

Appendix B-2 Environmental Review Checklist

The applicant must include a completed Environmental Review Checklist and Environmental Review Form, if the appropriate environmental level is determined, with MHPG application materials.

NAME OF PROJECT:	Milligan Building
PROPOSED ACTION:	Renovation of Historic Building to Health Clinic
LOCATION:	601-603 Main Street, Miles City _____, Montana

Key Letter:	
N: No Impact; B: Potentially Beneficial; A: Potentially Adverse; P: Approval/Permits Required; M: Mitigation Required	
PHYSICAL ENVIRONMENT	
Key	1
N	Soil Suitability, Topographic and/or Geologic Constraints (e.g., soil slump, steep slopes, subsidence, seismic activity)
	<p><i>Response and source of information:</i></p> <p>This historic property, which was originally built in 1913, is located on Main Street within the city limits of Miles City, MT. The EDR Radius Map™ Report with GeoCheck® also includes a Physical Source Setting addendum that provides information on topography, soils, and groundwater wells within the subject property and the surrounding area. The topography of the subject property and surrounding area suggests groundwater flows in the southeast direction; however, in the town of Miles City, groundwater tends to flow northeast, parallel to the flow of the Yellowstone River. The soil on the subject property primarily consists of mostly Ryell very fine sandy loam, which is considered a well-drained soil per the Soil Drainage Classification. The Bureau's earthquake mapper for Montana shows the Miles City Area with a Seismic Hazard Zone of "1" - Low Hazard with no history of significant earthquakes on record.</p> <p>The building is being renovated into a community clinic with no disturbance planned beyond the footprint of the existing building. There is no anticipated disturbance of the soils.</p> <p><i>Source of Information:</i> Montana Bureau of Mines and Geology: http://mbmg.mtech.edu/Qdf/100k/milescity-tiled.Qdf Environmental Data Resources, Inc. (n.d.). Historical Topo Map with QuadMatch. Inquiry Number: 6665762.4. Retrieved September 16, 2021, Environmental Data Resources, Inc. (n.d.). Radius Map Report with GeoCheck. Retrieved September 16, 2021</p>
Key	2
N	Hazardous Facilities (e.g., power lines, hazardous waste sites, acceptable distance from explosive and flammable hazards including chemical/petrochemical storage tanks, underground fuel storage tanks, and related facilities such as natural gas storage facilities & propane storage tanks)
	<p><i>Response and source of information:</i></p> <p>The City of Miles City power-grid consists of above ground power lines which are served by Montana-Dakota Utilities. The majority of lines transect the town in a grid-like pattern following streets and alleys. The planned rehabilitation does not affect existing power lines and no new lines are planned to be installed.</p> <p>The Montana DEQ site lists the following Hazardous Waste Handlers in the city limits:</p>

1. Montana DOT, Miles City (4th St.)
 Status ACTIVE, last report 2020
 These areas cause no threat to the projects, since this project is not located close to any of this site.

The Montana DEQ site lists the following **Registered Storage Tanks** in the city limits:

Equal/Higher Elevation

OLD MILES CITY FORD 7TH ST & BRIDGE (0.084 mi.), CLOSED
 JOHN E HARDESTY 602 PALMER (0.085 mi), CLOSED
 BOUTELLES 516 BRIDGE (0.095 mi.) CLOSED
 ABANDONED TANK IN R NW CORNER OF N 4TH (0.129 mi.) CLOSED
 QWEST MILES CITY CEN 811 PLEASANT (0.132 mi.) OPEN
 DELUXE MOTORS INC 711 FORT (0.138 mi.) CLOSED
 MILES CITY LAUNDRY 800 BRIDGE (0.150 mi.) CLOSED
 TRAIL CREEK RANCH AT 309 1/2 MAIN (0.178 mi.) CLOSED
 FRANK'S SHORT STOP I 305 MAIN (0.186 mi.) OPEN
 UNITED TRUCKING CO 307 PALMER (0.196 mi.) CLOSED
 BEACON CARTER MAINTEN 209 PLEASANT (0.223 mi.) CLOSED

Lower Elevation

7TH STREET SINCLAIR 21 N 7TH (0.021 mi.) CLOSED
 5TH AND PLEASANT W S N 5TH ST & PLEASANT (0.072 mi.) Closed
 CARLSON MACHINE AND 114 N 3RD (0.194 mi.) CLOSED
 HOLIDAY STATIONSTORE 919 MAIN (0.205 mi) OPEN

Lust Sites include:

Equal or Higher Elevation

SHEAR FUN SALON AND 121 N 7TH STN 0 - 1/8 (0.081 mi.)
 OLD MILES CITY FORD 7TH ST & BRIDGE STSE 0 - 1/8 (0.084 mi.)
 JOHN E HARDESTY 602 PALMER STNNW 0 - 1/8 (0.085 mi.)
 ABANDONED TANK IN R NW CORNER OF N 4TH SSW 1/8 - 1/4 (0.129 mi.)
 MILES CITY LAUNDRY 800 BRIDGE STESE 1/8 - 1/4 (0.150 mi.)
 FRANK'S SHORT STOP I 305 MAIN STWSW 1/8 - 1/4 (0.186 mi.)
 UNITED TRUCKING CO 307 PALMER STWNW 1/8 - 1/4 (0.196 mi.)
 MDOT MILES CITY N 3RD ST & ORR STWNW 1/4 - 1/2 (0.259 mi.)
 BEACON CARTER BULK P 601 ATLANTIC AVESSE 1/4 - 1/2 (0.277 mi.)
 MAX VON BUSKIRK BUIL 500 N 5TH STNW 1/4 - 1/2 (0.374 mi.)
 CENEX SUPPLY AND MAR S 3RD ST & ATLANTIC S 1/4 - 1/2 (0.410 mi.)

Lower Elevation

7TH STREET SINCLAIR 21 N 7TH STNNE 0 - 1/8 (0.021 mi.)
 THE SHORT STOP STORE 16 N 7TH STNE 0 - 1/8 (0.046 mi.)
 HOLIDAY STATIONSTORE 919 MAIN STENE 1/8 - 1/4 (0.205 mi.)
 M AND H GAS MILES CI 1019 MAIN STENE 1/4 - 1/2 (0.266 mi.)
 CUSTER MOTORS UST 6 S 11TH STENE 1/4 - 1/2 (0.304 mi.)
 BN FORMERLY CENEX 1000 ATLANTIC AVEE 1/4 - 1/2 (0.318 mi.)
 MILES CITY LIVESTOCK OLD HWY 10 WNE 1/4 - 1/2 (0.474 mi.)
 BALSAM INC RANCH POWDERVILLE STAGENE 1/4 - 1/2 (0.474 mi.)
 BEAVER SLIDE RANCH MT HWY 59NE 1/4 - 1/2 (0.474 mi.)
 SHEFFIELD RANCH CORP 15 MILES W OF MILES NE 1/4 - 1/2 (0.474 mi.)
 BIG SKY CAMPGROUND US HWY 12NE 1/4 - 1/2 (0.474 mi.)
 CARLS CONOCO SERVICE 1611 MAIN STENE 1/4 - 1/2 (0.497 mi.)53114

Source of Information:

DEQ GIS Map
<https://gis.mtdeq.us/portal/apps/webappviewer/index.html?id=f554f421c3e64f5599e76b5cb8dd3391>

N		on Project (e.g., dust, odors, emissions)
		Response and source of information:
		The year of most recent data available, 2019, the EPA classified Custer County as "good" on their Air Quality Index (AQI). A ranking of "good" means "air quality is satisfactory and poses little or no health risk." Of the 365 days reported, 316 days were classified as good, 25 as moderate, 3 unhealthy for sensitive groups, and 2 as unhealthy. There is the potential for a brief period of air quality to decrease in the area while working on site, which can be expected with construction, but air quality is expected to go back to normal within that location once construction is completed.
		Source of Information: EPA Air Quality: https://www.epa.gov/outdoor-air-quality-data/air-quality-index-report
Key	4	Groundwater Resources & Aquifers (e.g., quantity, quality, distribution, depth to groundwater, sole source aquifers)
N		Response and source of information:
		Improvements are above ground and will occur within the existing building footprint that utilizes the City of Miles City water, sewer, and storm water runoff services. Planned development will not affect the groundwater or aquifers.
		Source of Information: Montana Department of Agriculture, Storm Water: https://agr.mt.gov/Groundwater
Key	5	Surface Water/Water Quality, Quantity & Distribution (e.g., streams, lakes, storm runoff, irrigation systems, canals)
		Response and source of information:
N		The building rehabilitation will not affect any surface water, water quality, quantity, distribution, irrigation systems, canals, or create run off since the project will be restricted to the footprint of the existing building and will continue to utilize existing city services of water, sewer and storm water drainage already provided.
Key	6	Floodplains & Floodplain Management (Identify any floodplains within one mile of the boundary of the project.)
		Response and source of information:
N		The Milligan Building is located at 601-603 Main Street in Miles City, MT. That address is Not located in the flood zone according to FIRM Panel. The Milligan Building is approx. 4 blocks in any direction from the Miles City Floodplain. Zone AE is located adjacent to and "outside" of these floodways and is the designated regulated flood hazard area floodplain where base flood elevations are provided.
		Source of Information: FEMA Flood Mapping Service: https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd&extent=-105.85695697267114,46.402756920873024,-105.8439750810387,46.41015486039517

Key	7	Wetlands Protection (Identify any wetlands within one mile of the boundary of the project.)
		<p><i>Response and source of information:</i></p> <p>Miles City is not listed as having any known wetlands around the city according to Fish and Wildlife. Therefore, the project will have no impact on wetlands.</p> <p>Source of Information: Fish and Wildlife: https://www.fws.gov/wetlands/data/Water-Summary-Reports/National-Water-Summary-Wetland-Resources-Montana.pdf</p>
N	8	Agricultural Lands, Production, & Farmland Protection (e.g., grazing, forestry, cropland, prime or unique agricultural lands) (Identify any prime or important farm ground or forest lands within one mile of the boundary of the project.)
		<p><i>Response and source of information:</i></p> <p>Custer County's agriculture consists of 82% cattle, 7% hay and the remainder is a mix of other and grain. The agricultural area is located outside the city limits of Miles City, so there will not be any impact to those areas.</p> <p>Source of Information: MSU: https://msuextension.org/agimpact/reports/custer.html</p>
Key	9	Vegetation & Wildlife Species & Habitats, including Fish and Sage Grouse (e.g., terrestrial, avian and aquatic life and habitats)
		<p><i>Response and source of information:</i></p> <p>According to the U.S. Fish and Wildlife Service there are no endangered animals in region 4 or the SE region which affects Custer County. The projects will be within the boundaries of the City of Miles City and restricted to the footprint of the existing building and will have no impact to wildlife or fish habitats.</p> <p>Source of Information: Fish and Wildlife: https://ecos.fws.gov/ecp/report/species-listings-by-state?stateAbbrev=MT&stateName=Montana&statusCategory=Listed</p>
N	10	Unique, Endangered, Fragile, or Limited Environmental Resources, Including Endangered Species (e.g., plants, fish, sage grouse or wildlife)
		<p><i>Response and source of information:</i></p> <p>According to the U.S. Fish and Wildlife Service there are no endangered animals in region 4 or the SE region which affects Custer County. The projects will be within the boundaries of the City of Miles City and restricted to the footprint of the existing building and will have no impact to wildlife or fish habitats.</p> <p>Source of Information: Fish and Wildlife: https://ecos.fws.gov/ecp/report/species-listings-by-state?stateAbbrev=MT&stateName=Montana&statusCategory=Listed</p>
Key	11	Unique Natural Features (e.g., geologic features)
		<p><i>Response and source of information:</i></p> <p>The Pine Hills, Yellowstone River, Tongue River, Spotted Eagle Lake and many beautiful hills are all unique natural features that help define the beauty and attraction of Southeastern Montana. The rehabilitation of the Milligan Building is restricted to the footprint of the original historic structure and will not impact these unique natural features.</p> <p>Source of Information: Montana State https://mslservices.mt.gov/geographic_information/maps/land_ownership/LandOwnership_Detail.aspx?Map=Miles_City</p>
N		

Key	12	Access to, and Quality of, Recreational & Wilderness Activities, Public Lands and Waterways, and Public Open Space
N		<p data-bbox="321 268 1430 304"><i>Response and source of information:</i></p> <p data-bbox="321 304 1430 430">Surrounding the city of Miles City, there are federal Bureau of Land Management public lands, Montana State lands, conservation easements, State wildlife management areas and five FWP fishing access sites. The rehabilitation of the building will have no impact to accessing these public lands, access sites or open spaces.</p> <p data-bbox="321 451 1430 543">Source of Information: Montana BLM: https://www.blm.gov/site-page/programs-public-safety-and-fire-fire-and-aviation-regional-information-montana</p>

HUMAN ENVIRONMENT		
Key	1	Visual Quality – Coherence, Diversity, Compatibility of Use and Scale, Aesthetics
B		<p><i>Response and source of information:</i></p> <p>The Milligan building has been an asset to Miles City since approx. 1900, this once beautiful downtown location was once a grand hotel. In recent years it has however been the location of a pawn shop that has been closed for many months and the building has fallen into a state of neglect. The building is considered a source of blight in the downtown Miles City area. The rehabilitation and active use of this building and the attention given to restore and preserve the historic integrity of it will drastically improve the downtown area to be more aesthetically pleasing and will improve the visual quality of Miles City.</p> <p>Source of Information: Montana-Mint: https://montana-mint.com/lastbestnews/2014/10/revitalization-plan-high-hopes-for-downtown-miles-city/</p>
Key	2	Nuisances (e.g., glare, fumes)
N		<p><i>Response and source of information:</i></p> <p>During the construction phase, there will be a limited amount of nuisance created. This short term increase in noise, fumes, and glare will cease after the completion of the project. The project will reduce the blight from the area and create a space, which is free from rodents and pests.</p> <p>Source of Information: Planning committee notes</p>
Key	3	Noise -- suitable separation between noise sensitive activities (such as residential areas) and major noise sources (aircraft, highways & railroads)
N		<p><i>Response and source of information:</i></p> <p>The project site is located in the Central Business District on Main Street which is owned by Montana Department of Transportation. Construction noise will be normal and not surpass the limits for the central business area.</p> <p>Source of Information: Custer County: https://custercountymt.com/wp-content/uploads/2015/08/Draft-Custer-Zoning-Map-Countywide-072415.pdf</p>
Key	4	Historic Properties, Cultural, and Archaeological Resources
N		<p><i>Response and source of information:</i></p> <p>The Milligan Building is on the National Registry of Historic Properties in Custer County; and the building is located within the National Historic District which starts at Prairie and Main Street to 4th and Main Street. The building will be restored and renewed to a condition that will enhance the beauty of main street and preserve the history.</p> <p>Source of Information: National Historic Registry: https://www.nationalregisterofhistoricplaces.com/mt/custer/state.html</p>
Key	5	Changes in Demographic (population) Characteristics (e.g., quantity, distribution, density)
N		<p><i>Response and source of information:</i></p> <p>Between 2010 and 2020 the City of Miles City decreased in population by less than 1%. The current population as of April 2020 is 8,354. Although this project would not expect to change the demographics of the area, by adding an additional amenity to improve quality of place, there could be a positive effect on the community.</p> <p>Source of Information: US Census https://www.census.gov/quickfacts/fact/table/milescitycitymontana/AGE135219#AGE135219</p>

Key	6	General Housing Conditions - Quality, Quantity, Affordability
N		<p><i>Response and source of information:</i></p> <p>Between 2015-2019 Miles City had a owner occupied housing rate of 65.4% with an average of 2.23 persons living in the home. Miles City has a poverty rate of 14.2%. This project should have little to no impact on housing conditions.</p> <p>Source of Information: US Census https://www.census.gov/quickfacts/fact/table/milescitycitymontana/RTN131212#RTN131212</p>
Key	7	Displacement or Relocation of Businesses or Residents
N		<p><i>Response and source of information:</i></p> <p>There was an antique store located on the bottom floor of the building that has moved due to the purchase by new owners. However, this business was not active, and the building was used primarily as storage.</p> <p>Source of Information: Planning committee notes.</p>
Key	8	Public Health and Safety
B		<p><i>Response and source of information:</i></p> <p>As a community health center, the One Health Center provides holistic health services to people of any age, ethnicity, income, or insurance status ultimately improving the overall health of the community. The expansion of their services will provide the community more access to these services.</p> <p>Source of Information: One Health: https://www.onechc.org/onehealth</p>
Key	9	Lead Based Paint and/or Asbestos
N		<p><i>Response and source of information:</i></p> <p>An Environmental Phase I Assessment was completed by WWC Engineering. Visual observations of adjoining properties from the target property did not identify any environmental conditions affecting the subject property. Due to the age of the building, some of the existing paint is likely LBP. Especially the paint observed around windows and exterior painted surfaces is likely LBP. ACMs could also be present. Example ACMs could be linoleum, mastics, and pipe wraps. PCBs and mercury could also be present in the building due to the age. PCBs could be found in light ballasts. Mercury could be found in thermostats.</p> <p>Source of Information: Environmental Assessment completed by WWC Engineering.</p>
Key	10	Local Employment & Income Patterns - Quantity and Distribution of Employment, Economic Impact
B		<p><i>Response and source of information:</i></p> <p>For the years 2015 -2019, Custer County had 65.6% of the civilian labor force employed over the age of 16. The per capita income for 2019 was \$29,839 and the unemployment rate was 2.8%. The expansion of the clinic has the potential to be a benefit to the community by providing additional jobs with higher wages.</p> <p>Source of Information: US Census: https://www.census.gov/quickfacts/fact/table/milescitycitymontana/HSG860219#HSG860219 https://data.tcpalm.com/unemployment/custer_county_mt/CN3001700000000/2019-november/</p>

Key	11	Local & State Tax Base & Revenues
N		<p>Response and source of information:</p> <p>The project site is owned and operated by One Health Clinic which is a 501 (c)3 non-profit tax-exempt organization, so it will not increase or decrease taxes. However, surrounding property values may improve and create added tax revenue in the future because the major source of downtown blight will be removed. In addition, this area is centrally located in a designated tax increment financing district (TIF) which with an increase property values would make additional TIF funds available to local businesses.</p> <p>Source of Information: Planning committee notes</p>
Key	12	Educational Facilities - Schools, Colleges, Universities
B		<p>Response and source of information:</p> <p>Custer County has 6 public schools with and approximate enrollment of 1600 students. There are 2 private religious bases schools; Trinity Lutheran and Sacred Heart both are K-8th. Miles Community College is also located in Miles City, the college houses up to 300 students on campus and numerous others online. The college also offers a nursing program. The expansion of clinic services is likely to bring additional families to the area which may have school-aged children. This has the potential to be an impact to educational facilities.</p> <p>Source of Information: https://www.milescityschools.org/custer-county-district-high-school-9-12.html</p>
Key	13	Commercial and Industrial Facilities - Production & Activity, Growth or Decline.
N		<p>Response and source of information:</p> <p>There has been slight growth in many commercial and industrial facilities throughout the area including increased activity and growth in manufacturing, medical services, agriculture and more. The project would not impact the current growth of those facilities.</p>
Key	14	Health Care – Medical Services
B		<p>Response and source of information:</p> <p>Miles City is home to the One Health Community Health Care Clinic, SCL Healthcare – Holy Rosary Health Clinic that includes an emergency room and provides a full range of health care services. SCL Health also offers ambulance service 24-hours a day, seven days a week. In addition, Billing Clinic has a location in Miles City that offers a variety of healthcare services and there is a Department of Veteran Affairs clinic. The One Health Clinic expansion has the potential to be beneficial to the community by providing additional services.</p> <p>Source of Information: One Health Clinic: https://www.chcfamily.org/centralmontanachc SCL Healthcare: https://www.sclhealth.org/locations/st-vincenthealthcare/services/outreach-clinics/</p>
Key	15	Social Services – Governmental Services (e.g., demand on)
B		<p>Response and source of information:</p> <p>The clinic expansion which will provide low-cost health services to the public which will help reduce the extensive demand on the limited providers in the area, thus providing a benefit to the community.</p> <p>Source of Information: Planning committee notes</p>
Key	16	Social Structures & Mores (Standards of Social Conduct/Social Conventions)
B		<p>Response and source of information:</p> <p>The goal of this project is it to increase the availability of low-cost health services to the general public, so there is a potential benefit from this rehabilitation for expansion of health services to be able to provide more access to these services.</p> <p>Source of Information: Planning committee notes</p>

Key B	17	Land Use Compatibility (e.g., growth, land use change, development activity, adjacent land uses and potential conflicts)
		<i>Response and source of information:</i>
		This will improve a blighted area and may have the ability to improve adjacent land with an increase in property value and potential redevelopment. <i>Source of Information:</i> Planning committee notes
Key N	18	Energy Resources - Consumption and Conservation
		<i>Response and source of information:</i>
		Power consumption may increase slightly with the clinic's expansion to provide services but shouldn't require additional energy infrastructure. The rehabilitation will include energy efficient products wherever possible, so the potential increase may be negligible. <i>Source of Information:</i> Planning committee notes
Key N	19	Solid Waste Management
		<i>Response and source of information:</i>
		Miles City Sanitation is a private business that provides solid waste disposal and handles solid waste management in the area. They also have a waste transportation site where individuals can dispose of waste that then gets transported to a larger waste management facility. This project will not have any effect on the management of solid waste. Source of Information: Miles City Sanitation: https://www.milescitysanitation.com/
Key P	20	Wastewater Treatment - Sewage System
		<i>Response and source of information:</i>
		Under the city of Miles City Public Works is responsible for maintenance of water, wastewater, cemeteries, streets, and alleys. Anyone within the city limits has to pay a connection fee and is able to use the services. This fee must be paid before any building permits will be issued. Source of Information: City of Miles City: https://milescity-mt.org/watersewer/
Key N	21	Storm Water – Surface Drainage
		<i>Response and source of information:</i>
		Storm Water mitigation is being addressed through the existing storm water drainage provided for already on site at the property. <i>Source of Information:</i> Planning committee notes
Key N	22	Community Water Supply
		<i>Response and source of information:</i>
		Miles City is served with a municipal water supply that originates from the Yellowstone River. In addition, the city maintains a sewer service with a wastewater treatment plant. There are also many private residences outside the city limits that have their own wells and septic systems. Water at the site will be provided by the city through the municipal water supply. Water and sewer services will be required for the clinic. Source of information: City of Miles City: https://sites.google.com/a/milescity-mt.org/city-of-miles-city/city-departments/public-utilities/water-treatment-facility

Key	23	Public Safety – Police
		<i>Response and source of information:</i>
N		<p>The Miles City Police Department currently has 18 Sworn Officers to enforce laws within the jurisdictional boundaries of the City of Miles City. There is also one Animal Control/Code Compliance specialists and is home to a Montana 9-1-1 Center. There is an impact that is expected when a community is trying to increase population, attract new families, and increase tourists to the area.</p> <p>Source of Information: Miles City Police department: https://miles-city-police.org/our-team/</p>
Key	24	Fire Protection – Hazards
		<i>Response and source of information:</i>
N		<p>The Milligan Building operated as a hotel, and paint store and most recently an antique store since it was constructed in the late 1800's. The change of occupancy to operate as a clinic has a difference set of building and fire code regulations and requires a thorough review of building plans and site inspection by the City of Miles City Fire Marshall and Building Inspector. In addition, a change of occupancy requires the building to comply with all current and adopted fire and building code standards at the time the change occurs. These required "upgrades" will reduce the fire hazards that may have existed and will be a beneficial impact to the community. In addition, Miles City is home to the Miles City Fire Department which is staffed 24 hours a day and is trained to respond to structure fires, hazardous materials incidents and medical emergencies.</p> <p>Source of Information: Miles City Fire Department: https://www.miles-city-fire-rescue.com/fire-service.html</p>
Key	25	Emergency Medical Services
N		<i>Response and source of information:</i>
		<p>In addition to the Miles City Fire Department providing emergency medical services, Miles City is home to SCL Health- Holy Rosary Hospital and Clinic that includes an emergency room and provides a full range of health care services. SCL also offers ambulance service 24-hours a day, seven days a week. The project site is located within the service range for SCL Health.</p> <p>Source of Information: Miles City Fire Department: https://www.miles-city-fire-rescue.com/fire-service.html SCL Healthcare - St. Vincent's: https://www.sclhealth.org/locations/st-vincenthealthcare/services/outreach-clinics/</p>
Key	26	Parks, Playgrounds, & Open Space
B		<i>Response and source of information:</i>
		<p>The expansion of clinic services is likely to bring additional families to the area which would likely utilize the parks, playgrounds and open spaces. These additional families to the area would likely increase the tax base making additional funding available for maintenance and operations of these areas potentially providing a benefit to the public.</p> <p><i>Source of Information:</i> Planning committee notes</p>

Key	27	Cultural Facilities, Cultural Uniqueness & Diversity
		<i>Response and source of information:</i>
N		<p>Miles City is home to The Range Riders Museum. Founded in 1939. In the past 70 years, our museum has grown to include 13 buildings housing a total of over 38,000 square feet of display area. The museum's 13 acres also presents numerous historic buildings for visitors to observe and enjoy. Miles City also has a theater group the Barn Players that perform several times throughout the year. One of the most famous events is the annual Bucking Horse Sale in May. The event brings in millions of dollars to Miles City and people from all over the world.</p> <p>Source of Information: Range Riders: https://www.rangeridersmuseum.com/about/ Bucking Horse Sale: https://buckinghorsesale.com/</p>
Key	28	Transportation Networks and Traffic Flow Conflicts (e.g., rail; auto including local traffic. airport runway clear zones - avoidance of incompatible land use in airport runway clear zones)
		<i>Response and source of information:</i>
N		<p>Miles City is home to a small airport which is owned by the City. Utilizing their police power both the City of Miles City commission designated an airport affected area (AAA) for the Miles City Airport Frank Wiley Field in accordance with section 67-7-201, Montana Code Annotated. The AAA includes the land surrounding the runway s and the space or surfaces above that land. The project is located on Main Street between 3rd and 4th Streets and is located approximately 1 mile NE of the airport. The existing footprint is not planned to change either vertically or horizontally, so should not be an impact to the airport area.</p> <p><i>Source of Information:</i> Miles City Airport: http://miles-city-mt-airport.com/about/</p>
Key	29	Consistency with Local Ordinances, Resolutions, or Plans (e.g., conformance with local comprehensive plans, zoning, or capital improvement plans)
		<i>Response and source of information:</i>
N		<p>This project is consistent with the City of Miles City Code 24-22 for Zoning (General Commercial Business) in the Downtown Business District which lists clinics as permitted uses.</p> <p><i>Source of Information:</i> Miles City Code: https://library.municode.com/mt/miles_city/codes/code_of_ordinances?nodeId=COOR_CH24ZO</p>
Key	30	Is There a Regulatory Action on Private Property Rights as a Result of this Project? (Consider options that reduce, minimize, or eliminate the regulation of private property rights.)
		<i>Response and source of information:</i>
N		<p>There is not currently a regulatory action on private property rights, nor is one anticipated.</p> <p><i>Source of Information:</i> Planning Committee Notes</p>