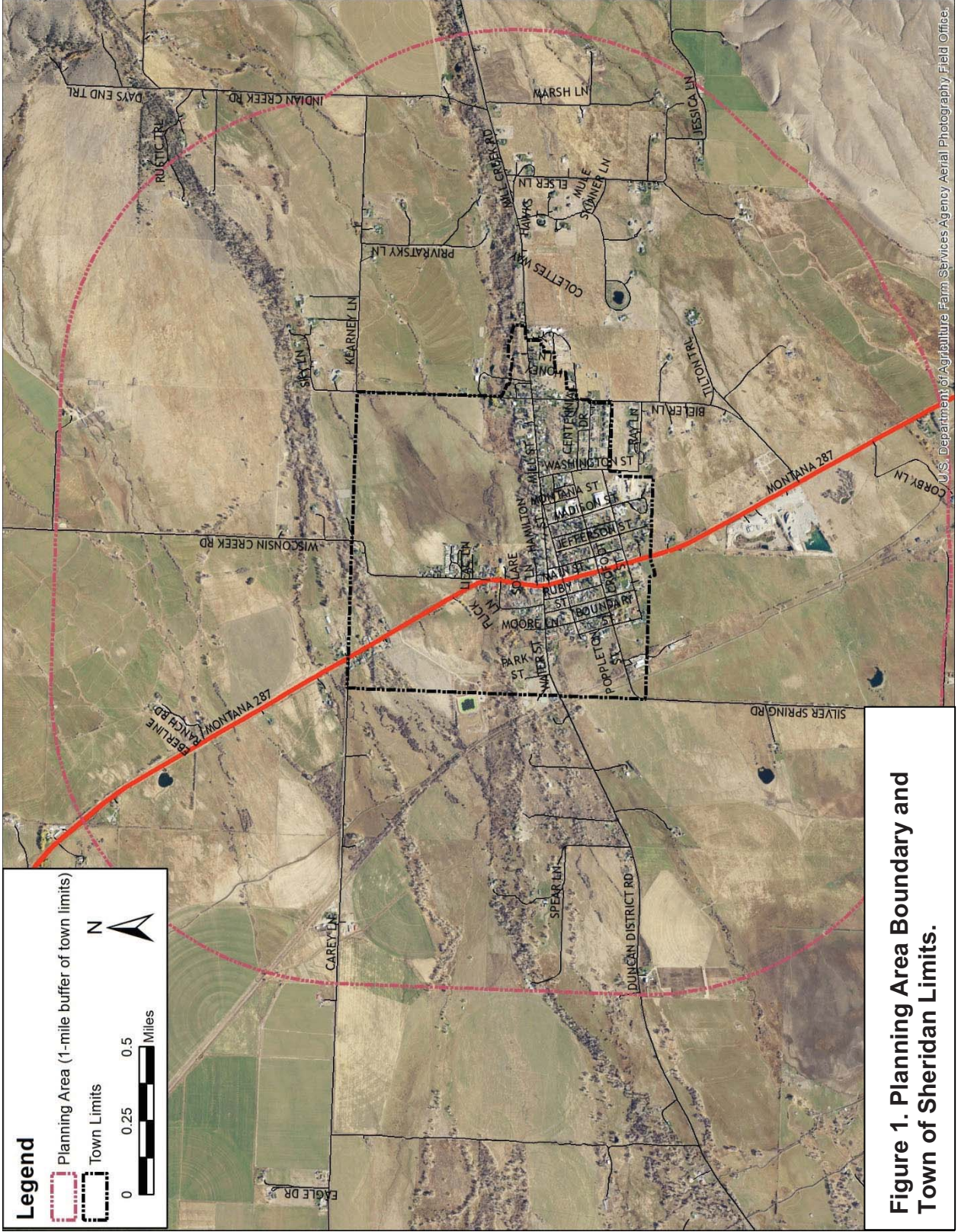
The primary focus area for this Growth Policy is the Town of Sheridan as defined by its incorporated Town limits (see Figure 1). The Town currently encompasses about 646 acres (about 1 square mile). The area within the Town limits is used to discuss specific local issues and to clarify the analysis of existing conditions and trends for which the Town is directly responsible.

The Sheridan Planning Area encompasses:

- All of the incorporated Town limits of Sheridan; and
- An area approximately 1 mile outside the Town limits within Madison County.

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

Montana law (see §76-2-310, MCA, et seq.) includes provisions for the extension of municipal zoning and subdivision regulations beyond municipal boundaries, except in locations where a county has already adopted zoning and subdivision regulations. The Town of Sheridan has the authority to control land uses and growth within its corporate limits and it can be expanded up to one mile outside the Town limits if a City-County Planning Board is established and zoning is established per §76-2-310, MCA, et seq. Also, land annexed into the Town of Sheridan in the future will be subject to any future zoning and land use controls established by the Town. The Town of Sheridan currently does not have municipal subdivision or zoning regulations to control land use and growth within the Town limits. In addition, there is no Town of Sheridan planning board. The Town adopted the Madison County subdivision regulations and is considering developing a local subdivision ordinance, utilizing the County Planning Board for subdivision review, and will pursue an annexation plan to address growth adjacent to Town.



**Figure 1. Planning Area Boundary and Town of Sheridan Limits.**

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

**PUBLIC INPUT**

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

A community survey was developed for Sheridan residents and reviewed by the Town to provide input on their community. Residents received information on where to fill out the online survey or where to pick up and drop off paper copies both online and in hardcopy. A notice of the survey was mailed to about 322 households in July of 2020 and hardcopies were provided at Town Hall. The Town accepted completed surveys up to August 31, 2020, and as of that date 73 surveys were completed online or dropped off at Town Hall. Survey responses are tabulated in Appendix A, and general survey results are discussed below.

**FEATURES OF SHERIDAN**

As part of the survey, Sheridan residents were asked to identify what features were important to the Town of Sheridan. Residents were asked to rate 18 features from Extremely Important (1) to Not at all Important (100). Below are the results of what residents felt were the most important Town features. The top 50 percent of the 18 features are listed below (a complete summary of the results is in Appendix A):

**Table 1. Most Important Features of Sheridan**

Highest Rated Features	Mean Score 1-100 1=excellent
Availability of Emergency Services	10
Access to Healthcare	12
Rural Lifestyle	14
Sense of Community	15
Variety of Businesses	17
Quality of School	17
Senior Housing	20
Sidewalk, Bike Paths, and Trails	23
Hunting / Fishing	23

While the top 50 percent listed above are relatively high, all features were viewed important by respondents. The bottom 50 percent of features are tabulated in Table 2 and none of the features were rated more than 50 point out of 100 points on average. Respondents felt that, on average, all features were at least somewhat important and in general the point spread was close between all features with availability of emergency services as the most important feature and tourism rated the least important feature.

**Table 2. Important Features of Sheridan**

Lower Rated Features	Mean Score 1-100 1=excellent
Agriculture	23
Library	25
Recreation	26
Affordable Housing	26
Job Opportunities	26
Parkland	27
Swimming Pool	29
Civic Organizations	35
Tourism	38

The public outreach effort also included conducting interviews with 37 citizens and elected officials in the Town of Sheridan (Appendix A). The top three features identified in the interview process were: 1) roads, 2) parks and recreation, and 3) housing. In a public meeting held on October 7, 2020 the top three features identified by those attending were: 1) parks and recreation, 2) housing and 3) roads and streets tied with emergency services (Appendix A). Additional information on the public meeting is described below. The interview process and public meeting are consistent with each other and had at least some, but not complete, consistency with the online survey.

The survey also included opportunities to provide written comments within each section. Some residents provided additional written features that were important to them. These included having Town beautification and maintenance, lower utility rates, deer control, better roads, and many other comments (Appendix A). Most respondents ranked Sheridan as a good place to live, with an average score of 1.8 with 1 being a good quality of life and 10 being a poor quality of life. Most residents, 70 percent, felt Sheridan is a unique Montana community and the quality of life in Sheridan is why they live in Town.

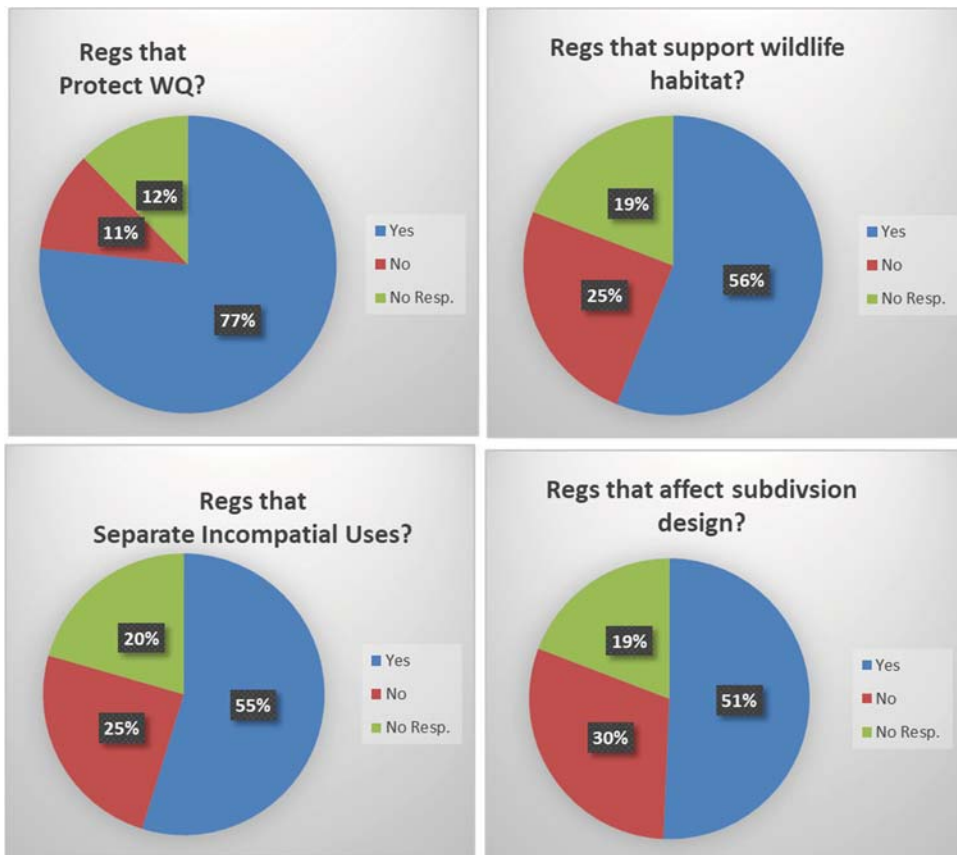
**REGULATING LAND USE**

The next section of the survey asked Sheridan residents about land use regulations within the Town limits. Residents as a whole were open to the idea of regulations that would improve their community. When asked if they would be willing to accept more regulation

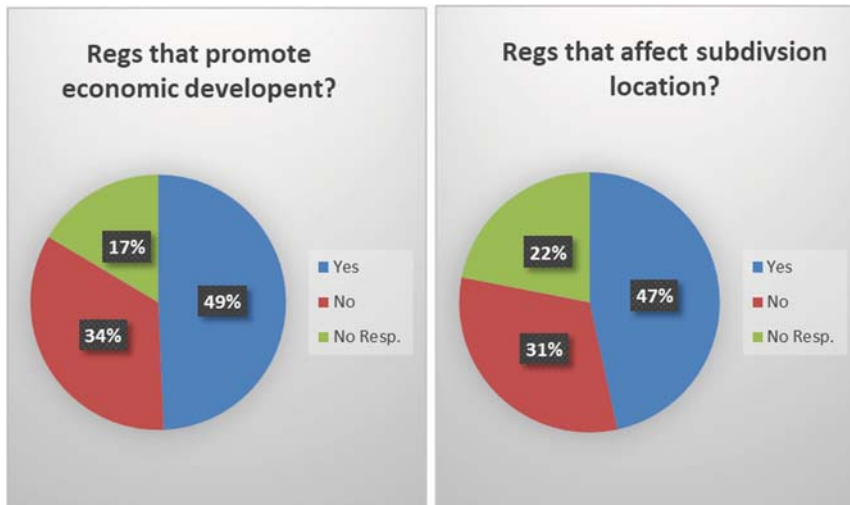
of land use, the majority said yes on some, but not all topics. Most support was given to protecting water quality, followed by regulations that support wildlife habitat, separation of incompatible land uses, and subdivision design. At least 50 percent of the respondents supported these four land use regulations. Less than 50 percent supported regulating land use regulations for economic development, subdivision location, and regulations under any condition. It should be noted that non-response to these questions ranged 12 to 49 percent (Appendix A) and generally was 17 to 22 percent (Figure 2 and 3.).

**Table 3. Acceptability of Land Use Regulations**

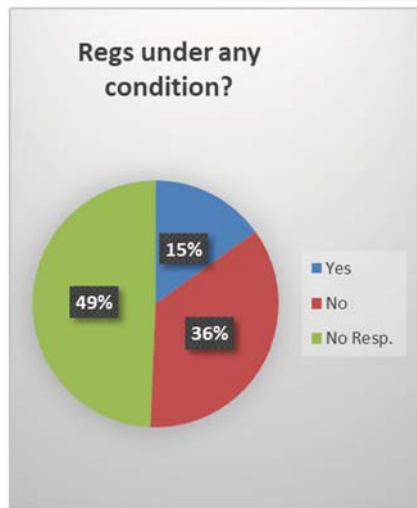
If Regulations	Percentage (%)
Protect water quality	77
Wildlife Habitat	56
Separate incompatible land uses	55
Protect wildlife habitat	51



**Figure 2. 50% or more supported regulation on these land uses regulations.**



**Figure 3. Less than 50% of respondents supported regulation on these land use regulations.**



Sheridan residents providing comments noted the things they like most about Sheridan included quality of life, beautiful area, rural / small town life, downtown, friendly people, and low crime rate, among other comments. Concerns that respondents had were road conditions and repair, junk in yards, improving downtown, speeding issues on Main Street, high utility costs, affordable housing, and improved parks. This was like what the interview process and public meeting identified.

### LAND USE AND OTHER ISSUES

The next section of the survey asked Sheridan residents to agree or disagree with land use statements. A majority of respondents typically agreed with most of the statements on the questionnaire. Respondents typically agreed that planning for growth is important and that regulating development is supported if it can be done without infringing on property rights. Most respondents were neutral on whether the police, fire protection, and medical services needed improvement.



**Table 4. Land Use Questions**

<b>Agree or Disagree with the following statement</b>	<b>Strongly agree</b>	<b>Somewhat agree</b>	<b>Neutral</b>	<b>Somewhat disagree</b>	<b>Strongly disagree</b>	<b>Don't know/ No Opinion</b>	<b>Total</b>
<b>Parkland is a good way to preserve open space</b> Responses	33% 24	41% 30	14% 10	7% 5	3% 2	3% 2	73
<b>The Town's planning effort should guide the development of a downtown or commercial property</b> Responses	22% 16	51% 37	18% 13	4% 3	5% 4	0% 0	73
<b>The Town's planning effort should determine the amount of manageable growth</b> Responses	40% 29	37% 27	14% 10	4% 3	5% 4	0% 0	73
<b>Government regulation should be kept to a minimum</b> Responses	49% 36	25% 18	12% 9	10% 7	4% 3	0% 0	73
<b>Subdivisions, including agricultural lands, is or could be a problem</b> Responses	19% 14	38% 27	17% 12	11% 8	11% 8	4% 3	72
<b>Infringement on private property rights is or could be a problem</b> Responses	44% 32	29% 21	15% 11	10% 7	3% 2	0% 0	73
<b>Infrastructure (roads, schools, water, sewer, etc.) needs to be improved</b> Responses	52% 38	33% 24	7% 5	4% 3	4% 3	0% 0	73
<b>Subdivision activity should be regulated</b> Responses	36% 26	33% 24	16% 12	10% 7	4% 3	1% 1	73
<b>The Town of Sheridan needs to plan for growth and change</b> Responses	57% 41	35% 25	6% 4	0% 0	1% 1	1% 1	72
<b>The Town of Sheridan should provide tax incentives to attract new business, such as Tax Increment Financing</b> Responses	13% 9	35% 25	25% 18	14% 10	11% 8	3% 2	72
<b>People should be able to subdivide where and when they want</b> Responses	5% 4	14% 10	19% 14	26% 19	29% 21	7% 5	73
<b>Subdivision of rural areas can be regulated without infringing on private property rights</b> Responses	15% 11	33% 24	22% 16	11% 8	11% 8	8% 6	73
<b>Police protection needs to be improved</b> Responses	22% 16	21% 15	33% 24	18% 13	4% 3	3% 2	73
<b>Fire protection needs to be improved</b> Responses	25% 18	22% 16	36% 26	14% 10	1% 1	3% 2	73
<b>Medical services need to be improved</b> Responses	19% 14	14% 10	44% 32	10% 7	11% 8	3% 2	73

## SPENDING ON MUNICIPAL FACILITIES AND SERVICES

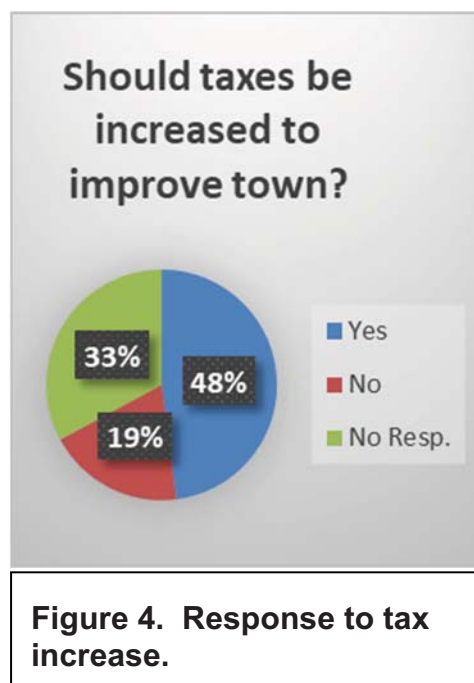
The next section asked Sheridan residents to identify whether they thought the Town of Sheridan was spending the appropriate amounts of money on different Town services. Respondents either did not know what the Town was spending on services or thought that spending was about right on six of the eight services. The exceptions were streets and new street development, where 43% to 58% of respondents believed the Town should be spending more on these two services.

**Table 5. Spending on Municipal Facilities and Services**

For these services, is the Town spending enough?	Don't know	Too much	Too little	About right	Total
<b>Solid waste collection</b> Responses	44.44% 32	6.94% 5	9.72% 7	38.89% 28	72
<b>Park and recreation</b> Responses	29.17% 21	4.17% 3	25.00% 18	41.67% 30	72
<b>Town owned buildings</b> Responses	52.11% 37	7.04% 5	9.86% 7	30.99% 22	71
<b>Streets</b> Responses	19.44% 14	1.39% 1	58.33% 42	20.83% 15	72
<b>New street development</b> Responses	33.33% 24	4.17% 3	43.06% 31	19.44% 14	72
<b>Sanitary sewer system</b> Responses	27.78% 20	15.28% 11	6.94% 5	50.00% 36	72
<b>Public water system</b> Responses	23.61% 17	18.06% 13	16.67% 12	41.67% 30	72
<b>Stormwater system</b> Responses	45.83% 33	5.56% 4	12.50% 9	36.11% 26	72

The survey next assessed how satisfied the respondents were with Town services. Table 6 shows the level of satisfaction for 14 services provided by the Town. Respondents were completely satisfied, somewhat satisfied, or neutral on all services with the exception of three services that were somewhat dissatisfied, all of which related to streets, roads and sidewalks. Snowplowing, water quality, sewer, law enforcement, emergency services ranked highest for Town resident's satisfaction.

Residents were also asked if they were willing to pay more taxes to improve services (Figure 4.). Less than 50 percent said they agreed taxes should be increased to improve the Town with only 19 percent saying no. No response was provided by 33 percent of the respondents for this question. Comments



provided by respondents overwhelmingly identified roads and sidewalks as targets for increased taxes to focus on followed by emergency services, primarily fire protection and law enforcement.

**Table 6. Level of Satisfaction for Town Services**

How satisfied are you with this town service?	Completely satisfied	Somewhat satisfied	Neutral	Somewhat dissatisfied	Complete dissatisfied	No opinion	Total
<b>City Streets/Lanes</b>	11%	21%	14%	39%	14%	1%	
Responses	8	15	10	28	10	1	72
<b>Solid Waste Collection</b>	14%	8%	41%	8%	7%	22%	
Responses	10	6	30	6	5	16	73
<b>Library</b>	25%	29%	34%	4%	1%	7%	
Responses	18	21	25	3	1	5	73
<b>Parks &amp; Recreation</b>	14%	32%	37%	12%	4%	1%	
Responses	10	23	27	9	3	1	73
<b>Snowplowing</b>	33%	30%	21%	3%	1%	12%	
Responses	24	22	15	2	1	9	73
<b>Street conditions</b>	7%	22%	11%	36%	23%	1%	
Responses	5	16	8	26	17	1	73
<b>Sidewalks</b>	8%	31%	18%	33%	8%	1%	
Responses	6	22	13	24	6	1	72
<b>Water quality</b>	41%	30%	16%	7%	3%	3%	
Responses	30	22	12	5	2	2	73
<b>Sewer system</b>	40%	21%	29%	5%	0%	5%	
Responses	29	15	21	4	0	4	73
<b>Law enforcement</b>	28%	24%	22%	15%	8%	3%	
Responses	20	17	16	11	6	2	72
<b>Fire protection</b>	16%	38%	23%	15%	1%	5%	
Responses	12	28	17	11	1	4	73
<b>Ambulance / Emergency Services</b>	34%	26%	22%	4%	1%	12%	
Responses	25	19	16	3	1	9	73
<b>Public education</b>	27%	37%	21%	4%	1%	10%	
Responses	20	27	15	3	1	7	73
<b>Stormwater</b>	14%	19%	33%	7%	3%	24%	
Responses	10	14	24	5	2	17	72

## PLANNING TOOLS AND ACTIONS

The next two sections asked residents to identify development, planning, and infrastructure projects for the Town of Sheridan. Appendix A has the survey written comments. The majority of respondents focused on several themes including improving availability of housing for all sectors of income, improved road and sidewalk conditions, improved traffic and speed control on Main Street, improved parks equipment, improved ballfields, controlled population growth, and following existing ordinances, among other actions. Based on the survey, interviews, and the public meeting, specific projects identified through the public outreach process includes improved playground equipment in parks that are ADA compliant, keeping the pool operational or replacing it, constructing

a walking trail using the railroad corridor, an indoor / outdoor public meeting and gathering place, new firehall, an exercise facility with a new pool, an improved road system on Madison Street, and constructing a track at the high school and improved football field.

## RESULTS OF COMMUNITY SURVEY

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

1. Focused road improvements are needed.
2. Low income, senior, and affordable housing are mostly unavailable, and more housing is needed to address growth.
3. A large community events venue/center is needed.
4. Parks and playground equipment need to be improved / updated. The pool is important and should be maintained along with improving the Town's parks and recreation equipment.
5. Water and sewer services are satisfactory, but the infrastructure should be maintained and improved as needed and funding allows.
6. Emergency services are ranked as important to residents and the Town should continue to support fire and law enforcement improvements. (Ambulance services are described in Appendix G).
7. While zoning is not advocated by the residents, good planning is desired to protect the Town from incompatible land uses and junk on properties.
8. The residents of Sheridan desire a small-town atmosphere not based on tourism or accelerated growth. A rural quality of life is important to residents.

## COMMUNITY MEETINGS

Montana Statute requires three public meetings be held during the process of adopting the Growth Policy. The Town conducted the first of three public meetings on October 7, 2020 to garner public input, discuss the citizen survey, and discuss aspects of growth in the Town of Sheridan. Public notice of the meeting was provided in the local paper for two weeks prior to the meeting, the meeting was posted on Facebook, and flyers were put up across Town. The meeting was led by Scott Payne of NRE and Jeremy Fadness of WWC Engineering and attended by Mayor Bob Stump, Town Council members, a local County Commissioner, and residents. Items discussed included:

- General procedures and guidelines for completing growth policies;
- The need to prepare the policy to comply with current state law and to address the needs of the Town;
- Input needed from the Planning Board, Town Council, and general public;

- Abbreviated results of the citizen survey; and
- Poster discussions were used to identify and rank Town priorities (Appendix A).

The Madison County Planning Board reviewed the Draft Growth Policy and held a public hearing on March 29, 2021. Written comments were received from the public and additional comments were received at the public hearing. At the public hearing, the Madison County Planning Board made a recommendation for the Town Council to adopt the Growth Policy. On May 10, 2021, the Town Council held a public hearing to accept written and verbal public comment on the proposed Growth Policy. The Town Council adopted the 2021 Town of Sheridan Growth Policy on May 10, 2021.

## **IMPLEMENTATION STRATEGY**

The Town of Sheridan has the following regulatory tools available by State Statute for implementing the growth policy. Some of these regulatory tools are currently not adopted by the Town of Sheridan as noted by an asterisk (\*) but can be adopted to help implement the growth policy if desired:

- Madison County Subdivision regulations (adopted)
- Town of Sheridan annexation plan\*
- Town Ordinances, including Ordinances for Zoning\*, Floodplain\*, Building Permits\*, blight ordinances\*, and junk vehicle regulations/ordinances\*
- Sheridan School District Facilities Plan
- Capital Improvements Plan
- Parks and Recreation District (adopted)
- Taxation, such as Tax Increment Financing (if zoning is in place) and other Special Improvements Districts\* (SIDs)

## **REVIEW TIMETABLE**

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

### **Conditional Review**

Certain specific events and data have been identified that may lead to an immediate need to revisit this Growth Policy. Release of final 2020 census data is an example dataset that may prompt review of the Growth Policy.

## **CENSUS**

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

## **TOWN CAPITAL IMPROVEMENTS PLAN (CIP)**

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

## **SUBDIVISION REGULATIONS**

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

## **ZONING ORDINANCE**

The Municipal Zoning Enabling Act (76-2-301, MCA) requires that zoning regulations be in accordance with an adopted growth policy. The Town does not currently have zoning in place. Zoning regulations must be consistent with the goals and objectives of this policy in order to be effective and legal. If the Town decides to develop and adopt a zoning ordinance, the growth policy may need to be revised to reflect the needs of the Town and evaluate the pertinent goals and objectives.

## **INTERAGENCY COORDINATION**

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

The Town of Sheridan will work cooperatively with Madison County to advance the goals of the 2021 Sheridan Growth Policy. More particularly the Sheridan Town Council will work with the Madison County Planning Board to identify land use and community development issues of common concern including, but not limited to:

- The efficient development and maintenance of infrastructure to support thoughtful growth.

- The protection of the area’s natural and cultural resources – its water, air, and open space/agricultural character.
- The provision of public services that assure the health, safety, and welfare of our residents.

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

- Copies of proposals or development plans that come before the Sheridan Town Council will be provided to the County Planner for review and input.
- The Town of Sheridan will be asked to comment on agenda items that come before the Commissioners and the County Planning Board if those items would affect or potentially affect Sheridan and/or located in the Planning Area.
- Members of the County Commission and the County Planning Board will be invited to attend the meetings of the Sheridan Town Council.
- Members of the Town Council or Mayor will attend meetings of the County Planning Board and County Commission, as feasible, when items affecting Sheridan are being considered.

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

- Fire management
- Floodplain management
- Education/Schools
- Housing
- Economic Development
- Weed Management
- Cooperative management of recreational sites, such as a future fishing access on Mill Creek
- The role of resources management in the local economy, such as the timber industry or future proposed mines in the area
- The effect of growth on natural, recreational, and cultural resources, and
- Emergency Services delivery

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

## **TOWN OF SHERIDAN GOALS, OBJECTIVES AND STRATEGIES**

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

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

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

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

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

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

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

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



# Land Use and Community Growth Goal

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

GOAL	OBJECTIVES	STRATEGIES
<p><b>Provide for orderly development of the Town of Sheridan, land adjacent to the Town limits, and to a limited degree, the entire planning area.</b></p>	<ul style="list-style-type: none"> <li>• Provide for compatible development within the Town limits as well as the planning area.</li> <li>• Promote planning and infrastructure design that reflects and supports small town values, schools, community, and accessible public facilities.</li> <li>• Assure that new development is respectful of the character of the community including landscaping, lighting, sidewalks, street design and other related improvements.</li> </ul>	<ul style="list-style-type: none"> <li>• <i>Update agreement with Madison County for subdivision regulations and provide for timely review of subdivision proposals to ensure compliance with all applicable laws.</i></li> <li>• <i>Discuss the need, but not develop currently, local zoning and subdivision regulations to maintain the character of Sheridan.</i></li> <li>• <i>Develop an annexation policy and extension of services plan to guide decision making for future annexation and utility / transportation standards.</i></li> <li>• <i>Evaluate all private development proposals as they relate to public services and their compliance with the goals, objectives, and policies of the Sheridan Growth Policy.</i></li> </ul>

# Housing Goal

The housing stock in Sheridan is characterized by a predominance of single-family detached units according to the most recent data from the 2019 American Community Survey (ACS) (<https://www.census.gov/acs/www/data/data-tables-and-tools/data-profiles/>). Single-family homes comprised 77 percent of the community’s housing stock in 2019 compared with 68 percent for the nation and 73 percent for Montana. Since 2010, single-family homes have increased in Sheridan from 74 percent in 2010 to 77 percent in 2019. The 10-year trend in Sheridan is towards building more single home units. Mobile homes in Sheridan increased from 17 percent (68 of 384 homes) in 2014 to 18 percent (72 of 403 homes) in 2019. Affordable housing for low and moderate income residents and seniors is a concern and will continue to be a concern into the future. It is noted that ACS data for housing is estimated and must be quantified in a housing study and 2020 census data.

GOAL	OBJECTIVES	STRATEGIES
<p><b>Encourage more, improve, and maintain the quality of the residential housing in the Town of Sheridan and land adjacent to the Town limits.</b></p>	<ul style="list-style-type: none"> <li>• Encourage the development of an adequate supply of housing to meet the needs of all segments of the population within the Town limits.</li> <li>• Identify areas for future single-family and multiple-family developments.</li> <li>• Review the need to implement regulatory tools (zoning, annexation, and subdivision ordinances) to assure that new development within the Town of Sheridan is consistent with community goals and objectives.</li> <li>• Promote a variety of safe and affordable housing types to meet the needs, preferences, and incomes of Town of Sheridan residents.</li> <li>• Identify and promote available building sites in and around the Town of Sheridan with reasonable access to utilities.</li> </ul>	<ul style="list-style-type: none"> <li>• <i>Review ordinances, guidance, and regulations for subdivision and annexation for orderly development of vacant land while protecting the community character.</i></li> <li>• <i>Work with property owners, development corporations, non-profit organizations, builders, and realtors to develop and market residential lots through low-cost social media sources and public outreach</i></li> <li>• <i>Support efforts to pursue senior, affordable, and low-income housing through single and multi-family development or assisted care facility construction by working closely and communicating with prospective developers.</i></li> </ul>

# Economic Development Goal

Sheridan is characteristic of a commuter town, but its citizens have a strong sense of place and identity, preferring the rural, small town, and sleepy character of Sheridan. About half of the Sheridan population commutes to other communities, such as Dillon, for work. Many of the jobs inside the Town limits appear to be service, management, and sales sector jobs. The Sheridan community can be considered a typical, small Montana town, in that it is largely residential in character and is without a significant economic base. The large employers within the community are the hospital and school (27 percent) with the majority of businesses supporting the population in Sheridan. Median income in the Sheridan area, including limited areas outside of Sheridan, in 2019 was \$57,500 compared to the national income of \$65,712, according to the ACS (see link in Housing Goals). The Sheridan income represents an 81 percent increase over 2015 median household income (\$38,947). This increase supports an influx of better paying jobs. Median income must be verified with the 2020 census because of the large increase.

GOAL	OBJECTIVES	STRATEGIES
<p><b>Encourage economic development in the area by expanding professional, commercial, and agricultural jobs that will improve and slowly grow employment, income, the local economy, and tax base.</b></p>	<ul style="list-style-type: none"> <li>• Encourage the use and beautification of vacant commercial and industrial areas/buildings.</li> <li>• Support the expansion of existing businesses while seeking to diversify the economy and attract new jobs for residents and new families.</li> <li>• Promote and encourage agencies, businesses, and entities that have and are presently encouraging economic improvement in the community.</li> <li>• Encourage relocation of work from home professionals, area recreation, and cultural/natural resources to grow the local economy and school tax base.</li> <li>• Identify needs related to utilities, internet, and cell services to entice professionals relocating to Sheridan using feedback from residents.</li> </ul>	<ul style="list-style-type: none"> <li>• <i>Work to protect sites suitable for commercial and professional uses from conflicting with incompatible uses or development.</i></li> <li>• <i>Promote commercial and professional opportunities that are compatible with the quality of life offered by a small-town environment.</i></li> <li>• <i>Work with the local development corporation, private marketing companies, and the Chamber of Commerce to promote work from home professionals and businesses relocating to the Town of Sheridan.</i></li> <li>• <i>Develop an annexation plan to provide services needed to attract new business in the area surrounding Town limits.</i></li> <li>• <i>Prepare a Preliminary Engineering Report and Development Plan for a campground in Sheridan on Town property to support tourism.</i></li> </ul>

# Community Infrastructure and Services Goal

The Town of Sheridan has relatively robust public water system after improvements were completed in 2020. The wastewater system is about 10 years old and significant capacity is available for residential and commercial hookups in the planning area. While the water system has excellent capacity, water use outside the Town limits is challenging because of Montana water rights laws and the difficulty and cost needed to expand the place of use. Some water and waste system improvements are needed to address aging components and these are identified in the Capital Improvement Plan (CIP). Sheridan’s parks, pool, school, library, hospital, and senior services are all identified as essential infrastructure or services. Each one is important to avoid a decline in population. Particular attention should be paid to the school and hospital as vital to the community and as the primary employers in Sheridan. The pool is also considered an important part of the community with over 1,500-day passes reported in 2020. Internet and cellular service is essential to sustain the Town and improvements to cellular service made in the last five years have led to significant economic gains for the Town. The Town’s parks, roads, sidewalks, and stormwater systems need improvements at various locations.

GOAL	OBJECTIVES	STRATEGIES
<p><b>Provide for adequate infrastructure and services within the Town of Sheridan.</b></p>	<ul style="list-style-type: none"> <li>• Identify and address infrastructure needs associated with existing water, sewer, and road systems within the Town of Sheridan.</li> <li>• Identify and address future infrastructure needs associated with water, sewer, roads, and stormwater systems within the Town of Sheridan.</li> <li>• Maintenance of existing water, sewer, road, parks, and trail systems within the Town of Sheridan to continue to provide quality services to residents.</li> <li>• Improve existing park facilities and equipment, while ensuring the pool is adequately funded, maintained, or expanded.</li> <li>• Support the efforts of Sheridan School District and hospital to improve facilities, roads, stormwater, and parking.</li> </ul>	<ul style="list-style-type: none"> <li>• <i>Prepare a CIP to address infrastructure needs, identify potential funding sources for the implementation of the CIP, and establish a timeline for implementing the CIP.</i></li> <li>• <i>Evaluate the Town’s water rights to determine the process, timeline, and costs needed to supply water for proposed annexed land(s).</i></li> <li>• <i>Support expanding School football field and constructing a running track.</i></li> <li>• <i>Identify critical paved road needs and prioritize road projects and maintenance that will provide the most benefit to the community.</i></li> <li>• <i>Prioritize pool operation and identifying grants/funding for other parks to improve playground equipment, trails, ballfields, and new outdoor pavilion.</i></li> </ul>

# Environmental and Natural Resources Goal

The Town of Sheridan is located in an area characterized by agriculture and incredible outdoor recreational opportunities, including blue ribbon trout fisheries. The Town is located on the southern flank of the Tobacco Root Mountains characterized as a southwest sloping alluvial fan. Surface elevations range from 5,200 feet above sea level northeast of Town to 5,000 feet southwest. Surface water in the Planning Area includes Mill Creek which flows directly through Town northeast to southwest. Flooding on Mill Creek is a concern but there are no recent reports of flooding. Other surface water includes Indian Creek north of Town and irrigation ditches within the planning area. Groundwater is the primary source of drinking water, although the Town holds several surface water rights on Indian Creek that were taken offline in the early 1990's. The principal source of groundwater within the Sheridan Planning Area is the alluvial and deeper tertiary aquifers. Depth to groundwater in the Sheridan Planning Area ranges from less than ten feet in some areas of Town to about 60 feet below surface at production well #6. Depth to groundwater is influenced by irrigation practices in the agricultural areas of the planning boundary and by spring runoff. Groundwater is documented to infiltrate some of the Town's older unlined wastewater collection system. The Sheridan Planning Area is at a low risk from wildfire but precautions are needed during extreme drought.

GOAL	OBJECTIVES	STRATEGIES
<p>Encourage development that is compatible with or enhances, maintains, and protects natural resources including air, water, soil, wildlife, and vegetation</p>	<ul style="list-style-type: none"> <li>Recognize the importance of natural resources and ensure that growth and development in the Sheridan area mitigates significant impacts on natural resources.</li> <li>Establish a single rural fire department for the Sheridan fire district.</li> <li>Protect ground water and surface water quality in the Sheridan planning area.</li> <li>Participate in ongoing DNRC floodplain mapping on Mill Creek.</li> <li>Protect the general health and welfare of residents of the Town of Sheridan.</li> </ul>	<ul style="list-style-type: none"> <li>Support County requirements to require evaluation of environmental impacts and mitigation of potentially significant adverse environmental impacts for development proposals within the Town and Planning Area.</li> <li>Track DNRC progress on floodplain mapping and advise Town residents of mapping results and changes.</li> <li>Consider regulations (i.e., subdivision and zoning) to ensure that development minimizes adverse impacts to humans and the environment.</li> <li>Support projects that improve or protect natural resources including surface water and groundwater.</li> <li>Support projects that promote outdoor recreation.</li> </ul>

# Community Identified Needs Goal

Town of Sheridan community survey, interview process, and public meeting provided broad input and suggestions that identify community needs. While the five goals above cover most of goals, objectives, and strategies the Town can implement, some additional community needs are provided here that are not covered and have at least some support from residents for improving the Town of Sheridan. These community needs are primarily unfunded, have very limited funding, or require agency, county, or a private partnerships to fund and implement. The objectives below are clearly beneficial to the Town of Sheridan residents and relate to the orderly development of the Town. However, community group or resident involvement are needed, along with an outside funding source, to implement.

GOAL	OBJECTIVES	STRATEGIES
<p><b>Review community input and feedback to implement actions that address specific unfunded needs, improvements, and focused issues.</b></p>	<ul style="list-style-type: none"> <li>• Significantly reduce the deer population within the Town limits.</li> <li>• Slow vehicles down on Main Street to protect residents from speeding vehicles and accidents.</li> <li>• Construct an indoor meeting venue for large public gatherings of more than 50 people.</li> <li>• Construct a new pool and exercise facility for community use.</li> <li>• Expand the library for book storage and meeting area.</li> <li>• Encourage makers space and right to repair space in the Town of Sheridan.</li> </ul>	<ul style="list-style-type: none"> <li>• <i>Consult with the MFWP for safe and effective deer control options within the Town limits and adopt a set of actions that reduce the deer population using agency approved methods.</i></li> <li>• <i>Consult with the Sheriff to assess the ability to place more radar speed monitoring devices in and outside of the Town and/or placement of mock police patrol cars to prompt drivers to slow down to the speed limit.</i></li> <li>• <i>Open dialogue with community leaders to develop a public / private partnership that could fund construction and operate a new facility(s) that provides an indoor meeting venue and/or an exercise facility and new pool.</i></li> <li>• <i>Open dialogue with community leaders to develop a public / private partnership that could fund construction of a library expansion that provides book storage, meeting area, makers space, and/or a right to repair space.</i></li> </ul>

# **Appendix A**

## **Public Input**

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# Blank Online Survey

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## Town of Sheridan 2020 Growth Policy and Capital Improvements Plan Survey

Thank you for taking a few minutes to answer this survey. Your answers will help the Town Council better understand how you feel about the future of our community's infrastructure and facilities. The Town of Sheridan is developing a Growth Policy and Capital Improvements Plan to develop goals and objectives for the future growth and development of Sheridan and to identify capital (public facility) needs, establish priorities, identify funding sources, and schedule projects. Community input is a key component to developing this Growth Policy and Capital Improvements Plan and your answers will help in forming a Policy and Plan that meets the goals of the community. This survey will be available to complete until August 31, 2020. Call the Town of Sheridan at (406) 842-5431 if you have any questions, and please, only one response per adult.

1. **Parkland** - Please rate how important is this feature to you for the Town of Sheridan?

1 - Extremely important                      Neutral                      5 - Not at all important

2. **Agriculture** - Please rate how important is this feature to you for the Town of Sheridan?

1 - Extremely important                      Neutral                      5 - Not at all important

3. **Senior Housing** - Please rate how important is this feature to you for the Town of Sheridan?

1 - Extremely important                      Neutral                      5 - Not at all important

4. **Access to Healthcare** - Please rate how important is this feature to you for the Town of Sheridan?

1 - Extremely important                      Neutral                      5 - Not at all important

5. **Variety of Businesses** - Please rate how important is this feature to you for the Town of Sheridan?

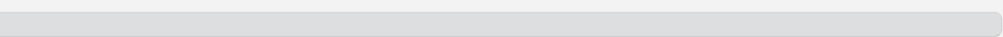
1 - Extremely important                      Neutral                      5 - Not at all important

6. **Affordable Housing** - Please rate how important is this feature to you for the Town of Sheridan?

1 - Extremely important                      Neutral                      5 - Not at all important

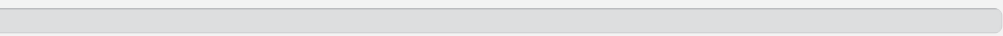
7. **Quality of Schools** - Please rate how important is this feature to you for the Town of Sheridan?

1 - Extremely important                      Neutral                      5 - Not at all important



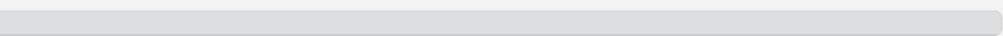
8. **Rural Lifestyle** - Please rate how important is this feature to you for the Town of Sheridan?

1 - Extremely important                      Neutral                      5 - Not at all important



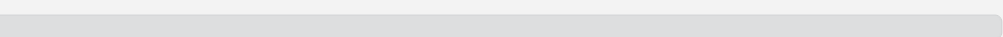
9. **Sense of Community** - Please rate how important is this feature to you for the Town of Sheridan?

1 - Extremely important                      Neutral                      5 - Not at all important



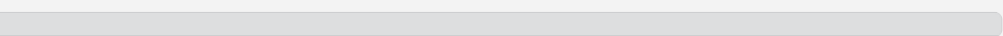
10. **Availability of Emergency Services** - Please rate how important is this feature to you for the Town of Sheridan?

1 - Extremely important                      Neutral                      5 - Not at all important



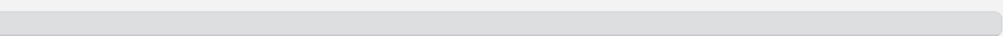
11. **Job Opportunities** - Please rate how important is this feature to you for the Town of Sheridan?

1 - Extremely important                      Neutral                      5 - Not at all important



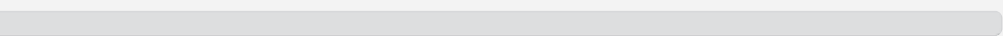
12. **Tourism** - Please rate how important is this feature to you for the Town of Sheridan?

1 - Extremely important                      Neutral                      5 - Not at all important



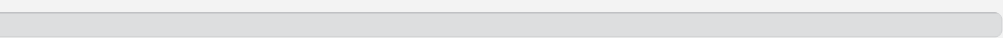
13. **Recreation** - Please rate how important is this feature to you for the Town of Sheridan?

1 - Extremely important                      Neutral                      5 - Not at all important



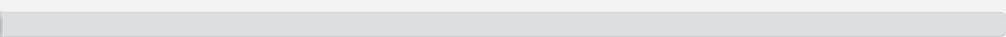
14. **Hunting / Fishing** - Please rate how important is this feature to you for the Town of Sheridan?

1 - Extremely important                      Neutral                      5 - Not at all important



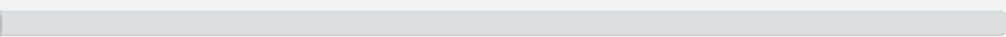
15. **Swimming Pool** - Please rate how important is this feature to you for the Town of Sheridan?

1 - Extremely important                      Neutral                      5 - Not at all important



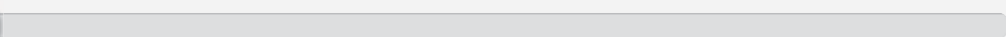
16. **Sidewalks, Bike Paths, and Trails** - Please rate how important is this feature to you for the Town of Sheridan?

1 - Extremely important                      Neutral                      5 - Not at all important



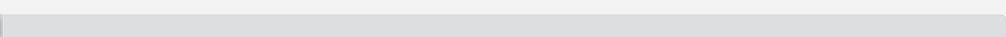
17. **Library** - Please rate how important is this feature to you for the Town of Sheridan?

1 - Extremely important                      Neutral                      5 - Not at all important



18. **Civic Organizations** - Please rate how important is this feature to you for the Town of Sheridan?

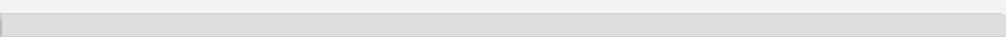
1 - Extremely important                      Neutral                      5 - Not at all important



19. Please identify any other feature that is important to you that was missed in the first set of questions for the Town of Sheridan?

20. On a scale of 1 through 10, how would you rate the Town of Sheridan as a place to live? (1 being excellent and 10 being a poor quality of life)

1 - Excellent                      Neutral                      10 - Poor



21. Why did you rank quality of life the way you did?





26. When thinking about municipal facilities and services that exist or are needed do you think Town of Sheridan spending is:

	Don't know	Too much	Too little	About right
Solid waste collection	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Park and recreation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Town owned buildings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Streets	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
New street development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sanitary sewer system	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public water system	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Stormwater system	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

27. Listed below are are services provided by the Town of Sheridan. Please indicate your satisfaction with these services.

	Completely satisfied	Somewhat satisfied	Neutral	Somewhat dissatisfied	Complete dissatisfied	No opinion
City Streets/Lanes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Solid Waste Collection	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Library	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Parks & Recreation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Snowplowing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Street conditions	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sidewalks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Water quality	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sewer system	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Law enforcement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fire protection	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ambulance / Emergency Services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public education	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Stormwater	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Are you willing to pay more taxes for improved services that you feel need to be improved? Which ones?



28. Making the Future Better - List two things you would like to see change in the Town of Sheridan.

29. Making the Future Better - List two things that you would like to see the Town of Sheridan improve/add/eliminate that would make the community a better place to live in.

30. List potential infrastructure projects that you would like to see undertaken throughout the Town of Sheridan including but not limited to improvements to the Town's roads, water system, wastewater system, storm drainage, public buildings, recreational areas, parks, and trails.

31. Other comments?

32. What public outreach or communication methods would you prefer to stay informed?

- E-mail notification
- Town of Sheridan website
- Newsletter or mailings
- Posters or notices at public facilities.

Other (please specify)

33. Are you a resident of the Town of Sheridan?

- Yes
- No

If yes, how long have you lived in the Town of Sheridan?

34. How old are you? (optional)

- Under 18
- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65+
- None of your business

35. Are you male or female? (optional)

- Male
- Female
- none of your business

36. Please describe your occupation (check one) (optional)

- farmer/rancher
- public school employee
- construction
- healthcare
- self-employed business person or business owner (other than farming or ranching)
- Other (please specify)
- government employee (town, county, state, federal)
- employee of commercial or retail establishment
- retired
- not employed outside of the home
- none of your business

37. Your contact information (optional)

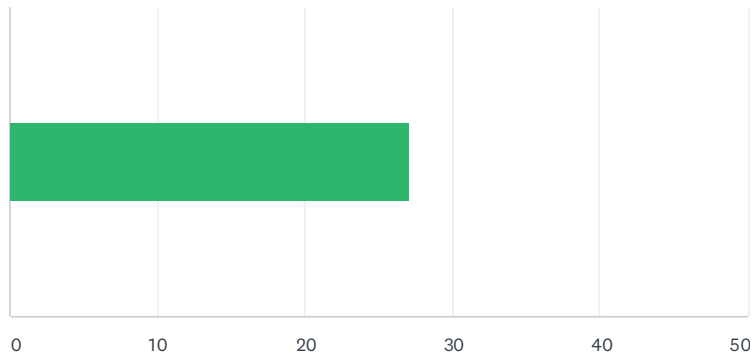
<b>Name</b>	<input type="text"/>
<b>Company</b>	<input type="text"/>
<b>Address</b>	<input type="text"/>
<b>Address 2</b>	<input type="text"/>
<b>City/Town</b>	<input type="text"/>
<b>State/Province</b>	-- select state -- <input type="button" value="v"/>
<b>ZIP/Postal Code</b>	<input type="text"/>
<b>Email Address</b>	<input type="text"/>
<b>Phone Number</b>	<input type="text"/>

# Survey Results

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### Q1 Parkland - Please rate how important is this feature to you for the Town of Sheridan?

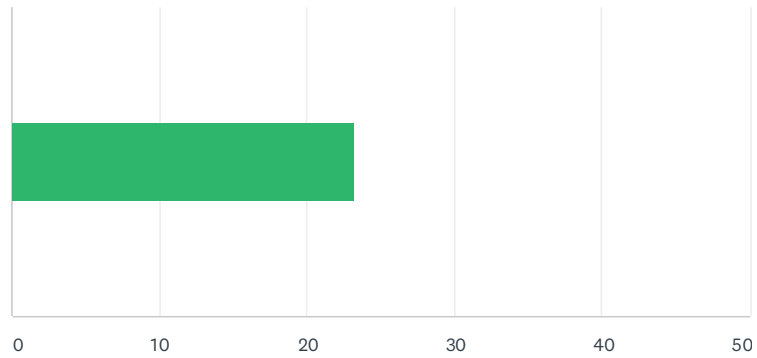
Answered: 73 Skipped: 0



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	27	1,979	73
Total Respondents: 73			

### Q2 Agriculture - Please rate how important is this feature to you for the Town of Sheridan?

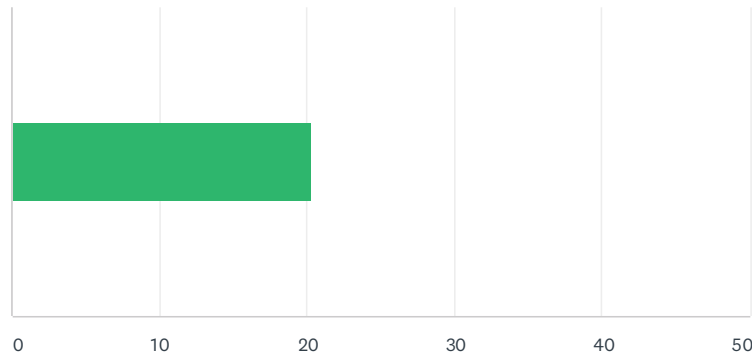
Answered: 73 Skipped: 0



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	23	1,692	73
Total Respondents: 73			

### Q3 Senior Housing - Please rate how important is this feature to you for the Town of Sheridan?

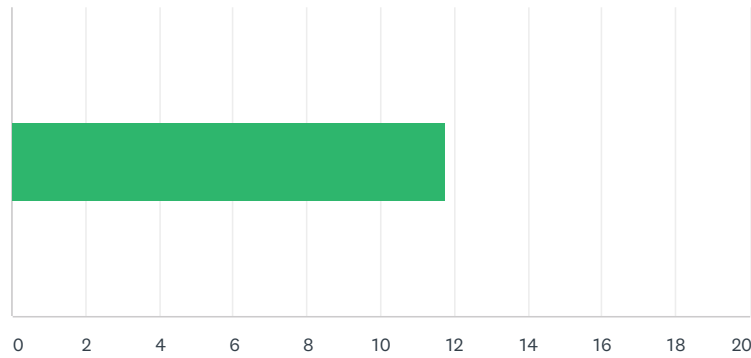
Answered: 73 Skipped: 0



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	20	1,478	73
Total Respondents: 73			

### Q4 Access to Healthcare - Please rate how important is this feature to you for the Town of Sheridan?

Answered: 72 Skipped: 1

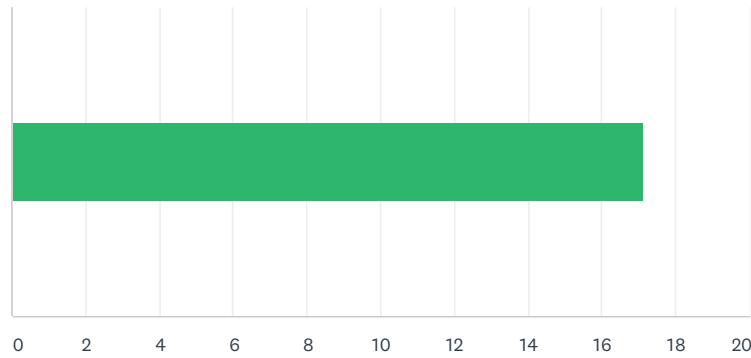


ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	12	846	72
Total Respondents: 72			



### Q5 Variety of Businesses - Please rate how important is this feature to you for the Town of Sheridan?

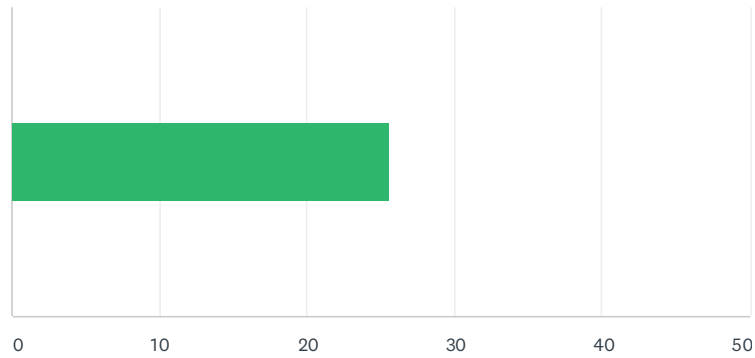
Answered: 72 Skipped: 1



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	17	1,232	72
Total Respondents: 72			

### Q6 Affordable Housing - Please rate how important is this feature to you for the Town of Sheridan?

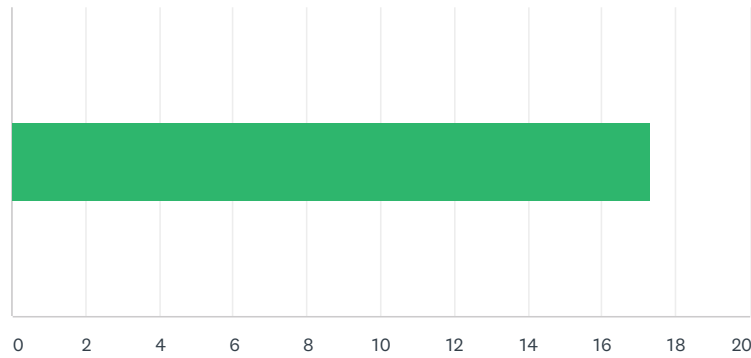
Answered: 73 Skipped: 0



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	26	1,867	73
Total Respondents: 73			

### Q7 Quality of Schools - Please rate how important is this feature to you for the Town of Sheridan?

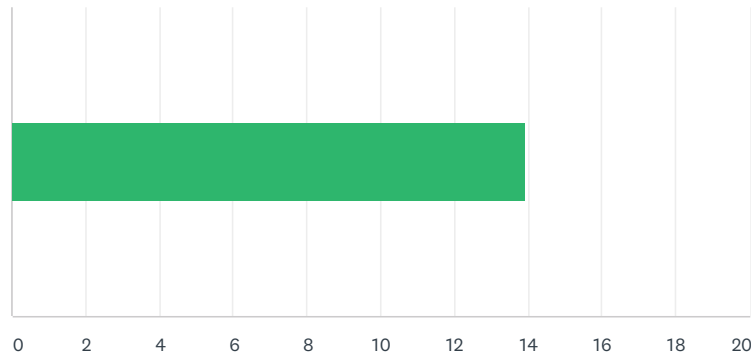
Answered: 72 Skipped: 1



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	17	1,246	72
Total Respondents: 72			

### Q8 Rural Lifestyle - Please rate how important is this feature to you for the Town of Sheridan?

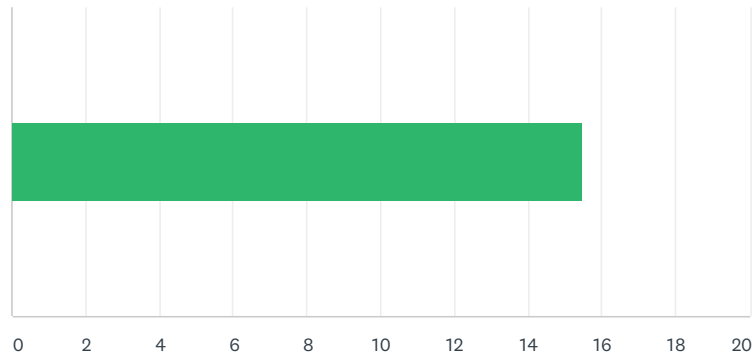
Answered: 71 Skipped: 2



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	14	988	71
Total Respondents: 71			

### Q9 Sense of Community - Please rate how important is this feature to you for the Town of Sheridan?

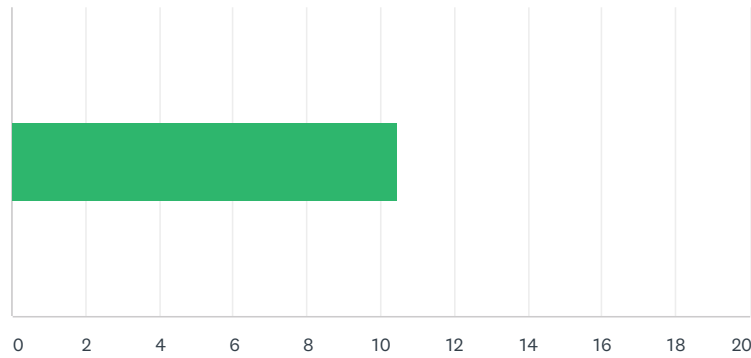
Answered: 71 Skipped: 2



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	15	1,100	71
Total Respondents: 71			

### Q10 Availability of Emergency Services - Please rate how important is this feature to you for the Town of Sheridan?

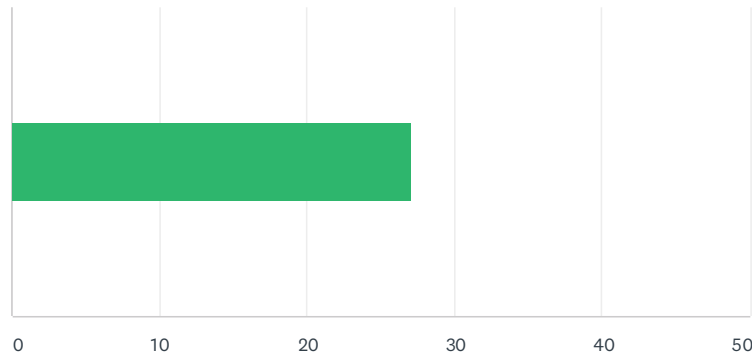
Answered: 72 Skipped: 1



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	10	753	72
Total Respondents: 72			

### Q11 Job Opportunities - Please rate how important is this feature to you for the Town of Sheridan?

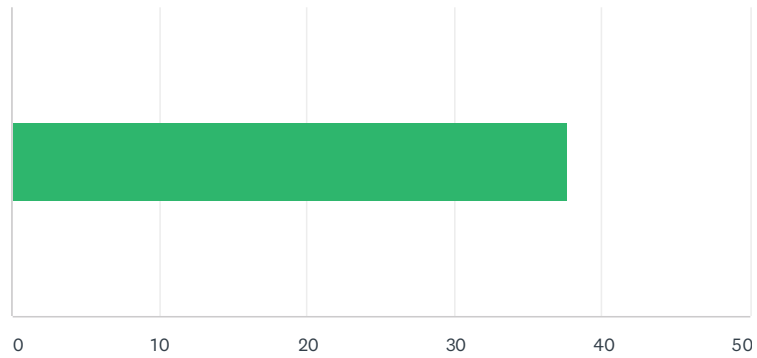
Answered: 71 Skipped: 2



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	27	1,920	71
Total Respondents: 71			

### Q12 Tourism - Please rate how important is this feature to you for the Town of Sheridan?

Answered: 73 Skipped: 0

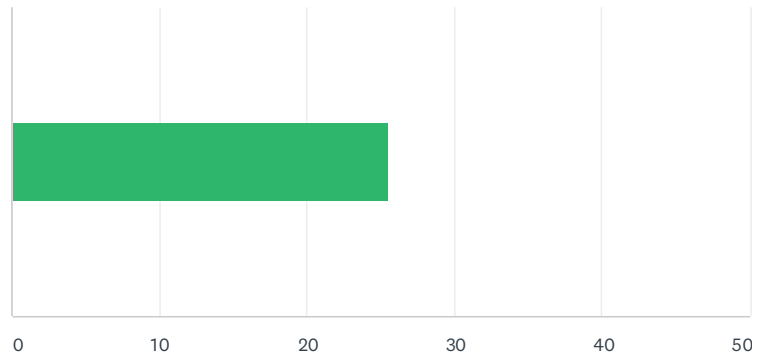


ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	38	2,747	73
Total Respondents: 73			



### Q13 Recreation - Please rate how important is this feature to you for the Town of Sheridan?

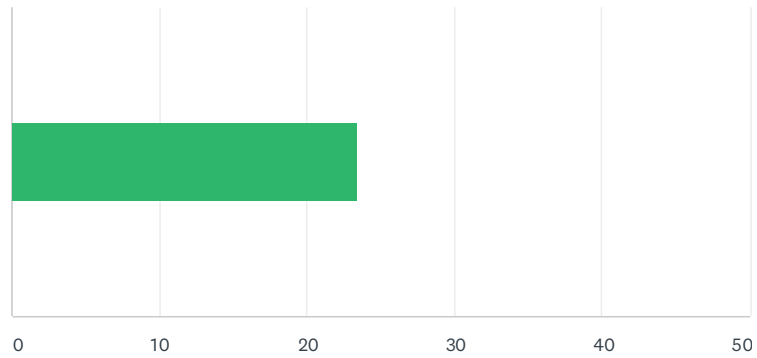
Answered: 73 Skipped: 0



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	26	1,865	73
Total Respondents: 73			

### Q14 Hunting / Fishing - Please rate how important is this feature to you for the Town of Sheridan?

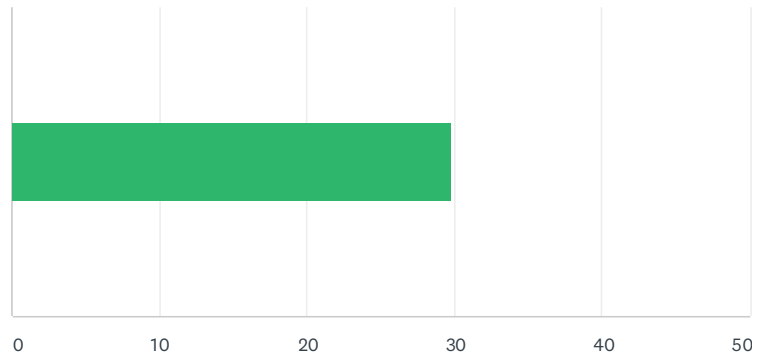
Answered: 72 Skipped: 1



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	23	1,688	72
Total Respondents: 72			

### Q15 Swimming Pool - Please rate how important is this feature to you for the Town of Sheridan?

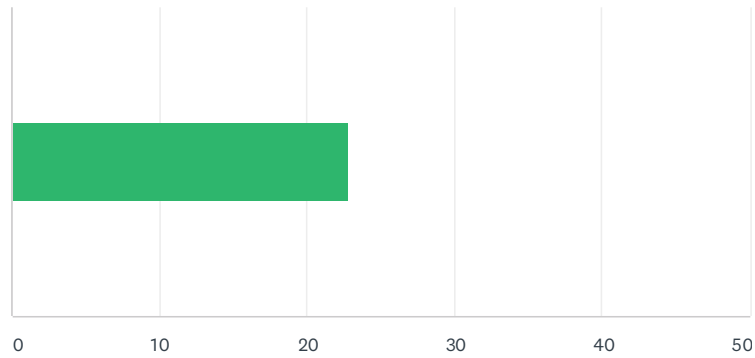
Answered: 72 Skipped: 1



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	30	2,144	72
Total Respondents: 72			

### Q16 Sidewalks, Bike Paths, and Trails - Please rate how important is this feature to you for the Town of Sheridan?

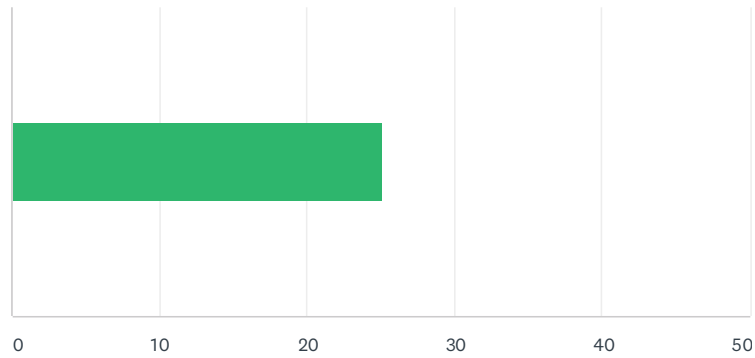
Answered: 73 Skipped: 0



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	23	1,661	73
Total Respondents: 73			

### Q17 Library - Please rate how important is this feature to you for the Town of Sheridan?

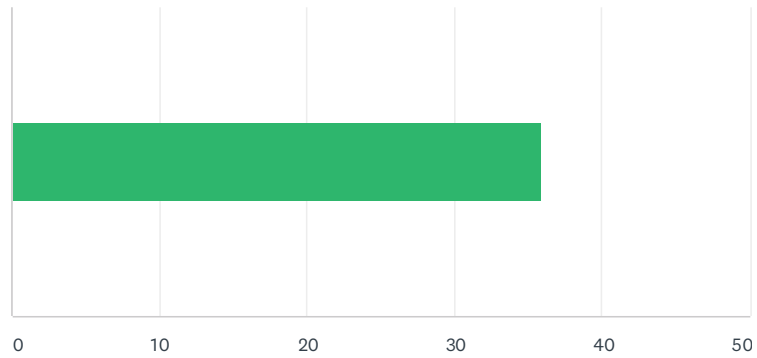
Answered: 72 Skipped: 1



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	25	1,809	72
Total Respondents: 72			

### Q18 Civic Organizations - Please rate how important is this feature to you for the Town of Sheridan?

Answered: 72 Skipped: 1



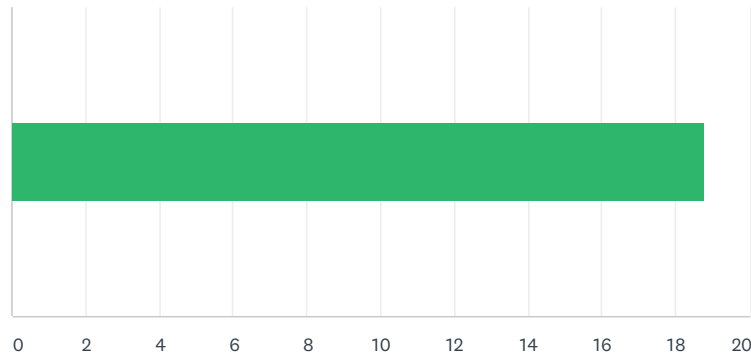
ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	36	2,580	72
Total Respondents: 72			

**Q19 Please identify any other feature that is important to you that was missed in the first set of questions for the Town of Sheridan?**

Answered: 40 Skipped: 33

Q20 On a scale of 1 through 10, how would you rate the Town of Sheridan as a place to live? (1 being excellent and 10 being a poor quality of life)

Answered: 71 Skipped: 2



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	19	1,334	71
Total Respondents: 71			

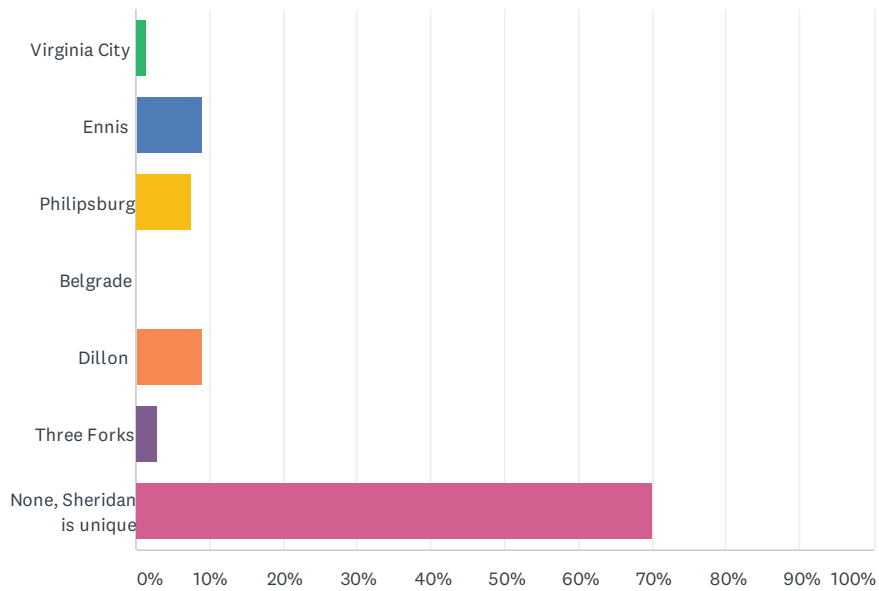


## Q21 Why did you rank quality of life the way you did?

Answered: 57 Skipped: 16

### Q22 Of these Montana communities, select which one best exemplifies the direction the Town of Sheridan economy and culture should move?

Answered: 67 Skipped: 6



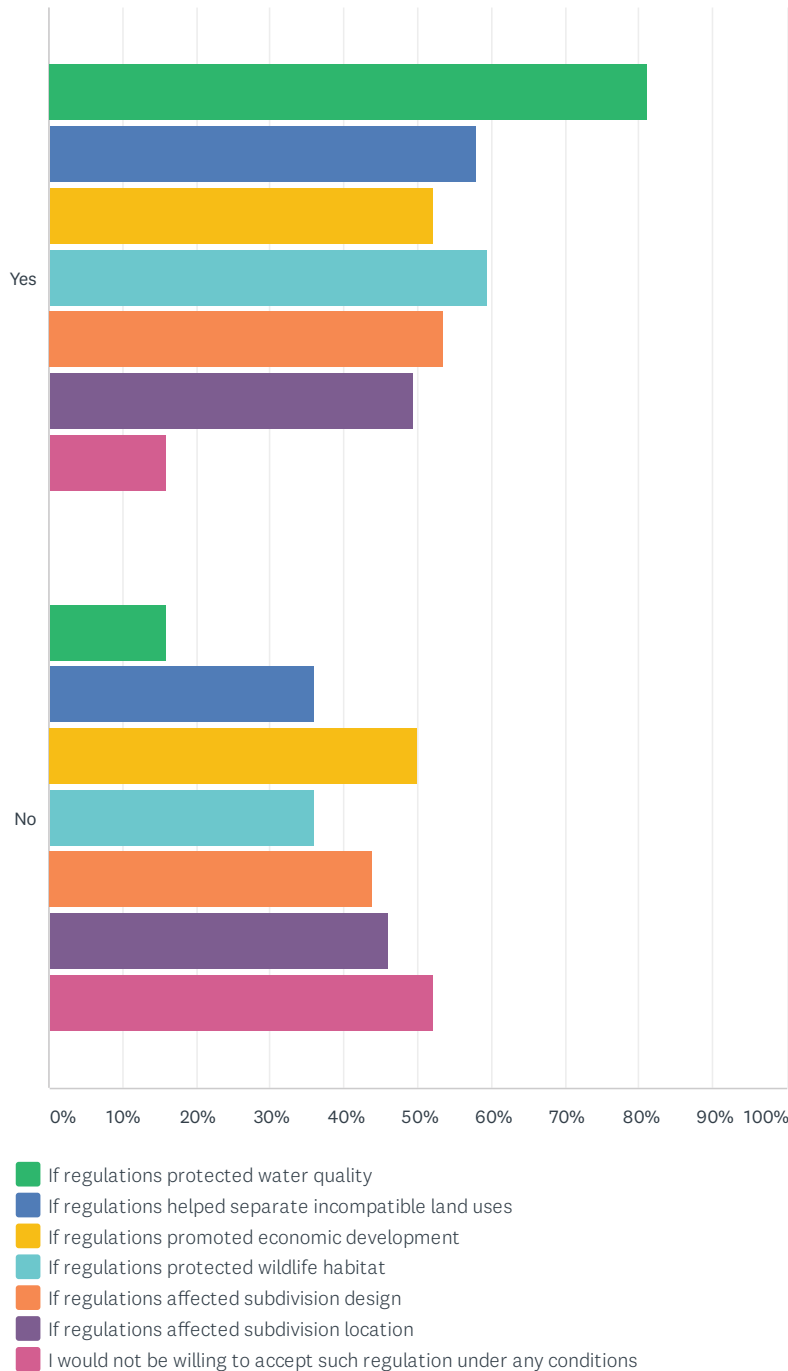
ANSWER CHOICES	RESPONSES
Virginia City	1.49% 1
Ennis	8.96% 6
Philipsburg	7.46% 5
Belgrade	0.00% 0
Dillon	8.96% 6
Three Forks	2.99% 2
None, Sheridan is unique	70.15% 47
<b>TOTAL</b>	<b>67</b>

## Q23 Why did you select this Town or City?

Answered: 60 Skipped: 13

### Q24 Under what conditions would you be willing to accept regulation of land use? (Land use regulations could include subdivision regulations, zoning regulations, etc.)

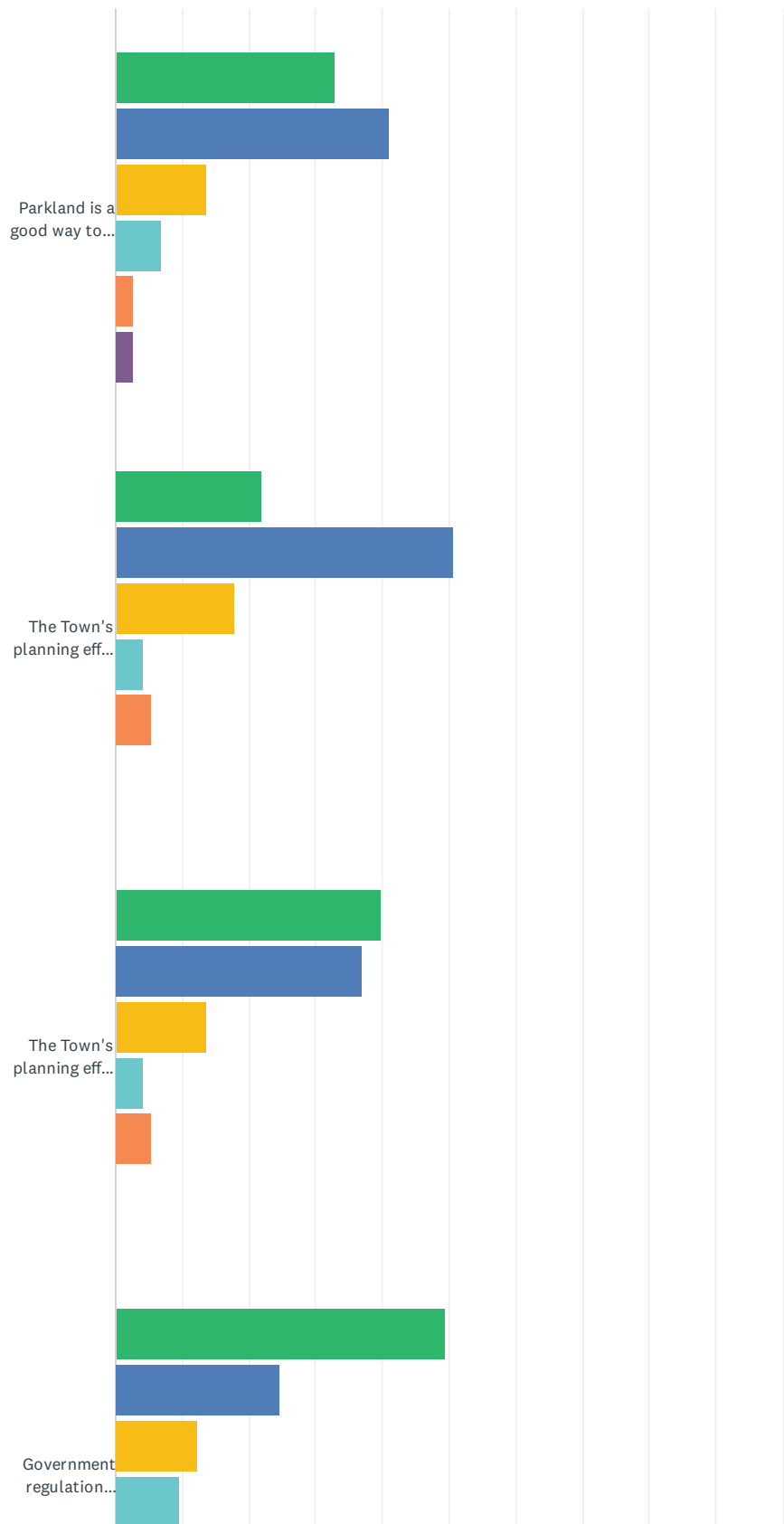
Answered: 71 Skipped: 2

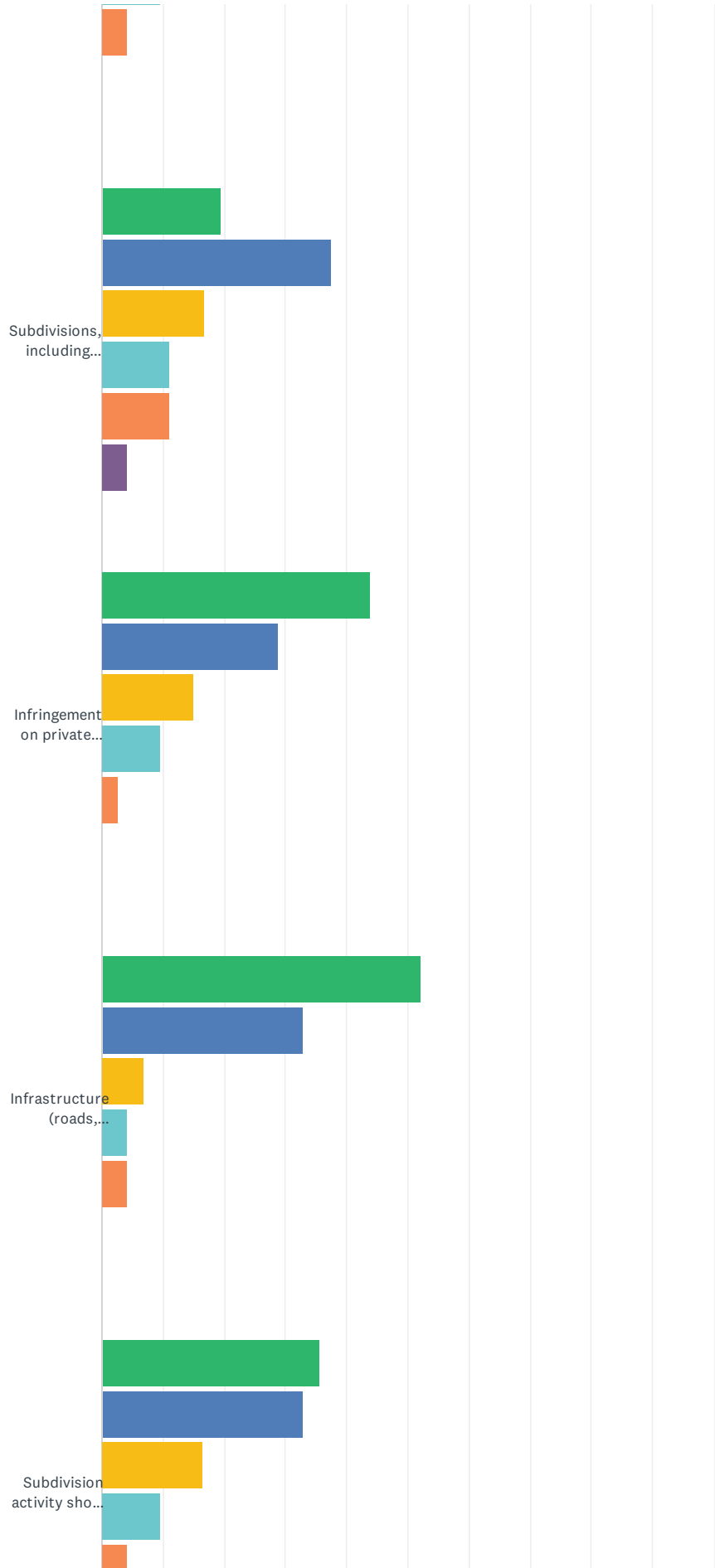


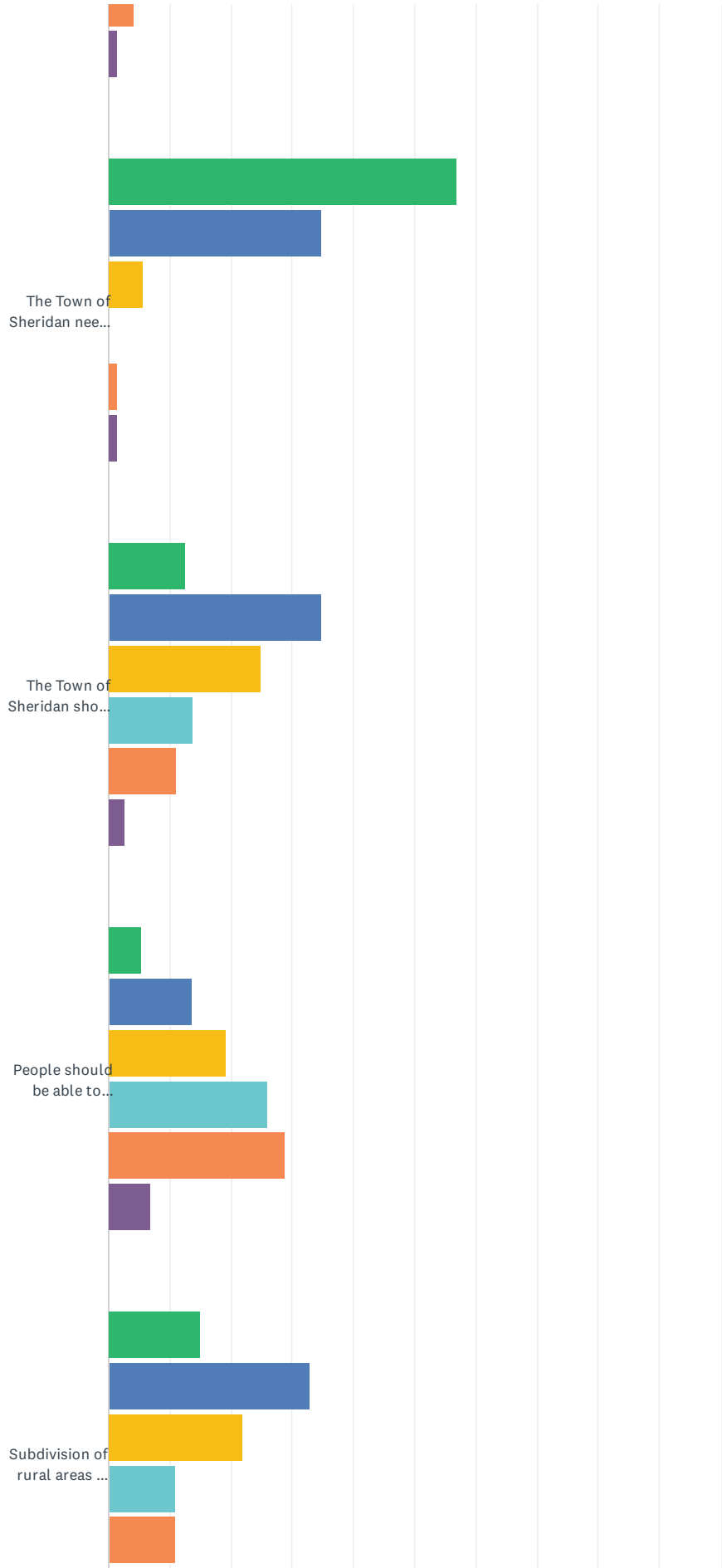
	IF REGULATIONS PROTECTED WATER QUALITY	IF REGULATIONS HELPED SEPARATE INCOMPATIBLE LAND USES	IF REGULATIONS PROMOTED ECONOMIC DEVELOPMENT	IF REGULATIONS PROTECTED WILDLIFE HABITAT	IF REGULATIONS AFFECTED SUBDIVISION DESIGN	IF REGULATIONS AFFECTED SUBDIVISION LOCATION	I WOULD NOT BE WILLING TO ACCEPT SUCH REGULATION UNDER ANY CONDITIONS	TOTAL RESP
Yes	81.16% 56	57.97% 40	52.17% 36	59.42% 41	53.62% 37	49.28% 34	15.94% 11	
No	16.00% 8	36.00% 18	50.00% 25	36.00% 18	44.00% 22	46.00% 23	52.00% 26	

### Q25 Please indicate the extent to which you agree or disagree with each of the following statements as they apply to the Town of Sheridan.

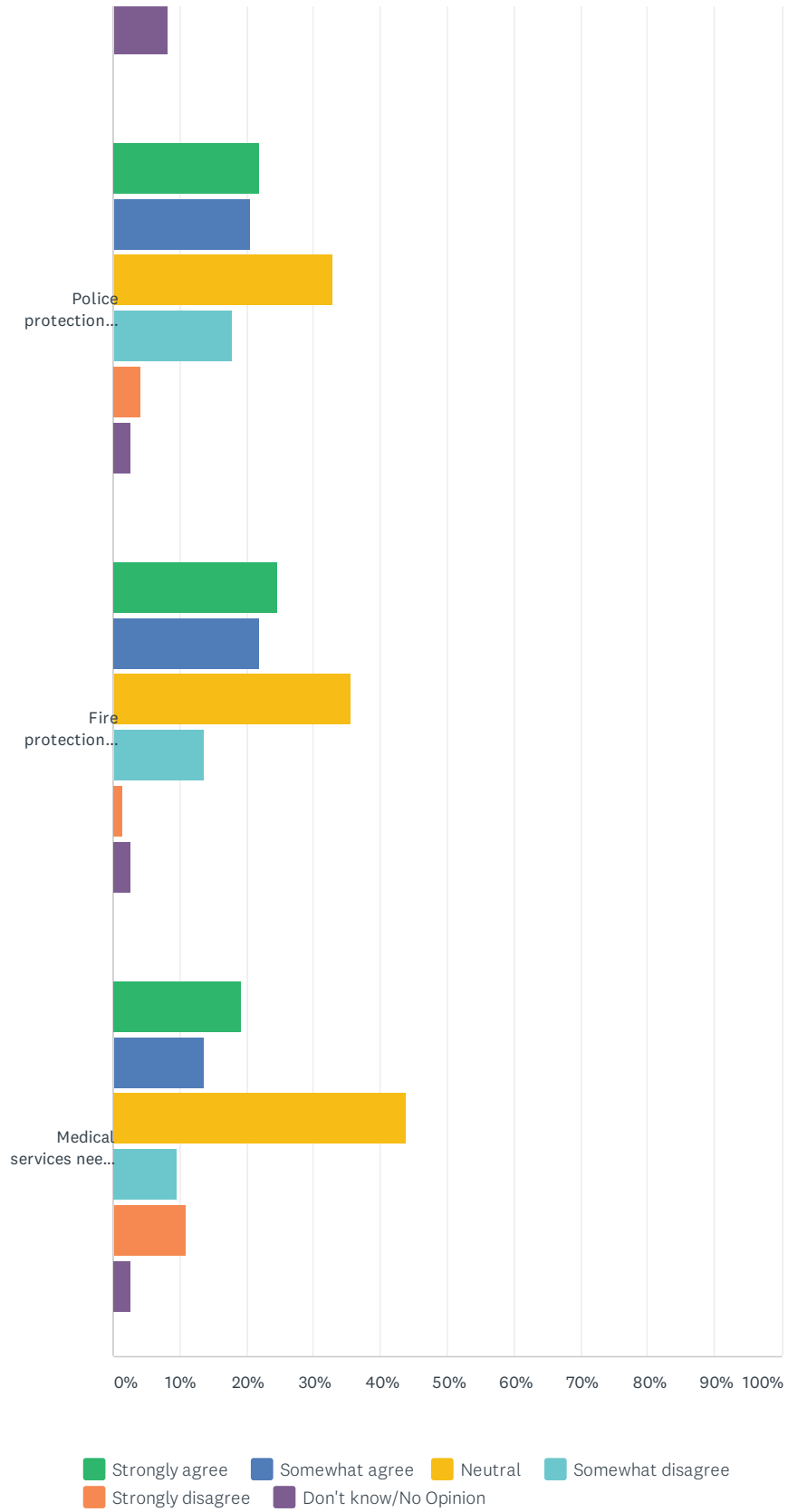
Answered: 73 Skipped: 0







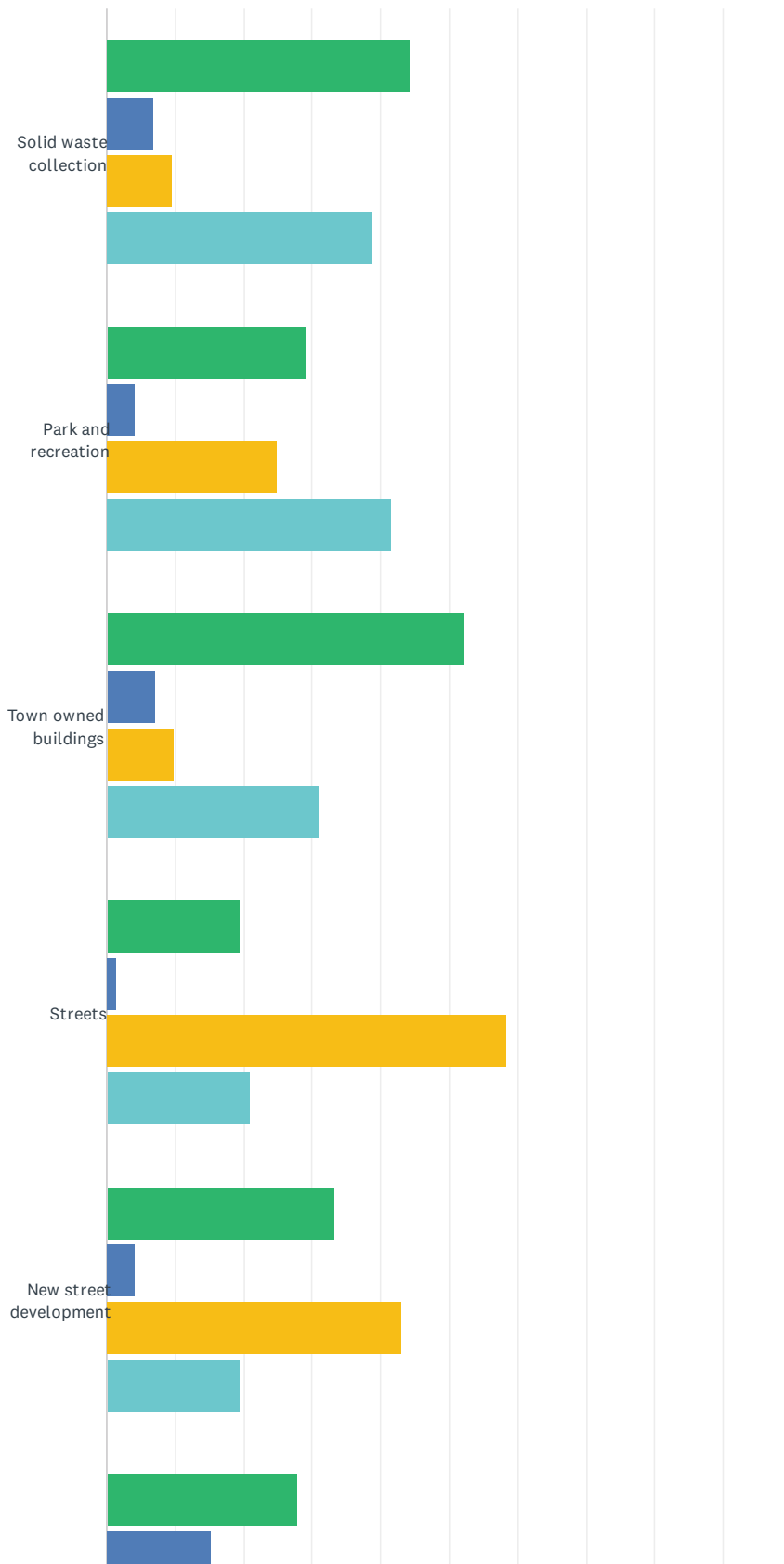


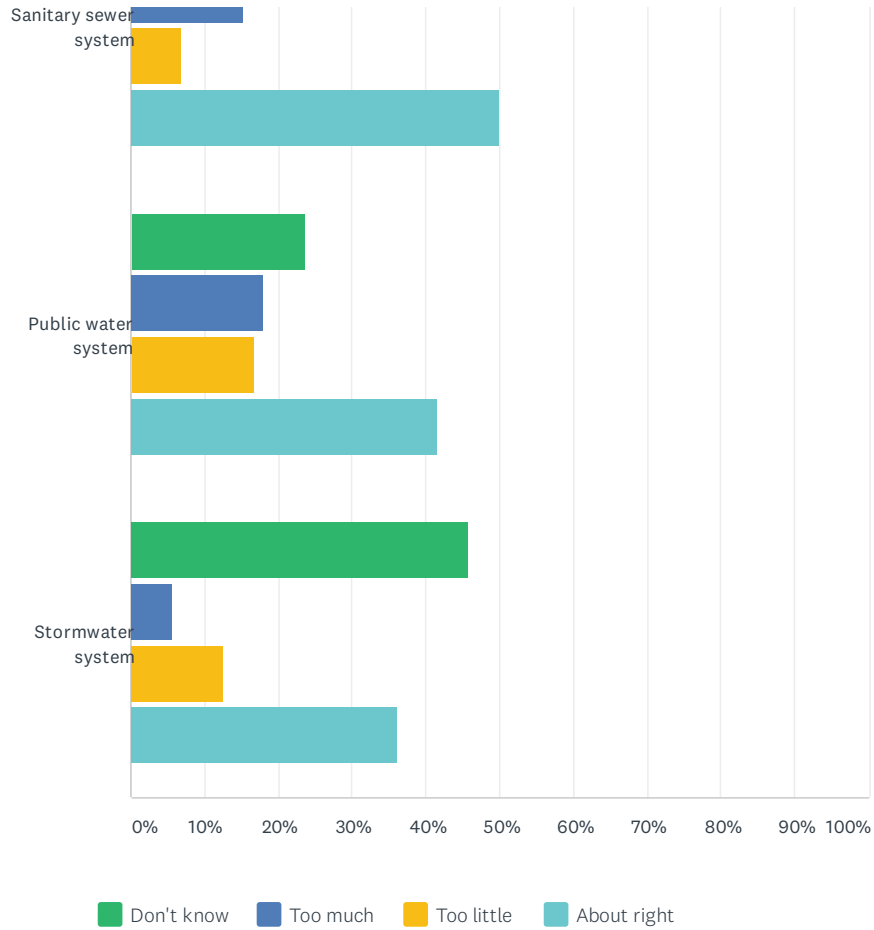


	STRONGLY AGREE	SOMEWHAT AGREE	NEUTRAL	SOMEWHAT DISAGREE	STRONGLY DISAGREE	DON'T KNOW/NO OPINION	TOTAL
Parkland is a good way to preserve open space	32.88% 24	41.10% 30	13.70% 10	6.85% 5	2.74% 2	2.74% 2	73
The Town's planning effort should guide the development of a downtown or commercial property	21.92% 16	50.68% 37	17.81% 13	4.11% 3	5.48% 4	0.00% 0	73
The Town's planning effort should determine the amount of manageable growth	39.73% 29	36.99% 27	13.70% 10	4.11% 3	5.48% 4	0.00% 0	73
Government regulation should be kept to a minimum	49.32% 36	24.66% 18	12.33% 9	9.59% 7	4.11% 3	0.00% 0	73
Subdivisions, including agricultural lands, is or could be a problem	19.44% 14	37.50% 27	16.67% 12	11.11% 8	11.11% 8	4.17% 3	72
Infringement on private property rights is or could be a problem	43.84% 32	28.77% 21	15.07% 11	9.59% 7	2.74% 2	0.00% 0	73
Infrastructure (roads, schools, water, sewer, etc.) needs to be improved	52.05% 38	32.88% 24	6.85% 5	4.11% 3	4.11% 3	0.00% 0	73
Subdivision activity should be regulated	35.62% 26	32.88% 24	16.44% 12	9.59% 7	4.11% 3	1.37% 1	73
The Town of Sheridan needs to plan for growth and change	56.94% 41	34.72% 25	5.56% 4	0.00% 0	1.39% 1	1.39% 1	72
The Town of Sheridan should provide tax incentives to attract new business, such as Tax Increment Financing.	12.50% 9	34.72% 25	25.00% 18	13.89% 10	11.11% 8	2.78% 2	72
People should be able to subdivide where and when they want	5.48% 4	13.70% 10	19.18% 14	26.03% 19	28.77% 21	6.85% 5	73
Subdivision of rural areas can be regulated without infringing on private property rights	15.07% 11	32.88% 24	21.92% 16	10.96% 8	10.96% 8	8.22% 6	73
Police protection needs to be improved	21.92% 16	20.55% 15	32.88% 24	17.81% 13	4.11% 3	2.74% 2	73
Fire protection needs to be improved	24.66% 18	21.92% 16	35.62% 26	13.70% 10	1.37% 1	2.74% 2	73
Medical services need to be improved	19.18% 14	13.70% 10	43.84% 32	9.59% 7	10.96% 8	2.74% 2	73

### Q26 When thinking about municipal facilities and services that exist or are needed do you think Town of Sheridan spending is:

Answered: 72 Skipped: 1

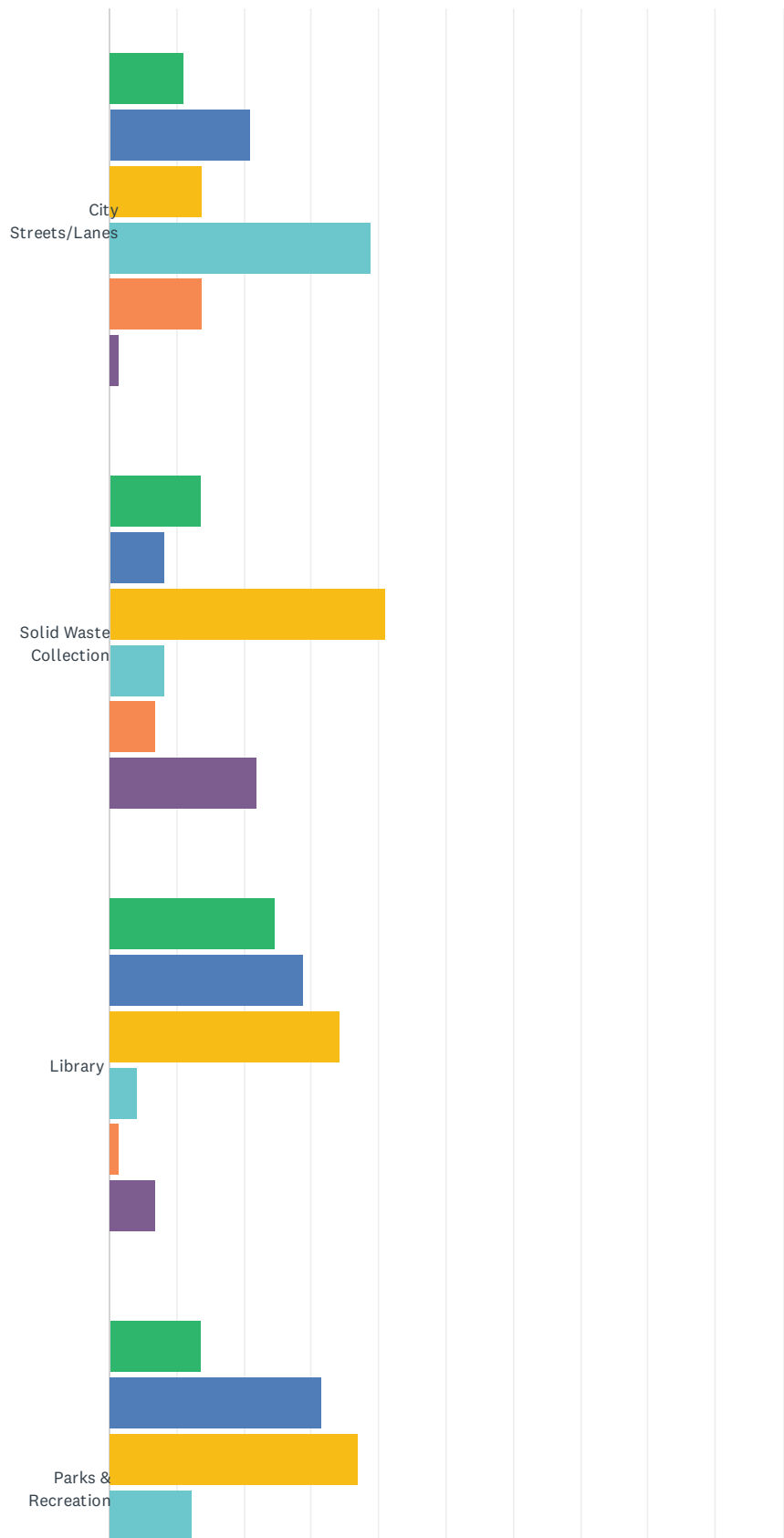


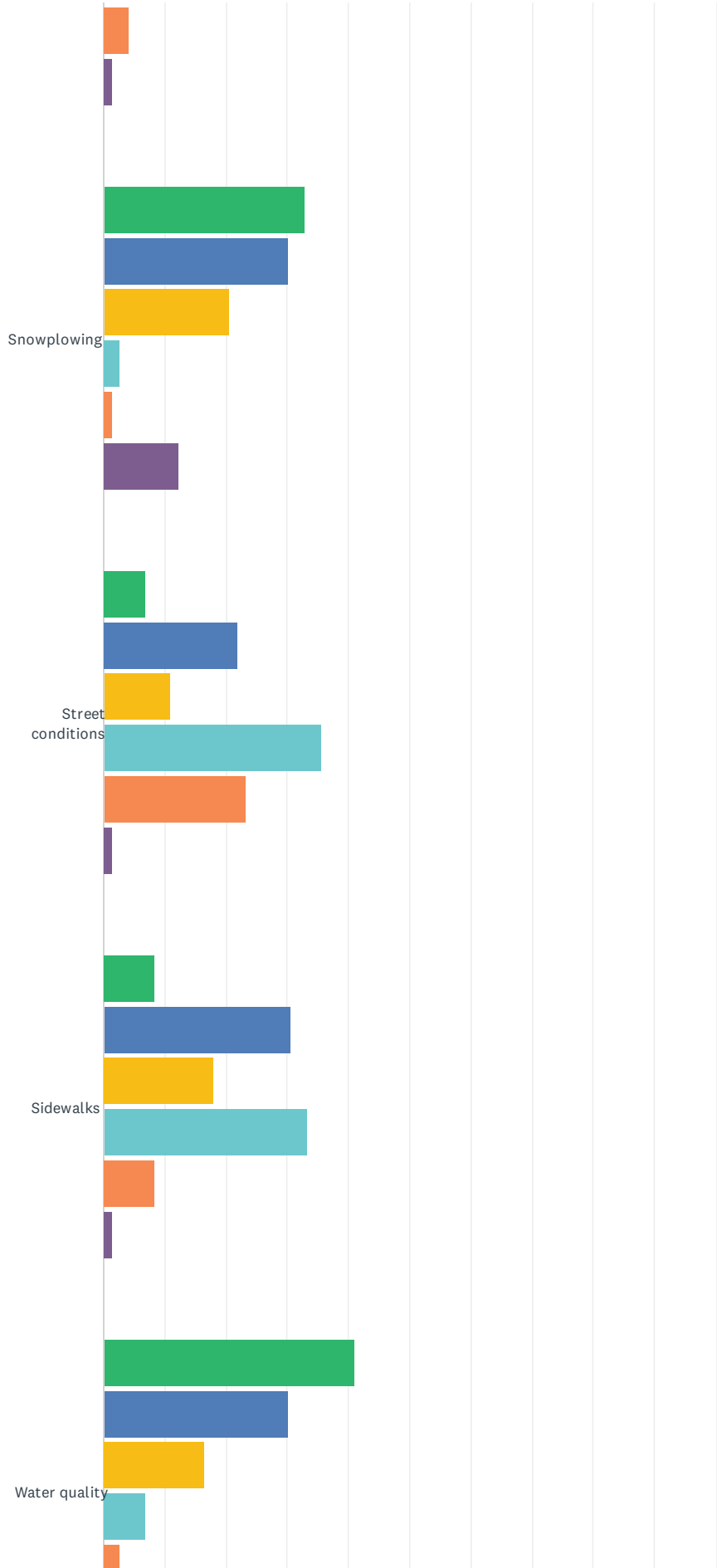


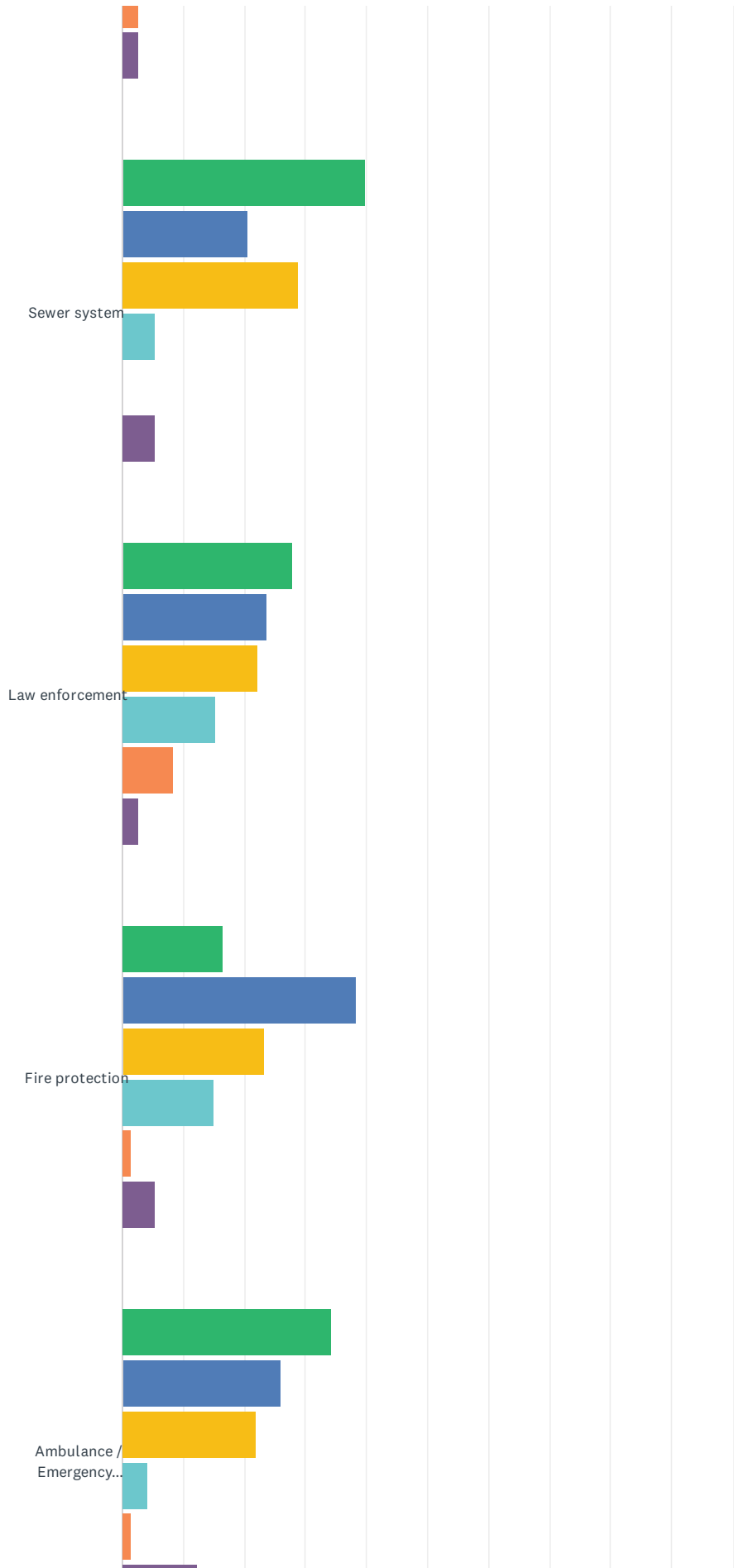
	DON'T KNOW	TOO MUCH	TOO LITTLE	ABOUT RIGHT	TOTAL
Solid waste collection	44.44% 32	6.94% 5	9.72% 7	38.89% 28	72
Park and recreation	29.17% 21	4.17% 3	25.00% 18	41.67% 30	72
Town owned buildings	52.11% 37	7.04% 5	9.86% 7	30.99% 22	71
Streets	19.44% 14	1.39% 1	58.33% 42	20.83% 15	72
New street development	33.33% 24	4.17% 3	43.06% 31	19.44% 14	72
Sanitary sewer system	27.78% 20	15.28% 11	6.94% 5	50.00% 36	72
Public water system	23.61% 17	18.06% 13	16.67% 12	41.67% 30	72
Stormwater system	45.83% 33	5.56% 4	12.50% 9	36.11% 26	72

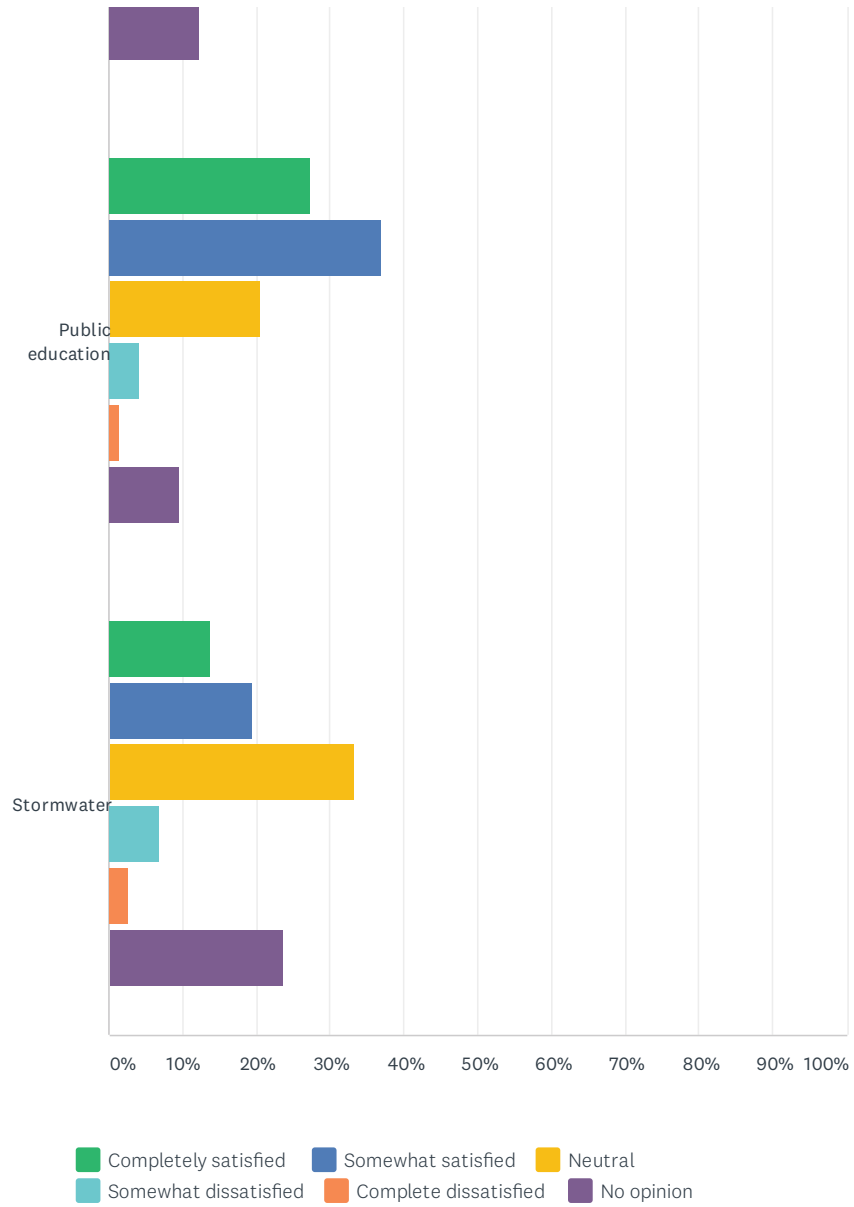
Q27 Listed below are are services provided by the Town of Sheridan.  
Please indicate your satisfaction with these services.

Answered: 73 Skipped: 0











	COMPLETELY SATISFIED	SOMEWHAT SATISFIED	NEUTRAL	SOMEWHAT DISSATISFIED	COMPLETE DISSATISFIED	NO OPINION	TOTAL
City Streets/Lanes	11.11% 8	20.83% 15	13.89% 10	38.89% 28	13.89% 10	1.39% 1	72
Solid Waste Collection	13.70% 10	8.22% 6	41.10% 30	8.22% 6	6.85% 5	21.92% 16	73
Library	24.66% 18	28.77% 21	34.25% 25	4.11% 3	1.37% 1	6.85% 5	73
Parks & Recreation	13.70% 10	31.51% 23	36.99% 27	12.33% 9	4.11% 3	1.37% 1	73
Snowplowing	32.88% 24	30.14% 22	20.55% 15	2.74% 2	1.37% 1	12.33% 9	73
Street conditions	6.85% 5	21.92% 16	10.96% 8	35.62% 26	23.29% 17	1.37% 1	73
Sidewalks	8.33% 6	30.56% 22	18.06% 13	33.33% 24	8.33% 6	1.39% 1	72
Water quality	41.10% 30	30.14% 22	16.44% 12	6.85% 5	2.74% 2	2.74% 2	73
Sewer system	39.73% 29	20.55% 15	28.77% 21	5.48% 4	0.00% 0	5.48% 4	73
Law enforcement	27.78% 20	23.61% 17	22.22% 16	15.28% 11	8.33% 6	2.78% 2	72
Fire protection	16.44% 12	38.36% 28	23.29% 17	15.07% 11	1.37% 1	5.48% 4	73
Ambulance / Emergency Services	34.25% 25	26.03% 19	21.92% 16	4.11% 3	1.37% 1	12.33% 9	73
Public education	27.40% 20	36.99% 27	20.55% 15	4.11% 3	1.37% 1	9.59% 7	73
Stormwater	13.89% 10	19.44% 14	33.33% 24	6.94% 5	2.78% 2	23.61% 17	72

**Q28 Making the Future Better - List two things you would like to see change in the Town of Sheridan.**

Answered: 60 Skipped: 13

**Q29 Making the Future Better - List two things that you would like to see the Town of Sheridan improve/add/eliminate that would make the community a better place to live in.**

Answered: 55 Skipped: 18

Q30 List potential infrastructure projects that you would like to see undertaken throughout the Town of Sheridan including but not limited to improvements to the Town's roads, water system, wastewater system, storm drainage, public buildings, recreational areas, parks, and trails.

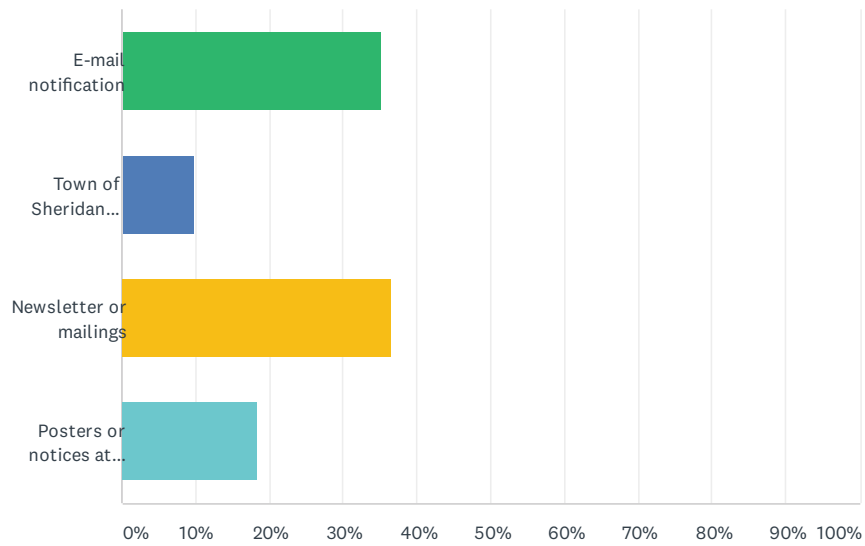
Answered: 60 Skipped: 13

### Q31 Other comments?

Answered: 32 Skipped: 41

### Q32 What public outreach or communication methods would you prefer to stay informed?

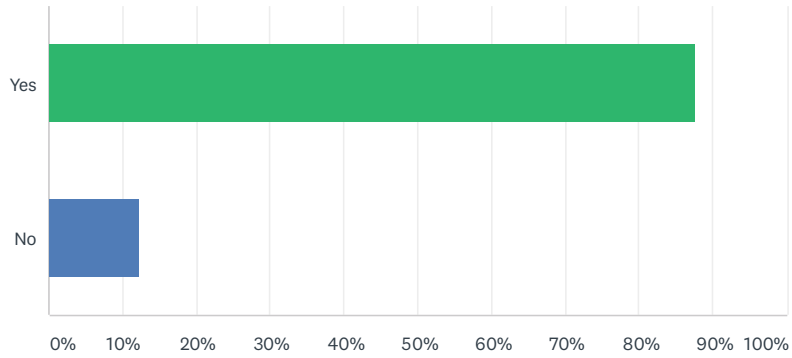
Answered: 71 Skipped: 2



ANSWER CHOICES	RESPONSES	
E-mail notification	35.21%	25
Town of Sheridan website	9.86%	7
Newsletter or mailings	36.62%	26
Posters or notices at public facilities.	18.31%	13
<b>TOTAL</b>		<b>71</b>

### Q33 Are you a resident of the Town of Sheridan?

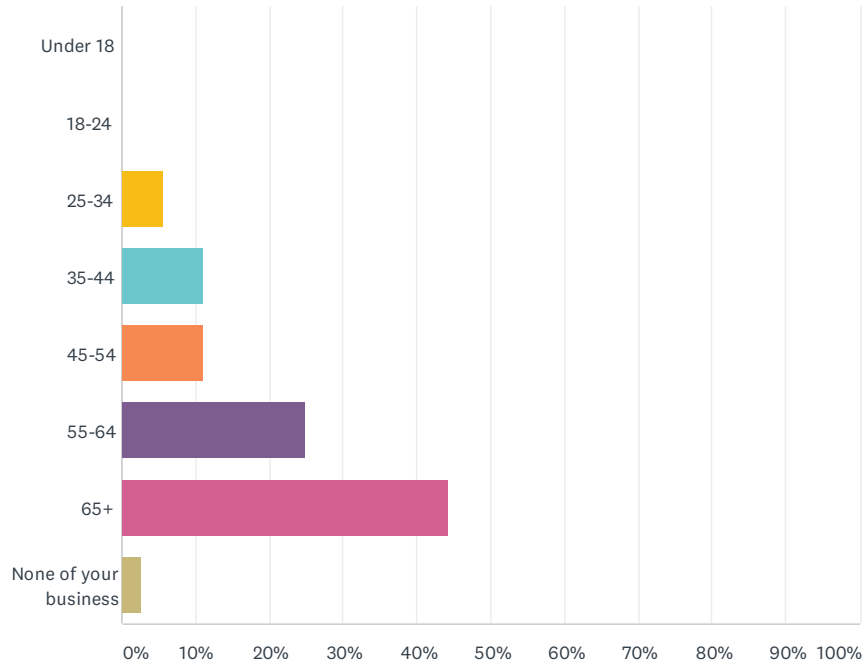
Answered: 73 Skipped: 0



ANSWER CHOICES	RESPONSES
Yes	87.67% 64
No	12.33% 9
TOTAL	73

### Q34 How old are you? (optional)

Answered: 72 Skipped: 1

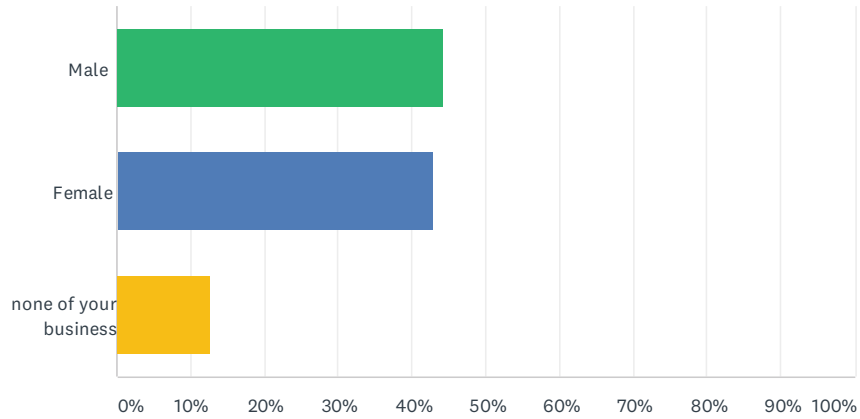


ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	0.00%	0
25-34	5.56%	4
35-44	11.11%	8
45-54	11.11%	8
55-64	25.00%	18
65+	44.44%	32
None of your business	2.78%	2
<b>TOTAL</b>		<b>72</b>



### Q35 Are you male or female? (optional)

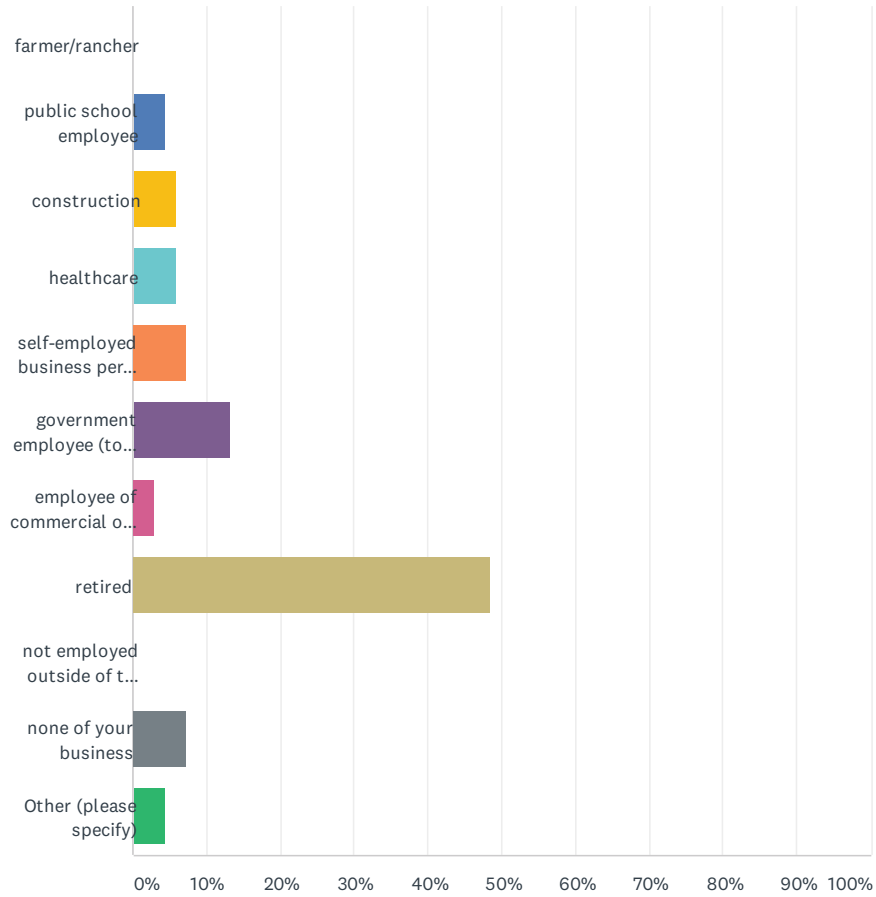
Answered: 70 Skipped: 3



ANSWER CHOICES	RESPONSES
Male	44.29% 31
Female	42.86% 30
none of your business	12.86% 9
TOTAL	70

### Q36 Please describe your occupation (check one) (optional)

Answered: 68 Skipped: 5



ANSWER CHOICES	RESPONSES
farmer/rancher	0.00% 0
public school employee	4.41% 3
construction	5.88% 4
healthcare	5.88% 4
self-employed business person or business owner (other than farming or ranching)	7.35% 5
government employee (town, county, state, federal)	13.24% 9
employee of commercial or retail establishment	2.94% 2
retired	48.53% 33
not employed outside of the home	0.00% 0
none of your business	7.35% 5
Other (please specify)	4.41% 3
<b>TOTAL</b>	<b>68</b>

### Q37 Your contact information (optional)

Answered: 34 Skipped: 39

ANSWER CHOICES	RESPONSES	
Name	97.06%	33
Company	29.41%	10
Address	91.18%	31
Address 2	20.59%	7
City/Town	100.00%	34
State/Province	100.00%	34
ZIP/Postal Code	94.12%	32
Country	0.00%	0
Email Address	76.47%	26
Phone Number	79.41%	27

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# Survey Comments

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<b>Please identify any other feature that is important to you that was missed in the first set of questions for the Town of Sheridan?</b>	
History cannot be rebuilt!	
no city development	
I worry already that our water and sewer bills for the state of Montana are already 2x what the average town smaller than 7,000 is paying. We also would like the up keep of our parks, green grass, new play equipment, town looking really well kept.	
Supportive housing (housing for people struggling with homelessness, mental health issues, domestic abuse, etc). Any Mental Health support is also needed. The Library needs to be expanded. Town buildings need to be improved (esp. adding a City Court).	
Get RID of the deer in the town. They are destructive, carry disease, and a threat to vehicles and humans, especially during rut season!	
Streets including sidewalks and roads need updating. Our town's people ought to be encouraged to clean up their properties (this includes dog poop).	
Sidewalks, sidewalks, sidewalks	
A working well.	
Road repair is one of the items. The other is you spent all that money on a hospital and still everyone has to Butte or Bozeman. Why?	
I think our streets definitely need some attention. Many of our streets are dirt and the few that are paved are in pretty poor condition.	
street maintenance, dust control	
city streets and dust	Water quality noise from ATV's and dirt bikes excessive speed on city streets barking dogs
Ice skating rink restored at the ballpark	
N/A	
None	
none	
I think with a small downtown some oversight on planning and business vs residential on main street is important.	
Figure out the potable water situation so I do not pay >\$90 base cost.	
ROADS, FIRE DEPARTMENT	
none	
Cost of water utilities	
Low human population and open space.	
Lighting on all streets and sewer and water provided to all lots in the town of Sheridan.	
Quiet. No fireworks except by town authorities on 4 July. Inculcating respect for each other with quiet, personal order, neatness at houses, and so on.	
The Town Of Sheridan, Could Use Some City Street Cams. Possible from Google Earth.com	
With large growth potential we need to think about Homeless Shelter(s)/Warming Stations. How to fund/who will administer and staff.	

Infrastructure/Streets. Need more paved streets. better roads...please do more paving!
REPAVING MILL AND WATER STREETS. SLOWING TRAFFIC ON BOTH STREETS. SPEED BUMPS? I REALIZE THAT WOULD BE A PROBLEM FOR SNOW REMOVAL.
NONE
none
utilities are critical to the town of Sheridan, i.e. water, sewer, gas, internet
Affordable and reliable utilities including water and sewer.
x
Affordable housing is most important. Unable to answer most questions, accesses added to what we have? are they new? Do you mean hunting in town ? Recreation in town or in the Area? Once more housing is available then you can address the rest of these items.
Bike path on the old railroad line from Twin Bridges to Virginia City.
resteraunt that is open
Good paved streets
Improve the streets. They are terrible.
I believe the ball fields have been neglected for quite some time, and there is an opportunity for the town to generate a cash flow with giving the ball fields a face lift and also diversifying the layout to include an RV park as well as camp grounds for seasonal travelers.
Child care and other organized opportunities for school aged kids.
<b>Why did you rank quality of life the way you did?</b>
Open-Ended Response
We have not been found yet
has most essential services needed - rural broadband - cell service
great services, lower housing cost, improved infrastructure.
always room for improvement
Still a rural setting with excellent school / health care opportunities
open country and mountain valleys
low crime, quiet town, friendly people
Hook up fees too expensive and creates housing shortage
We love our beautiful little town, always areas we can improve
The community is isolated, with a sharp divide between those who can afford a good quality of life and those who cannot or who struggle to maintain a minimal quality of life.
Nothing better than small town / rural living. But there is room for improvement in our town.
There is always stuff to improve on as a city
has some good points but is way behind on others
Water issues



Highway robbery at the grocery store, lack of decent roads and your hospital is pretty much worthless, cemetery not well taken care of either.
There is a sense of community, with good services along with plenty of outdoor activities.
Grew up in a big city, anxious to enjoy small town life.
Sheridan USED to be a better place to live than it is now. This is because of the so-called GROWTH, and the influx of too many people here. It is frightening to think of the runaway growth of the Bitterroot and Galatin Vally areas, and how it WILL happen here, if GROWTH is not curtailed. Sad.
safety, friendliness of people
small town atmosphere
I grew up here and want to continue to live here affordably
Grocery and shopping in general could be better and improved.
love the small community and friendliness of our people
I think the only downside i see is affordable housing for mid to low income young people and our ability to attract and keep those people in our community. It is important that young families can and want to stay in Sheridan.
Access to fishing in Southwest Montana
No growth in 14years yet cost has escalated without any voter approvals
I don't live in Sheridan, but I spend a good bit of time there
poor city govt.
Great community, friendly people
Safe place to live, friendly, reasonable cost of living
This is my HOME !! has been for 70+ years
Low human population and open space.
Some aspects of quality of life here could improve
2 is a very high grade. More need for common respect to others (as in quiet, slow driving, and so on)
These are things, I myself enjoy, and desire to make accessible for the growth of Montana as a whole.
Because i enjoy living here.
Sheridan's location in relation to outdoor activities; it's rural nature; it's size.
Distance to stores and goods
Sheridan is good but not perfect.
would like to see more small businesses, would like farmer's market, would like bike/running trails
THE FRIENDLY PEOPLE
small town living you cant expect to have everything
Small town atmosphere. Quiet country setting. No big box stores
Sense of community and quality of business
Safe family environment with many necessities for the community to be self reliant
There needs to be more affordable housing and road improvements.
x
I dont live in town

Lack of services and businesses.	
because its a great place to live	
needs a little better infrastructure	
Because it's a nice place to live.	
Poor quality streets/roads; ongoing water issues	
Love living here	
Sense of community, people who care about where they live, people who also care about their community and fellow neighbors.	
I love our small rural community and it's a great place to raise kids.	
It is important that a variety of opportunities exist to attract a larger cross section of people.	
<b>Of these Montana communities, select which one best exemplifies the direction the Town of Sheridan economy and culture should move? Other, please specify.</b>	
Sheridan has a lot to offer! Infrastructure needs to be strengthened. Responsibility and accountability for self encouraged. Sense of community and volunteering to improve the town.	
Pony, MT	
Big Timber	
White Sulphur,	
NOT Ennis. Not a playground for the wealthy. Simple, unpretentious, the way Sheridan is.	
Laurin	
I do not know that Sheridan is actually that unique, but unlike places such as towns in Gallatin County, we have an opportunity to actually have a growth management plan in place before rapid growth engulfs us.u	
Unknown	
small town, no chain stores, community, rural way of life	
<b>Why did you select this Town or City?</b>	<b>Identified Town</b>
Took us 10 years to be able to live here. It is special. We are unique and should strive to remain.	Sheridan
My husband was born here and we retired here in 1983	Sheridan
	Sheridan
	Sheridan
growth and local business to attract new family and tourism.	Philipsburg
its history, family, and I live here.	Sheridan
because I live here.	Sheridan
population size, recreational opportunities in area, hospital.	Sheridan
peaceful community	Sheridan
diverse	Dillon
low crime, quiet town, friendly people	Sheridan
Sheridan is unique but EXTREMELY short on affordable housing for multi-generational 20-30 somethings folks living here and senior housing (2bd 2ba, common yards).	Sheridan
I would really not enjoy our town as much if we became Ennis or Philipsburg.	Sheridan

Economic growth, while necessary, should not come at the expense of those at the lower end of the social or economic spectrum.	Sheridan
I love Sheridan and its people!	Sheridan
I feel like Ennis businesses have a lot of community support. I would like to see that here too.	Ennis
haven't been to some of the towns so can't say I would like to go that direction.	Sheridan
Because Sheridan is unique	Sheridan
Because it is a nice town, with a lot of potential and they are trying really hard to get businesses and good paying jobs into their town economy.	Dillon
I think Ennis has a good mix of businesses and services that serve the needs of the people but still have a small town atmosphere that is welcoming.	Ennis
Searched western Montana, settled on Sheridan	Sheridan
Because the people there are relatively safe from the encroachment of humanity, at least for the time being. PLEASE LIMIT the "growth" of Sheridan. It was perfect the way it WAS. No one ever thought that the Bitterroot Valley, and the Galatin Valley would be the way they are nowadays! And they became the way they are now because of a series of small decisions to allow expansion a little at a time, until there was no stopping the cycle of Federal Government indebtedness, expansion, and further indebtedness. It not only CAN happen here, it WILL happen here unless a responsible person or persons step up to the plate and say, ENOUGH! Stop the expansion! It is killing Sheridan! PLEASE	
quality of life, scenery, outdoor activities	Sheridan
slightly larger, mostly agriculturally based, limited tourism, not very trendy but becoming a little more diverse culturally	
I grew up there.	Dillon
A few more businesses , restaurants , and job opportunities would be great	Dillon
Sheridan is community driven by the people. Most all are concerned about economy and appearance. It's just a good, clean small town.	Sheridan
	Sheridan
	Sheridan
Because the easy going nature is tough to find but it could always be improved	Sheridan
loved the area - beautiful scenery; friendly people and found a great place to build my home	Sheridan
I want to see pro business, good roads and side walks in additional to affordable housing for our young citizens.	Three Forks
Inheritance	Sheridan
Sheridan is a quiet small community with friendly people . We visualized the opportunity for growth.	Ennis
I fell in love with the Ruby Valley the first time I was here. I am always drawn to a small conservative agricultural community.	Sheridan
Of the options listed Dillon is a realistic and positive potential future for Sheridan; I don't think we will ever have as much population as Dillon, but they are bigger and have a greater variety of businesses and organizations while maintaining a strong sense of community.	
rural and developing	Dillon
	Ennis
	Sheridan
	Philipsburg

Citizen Comments Town of Sheridan Community Survey Fall 2020

Unfamiliar with some of the others listed	Sheridan
As above - this is home	Sheridan
Work opportunity, low human population, and open space.	Sheridan
small town lifestyle	Sheridan
Sheridan is still a small town and it would be nice to keep it that way as long as possible	Sheridan
Sheridan has a long history, and is surely not VC or Ennis, or Three Forks, etc. "KISS: Keep it simple, stupid."	Virginia City
Born and raised	Sheridan
I love it's history, and would like to see it become better and more full of life.	
Grew up in Sheridan; retired here; Family here. Small size, less stress than larger places. Like the rural lifestyle.	Sheridan
Family	Sheridan
Sheridan is unique, however, I do believe Sheridan could benefit from more recreational opportunities such as a golf course and a community recreation center.	
it's the gem of the valley	Sheridan
great community with economic stability while still maintaining small town living	Sheridan
Close to family. Country living with town amenities	Philipsburg
We don't need to duplicate the other towns listed. Sheridan can stand on its own history and culture	Sheridan
To be close to family.	Sheridan
Still small year-round population with vibrant business district.	Ennis
job opportunity 30 years ago	Sheridan
N/A	Sheridan
Better businesses.	Sheridan
population	Ennis
nice small community with local attractions	Sheridan
Because I like Sheridan.	Philipsburg
Better amenities for public	Sheridan
The people	Dillon
	Three Forks
	Sheridan
Sheridan has it's own vibe which is great. It's full of rich history and is in a marker for other towns to strive towards.	Sheridan
It has a beautiful downtown area.	Sheridan
	Philipsburg

**Are you willing to pay more taxes for improved services that you feel need to be improved? Which ones?**

no

Yes on streets only

yes for streets, water quality and sewer
yes for ambulance and fire protection
yes for snowplowing, streets and fire protection.
yes
Yes on streets only
Yes on streets only
No, this county needs a sheriff who is active and proactive at solving crimes & Town should hold Sheriff accountable.
education, parks and rec ( pool)
yes
Deer elimination and streets
Yes
nope the city needs to figure out how to run on what money they have like every other business.
No
No. Here's the thing. Get jobs, businesses and such, and then everyone will be paying taxes like they are supposed to and you shouldn't need to raise taxes.
Yes, I would be willing to pay more taxes for street repair and fire services.
NO
streets , fire
streets and sidewalks, a local court to enforce city ordinances, more law enforcement presence
If it's affordable
Yes
Yes Parks & 'rec, street conditions
streets and sidewalks
yes
Absolutely NOT
NO!!! There are Federal Grants if applied for correctly could make a large difference in our community and save home owners money. At least e would have to be asked if our bills were to go up with out a voice.
Law Enforcement, Fire Protection, Street Conditions
No
No
Yes - public safety, streets, library, education
No. No. I'm also concerned about my property taxes increasing as the appraised value of my home increases.
No, for the size of the town and the services offered we all ready pay higher taxes then a number of larger towns.
Yes, to prevent subdivision of ranches into housing developments.
Yes, if it helped find improvements for home owners.
Yes. Street repair/paving; local utilities, ie. more wells, which we may need; cleaning/snow plowing; law enforcement, ie. allowing u-turns in middle of any street (NOT); fire protection.. more firefighters.

No
Yes. Streets, Waste, Sidewalks, Water and Sewer, Schools paving of streets, bike/running trails
IMPROVING STREETS
Education, Fire, Police, Medical Sidewalks
Public Education; library
Street repairs
Street conditions need to be improved, especially in high traffic streets. Sidewalks are a hazard on Mill Street even prior to current water line repairs.
streets
No, rearrange whats important.
Sidewalks and streets
yes, side walks, street improvements, street lighting, parks improvement, running/jogging trails
I don't know
Yes
<b>Making the Future Better - List two things you would like to see change in the Town of Sheridan.</b>
speed limit better control
1. more traffic speed control. 2. more traffic speed control again!
1. more sheriff dept. presence - ie hand out more speeding tickets on main street. 2. more pride in homes and yards, trashy cluttered yards cleaned up...people please pickup your dog poop!
control speeding in city limits. parking for employer of businesses
To take fish taste and smell out of city water - household sewage
get new fire hall built and new library edition constructed.
No housing tract developments
enforcement of present and future rules
enforcement of present and future regulations
Affordable/ senior housing created but the darn hook-up fees are outrageous!!
a expansion of our pool better play ground areas. Road
More Business Diversity/more parking (part of the same issue). More community involvement.
Deer elimination and streets/sidewalks.
Parks, Family activities
enforce the laws we have not make more Make the residence accountable for what they own not put it on the city.
Better parks/playground equipment A well that will never run dry
Better parks and affordable homes
1. Better accountability from the the town government. 2. If you want the citizens to be involved, better notification on when the city council meetings are being held.
1. Better streets 2.Incentives for businesses.
streets repaired

STOP THE GROWTH before the Ruby Valley looks just like the Bitterroot and Galatin Valley areas! It will happen here if you allow it, piece by piece.
Street improvements, fire department offering at least some pay rather than relying on volunteers?
less noise from vehicles and dogs, more effective control of deer population
More businesses/restaurants Street and sidewalk repair
Streets/ most all are in disrepair. Sidewalks on all streets inside city limits.
Improvement on the ballpark on Water Street. Street by the schools and Medical facilities.
Water bill go down. Another grocery store or restaurant
Clean up the un-tidy lots on main street Resurface Mill street -- too bumpy
Better roads and sidewalks Business development opportunities that don't change the culture of Sheridan
1) Reduce the base potable water monthly fee 2)
1. Paved roads 2. Fire protection not only for our homes but volunteer firemen, that need the best equipment to enter some of our older building that do not meet code.
More walking paths and business promotion.
cost of water cost of sewer
Reduce the deer population in town Lower the cost of
Law enforcement ie drugs, speeding Improve the existing streets
Slower human population growth. Less tourism.
paved streets, set back regulations
More paved roads and animal control (leash law and feces pick up for dogs)
Some but limited and regulated growth. No haphazard subdivisions of ranch or other land here. Let's not become another Ennis (I remember Ennis in the '50's). Second: Nothing comes to mind. I like our town very much.
Street Cams. more cross walks.
More community member involvement Street repairs
1. Implementing Building Codes and relaying those codes consistently to builders. 2. Requiring Building Permits, and enforcing codes.
More paved streets, combined school district with Twin Bridges.
tear down or sell the Sheridan Bakery/Cafe (it's an eye sore and was supposed to have been sold at a Sheriff's sale in August 2018!), better roads (paved)
street improvements, different business's
More sidewalks, Facebook page with updated minutes of meetings and announcements, alerts etc
More reliable water at lower costs; More business on Main Street
I would like to see a space already owned by the town to be developed into an enclosed dog park. proactive infrastructure projects rather than reactive emergency repairs due to poor planning
Street conditions and affordable housing.
x
affordable housing attracting workers to work in the current business
Better businesses to attract more tourist dollars.

<p>somewhere to eat all three meals. cheaper grocery prices. investment in streets and attracting business Better streets.</p>
<p>Trail along the unused railroad tracks Improved sidewalks to keep our senior walking without fear of tripping and ice hazards</p>
<p>Medical and restaurant amphitheater, streets paved and sidewalks Fix Madison Street More walking trails and improved road conditions.</p>
<p><b>List potential infrastructure projects that you would like to see undertaken throughout the Town of Sheridan including but not limited to improvements to the Town's roads, water system, wastewater system, storm drainage, public buildings, recreational areas, parks, and trails.</b></p>
<p>I feel that Sheridan has most of what it needs. Its a matter of maintaining and updating facilities &amp; complete water system updates. Zoning is something to address in the future (as difficult as that may be). finish paving mill street. sidewalk improvements on Mill street - hard to walk on the with overgrown tree and bushes. Mud covering walks and very uneven in spots. better control of store fronts. Public buildings, ck &amp; re-ck on all elect, nat gas, water pipees lines etc. to be updated to cut risks of anykind - fires explosions &amp; loss of historic blkds - even those not in immediate use. Control of cats / dogs need some help also. Night time barking over the top &amp; deer count getting to be? what count now? sound more addressed fix pot holes Roads, Roads and Mill Creek Ball fields and park restrooms community center at the baseball park More Parking. Town Buildings should be improved and a City Court added. All Town Buildings should utilize renewable/clean energy if possible. Economical opportunities for young people. Parks with up to date play structures roads, mainly by the school and mill street. they suck. Better parks, better sidewalks and roads A walking trail and better playgrounds I think the water is the most important. Why do we have suffer with brown or dead lawns, or water rationing. That is WHY you wanted the stupid water meters. The water pressure at the end of the line stinks. I think the roads and streets would be the next big infrastructure project that needs to be addressed. repair /repaving of streets after repairing water lines None. Sheridan was perfect before people started to "improve" it with these infrastructure projects.</p>



roads trails
streets - re-pave (not just throw on more patches)
Town's roads need improvement
Clean up abandoned or older buildings on Main St
Parks and trails.
Trails and recreational areas
running or bike around town or completely around parks
focus on roads
I would like to see a 10 or 20 year plan to pave more city streets and add sidewalks
Fine as is.
Roads are #1. Water system need the calcium remover from our water as it puts rings in the toilets, coffee machines and destroys ice makers. I did not know we even had storm drainage, right now it runs down the street to the lowest property and can fill and new construction site with water. Are schools could have a facility that addressed both the youth and our elderly population, that is used year round. Grants are available for this type of facility to keep us all healthy and will supply jobs for our youth.
Trails
streets
Improved water system while keeping high quality
See 29
Improvements to our fire department and library buildings
None. The town functions fine. The roads don't need to be plowed when less than an inch of snow falls. All improvements will simply increase the cost of current living. Eventually, many current residents will be priced out of the community. Much like other mountain-tourism towns throughout the Greater Yellowstone Ecosystem.
roads paved
Road improvement would be a plus, more paved main roads and less mag chloride applied to the dirt roads.
1. As noted, good use of old buildings downtown. 2. A cafe, pub for breakfasts for those who want to join in (and pay, of course). 3. Respect for the wonderful Sheridan Cemetery. Let's preserve and maintain it. 4. Some protected, safe trails for walking without motor vehicles present. 5. A regular means to give input on prudent, safe, beautiful development. 6. Avoid haphazard land use and over-development at all cost. For example, who planned Tuck Lane? Not attractive. 7. Big bucks should not dominate decision making, as I've seen in other Montana towns / cities.
sidewalk repair or replacement program street repairs
Perhaps more lighting in some of the newer subdivisions, although maybe the residents of those areas are happy without street lights. Some of the streets are a problem, but I also know money is a factor in fixing all things.
More paved roads.
improvement of roads, recreational areas, trails
roads, trails
sidewalks
water system

town roads
Road paving and sidewalks, walking trails and dog park
x
better recycling program repaving mill and water street
More parks or hiking trails.
roads.resteraunts
roads
no opinion
improvement to roads and water system
Trails and sidewalks
streets
amphitheater (weddings/receptions, concerts, funerals etc.), better town hall (more welcoming and on main street.....) street upgrades that have better lighting, a walking/running path.
Roads, parks and the Main Street buildings and run down empty lots coming into town.
Rods and trails
<b>Other comments?</b>
Sheridan is far ahead of most other towns of similar size regarding water / sewer and amenities available to residents. Thank you Bob (mayor) and council.
Thanks to the mayor and council and maintenance gusy for the recent imporvements and upgrades. I wsih people in town would take a bit more pride in their homes and yards and work hard to keep public areas clean of debris, trash, and dog doo!
Town has shown good improvement with updated infrastructure, new hospital, and senior center. Need SIDs on any new subdivision new rules that are not enforced are worthless
new rules and regulations are worthless if nobody here enforces them
We could use a Makerspace (a place for handcrafting, electronic work, machine and appliance repair--a general workshop, maybe with tool rental/checkout. Also, we could expand the Library.
covered it.
Sheridan is a nice, friendly town. It has a lot potential to be a great town and stay friendly if it is done right.
not at this time
I think I've made myself clear already.
prohibit roosters in the middle of residential areas
No
N/A
None
Mayor Bob -- you are doing a GREAT job!!!
I don't think we should be the next anything I think our goal should be the BEST Sheridan we can be.

We have the location to create a year round vcatation spot. With the right facilities we can create a place for a number small conference center.
none
% of paid personnel for fire and ambulance protection augmented by volunteers
The current town administration does an amazing job. Thank you.
Town authorities are wise to have this survey. PLEASE see that Sheridan does not degenerate into another messy, semi-California-like mess.
As noted, let's not become like Ennis.
Thank You!!!
In the future, how will annexing parts of the area into the city limits of Sheridan, proper, be determined, and is there a timeline for this?
I love living here
no
x
if there was more housing i think mose of the other issues would resolve
none
none
none
No
None
<b>If you are Sherdian Resident, how long have you lived in the Town of Sheridan?</b>
6
14
12
12
20, born and raised here.
2
2
74
20
20
I own a business in the town of Sheridan
16 years--My family has been here for 3-4 generations.
2.5 years; outside of Sheridan or in the valley all of my life.
1 year current, 18 years in the past
1 year
12 years
10 years
Sometime resident because NO JOBS!

6 years
2 months
16 years
5 yrs
part-time for 5 years
16 years
13 years
55 years
24 years
a very long time.. 50 + years
Property owner since 2009 fulltime since 2014.
Owned property since 1952
2006
33 years
2 years
Part time with plans to spend more time there - since 2005
Grandparents and parents lived and raised in Sheridan. We have lived in this current house for 4 years
Eight years.
9 years
30 years
Nearly 1 year (over 9 months)
56 years
A long time.
30 years
Nearly three years, however, I was born and raised in Sheridan.
April, 1918
1+ year
5 years
6 YRS
eight years
15 years
13
6 months
30 years
20 yrs
three years
2 years
16 years

5yrs
2 months
17 years
23 years
Over 12 years, I live outside of the Town limits
8 years

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# Interviews and Top Concerns

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Town of Sheridan Interviews Fall 2020

Top Concern

Focus	Name	Contact No.	Alt. Cont. No.	Contact Date	Comments	Roads	sideW/snow Rm	P&R Equip.	P&R Pavil.	P&R Trails	P&R Pool	P&R Ball F.	Ex. Facility	Econ/MS	Water	Sewer	Library	Housing	Mental H	Fire Dept	Law Enf.	Zoning	Maker/Rpr	Floodplain	Hospital	Zoning	Widette Issue
Clerk	Ginger Galliger	Hidden	Hidden	8/24/2020		1	1																				
Mayor	Bob Stump	Hidden	Hidden	8/27/2020		1	1																				
Council	Mike Walter	Hidden	Hidden	8/24/2020		1	1																				
Council	Emilie Seyler	Hidden	Hidden	8/24/2020		1	1																				
Council	Rahn Aabbott	Hidden	Hidden	8/24/2020		1	1																				
Council	Kaylie and Cory Theis	Hidden	Hidden	8/24/2020		1	1																				
Maint.	Curtis Green (retired)	Hidden	Hidden	8/24/2020		1	1																				
Library	Bill Tallot	Hidden	Hidden	8/24/2020		1	1																				
Pool	Mary Pat Graham	Hidden	Hidden	8/24/2020		1	1																				
Parks	Janet Domsboss	Hidden	Hidden	8/24/2020		1	1																				
sheriff	Phil Fornner	Hidden	Hidden	8/25/2020		1	1																				
Fire	Mike Dedrix	Hidden	Hidden	8/25/2020		1	1																				
MSIT	Kay Colwell	Hidden	Hidden	8/25/2020		1	1																				
MSIT	Sherry Huff	Hidden	Hidden	8/25/2020	communicated on Messenger and she passed on participating - Call Kay Colwell.																						
MSIT	Calli Stender	Hidden	Hidden	na	pass since I spoke with Kay Colwell																						
Housing	Doris Ficher	Hidden	Hidden	various	Called before interview process and discussed housing, needs related to mental health																						
Metnal H.	Emily Seyler	Hidden	Hidden	various	Called before interview process and discussed housing, needs related to mental health																						
Plannin	Alex Hogle	Hidden	Hidden	various	Called before interview process and discussed interaction with planning board.																						
Citizen	Mark / Amanda Layacona	Hidden	Hidden	8/26/2020		1	1																				
Mine GUSA	Todd Dahlsman	Hidden	Hidden	various	Called 4 times, no contact, passed																						
Hospital	Landon Dyball	Hidden	Hidden	9/1/2020		1	1																				
Real Estate	Jim Kaatz	Hidden	Hidden	various	Had no time to discuss each time I called, passed.																						
Bank	Cleve Witham	Hidden	Hidden	9/1/2020		1	1																				
Senior Center	Ralph / Shirley Sand	Hidden	Hidden	9/2/2020	See notes, other conversations for public meeting space	1	1																				
Citizen	Tom Wilder	Hidden	Hidden	9/1/2020	Brief call followed by three more attempts to expand. See notes	1	1																				
Citizen	Maria Barolietti	Hidden	Hidden	9/1/2020		1	1																				
Citizen	Duane / Tammy Beschler	Hidden	Hidden	9/1/2020		1	1																				
Citizen	Jennifer / Cody Martens	Hidden	Hidden	various	No response when contacted on FB messenger																						
Citizen	Lyra Hyndman (Andy)	Hidden	Hidden	various	no pickup, pass																						
Citizen	Julie Russell	Hidden	Hidden	various	left message, no call back.																						
Citizen	Pete Rossiter	Hidden	Hidden	various	cant leave a message but did correspond briefly on Facebook Messenger regarding exercise facility.																						
Citizen	Donna Barbassaro	Hidden	Hidden	9/2/2020	Traded messages, contact incomplete																						
Citizen	Jamea de Leisha Shrauk	Hidden	Hidden	9/1/2020		1	1																				
Citizen	Dan / Heather Kenworthy	Hidden	Hidden	9/1/2020		1	1																				
School	Mike Weatherby	Hidden	Hidden	9/1/2020		1	1																				
Citizen	Nandi Harrington	Hidden	Hidden	9/17/2020		1	1																				
Citizen	Toney Simonson	Hidden	Hidden	9/17/2020	discussed the need for an exercise facility	1	1																				
						16	2	12	1	3	6	2	5	5	3	3	12	3	4	3	1	1	1	1	1	1	1

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**October 7, 2020 Public Meeting Input**

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**Town of Sheridan Public Meeting October 7, 2020  
Updated Growth Policy and Capital Improvement Plan**

Topic	Score	Feedback	Comments
<b>Community Planning</b>			
	<b>6</b>		
Future landuse plan	1	No comments	
Zoning	3	5 comments	1. In conjunction with with subdivisions. 2. Annexation, 3. Building codes, 4. Building permits, 5. Zoning Commission - City.
Sudivision	2	No comments	
Annexation	0	No comments	
<b>Roads and Streets</b>			
	<b>10</b>		
Ongoing maintenance low traffic	0	No comments	
Ongoing maintenance high traffic	2	1 comment	1. Mill Street Bieler Lan especially.
Improve Madison Street - showcase project	7	No comments	
Pave entire road system	0	No comments	
Sidwalks, curb, and gutter	1	No comments	
<b>Water and Wastewater</b>			
	<b>0</b>		
Water system	0	2 comments	1. Water amd sewer are top priority above all (then roads)(stickers I'll put on others (smiley face). 2. Are future options for obtaining water sources being considered? Land with water to purchase?
Wastewater system	0	1 comment	1. Water amd sewer are top priority above all (then roads)(stickers I'll put on others (smiley face).
Stormwater	0	No comments	
<b>Housing</b>			
	<b>12</b>		
Lack of all housing	6	1 comment	1. Both lack of all housing and affordable housing.
Lack of affordable housing	5	2 comments	1. No place for first time homeowners to build or buy. 2. we need housing for our workforce.
Lack of low income housing	1	No comments	
<b>Parks &amp; Recreation</b>			
	<b>15</b>		
Pool	6	No comments	
Playground equipment upgrade	3	1 comment	1. ADA compliance
Walking trails	2	3 comment	1. Rails to trails Alder to Twin. 2. Can the school/city/county consider a walking /cross county (track) course combination? 3. Safe place for our seniors to exercise.
Ballfields	0	No comments	
New fitness center	3	No comments	
Other, Maker space	0	1 comment	1. Makerspace
Other, Community use pavillion	1	1 comment	1. Community use Pavillian in one of the current parks

**Town of Sheridan Public Meeting October 7, 2020  
Updated Growth Policy and Capital Improvement Plan**

Topic	Score	Feedback	Comments
<b>Emergency Services</b>			
<b>10</b>			
Fire Protection: SCBAs / One rural fire department	<b>5</b>	No comments	
Law enforcement - speeding	1	1 comment	1. Law enforcement is a joke, does not comply with LCR.
Town Court/Judge	0	1 comment	1. No! Most any enforcement likely may be come via civil court order (cease and decist order to compel, etc.)
Ambulance service	2	No comments	
Access to healthcare services	1	No comments	
Access to mental healthcare services	1	No comments	1. Access to mental health services.
<b>Public Buildings</b>			
<b>1</b>			
Library expansion	1	No comments	
Town Hall Improvement	0	No comments	
Other buildings	0	1 comment	1. Adequate fire facility in one place.
<b>Economic Development</b>			
<b>3</b>			
Tourism	0	No comments	
Agriculture	0	No comments	
Commercial development	1	1 comment	1. Put partking behind mainstreet businesses.
Business improvement / cleanup	2	1 comment	1. Try to force vacant Main Street Businesses to clean them up.
<b>Schools</b>			
<b>3</b>			
Expand north for track and football	3	2 comments	1. Track project. 2. How will it be kept clear of snow, etc.?
Road on Madison Street (point moved to roads)	0	No comments	
<b>Other Topics</b>			
<b>0</b>			
Your ideas for projects?	0	No comments	
What is the town doing right?	0	2 comments	1. Progress on water/sewer! 2. Unpaving & dust control.
What is the town doing wrong?	0	No comments	

## KEY FINDINGS

- The Town of Sheridan's population has remained relatively consistent over the last nine years. ACS estimates suggest modest growth totaling about 100 additional residents (a population of 642 in 2010 to 742 residents in 2019). Rapid growth is observed nearby outside the Town limits but not within Town limits. Development near town, outside the town limits, and Madison County growth may be the reason the ACS estimates are high.
- The population of Sheridan is currently estimated to be 637 residents based on past and current water and wastewater hookups recorded in town records (see methodology described below). This is a decrease in population of five people since the 2010 census count of 642 residents.
- At its current rate of annual growth, the Town of Sheridan will not grow over the next two decades and instead would slowly decrease. However, using a more conservative projection and information on at least one new development that is proposed inside the town limits, an annual growth rate of at least 0.5 to 1 percent may be possible. Using a 1 percent growth rate, the Town will reach 777 residents by 2040.
- Sheridan's median age has increased from 53.1 in 2010 to 57.2 in 2019. This is significantly higher than the state and the national median age. The senior citizen population in Sheridan is increasing along with the median age.
- The percentage of adults attaining a high school diploma is higher in Sheridan than the nation, but less than the State of Montana. Sheridan had a smaller percentage attaining a bachelor's degree or higher than the State of Montana and slightly higher than the nation.

**\*Population estimate methodology:** *NRE's population estimate for 2020 is 636 for the census area within the town boundary and 638 for the Sheridan sewer service area which includes one extra home. Our 2020 estimate uses the 2010 census population and the number of residential sewer hookups during 2010 to estimate the current population using the 2020 number of residential hookups. The population is projected to be six less than in 2010 based on the number of residential sewer connections, decreasing by three. NRE believes this is a more accurate estimate than the census projections because it is based on the known number of utility hookups. The census projection uses regional trends and shows Sheridan having grown by 20%, which the town elected officials know is not the case. The official 2020 census is pending as of drafting this Policy and once published it should be reviewed to determine if a revision is needed for planning and revising this Policy.*

## POPULATION

### HISTORICAL POPULATION TRENDS

The history of Sheridan and the Ruby Valley dates back to the late 1850's and early 1860's. In the beginning, Sheridan was off the main trail routes, but it was of interest to trappers initially and later prospectors. When prospectors came to Virginia City in search of gold and realized that their dreams were short lived as the gold was quickly mined out, they began to look elsewhere. This led to other industries in agriculture and lumber. In addition, there was exploration and development of minerals other than gold. The little hamlet probably began its growth when two Canadian Frenchmen built a cabin on the banks of Mill Creek. Soon after other settlers began staking their homesteads and one of the first sawmills was built on Mill Creek. The first post office was established in 1866, but before a postmaster could be appointed by the government, the town needed a name. A group of ranchers, from the area decided to "call it Sheridan, for little Phil." Or so the story goes. Phil Sheridan was a prominent Union Army general in the Civil War. The population of Sheridan showed strong growth and by 1879 it was about 150 people living in Town. The strong growth continued through the 1960's and 1970's but slowed in the 1980s to 2020 remaining fairly steady. Today Sheridan has grown to about 637 residents and outside of the town limits has grown significantly in the last 20 years based on the number of new homes built.

The first census for the town was in 1880. The first official count placed the population at 156. The long-term trend showed an increase in population through about 1970. Since 1970, the population has been relatively stable and decreased slightly from 2000 to 2010. These numbers are consistent with the Town's utility records. Obvious development just outside the town limits has been rapid in the last 20 years. Overall, Sheridan has had a steady population since 1970. Figure B-1 shows the population trend over time.

Comparatively, Madison County experienced a population decline in the 1930s and between 1940 and 1970. After 1970, Madison County experienced strong growth from through 2010 (Figure B-2). According to the Montana Regional Economic Analysis Project (MT-REAP), Madison County experienced an average annual increase of 1.09% from 1970 to 2019, which ranks 12th among all counties in Montana. Montana experienced a 0.87% growth rate overall. By 2010, Sheridan accounted for 8.3 percent of the Madison County population.



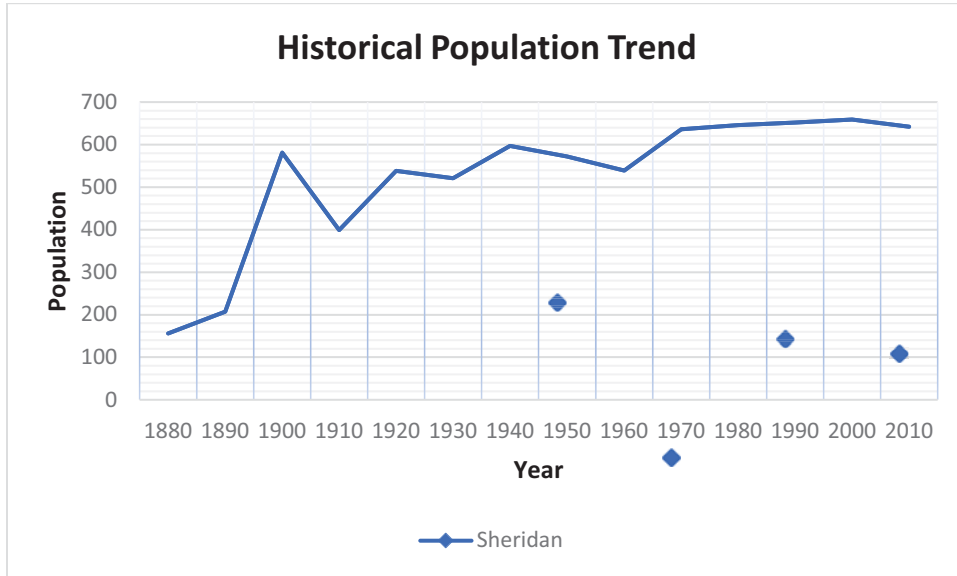


Figure B-1

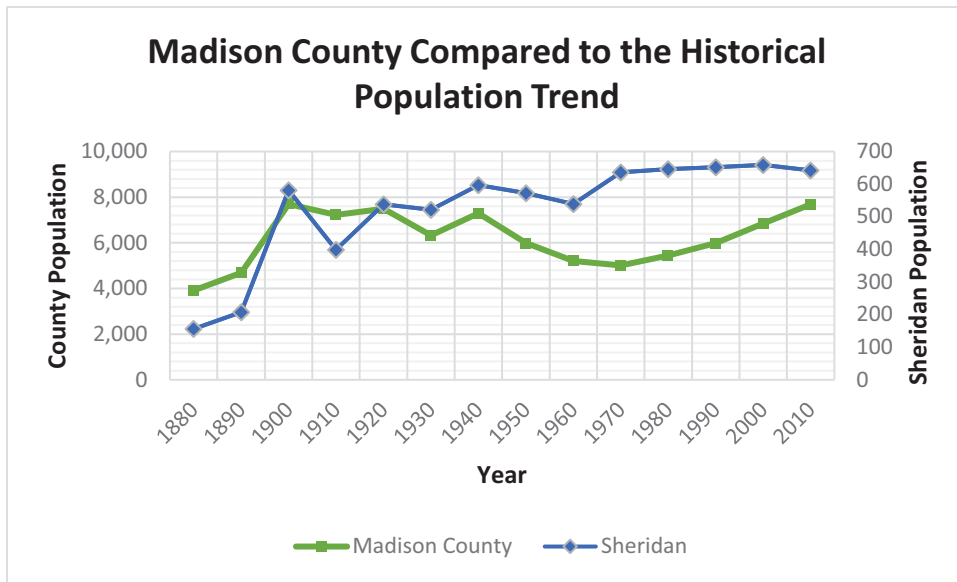


Figure B-2

**CURRENT POPULATION TRENDS**

Sheridan is primarily a rural agricultural town. While mining and logging were common in the area, Sheridan provided supporting business and commercial enterprises to support area producers, loggers, and miners, but was never actually a mining community similar to nearby Virginia City. Since establishment, Sheridan is considered a ranching and hay production community. Sustained agriculture in the area is probably primary reason for Sheridan’s population growth since the first official census along with some nearby logging and mining. The average population of Sheridan since 1880 is 524 people, a large portion of which is involved in supporting area agriculture operations.

The population of Sheridan decreased between 2000 and 2010 using official US Census Bureau 10-year census counts. A similar trend is noted in utility hookup data that is not reflected in the Census Bureau projected population between 2010 and 2020. For purpose of this Policy, the population of Sheridan within town limits has decreased by about five residents. This decrease is based on past and current water and wastewater hookups recorded in town records (see methodology described above).

The 2020 estimate of 637 residents is contrary to the current population estimate the US Census Bureau (<https://data.census.gov/cedsci/profile?q=1600000US3067600>) projected for the Town indicating there may be a population of about 742 (2019) and 843 in 2020 (margin of error 149 residents). While development of subdivisions and loss of agricultural lands outside the Town limits is obvious, a population of 742 to 842 would have required significant additional water and waste hookups that do not exist. Few vacant lots and no new subdivisions were developed between 2010 and 2020 further supporting growth is stagnant within the Town limits.

## POPULATION PROJECTIONS INTO 2040

According to the recorded population data since 1910, Sheridan has had a fairly consistent population trend through 1970 (Figure B-1). The Town of Sheridan's population has since remained consistent and even losing some population between 2010 to 2020. The population has never been higher than 659 (1980 Census).

Growth is possible within the Town limits if agricultural lands are subdivided into residential lots and subsequently annexed into the City. There is currently a proposed subdivision on the west side of Sheridan where a 40 to 50 lot subdivision is being considered. The project is in preliminary planning stages and development in this area would lead to growth. Assuming 40 to 50 more residential lots, a conservative growth rate of 0.5 to 1 percent over the next 20 years to 2040 may be expected assuming the subdivision is approved and constructed. If more subdivisions are proposed, a higher growth rate may be possible.

For the purposes of projecting a population trend for the Town of Sheridan, this policy assumes a one percent growth rate contingent on subdivision of land(s) inside the Town limits and/or annexation of rapidly developing lands outside the Town limits. The population of Sheridan is estimated to be 777 residents in 2040 based on a one percent growth rate (Figure B-3) (Scenario 1). A more conservative projection, using an annual growth rate of 0.5 percent, would result in a population projection of 704 people by the year 2040 (Scenario 2).

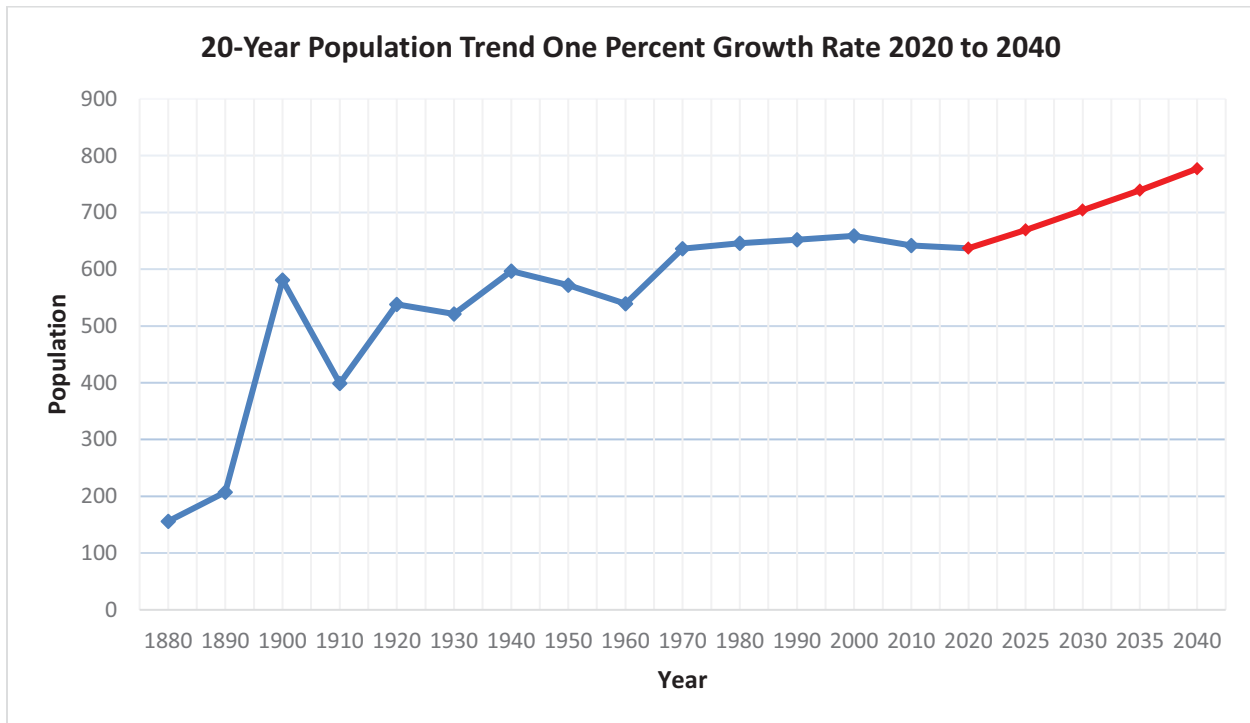


Figure B-3

Table B-1 illustrates the two growth scenarios mentioned above including population and densities at the 2030 and 2040 intervals.

Table B-1. Population Projections for the Town of Sheridan Through the Year 2040

Growth Scenario	2020 Population Estimate	2030			2040		
		Population		Density (people per sq. mile)	Population		Density (people per sq. mile)
		Projected Population	Change 2010-2020		Projected Population	Change 2020-2030	
Scenario 1 – 1%	637	704	+67	704	777	+73	777
Scenario 2 – 0.5%	637	670	+33	670	704	+34	704

Under the two growth scenarios presented in Table B-1, households in Sheridan would grow to 405 (Scenario 1) to 367 (Scenario 2) by 2040. Household projections assume a constant average household size of about 1.92 over the period based on the 2020 Sheridan population estimate and number of connections. (Refer to Table B-2 for household projections). The 2000 census identifies 302 households, and the 2010 census

identifies 306 households. The 2000 census is considered reasonable but is 20 years old. The 306 households reported in the 2010 census may be too low. To estimate the current number of households, 2020 wastewater connection data on file in Town Hall is used yielding 332 household connections.

**Table B-2. Housing Projections for the Town of Sheridan Through the Year 2030**

Growth Scenario	2020 Household Connections	2030		2040	
		Projected Connections	Difference 2020-2030	Projected Connections	Difference 2030-2040
<b>Scenario 1</b> 1%	332	367	35	405	38
<b>Scenario 2</b> 0.5%	332	349	17	367	18

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

**POPULATION DENSITY**

As of the 2010 decennial census, Sheridan is comprised of approximately one square mile of land and a population density of 642 people per square mile. Since the 2010 Census, the most current well supported estimate of total population of Sheridan is 637 people, which results in a population density of 637 people per square mile. Exhibit 1 in Appendix K shows the Sheridan Planning Area and the Sheridan City Limits.

**CHARACTERISTICS OF THE POPULATION**

**AGE**

The trend in the United States and Montana is an increase in the median age over time. The median age in the United States has increased from 35.3 in 2000 to 37.2 in 2010, due, primarily, to an aging baby boomer population. As baby boomers age, the national population in general is more heavily weighted toward ages over 40. The median age in Montana has increased from 37.5 in 2000 to 39.8 in 2010. This upward trend in Montana is affected by the baby boomer era but is primarily due to the migration of young professionals out of the state and retirees into the state. The Town of Sheridan has had a similar trend. Sheridan’s median age increased from 48.3 in 2000 to 55.1 in 2010. The increase is mostly due to an increase in the 55 and older population and a decrease in the 18 to 55 population. These fluctuations are due to young families migrating away from Sheridan and older retirement populations remaining or moving to Sheridan. More recent census estimates put the median age at 57.2 for Sheridan, which is much higher than the

State and national median age. The senior citizen population in Sheridan is apparently increasing along with the median age since 2000. Sheridan age distribution should be reviewed after the release of the 2020 census to confirm this trend.

Using more detailed age frequency data from 2000 and 2010, the senior citizen population in Sheridan increased, but only slightly. People 62 years of age and older accounted for 34 percent of Sheridan’s population in 2000 and 34.4 percent in 2010. The primary increase in age was in the 55 to 59 age group which increased from 4.6 percent in 2000 to 12.9 percent in 2010. The percent of senior citizens in the United States increased from 14.2 percent in 2000 to 16.2 percent in 2010 while Montana’s senior citizen population went from 15.8 percent in 2000 to 18.5 percent in 2010. The trend indicates that as Sheridan’s citizens near retirement, they tend to remain in town or move to Town. Sheridan’s age trend statistics seem to be consistent with the United States and Montana, but in general the population is older compared to Montana and the nation.

The number of children in Sheridan in 2010 was slightly below the national figure; children from 0-17 comprised 19 percent of the local population in 2010 compared with 24 percent nationally. The percentage of people in the age group 25-34 was 8.6 percent, which was lower than the national figure of 13 percent (See Figure B-4).

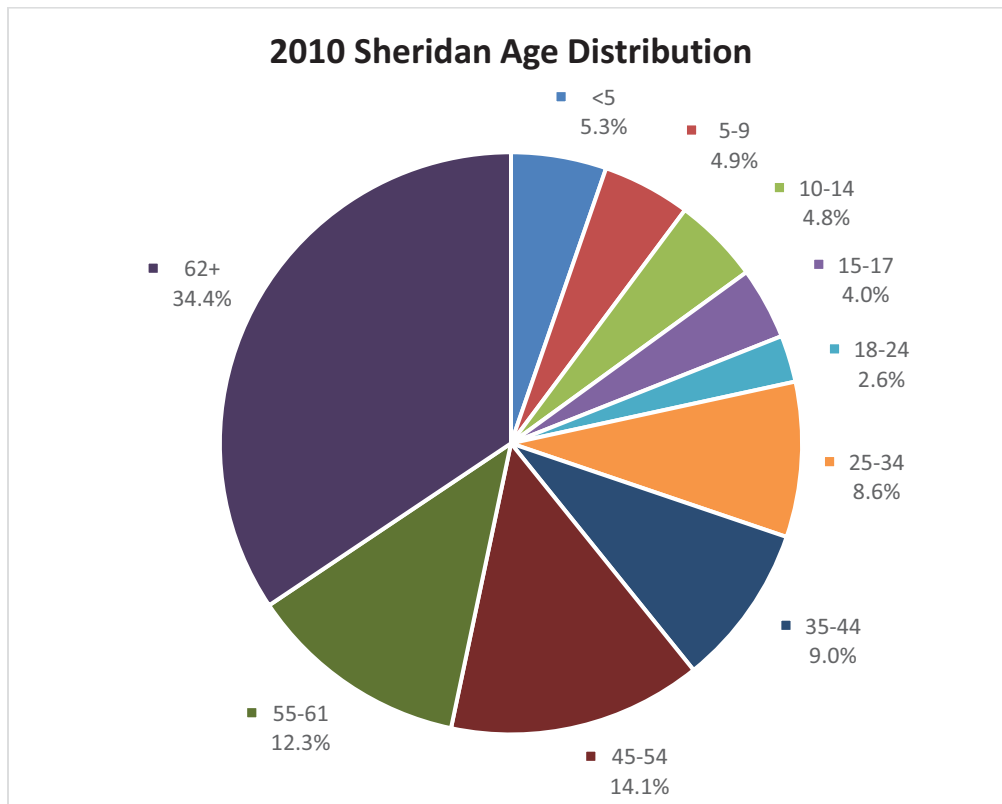


Figure B-4

## FAMILIES AND HOUSEHOLDS

**Households** - The population decreased in Sheridan between 2000 and 2010. Sheridan went from 659 people in 2000 to 642 in 2010 – a decrease of about 1 percent. According to the 2010 census the number of households during that same time period increased from 302 in 2000 to 306 in 2010. The increase in the 2010 number of households may be too low based on the historic number of wastewater hookups from 2000 to 2020 and the estimated in the 2003 Growth Policy (discussed in Appendix C). The number of households in 2010 was more likely more than 302 and closer to 332. Number of households in 2020 is 332 based on current wastewater connections and no population growth between 2010 and 2020. There has been little additional development since 2010.

The average household size was smaller in Sheridan than in the state and the nation. The town had an average household size of about 1.93 in 2010 while the state posted an average size of 2.35 and the U.S. averaged 2.58. As the number of senior households grows and birth rates decline, the trend nationally is toward diminished household sizes like that observed in Sheridan. In 2000, the average household size in Sheridan was 2.18. It is expected that the average household size in Sheridan will remain less than 2 due to current population trends and aging demographics. However, if more land is developed within the Sheridan town limits, family size could increase assuming there are jobs for families and housing is affordable.

**Families** - According to the 2010 decennial census, there were 174 families in Sheridan at the time of the census count. This represents a nominal two percent increase in the 170 families counted in the 2000 census. This increase between 2000 and 2010 is likely reasonable but does not match the 2019 ACS estimate of 228 families. The 2019 estimate is suspect in that the population of Sheridan decreased from 642 to 637 from 2010 to 2020. The reason for an overestimate may be families near, but outside the Town limits are part of the ACS population trend analysis. While the 2019 data are suspect, the data does support that families comprise a significant percent of households in the town, likely greater than 50 percent, considering the possible error and the 2000 census, which is on par with the state percentage and slightly less than the national figure (66%). However, at 1.93, the average family size in Sheridan is smaller than the average Montana family and the national family size, which were 2.91 and 3.14 respectively in 2000. The 2020 census should be reviewed when published to compare the number of families with past census estimates.

## GENDER

The proportion of males to females in Sheridan has changed slightly between 2000 and 2010. Females comprised 54 percent of the population in 2000. Since then, the proportions have become more skewed. According to the U. S. Census Bureau, in 2010, the percentage of females went to 55 percent with males comprising 45 percent. Sheridan's gender distribution in 2010 differed from the national distribution, where

females comprised 50.8 percent of the population and males at 49.2 percent. Within Montana, males comprised 50.2 percent and female's 49.8 percent of the population. The 2020 census should be reviewed when published to determine if the male to female ratio has changed in the last 10 years.

### RACE AND ETHNICITY

The Town of Sheridan has a homogeneous population. All (100%) of the people residing in the Town claimed one race during the 2010 Census. Of those, 97.1 percent classified themselves as "White", 2.5 percent classified themselves as "Black or African American", and 0.1 percent classified themselves as "American Indian/Alaska Native". The vast majority of residents throughout the Planning Area classified themselves as "White".

### EDUCATIONAL ATTAINMENT

In 2019, the percentage of adults 25 years of age and older that attained a high school diploma is lower in Sheridan (92 percent) than in the State of Montana (94.2 percent) and higher than the nation (88.0 percent). According to the 2015 American Community Survey 5-year estimate, the percentage increased in 2019 to 92 percent from 90.2 percent for the same age group. The historic 20-year trend is also higher rising almost seven percentage points from 83.4 percent in 2000.

The percentage of adults (25 and older) in Sheridan attaining a bachelor's degree or more has also risen from 16.8 percent in 2000 through 2015 and 2019, 28.9 percent and 29.0 percent, respectively. Sheridan is behind Montana (32.8 percent) and ahead of the nation (28.5 percent) for bachelor's degree attainment. Educational attainment in Madison County is 95.4 percent of adults 25 and older attaining a high school diploma or equivalent and 31.2 percent achieving a bachelor's degree or higher. The 2020 census, when published, should be revisited to compare education attainment statistics with the most current statistics to confirm these findings.

### DISABILITIES IN THE NON-INSTITUTIONALIZED POPULATION

According to the Disability Characteristics in the 2015 American Community Survey 5-year estimates, 16.5 percent of the non-institutionalized Sheridan population had a disability. Disability is defined by the Census Bureau as: "a long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business." The rate of disability among the Sheridan population is higher than the state rate of 13.3 percent in 2015 and the national rate of 12.4 percent.

As would be expected, the rate of disability rises with age. Nearly 24.1 percent of the Sheridan population over 65 to 74 has a disability and 48.4 percent for 75 and older. For all seniors, people 65 and older, the rate of disability in Sheridan is higher than both the

state (35.4%) and national (36.0%) rates in 2015. (Refer to Table 1 for rates by age group).

The 2019 Census statistics for Sheridan are not used because the population estimate is too high and likely includes assisted living facilities residents outside the Town limits. The 2020 census, when published, should be revisited to compare disability statistics with the most current statistics to confirm these findings. The 2015 population estimate is likely high and while the statistics are suspect, they may provide an indication there are more Sheridan residents with disabilities than compared to the State of Montana and Nation on per capita basis.

**Table B-3. Rates by Age Group 2015**

Disability Status of the Sheridan Population by Age Group (677 population estimate 2015)			
Age Group	Number of People in Age Group	Number of People in Age Group with a Disability	% of People in Age Group with a Disability
Under 18 Years	132	0	0
18 to 64 Years	406	71	30.7
65 Years and Over	139	13	22.4



# **Appendix C**

## **Housing**

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## KEY FINDINGS

- There about 332 housing units in the Town of Sheridan based on water and wastewater hookup data on file in 2020. This estimate may not account for all multifamily housing units.
- The US Census reported from 2000 to 2010 the number of housing units increased from 302 to 306 units while the population decreased from 659 to 642. The 2010 reported housing units may be low based on water and wastewater hookup data for that time period. The 2003 Growth Policy for Sheridan lists the number of housing types at 358 (2000 census “based on a sample”) and 370 from a survey (Entranco 2003). ACS estimates differ wildly compared to the census and 2003 Policy.
- The US Census and American Community Survey housing statistics are dated and differ from the water and wastewater hookup information on file with the Town of Sheridan.
- Based on recent history for land development total number of housing units in Sheridan has most likely remained the same or similar between 2010 to 2020. No new subdivisions, multifamily housing, or lots were developed during this 10-year period within the Town limits.
- Based on past census data and limited change, single-family homes comprise most of the community’s housing stock and is likely more than the 61.6 percent for the nation and 69.0 percent for Montana in 2015.
- Current homeownership rate in Sheridan is likely consistent with past census data and with both the state of Montana (68 percent) and the nation (65 percent).
- The median value of a home increased by 84.4 percent from 2010 to 2019, going from \$101,300 in 2010 to \$186,400 in 2019.
- Median gross rent in Sheridan increased by 10 percent, going from \$579 in 2010 to \$643 in 2019.

## THE HOUSING STOCK

### NUMBER OF HOUSING UNITS

The number and types of houses needed to accommodate the population are important considerations in the planning process. The ways in which houses are organized and maintained help create the aesthetic quality of a community and dictate the need and placement of associated infrastructure and services. Survey information collected for this policy indicates there is currently insufficient housing available for multiple income sectors. Sheridan is expected to grow in 2021 through 2040, the period addressed in this analysis; therefore, residential land use planning is an important factor in this Growth Policy.

From 2000 to 2010, the total number of housing units in Sheridan increased from 302 to 306 according to the census. According to the ACS, the number of housing units was much higher at 486 in 2010 and decreased in 2019 to 403 while reporting a major population increase of 642 to 742 residents. The number of housing units estimated by ACS in 2015 was 379. The 2003 Growth Policy for Sheridan lists the number of housing types at 358 (2000 census “based on a sample”) and 370 in a survey (Entranco 2003).

Using local water and wastewater hookup data, the number of housing units is closer to 332 in 2020, and the total number was probably consistent and ranged little between 2010 and 2020. More importantly, since 2010, no new housing units have been added to the Town of Sheridan housing stock. One 40 to 50 lot subdivision is currently in the initial planning stages on the west side of Sheridan and, if approved and constructed, it is the only addition of new lots in over a decade within the Town of Sheridan limits and major connection to city services.

### HOUSING DENSITY

Using the 2020 estimate for housing units from Town unity records and the Town limits land area of about 1 square mile, housing density is 332 units per square mile. This estimate may be low, and a housing study and the 2020 census data are needed to verify the number of housing units. Compared to other communities, the housing density is fairly low because a large percentage of the land within the town limits, (58 percent, is agricultural or undeveloped resulting in a density of about 1 house per two acres (Exhibit 2 Appendix K).

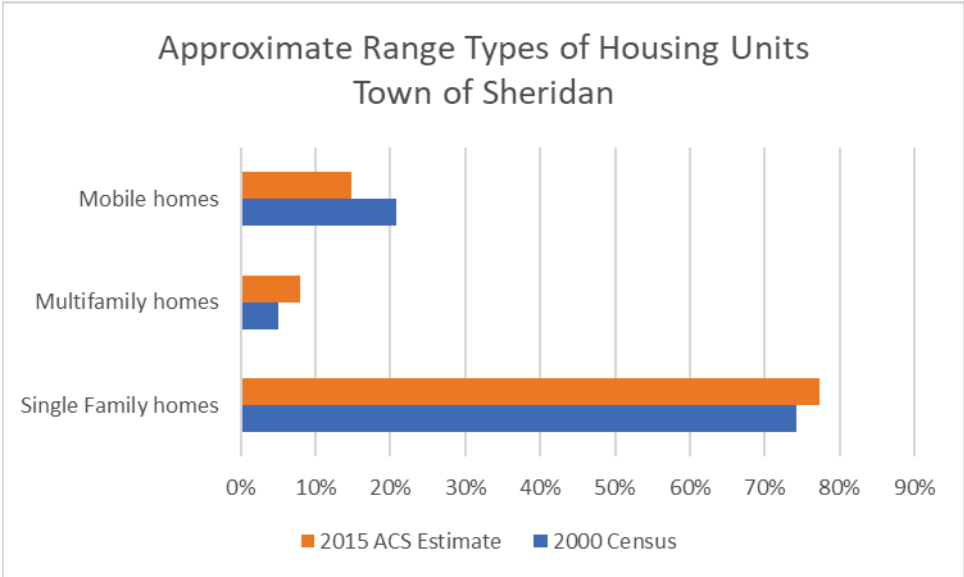
Housing densities in the surrounding planning area are less than compared to the Town of Sheridan. Excluding the Town limits, the surrounding donut area comprises an area of 10.65 square miles. Over time, the total number of housing units has increased based on aerial photography taken in 1995, 2005, 2009, and 2017 (Exhibit 1 and Exhibits 3 through 5 Appendix K). These images visually show housing density in the planning area is lower

compared to the Town of Sheridan but is increasing over time on the southeast side of the town limits.

**TYPES OF HOUSING UNITS**

The housing stock in Sheridan can be estimated but not quantified using a percentage-based analysis, existing information, and recognizing there are possible errors in past data and estimates. The error appears to be systematic because ACS estimates utilize a larger area compared to Town limits. Generally, Sheridan is characterized by a predominance of single-family detached units according to the 2015 ACS and the 2000 Census where single-family homes comprised about 74 percent to 77 percent of the community’s housing stock. This compares with 61.6 percent for the nation and 69.0 percent for Montana in 2015. For this policy, about 75 percent of the housing units are assumed to single family homes in 2020, which is higher than the State and national percentages.

The change in single-family homes over time is not quantified pending the 2020 census and completion of a housing study designed to refine and quantify the number of housing units, among other housing statistics. There appears to be too many discrepancies in the old census, 2003 Policy, and ACS estimates vs. utility hookup information. Qualitatively, based on observational information, the trend in Sheridan housing units over the last decade is likely relatively stable and flat and past percentages because few changes in housing have happened since 2010 to 2020 according to elected officials. Figure C-1 may be indicative of the relative percentage of types of housing unit in the Town of Sheridan. Changes in the types of housing units is likely less than the error.



**Figure C-1**

TENURE

The rate at which housing units are occupied by people who own their units represents the homeownership rate for a community. An examination of tenure provides an understanding of an area’s homeownership rate. At the time of the 2010 decennial census count, the homeownership rate in Sheridan was about 70 percent - higher than both the state of Montana (68%) and the nation (65%).

Of particular concern in the discussion of tenure in the housing stock is the number of housing units owned and occupied by senior citizens in Sheridan. In 2010, seniors comprised 19 percent of the town’s population (Census 2010) and a total of 49.6 percent of Sheridan seniors greater than 60 years old owned their homes in 2010. The percentage of senior homeownership is much higher on a per capita basis compared to residents less than 60 years old.

AGE OF THE HOUSING STOCK

Assuming there is a relationship between the ACS estimates for the Town of Sheridan and the true housing stock, the town has experienced growth periods in housing construction that generally correlate to population growth in the corresponding periods (See Figure C-2). The number of housing units has grown up until about 2000 but construction declined and nearly stopped around 2010. During the period from about 2000 to 2020, new homes were built in the outskirts of Sheridan in the planning area (Exhibits 1 and 3 through 5 Appendix K), but much less so in the Town limits. It is expected that the housing market will grow within the Town limits over the next 20 years because of current proposed lot development on the west side of Town.

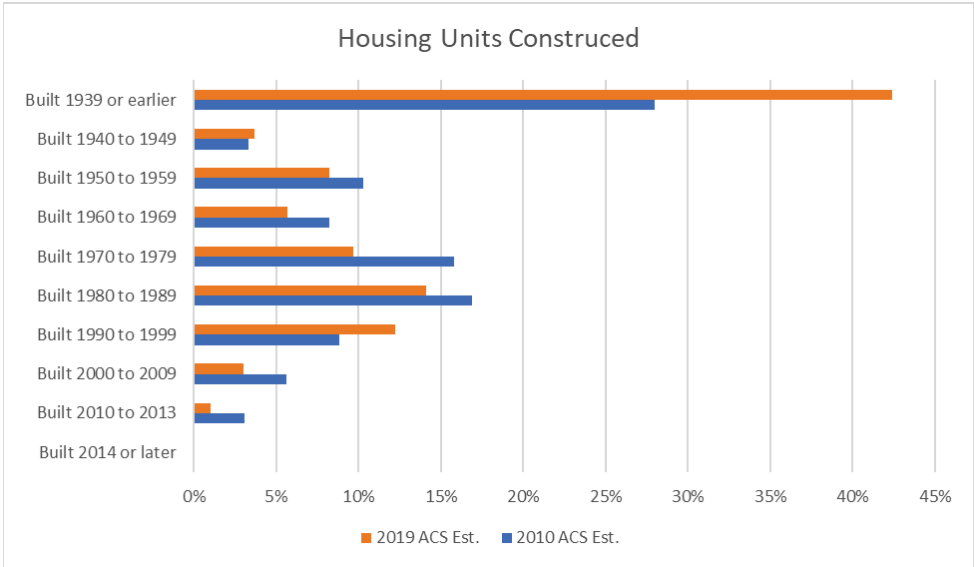


Figure C-2

## HOUSING AVAILABILITY

Assuming there is a reasonable correlation or ratio between actual housing availability and ACS estimates, ACS vacancy rates provide an indication of housing availability in Sheridan. The 2019 ACS estimates the vacancy rate for Sheridan at 14 percent of the unoccupied housing units, no rental units were identified as vacant in 2019. Since 2019, the information gathered in the 2020 survey, interviews, and public meeting support there are very few, if any vacant, livable houses available and competition for units is increasing based on employees of local businesses not being able to find housing. The vacancy rate for Sheridan is below the Montana average of 15 percent. The low vacancy rate for Sheridan is due to increases in area population nearby and outside of the Town limits over the last 10 to 20 years.

In 2019 according to ACS estimates, only two of the unoccupied housing units (3 percent) were for sale and there were 32 houses (19 percent) used for seasonal or recreational use. The 2020 census is needed to confirm the 2019 ACS five-year estimates.

## HOUSING AFFORDABILITY

The cost of housing in Sheridan significantly increased from 2010 to 2019 according to the ACS. The median value of a home increased by 84 percent during this time, going from \$101,300 in 2010 to \$186,400 in 2019. In 2010, 49.4 percent of the homes were worth up to \$99,999. In 2019, the majority of home median values in Sheridan increased to 69.1 percent of them falling into the \$100,000 range to \$299,999 range categories. In 2019, the ACS estimated that only 10.3 percent of Sheridan housing units were valued at less than \$99,999, down almost 40 percent.

In addition to increasing home values, rent also increased since 2010. Median gross rent in Sheridan increased by 10 percent going from \$579 in 2010 to \$643 in 2019. This increase is most likely due to fewer rental properties available. The monthly cost of owning a home, which includes a mortgage and associated costs, increased significantly—from \$833 in 2010 to \$1,056 in 2019. The 2020 census is needed to confirm the 2019 ACS five-year estimates.

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# **Appendix D**

## **Economics**

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## KEY FINDINGS

- Many of the jobs inside the town limits appear to be service, management, and sales sector jobs. The biggest employers in Sheridan are education and healthcare (27 percent).
- The estimated travel time for commuting to work is 15 minutes.
- Sheridan has historically had lower unemployment rates than both the State and the Nation.
- The estimated median household income in Sheridan was \$57,500 in 2019. The median family income was \$70,469.
- The poverty rate in Sheridan is lower than both the State of Montana and the Nation.

## OVERVIEW OF THE SHERIDAN ECONOMY

The workforce within the Town of Sheridan is mostly comprised of people working in the educational and healthcare and social assistance industries. Based on the 2019 ACS estimates, 27 percent of the total employed people over the age of 16 work in educational services, healthcare and the social assistance industry. It is noted the ACS estimates are suspect pending the 2020 census.

Sheridan also has a strong presence in the agriculture, construction, and retail trade industries. Its character is rooted in its beginnings as an agricultural town and service hub for mining. The town's first significant settlement of people came to Sheridan because of mining and the fur trade, and later ranching. The ranching industry provided the primary source of employment for the people of Sheridan since the late 1800's and employment for supporting businesses, such as construction, hardware and equipment repair. Within the Ruby Valley, agriculture is the primary industry, and the Town of Sheridan supports the surrounding agricultural industry with labor and businesses. More recently, development outside the Town limits has decreased the importance of agriculture as lands are slowly converted to recreational properties with lessor elements of traditional agriculture.