

# *Broadview Community Profile*



*Prepared by:  
Planning Division  
510 North Broadway, 4<sup>th</sup> Floor Library  
Billings, Montana 59101*

## Community Background

The Town of Broadview is approximately 25 miles northwest of Billings along Montana Highway 3. The current population of Broadview is 150 persons. The community is incorporated and is zoned. The townsite measures roughly 130 acres and is divided into two zoning districts: residential and commercial. The commercial district comprises roughly 1/3 of the townsite and the remainder is zoned residential. The residential zone permits single-family and multi-family dwellings (not to exceed three stories), churches, parks, public utility stations, schools and individual mobile homes. The commercial zone is intended to accommodate service and retail facilities only. The City-County Planning Department administers the Broadview zoning regulations. A Board of Adjustment acts on variance requests, and the Town Council decides special use and zone change applications. *Yellowstone County and City of Billings 2003 Growth Policy Plan.*

## Introduction

The City of Broadview has requested from the City-County Planning Department a population projection and potential for build out for Broadview – one with the railroad and with Broadview having an adequate water supply, and one projection with the railroad and Broadview having an inadequate supply of water.

To complete this task, the Planning Department reviewed past and current census data, parcel data through Yellowstone County, interviews with Broadview City Officials and water supply/demand data from Broadview.

## Existing Conditions and Trends

### **Population**

Yellowstone County has experienced steady growth for the past several decades. According to the census data, Yellowstone County increased over 13 percent in population between 1990 and 2000, Broadview mirrors this growth with an increase of almost 13 percent.

Table 1: Population Comparison – Broadview and Yellowstone County, Montana

	1990	2000	Percentage Change
Broadview	133	150	+12.78%
Yellowstone County	113,419	129,097	+13.82%

Source: U.S. Census Bureau of Population, General Social and Economic Characteristics

### **Age Characteristics**

Age characteristics in Broadview show a similar trend for Yellowstone County where there has been a shift in median age. In 1990, the median age of persons in Broadview was 35.0 years. The 2000 Census shows that the median age for Broadview has risen to

42.3 years. This increase in median age is a reflection of an aging population nationwide. See Table 2.

Table 2: Age Characteristics – Broadview, Montana

Age	1990	Percent of Total	2000	Percent of Total	Percent Change 1990-2000
Under 5	10	7.5%	10	6.7%	0.00%
5 to 9	10	7.5%	15	10%	+50.0%
10 to 14	9	6.7%	9	6.0%	0.00%
15 to 19	13	9.8%	12	8.0%	-7.70%
20 to 24	2	1.5%	5	3.3%	+150%
25 to 34	23	17.3%	7	4.7%	-69.56%
35 to 44	21	15.8%	24	16%	+14.29%
45 to 54	11	8.3%	27	18%	+145%
55 to 64	20	15.0%	14	9.3%	-30%
65 to 74	8	6.0%	18	12%	+125%
75+	6	4.5%	9	6.0%	+50%
<b>Total</b>	<b>133</b>	<b>100%</b>	<b>150</b>	<b>100%</b>	
<b>Median Age</b>	<b>35.0</b>		<b>42.3</b>		

Source: U.S. Census Bureau of Population, General Social and Economic Characteristics

## Housing

In Table 3, a comparison of housing characteristics between Broadview and Yellowstone County is presented. One statistic of interest is the rate of owner-occupied units compared to renter-occupied. There was a 33 percent decrease in renter-occupied units from 1990 to 2000. Also of interest is the lack of vacant housing in Broadview. In 2000, there were only two vacant units compared to 1990 when there were 12 reported as being vacant.

Table 3: Housing Characteristics – Broadview, Montana

	Broadview		Percent Change	Yellowstone County		Percent Change
	1990	2000		1990	2000	
Housing Units	62	66	+6.5%	48,781	54,563	+11.85%
Median Year Built	1963	1971		1970	1973	
Occupied Units	50	64	+28%	44,689	52,084	+16.55%
Vacant Units	12	2	-500%	4,092	2,479	-65.07%
Owner-Occupied	38	55	+45%	29,371	36,026	+22.66%
Renter Occupied	12	9	-33.3%	15,318	16,058	+4.83%

Table 3 Continued						
Median Household Income	\$25,938	\$29,500	+13.73%	\$25,942	\$36,727	+41.57%
Source: U.S. Census Bureau of Profile of Selected Housing Characteristics						

The median value of housing units increased 67 percent between 1990 and 2000. The median value of housing in 1990 was \$37,500 and in 2000 the median value rose to \$62,500. Table 4 shows Broadview housing values for 1990 and 2000. Respectfully, the median value of housing units in Yellowstone County and the City of Billings for the year 2000 is \$101,900 for Yellowstone County and \$99,000 for Billings.

Table 4: Housing Values – Broadview, Montana

Values	1990	2000
Less than \$50,000	17	16
\$50,000 - \$99,000	9	22
\$100,000 - \$149,999	0	2
Over \$150,000	0	0
Median Value	\$37,500	\$62,500
Source: U.S. Census Bureau of Profile of Selected Housing Characteristics		

### Household Income

According to census data, the median household income in Broadview in 1990 was \$25,938 and in 2000 it rose to \$29,500. This represents an increase of approximately 14 percent. Yellowstone County’s median income during the same time period rose 41 percent, when compared; Broadview has stayed relatively consistent in income.

Table 5: Household Income – Broadview, Montana

Income	1990	2000
Less than \$10,000	5	5
\$10,000 to \$14,999	4	7
\$15,000 to \$24,999	12	16
\$25,000 to \$34,999	14	14
\$35,000 to \$49,999	11	17
\$50,000 to \$74,999	2	7
\$75,000 to \$99,999	0	4
\$100,000 and above	0	0
Median Household Income	\$25,938	\$29,500
Source: U.S. Census Bureau of Profile of Selected Housing Characteristics		

### Future Growth Considerations

As Broadview looks to the future and the potential for future growth, the current water system will need to be reviewed and a decision will need to be made on whether the community needs to upgrade and improve water quantity and quality. Broadview is

currently involved in the Central Montana Regional Water Authority which is made up of the communities of Roundup, Melstone, Lavina, Harlowton, Hobson, Judith Gap and Broadview. This is the first step into developing a regional water system.

The group is exploring the constraints and costs associated with drilling wells thousands of feet deep into a limestone formation and building 220 miles of pipeline to provide water to these communities. The estimated cost of this project could run close to \$50 million.

Initial plans estimate three wells will be needed to produce the 1,200 gallons a minute needed to serve 5,000 people under the proposed system.

As Broadview looks to potential grants to help construct this project, the information below may assist. Many grants offered for infrastructure base the eligibility of the community on the number of low to moderate individuals served. The table below shows the current income levels used by HUD to calculate median income. In most cases, 80% median income is used to determine eligibility. For example, a household of 4 persons could not exceed \$42,900/yearly in order to be eligible for HUD funding.

Table 6: HUD 2004 Median Income Levels

<b>Household Size</b>	<b>30% Median</b>	<b>50% Median</b>	<b>60% Median</b>	<b>80% Median</b>	<b>100% Median</b>
1	\$11,250	\$18,750	\$22,500	\$30,000	\$37,500
2	\$12,850	\$21,450	\$25,700	\$34,300	\$42,900
3	\$14,450	\$24,100	\$28,900	\$38,600	\$48,200
4	\$16,100	\$26,800	\$32,200	\$42,900	\$53,600
5	\$17,350	\$28,950	\$34,700	\$46,300	\$57,900
6	\$18,650	\$31,100	\$37,300	\$49,750	\$62,200
7	\$19,950	\$33,250	\$39,900	\$53,150	\$66,500
8+	\$21,250	\$35,400	\$42,500	\$56,600	\$70,800

Source: Housing and Urban Development 2004 Median Income Levels

## Infrastructure

### **Water**

The Town of Broadview produces its water from two wells. It is treated with chlorine for disinfection and stored in an elevated tank that has a storage limit of 20,000 gallons. The system currently serves approximately 70 residences and businesses. However, the water quality is poor and is not sufficient to irrigate.

According to City officials the water system provides approximately 12,000 – 14,000 gallons a day. With 70 water hookups within the city, that equates to approximately 186 gallons per day per hookup.

Maximum capacity is 57,000 gallons per day if both pumps are working. Only one pump works 24-hours a day.

In the last ten years nearly all of the old water lines have been replaced and in 1995 the water system was upgraded with new pumps and storage tank.

### **Wastewater Treatment and Disposal**

Broadview has a centralized sewer system that collects waste from approximately 70 customers. According to officials, the system is capable of increasing significantly in capacity.

### **Bull Mountains Coal Mine and Energy Rail**

The Bull Mountains Mine #1 is located in Musselshell County, approximately 15 miles southeast of Roundup and 35 miles north of Billings and is accessible from US Highway 87. The underground coal mine consists of 22,000 acres of land surface rights and approximately 26,500 acres of mineral rights. The mine is currently being planned and developed by The BMP Investments, Inc.

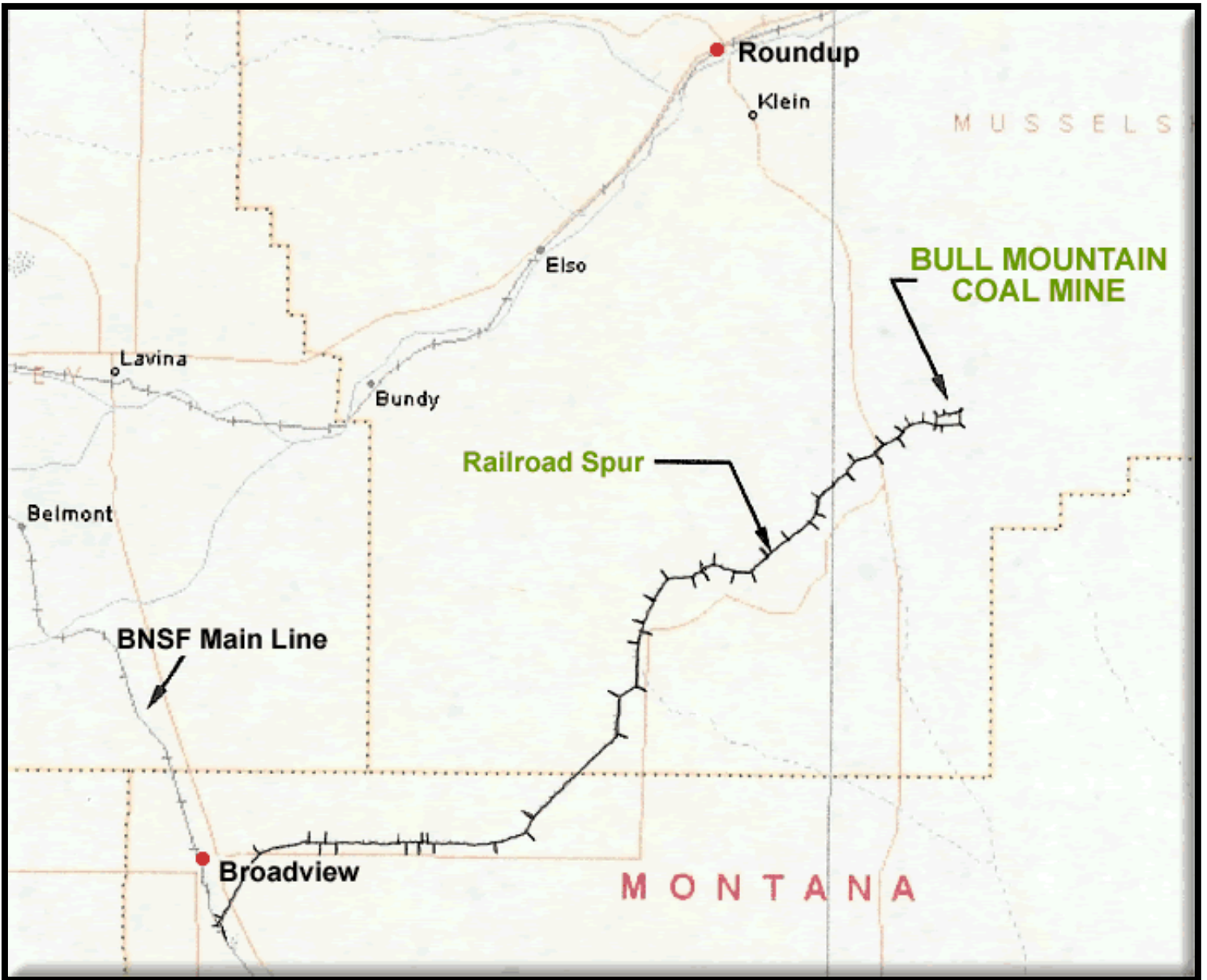
According to information provided by Bull Mountain Energy, the mine will operate with 256 new hourly and salaried employees working on two shifts, 243 days per year, with five 10-hour days per week per shift, to produce over nine million saleable tones of clean coal per year.

As part of this development, a 35-mile railroad spur will be constructed between Bull Mountains Mine and Broadview. The 35-mile railroad will span the distance between the mine and the Burlington Northern Santa Fe railroad three miles south of Broadview. (See Figure 1) Coal will be transported via BNSF main line for delivery around the country. It is anticipated that construction on the entire railroad will begin by March or April of 2005 with completion of the spur line 10 to 12 months after that. The maximum amount of construction workers on the spur line at any one time will be approximately 100.

The impact of the construction of the railroad on Broadview is uncertain. It estimated that for the construction of the railroad spur, water will be needed for compaction and dust control at a rate of 208 gallons per minute or less. There are several sources for the water, some near Broadview and some miles away. A temporary piping system is planned to allow the water to be distributed from the various sources. If water is needed directly from Broadview, the current pumps the City has would not be adequate. According to City officials, one of the town pumps 25 gallons/minute and the other 12 gallons/minute.

Impact on housing and services in Broadview will be minimal. Since the construction of the spur is temporary, some workers may look to Broadview for facilities and services but many will live in Billings or Roundup. Mine workers may choose to reside in Broadview due to its proximity to the mine and lower cost of living when compared to Billings.

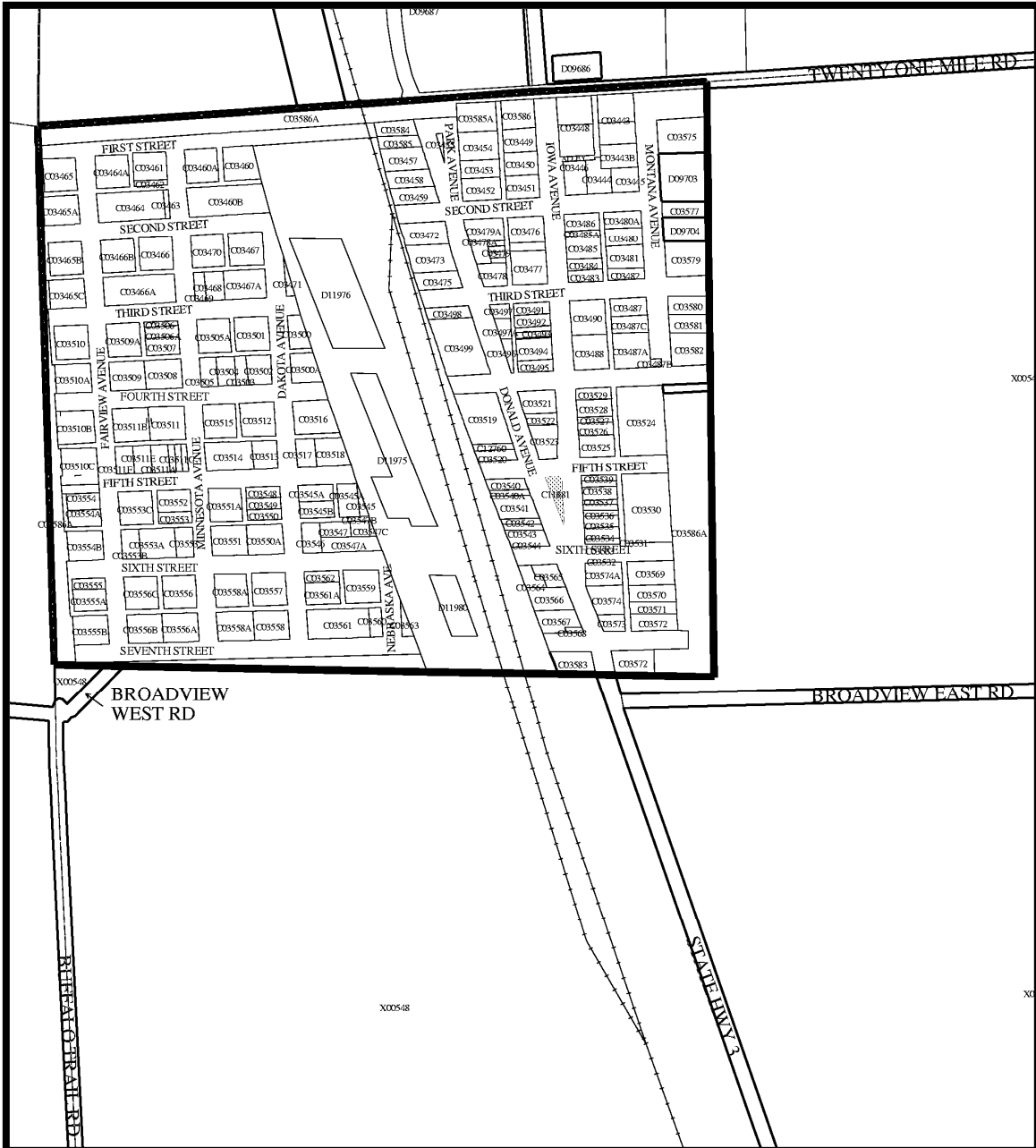
Figure 1 – BNSF Bull Mountain Railroad Spur Route



## Build Out Potential

A review of taxed parcels within Broadview was done to determine the amount of vacant land available for development. Figure 2 represents the area examined.

**Figure 2 – Parcels**



From a review of each tax parcel, it was determined that there are approximately 218 recorded parcels. Sixty parcels were residential and accounted for approximately 40 acres. The average residential parcel size is 24,612 square feet, with the smallest being



5,985 square feet and the largest being 10 acres. One hundred and two parcels are listed as vacant land and are in private ownership. The remaining parcels are in public ownership or exempt from taxation. The 102 vacant parcels equate to over 1,578,548 square feet or 36 acres. The Zoning Regulations for Broadview require a minimum of three lots for housing constructions. Most of the lots in Broadview are 3500 square feet. Therefore, three lots would equal approximately 10,500 feet. When calculating buildable area, 10,500 square feet was the minimum area used.

Table 7: Potential Housing Structures by Lot Size

<b>Lot Size</b>	<b>Potential Housing Structures</b>
10,500 square feet	150 units
15,000 square feet	105 units
21,780 square feet (1/2 acre)	72 units
1 acre	36 units
5 acre	7 units

The potential for significant housing construction exists in Broadview. With the ever increasing cost of housing in Billings, Broadview may become an attractive alternative. Currently there are 27 vacant lots for sale and it is anticipated that more will be available in the future. The primary constraint to residential growth is the availability of an adequate water supply.

### **Population Projection**

Reviewing past growth in Broadview, growth projections can be calculated at a rate of 1.25% yearly. Using this percentage, Broadview can expect an increase of 20 people every ten years. This does not factor in the impact of the Bull Mountains Mine and the BNSF Railroad Spur which could add more people from workers at the mine to railroad personnel and maintenance crews.

Table 8: Population Projections

<b>Year</b>	<b>Broadview Population Projection</b>
1990	133
2000	150
2001	152
2002	154
2003	156
2004	158
2005	160
2006	162
2007	164
2008	166
2009	168
2010	170
This is only a projection, many factors known and unknown can determine actual population numbers	

## Summary

The potential for growth in Broadview could be significant with the amount of available vacant land. Approximately 102 parcels are listed as vacant land and are in private ownership, these 102 parcels combined create a total square footage of 1,578,548. According to review of the parcel data and taking into account the minimum lot size of 10,500 square feet for construction, Broadview could see an additional 150 units constructed. Using census data for persons per household this would equate to an additional 399 persons. With the current water system, Broadview could service these additional units.

Currently, the maximum water capacity is 57,000 gallons per day if both pumps are functioning. At this capacity, Broadview could serve up to 306 total hookups. However, as mentioned previously, both pumps do not pump 24-hours a day and the water quality is poor and is not sufficient to irrigate. As land is developed, the lack of water to irrigate may cause significant dust and erosion problems.

Reviewing historical data, it is estimated the Broadview will grow at a rate of 1.25 percent yearly. This equates to an additional 2 persons a year. By 2010, Broadview's population could rise to 170 people.

The purpose of this profile was to project the population growth for Broadview with the railroad and with Broadview having an adequate water supply. With an adequate water supply, Broadview could support up to 306 housing units. Using census data this would project the population of Broadview to 795 people. Adequate water is a necessity to serve this type of density, not only for housing construction, but also to provide services to these residents. These services include gas/convenience stores, restaurants, and public services. There would also be a significant impact on the school system.

The other part of this was to project population for Broadview with the railroad and no adequate water supply. Although the railroad spur has indicated that they will be providing their own water from various sources, if Broadview is unable to provide water to the spur, it could impact current residents with the effects of construction and dust control.

In addition, currently Broadview does not have a convenience store or gas station to provide residents or the construction workers with services. It will be difficult for the community to attract businesses without an adequate water service.

Without adequate water for potable uses and irrigation, it is projected that Broadview will not experience more than the projected growth of 1.25 percent yearly.