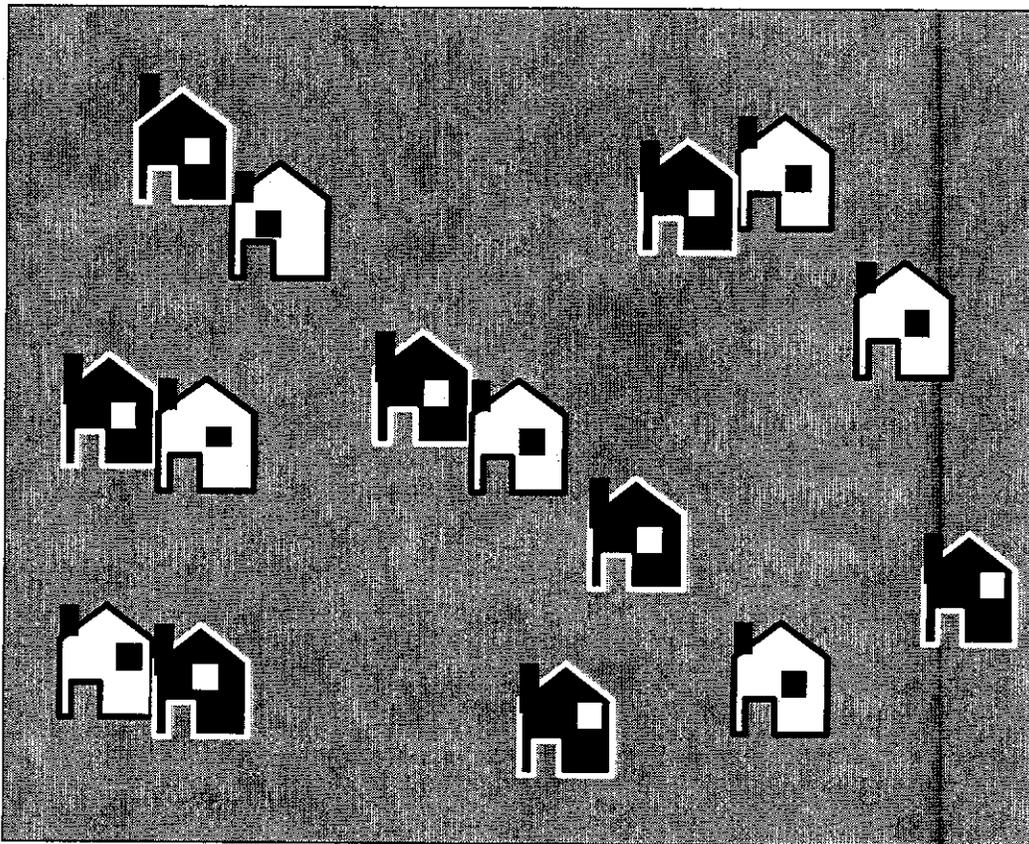


“Growth in Montana Incorporated Municipalities Compared to Unincorporated Areas and Discussion of Implications for Providing Affordable Housing and Community Infrastructure”



An excerpt from the Montana Consolidated Plan – An Annual Action Planning Document Submitted to the U.S. Department of Housing and Urban Development (HUD) Addressing the Funding and Distribution of Grant Funds for the Community Development Block Grant (CDBG) Program, HOME, and Emergency Shelter Grants

MONTANA DEPARTMENT OF COMMERCE

MAY, 2001

Senate Local Govt. Comm.
Exhibit No. 9
Date JANUARY 18, 2005
Bill No. 195

“Growth in Montana Incorporated Municipalities Compared to Unincorporated Areas and Discussion of Implications for Providing Affordable Housing and Community Infrastructure”

Introduction

The availability of adequate infrastructure is crucial to the success of efforts to provide affordable housing and livable communities for all Montanans. Local governments traditionally provide safe drinking water, treat wastewater, accommodate storm water runoff, construct streets and sidewalks, and other public facilities, such as parks, to make their communities livable. In the case of new residential construction, the extent to which the cost of providing infrastructure must be borne by homebuyers rather than by the community at large plays a significant role in determining the sale price of a home.

The ability of Montana's local governments to provide infrastructure for new developments affects citizens' decisions as to where new housing growth will occur, whether occurring within the boundaries of Montana's incorporated cities and towns or in outlying areas. A new state law provides encouragement for Montana local governments to develop policies related to community growth, including residential development. The 1999 Montana Legislature updated an old tool for community development and land use planning – the *comprehensive plan* or *master plan*. Counties, cities, and towns have been authorized to adopt master plans, but under the new law (often referred to as Senate Bill 97), community plans, now termed “growth policies”, must meet certain minimum requirements. The specific requirements for a community growth policy are set forth in section 76-1-601 of the Montana Code Annotated. One of the required elements of a “growth policy” is the preparation of a strategy for development, maintenance, and replacement of public infrastructure.

New Housing Constructed in Unincorporated Areas – The Effect on Housing Costs and Infrastructure

One factor that complicates the provision of infrastructure is that many Montanans have chosen to build their homes outside the boundaries of incorporated cities and towns which have, in the past, historically supplied the infrastructure and accompanying services for new homes built within the state. In many counties, for a variety of reasons, a significant percentage of newer housing is now located outside the limits of cities and towns in unincorporated areas, usually within commuting distance of an existing city or town. In some cases, the only vacant lots available for housing development that are affordable to low and moderate income families are located in these outlying, unincorporated areas.

Montana county governments and special districts are being thrust into new roles dealing with provision of infrastructure for residential development that were earlier reserved for cities and towns, with all the accompanying financial challenges that go along with paying for the necessary public works. How will this trend of new residential growth in unincorporated areas affect the ability to provide a wide variety of housing at an affordable price for all Montanans?

Quite often infrastructure can cost up to one-third of the purchase price of a home building site or lot. In some cases, when development occurs in outlying areas where land is initially cheaper and little community infrastructure is provided, homebuyers end up paying much higher transportation and commuting costs that end up, in effect, being a hidden, but long term housing cost in addition to the on-going, monthly mortgage payment.

Montana local governments that attempt to provide the infrastructure for new residences contiguous to existing development or by encouraging the “in-fill” of existing, vacant lots within existing, incorporated areas are faced with the financial challenge of replacing aging infrastructure or sharing in

infrastructure costs with developers in order to attempt to keep housing prices affordable. To assist local governments attempting to grapple with these complex issues, the Department of Commerce offers the following overview of data showing the extent to which growth has occurred within the boundaries of Montana's incorporated cities and towns compared to unincorporated areas. County residents and the inhabitants of our cities and towns, acting through their elected officials will be increasingly called upon to make the development decisions that will shape the character of our state for many decades to come.

Where Growth is Occurring

According to U.S. Census information, Montana's population increased 30% in the last 30 years, increasing from 694,409 in 1970 to 902,195 in 2000. However, population growth patterns have not been distributed evenly over the state. Population statistics, separated into incorporated municipalities versus remaining unincorporated areas, are exhibiting different trends, with incorporated municipal areas increasing 13% and unincorporated areas increasing 57% in population between 1970 and 2000, as shown in **Table 1** below.

TABLE 1

MONTANA POPULATION REPORTED BY U.S. CENSUS BUREAU

GEOGRAPHIC AREA	1970	1980	1990	2000	1970-2000 % Change
Incorporated Cities and Towns	427,850	437,273	453,884	484,384	13%
Unincorporated Areas	266,559	349,417	345,181	417,811	57%
Total Montana	694,409	786,690	799,065	902,195	30%

The unincorporated areas' growth rates would be even larger if there had not been annexations and related changes in city and town boundaries. A key example would be Missoula County where, with the City of Missoula's annexations, the unincorporated area population declined from 42,665 in 1980 to 38,749 in 2000.

There are other patterns evident in the population growth trends. Many rural areas of eastern Montana have seen significant population declines, with more urbanized areas in the eastern portion of the state growing. On the other hand, many of the formerly rural western portions of the state have gained significant population. Together, these statistics paint a complicated picture of the effects of growth for policy makers.

This report examines population figures not only to determine overall future trends, but to present information to local policy makers regarding population growth that has already occurred, especially within unincorporated areas that may likely require major infrastructure improvements in the upcoming decades. For instance, in the Evergreen area northeast of Kalispell, increasing development densities in unincorporated areas have necessitated the connection of residential and commercial development to the City of Kalispell's municipal central wastewater system to protect local groundwater supplies that have become threatened by increasing septic tank discharges to the local aquifer. As a consequence, the local wastewater district within the unincorporated area had to finance revenue bonds, supplemented by federal and state grant funds, to finance the construction of new wastewater lines. Each month residents pay a portion of the debt service for these revenue bonds in addition to regular operation and maintenance costs incorporated in their monthly wastewater bill.

Table 2 illustrates the growth rates between 1970 and 2000 for the fifteen fastest growing counties in Montana for this time period. Note that Ravalli County has experienced the greatest percent of

change, increasing by 150% in population since 1970. Gallatin County has experienced a rate of 109% population growth since 1970. Jefferson County almost doubled in population between 1970 and 2000, growing 92% for this time period. Broadwater, Flathead, Lake, and Stillwater counties grew over 70% during this time. Lewis and Clark, Missoula, and Rosebud counties grew over 50%. Finally, Carbon, Madison, Park, Sanders, and Yellowstone counties all exceeded the overall state growth rate of 30% for the three decades, 1970-2000.

TABLE 2
15 FASTEST GROWING COUNTIES (1970 – 2000)
MONTANA COUNTIES WITH HIGHEST POPULATION GROWTH

COUNTY	POPULATION 1970	POPULATION 2000	% OF CHANGE
Ravalli County	14,409	36,070	150%
Gallatin County	32,505	67,831	109%
Jefferson County	5,238	10,049	92%
Flathead County	39,460	74,471	89%
Lake County	14,445	26,507	84%
Stillwater County	4,632	8,195	77%
Broadwater County	2,526	4,385	74%
Lewis and Clark County	33,281	55,716	67%
Missoula County	58,263	95,802	64%
Rosebud County	6,032	9,383	56%
Yellowstone County	87,367	129,352	48%
Park County	11,197	15,694	40%
Sanders County	7,093	10,227	44%
Madison County	5,014	6,851	37%
Carbon County	7,080	9,552	35%

Table 3 provides a picture where this growth has occurred within these fifteen counties, presenting statistics for the population growth that has occurred within incorporated cities and towns versus unincorporated areas.

TABLE 3
YEARS 1970 - 2000
MONTANA COUNTIES WITH HIGH POPULATION GROWTH -
INCORPORATED VERSUS UNINCORPORATED AREAS

AREA	POPULATION		POPULATION		% OF CHANGE 1970 - 2000
	1970	Incorp. * vs. Unincorp.	2000	Incorp. * vs. Unincorp.	
Ravalli County - Incorporated	3,866	(27%)	6,710	(19%)	74%
Ravalli County - Unincorporated	10,543	(73%)	29,360	(81%)	178%
Gallatin County - Incorporated	22,737	(70%)	37,538	(55%)	65%
Gallatin County Unincorporated	9,794	(30%)	30,293	(45%)	209%
Jefferson County - Incorporated	2,377	(45%)	2,344	(23%)	-1%
Jefferson County - Unincorporated	2,861	(55%)	7,705	(77%)	169%
Flathead County - Incorporated	16,527	(42%)	22,900	(31%)	39%
Flathead County - Unincorporated	22,933	(58%)	51,571	(69%)	125%
Lake County - Incorporated	4,736	(33%)	6,641	(25%)	40%

AREA	POPULATION		POPULATION		% OF CHANGE 1970 - 2000
	1970	Incorp. * vs. Unincorp.	2000	Incorp. * vs. Unincorp.	
Lake County - Unincorporated	9,709	(67%)	19,866	(75%)	105%
Stillwater County - Incorporated	1,173	(25%)	1,748	(21%)	49%
Stillwater County - Unincorporated	3,459	(75%)	6,447	(79%)	86%
Broadwater County - Incorporated	1,371	(54%)	1,867	(43%)	36%
Broadwater County - Unincorporated	1,155	(46%)	2,518	(57%)	118%
Lewis and Clark County- Incorporated	24,381	(73%)	27,422	(49%)	12%
Lewis and Clark County - Unincorporated	8,900	(27%)	28,294	(51%)	218%
Missoula County - Incorporated	29,497	(51%)	57,053	(60%)	93%
Missoula County - Unincorporated	28,766	(49%)	38,749	(40%)	35%
Rosebud County - Incorporated	1,873	(31%)	1,944	(21%)	4%
Rosebud County - Unincorporated	4,159	(69%)	7,439	(79%)	79%
Yellowstone County - Incorporated	66,158	(76%)	96,252	(74%)	45%
Yellowstone County - Unincorporated	21,209	(24%)	33,100	(26%)	56%
Park County - Incorporated	7,127	(63%)	7,161	(46%)	1%
Park County - Unincorporated	4,108	(37%)	8,533	(54%)	108%
Sanders County - Incorporated	3,066	(43%)	2,978	(29%)	-3%
Sanders County - Unincorporated	4,027	(57%)	7,249	(71%)	80%
Madison County - Incorporated	1,899	(38%)	2,029	(30%)	69%
Madison County - Unincorporated	3,115	(62%)	4,822	(70%)	55%
Carbon County - Incorporated	3,368	(48%)	4,066	(43%)	21%
Carbon County - Unincorporated	3,712	(52%)	5,486	(57%)	48%

*** Incorporated versus Unincorporated.**

In Ravalli County incorporated communities (Darby, Hamilton, Pinesdale, and Stevensville) grew 74% between 1970 and 2000. Unincorporated areas grew 178% during the same time. **Table 3** also includes the percent of population within incorporated areas versus unincorporated areas for the decade being reviewed. For instance, in 1970 27% of Ravalli County's population resided in incorporated areas versus 73% in unincorporated areas. By 2000, the percent residing in incorporated areas had dropped to 19% and the percent residing in unincorporated areas had risen to 81%. In Gallatin County in 1970, 70% of the county population resided in incorporated areas (Belgrade, Bozeman, Manhattan, Three Forks, and West Yellowstone) versus 30% in unincorporated areas. By 2000, the percent residing in incorporated areas had dropped to 55% and the percent residing in unincorporated areas had risen to 45%. A similar shift occurred in Jefferson County.

In Lewis and Clark County, incorporated places increased 12% from 1970 to 2000; the population within the unincorporated area of the county increased 218%. Note also that in 1970, 73% of the county population resided within an incorporated municipality, while 27% of the population resided in unincorporated areas. By 2000, population residing within the incorporated communities of Lewis and Clark County was 49%, while population within the unincorporated area was 51%, an increase from 27% in 1970.

With some exceptions, most of the fastest growing counties from 1970 to 2000 in Montana showed significant population increases within their unincorporated areas. One exception is Missoula County where the population within the incorporated area increased from 51% to 60%, while the unincorporated area decreased from 49% to 40%. A key factor in the case of Missoula County has been the aggressive annexation policy that the City of Missoula has pursued during the last decade. The Missoula Valley has a sole source aquifer designation. It is a high priority of the community to eliminate improperly performing septic tanks contiguous to the community that may be contributing to

degradation of the aquifer and connect these homes to the city's central water and wastewater system. To facilitate annexation, the City of Missoula utilized the Montana Community Development Block Grant (CDBG) program to pay the hook-up costs and special improvement district assessment costs for low and moderate-income households to reduce the cost burdens placed on households as a result of annexation.

The City of Missoula also aggressively sought out other local government grant and low interest loan programs to make the costs of infrastructure extensions more affordable, in particular, utilizing Treasure State Endowment Program (TSEP) grants administered by the Montana Department of Commerce, State Revolving Fund low interest loans administered by the Montana Department of Environmental Quality (MDEQ), and low interest loans and grants administered by the U.S. Department of Agriculture, Rural Development. In addition, Missoula sought to increase its population to the 50,000 level that would make it eligible for an automatic allocation of CDBG funds from the U.S. Department of Housing and Urban Development as an "Entitlement" community. Missoula successfully achieved this designation in 1998.

Table 4 presents the same categories of information for the fifteen faster growing counties depicted in **Table 3**, except population data is presented only for the last decade from 1990 to 2000. Note that the trend of major increases in growth in unincorporated areas is the trend in most counties. Of the 15 counties reviewed, 13 experienced more growth in unincorporated areas versus incorporated areas during the decade. The exception of Missoula County has already been noted. In Rosebud County, both incorporated and unincorporated areas declined by 12% during the decade.

TABLE 4
YEARS 1990 – 2000
MONTANA COUNTIES WITH HIGH POPULATION GROWTH -
INCORPORATED VERSUS UNINCORPORATED AREAS

AREA	POPULATION		POPULATION		% OF CHANGE 1990 - 2000
	1990	Incorp. * vs. Unincorp.	2000	Incorp. * vs. Unincorp.	
Ravalli County – Incorporated	5,253	(21%)	6,710	(19%)	28%
Ravalli County - Unincorporated	19,757	(79%)	29,360	(81%)	49%
Gallatin County – Incorporated	29,232	(58%)	37,538	(55%)	28%
Gallatin County Unincorporated	21,231	(42%)	30,293	(45%)	43%
Jefferson County – Incorporated	2,383	(30%)	2,344	(23%)	-2%
Jefferson County - Unincorporated	5,556	(70%)	7,705	(77%)	39%
Flathead County – Incorporated	19,206	(32%)	22,900	(31%)	19%
Flathead County – Unincorporated	40,012	(68%)	51,571	(69%)	29%
Lake County – Incorporated	5,616	(27%)	6,641	(25%)	18%
Lake County – Unincorporated	15,425	(73%)	19,866	(75%)	28%
Stillwater County – Incorporated	1,573	(24%)	1,748	(21%)	11%
Stillwater County – Unincorporated	4,963	(76%)	6,447	(79%)	30%
Broadwater County - Incorporated	1,635	(49%)	1,867	(43%)	14%
Broadwater County - Unincorporated	1,683	(51%)	2,518	(57%)	50%
Lewis and Clark – Incorporated	26,568	(56%)	27,422	(49%)	3%
Lewis and Clark – Unincorporated	20,927	(44%)	28,294	(51%)	35%
Missoula County – Incorporated	42,918	(55%)	57,053	(60%)	33%
Missoula County - Unincorporated	35,769	(45%)	38,749	(40%)	8%
Rosebud County – Incorporated	2,178	(21%)	1,944	(21%)	-12%
Rosebud County – Unincorporated	8,327	(79%)	7,439	(79%)	-12%

AREA	POPULATION		POPULATION		% OF CHANGE 1990 - 2000
	1990	Incorp. * vs. Unincorp.	2000	Incorp. * vs. Unincorp.	
Yellowstone County – Incorporated	87,462	(77%)	96,252	(74%)	10%
Yellowstone County – Unincorporated	25,957	(23%)	33,100	(26%)	28%
Park County – Incorporated	7186	(50%)	7,161	(46%)	-1%
Park County – Unincorporated	7329	(50%)	8,533	(54%)	16%
Sanders County – Incorporated	2,722	(31%)	2,978	(29%)	9%
Sanders County - Unincorporated	5,947	(69%)	7,249	(71%)	22%
Madison County – Incorporated	1,963	(33%)	2,029	(30%)	3%
Madison County – Unincorporated	4,026	(67%)	4,822	(70%)	20%
Carbon County – Incorporated	3,579	(44%)	4,066	(43%)	14%
Carbon County – Unincorporated	4,501	(56%)	5,486	(57%)	22%

* Incorporated versus Unincorporated.

Table 1 found in the Appendix provides population statistics for every county, incorporated city and town, and remaining unincorporated population within the state.

Some Observations on Annexation

In January, 2001 the American Planning Association in cooperation with the Montana Smart Growth Coalition issued a report entitled A Critical Analysis of Planning and Land Use Laws in Montana. Part of the report evaluated the effects of existing state statutes governing annexation of contiguous areas by Montana municipalities and identified options to the current statutory approaches. The report noted that several participants who cooperated in the preparation of the report commented that Montana's existing annexation statutes create a disincentive for municipalities to plan for urban services that would be contiguous to already urbanized areas. Montana's annexation statutes, in general, require municipalities to obtain landowner or voter approval of proposed annexations. Some argued that the effect of these provisions is to discourage municipalities from attempting annexation because of the political obstacles involved. The report states, "If the annexation is blocked by protesting property owners, then there is no good reason for the municipality to plan to extend services in a comprehensive fashion."

The report goes on to state that, "Further development at urban intensities is limited because, while existing lots may be less than one acre and have onsite systems, new lots must be at least one acre in order to use septic tanks under state DEQ rules. Thus urban type development that surrounds municipalities is never properly provided with urban services, and infill development in these areas cannot occur because water and/or sewer are not available."¹

Conclusion

According to the U.S. Census, Montana's population expanded 30% since 1970, rising to 902,195 persons by 2000. In 1970 according to the Census, 427,850 Montanans resided within an incorporated city or town, or 62% of the state total (694,409). At the same time 266,559 Montanans lived outside an incorporated city or town, 38% of the state total.

¹A Critical Analysis of Planning and Land-Use Laws in Montana: A Report of the American Planning Association Research Department Prepared for the Montana Smart Growth Coalition, American Planning Association, Chicago, Illinois, Montana Smart Growth Coalition, Helena, Montana, - January, 2001.

In 2000, 484,384 Montanans resided within an incorporated city or town or 54% of the state total; 417,811 Montanans lived outside an incorporated city or town, or 46% of the state total. Since 1990, significant growth has continued in incorporated municipalities within the faster growing counties; however, unincorporated areas have grown at even greater rates.

Population increases in the faster growing portions of the state will pose the greatest challenges for local governments to provide affordable housing and needed infrastructure. Montana county governments unquestionably are being thrust into new roles as providers of urban-type services in these areas. To the extent that growth continues in unincorporated areas, county governments will be challenged to respond to infrastructure demands in outlying areas, as well as demands for infrastructure immediately contiguous to incorporated municipalities, including the potential for continuing controversy surrounding proposed annexations.

Some western Montana communities may already be facing the potential for health-related issues due to septic system use in areas with overburdened water tables. Many eastern Montana communities face different challenges. Populations are stable or, in some cases, declining. In these areas, the greatest challenge may well be to adequately maintain the infrastructure that is already in place.

The provision of infrastructure is a significant cost and responsibility for Montana's local governments. The availability of infrastructure can influence where future homebuilders will decide to construct residences in this new decade. Furthermore, the extent to which infrastructure costs are borne by all the residents of a local jurisdiction (the taxpayers) or are assigned in whole or in part to developers and new homebuyers, may play a major role where growth actually occurs and where housing can be sold at an affordable cost to average working Montanans. It is hoped that the information provided in this report may prove to be useful to elected officials, planning board members, local government staffs, developers, realtors, surveyors, civil engineers, and all other interested members of the public as Montanans seek to respond to the challenges of building better communities within our state.

APPENDIX

MONTANA POPULATION REPORT BY U.S. CENSUS BUREAU BY INCORPORATED CITY/TOWN AND REMAINDER OF COUNTY

GEOGRAPHIC AREA	4/1/70	4/1/80	4/1/90	4/1/00	1970-00 % Change
Beaverhead County	8,187	8,186	8,424	9,202	12.40%
Dillon city	4,548	3,976	4,104	3,752	-17.50%
Lima town	351	272	265	242	-31.05%
Unincorporated Beaverhead County	3,288	3,938	4,055	5,208	58.39%
Big Horn County	10,057	11,096	11,337	12,671	25.99%
Hardin city	2,733	3,300	3,017	3,384	23.82%
Lodge Grass town	806	499	517	510	-36.72%
Unincorporated Big Horn County	6,518	7,297	7,803	8,777	34.66%
Blaine County	6,727	6,999	6,728	7,009	4.19%
Chinook city	1,813	1,660	1,515	1,386	-23.55%
Harlem city	1,094	1,023	882	848	-22.49%
Unincorporated Blaine County	3,820	4,316	4,331	4,775	25.00%
Broadwater County	2,526	3,267	3,318	4,385	73.59%
Townsend city	1,371	1,587	1,603	1,867	36.18%
Unincorporated Broadwater County	1,155	1,680	1,715	2,518	118.01%
Carbon County	7,080	8,099	8,080	9,552	34.92%
Bearcreek town	31	61	37	83	167.74%
Bridger town	717	724	692	745	3.91%

**MONTANA POPULATION REPORT BY U.S. CENSUS BUREAU
BY INCORPORATED CITY/TOWN AND REMAINDER OF COUNTY**

GEOGRAPHIC AREA	4/1/70	4/1/80	4/1/90	4/1/00	1970-00 % Change
Fromberg town	364	469	372	486	33.52%
Joliet town	412	580	554	575	39.56%
Red Lodge city	1,844	1,896	1,979	2,177	18.06%
Unincorporated Carbon County	3,712	4,369	4,446	5,486	47.79%
Carter County	1,956	1,799	1,503	1,360	-30.47%
Ekalaka town	663	620	439	410	-38.16%
Unincorporated Carter County	1,293	1,179	1,064	950	-26.53%
Cascade County	81,804	80,696	77,691	80,357	-1.77%
Belt city	656	825	544	633	-3.51%
Cascade town	714	773	608	819	14.71%
Great Falls city	60,091	56,884	55,376	56,690	-5.66%
Neihart town	109	91	53	91	-16.51%
Unincorporated Cascade County	20,234	22,123	21,110	22,124	9.34%
Chouteau County	6,473	6,092	5,452	5,970	-7.77%
Big Sandy town	827	835	744	703	-14.99%
Fort Benton city	1,863	1,693	1,660	1,594	-14.44%
Geraldine town	370	305	299	284	-23.24%
Unincorporated Chouteau County	3,413	3,259	2,749	3,389	-0.70%
Custer County	12,174	13,109	11,697	11,696	-3.93%
Ismay town	40	31	19	26	-35.00%
Miles City city	9,023	9,602	8,621	8,487	-5.94%
Unincorporated Custer County	3,111	3,476	3,057	3,183	2.31%
Daniels County	3,083	2,835	2,266	2,017	-34.58%
Flaxville town	185	142	88	87	-52.97%
Scobey city	1,486	1,382	1,254	1,082	-27.19%
Unincorporated Daniels County	1,412	1,311	924	848	-39.94%
Dawson County	11,269	11,805	9,505	9,059	-19.61%
Glendive city	6,305	5,978	4,822	4,729	-25.00%
Richey town	389	417	259	189	-51.41%
Unincorporated Dawson County	4,575	5,410	4,424	4,141	-9.49%
Deer Lodge County	15,652	12,518	10,356	9,417	-39.84%
Anaconda-Deer Lodge	9,771	12,518	10,356	9,417	-3.62%
Unincorporated Deer Lodge County	0	0	0	0	.
Fallon County	4,050	3,763	3,103	2,837	-29.95%
Baker city	2,584	2,354	1,824	1,695	-34.40%
Plevna town	189	191	140	138	-26.98%
Unincorporated Fallon County	1,277	1,218	1,139	1,004	-21.38%
Fergus County	12,611	13,076	12,083	11,893	-5.69%
Denton town	398	356	350	301	-24.37%
Grass Range town	181	139	155	149	-17.68%
Lewistown city	6,437	7,104	6,009	5,813	-9.69%
Moore town	219	229	209	186	-15.07%
Winifred town	190	155	150	156	-17.89%
Unincorporated Fergus County	5,186	5,093	5,210	5,288	1.97%

**MONTANA POPULATION REPORT BY U.S. CENSUS BUREAU
BY INCORPORATED CITY/TOWN AND REMAINDER OF COUNTY**

GEOGRAPHIC AREA	4/1/70	4/1/80	4/1/90	4/1/00	1970-00 % Change
Flathead County	39,460	51,966	59,218	74,471	88.73%
Columbia Falls city	2,652	3,112	2,894	3,645	37.44%
Kalispell city	10,526	10,689	12,605	14,223	35.12%
Whitefish city	3,349	3,703	4,621	5,032	50.25%
Unincorporated Flathead County	22,933	34,462	39,098	51,571	124.88%
Gallatin County	32,531	42,891	50,484	67,831	108.51%
Belgrade city	1,307	2,336	3,374	5,728	338.26%
Bozeman city	18,670	21,645	22,712	27,509	47.34%
Manhattan town	816	988	1,059	1,396	71.08%
Three Forks city	1,188	1,247	1,162	1,728	45.45%
West Yellowstone town	756	735	905	1,177	55.69%
Unincorporated Gallatin County	9,794	15,940	21,272	30,293	209.31%
Garfield County	1,796	1,656	1,589	1,279	-28.79%
Jordan town	529	485	494	364	-31.19%
Unincorporated Garfield County	1,267	1,171	1,095	915	-27.78%
Glacier County	10,783	10,628	12,121	13,247	22.85%
Browning town	1,700	1,226	1,156	1,065	-37.35%
Cut Bank city	4,004	3,688	3,372	3,105	-22.45%
Unincorporated Glacier County	5,079	5,714	7,593	9,077	78.72%
Golden Valley County	931	1,026	912	1,042	11.92%
Lavina town	169	164	151	209	23.67%
Ryegate town	261	273	259	268	2.68%
Unincorporated Golden Valley County	501	589	502	565	12.77%
Granite County	2,737	2,700	2,548	2,830	3.40%
Drummond town	494	414	261	318	-35.63%
Philipsburg town	1,128	1,138	924	914	-18.97%
Unincorporated Granite County	1,115	1,148	1,363	1,598	43.32%
Hill County	17,358	17,985	17,654	16,673	-3.95%
Havre city	10,558	10,891	10,811	9,621	-8.87%
Hingham town	262	186	155	157	-40.08%
Unincorporated Hill County	6,538	6,908	6,688	6,895	5.46%
Jefferson County	5,238	7,029	7,939	10,049	91.85%
Boulder town	1,342	1,441	1,307	1,300	-3.13%
Whitehall town	1,035	1,030	1,066	1,044	0.87%
Unincorporated Jefferson County	2,861	4,558	5,566	7,705	169.31%
Judith Basin County	2,667	2,646	2,282	2,329	-12.67%
Hobson city	192	261	226	244	27.08%
Stanford town	505	595	529	454	-10.10%
Unincorporated Judith Basin County	1,970	1,790	1,527	1,631	-17.21%
Lake County	14,445	19,056	21,041	26,507	83.50%
Polson city	2,464	2,798	3,562	4,041	64.00%
Ronan city	1,347	1,530	1,565	1,812	34.52%
St. Ignatius town	925	877	761	788	-14.81%
Unincorporated Lake County	9,709	13,851	15,153	19,866	104.61%
Lewis and Clark County	33,281	43,039	47,495	55,716	67.41%

**MONTANA POPULATION REPORT BY U.S. CENSUS BUREAU
BY INCORPORATED CITY/TOWN AND REMAINDER OF COUNTY**

GEOGRAPHIC AREA	4/1/70	4/1/80	4/1/90	4/1/00	1970-00 % Change
East Helena town	1,651	1,647	1,498	1,642	-0.55%
Helena city	22,730	23,938	25,070	25,780	13.42%
Unincorporated Lewis and Clark County	8,900	17,454	20,927	28,294	217.91%
Liberty County	2,359	2,329	2,295	2,158	-8.52%
Chester town	936	963	944	871	-6.94%
Unincorporated Liberty County	1,423	1,366	1,351	1,287	-9.56%
Lincoln County	18,063	17,752	17,481	18,837	4.29%
Eureka town	1,195	1,119	1,053	1,017	-14.90%
Libby city	3,286	2,748	2,770	2,626	-20.09%
Rexford town	243	130	132	151	-37.86%
Troy city	1,046	1,088	1,045	957	-8.51%
Unincorporated Lincoln County	12,293	12,667	12,481	14,086	14.59%
McCone County	2,875	2,702	2,276	1,977	-31.23%
Circle town	964	931	777	644	-33.20%
Unincorporated McCone County	1,911	1,771	1,499	1,333	-30.25%
Madison County	5,014	5,448	5,989	6,851	36.64%
Ennis town	501	660	785	840	67.66%
Sheridan town	636	646	662	659	3.62%
Twin Bridges town	613	437	374	400	-34.75%
Virginia City town	149	192	142	130	-12.75%
Unincorporated Madison County	3,115	3,513	4,026	4,822	54.80%
Meagher County	2,122	2,154	1,819	1,932	-8.95%
White Sulphur Springs city	1,200	1,302	970	984	-18.00%
Unincorporated Meagher County	922	852	849	948	2.82%
Mineral County	2,958	3,675	3,315	3,884	31.30%
Alberton town	363	368	354	374	3.03%
Superior town	993	1,054	900	893	-10.07%
Unincorporated Mineral County	1,602	2,253	2,061	2,617	63.36%
Missoula County	58,263	76,016	78,687	95,802	64.43%
Missoula city	29,497	33,351	48,430	57,053	93.42%
Unincorporated Missoula County	28,766	42,665	30,257	38,749	34.70%
Musselshell County	3,734	4,428	4,106	4,497	20.43%
Melstone town	227	238	109	136	-40.09%
Roundup city	2,116	2,119	1,888	1,931	-8.74%
Unincorporated Musselshell County	1,391	2,071	2,109	2,430	74.69%
Park County	11,235	12,909	14,515	15,694	39.68%
Clyde Park town	244	283	282	310	27.05%
Livingston city	6,883	6,994	6,904	6,851	-0.46%
Unincorporated Park County	4,108	5,632	7,329	8,533	107.70%
Petroleum County	675	655	519	493	-26.96%
Winnett town	271	207	188	185	-31.73%
Unincorporated Petroleum County	404	448	331	308	-23.76%
Phillips County	5,386	5,367	5,163	4,601	-14.57%
Dodson town	196	158	137	122	-37.76%
Malta city	2,195	2,367	2,353	2,120	-3.42%
Saco town	356	252	263	224	-37.08%

**MONTANA POPULATION REPORT BY U.S. CENSUS BUREAU
BY INCORPORATED CITY/TOWN AND REMAINDER OF COUNTY**

GEOGRAPHIC AREA	4/1/70	4/1/80	4/1/90	4/1/00	1970-00 % Change
Unincorporated Phillips County	2,639	2,590	2,410	2,135	-19.10%
Pondera County	6,611	6,731	6,433	6,424	-2.83%
Conrad city	2,770	3,074	2,902	2,753	-0.61%
Valier town	651	640	524	498	-23.50%
Unincorporated Pondera County	3,190	3,017	3,007	3,173	-0.53%
Powder River County	2,862	2,520	2,090	1,858	-35.08%
Broadus town	799	712	583	451	-43.55%
Unincorporated Powder River County	2,063	1,808	1,507	1,407	-31.80%
Powell County	6,660	6,958	6,620	7,180	7.81%
Deer Lodge city	4,306	4,023	3,362	3,421	-20.55%
Unincorporated Powell County	2,354	2,935	3,258	3,759	59.69%
Prairie County	1,752	1,836	1,383	1,199	-31.56%
Terry town	870	929	659	611	-29.77%
Unincorporated Prairie County	882	907	724	588	-33.33%
Ravalli County	14,409	22,493	25,010	36,070	150.33%
Darby town	538	581	708	710	31.97%
Hamilton city	2,499	2,661	2,901	3,705	48.26%
Pinesdale town	0	0	668	742	
Stevensville town	829	1,207	1,284	1,553	87.33%
Unincorporated Ravalli County	10,543	18,044	19,449	29,360	178.48%
Richland County	9,837	12,243	10,716	9,667	-1.73%
Fairview town	956	1,366	861	709	-25.84%
Sidney city	4,543	5,726	5,216	4,774	5.08%
Unincorporated Richland County	4,338	5,151	4,639	4,184	-3.55%
Roosevelt County	10,365	10,467	10,999	10,620	2.46%
Bainville town	217	245	165	153	-29.49%
Brockton town	401	374	365	245	-38.90%
Culbertson town	821	887	803	716	-12.79%
Froid town	330	323	195	195	-40.91%
Poplar city	1,389	995	873	911	-34.41%
Wolf Point city	3,095	3,074	2,937	2,663	-13.96%
Unincorporated Roosevelt County	4,112	4,569	5,661	5,737	39.52%
Rosebud County	6,032	9,899	10,505	9,383	55.55%
Forsyth city	1,873	2,553	2,178	1,944	3.79%
Unincorporated Rosebud County	4,159	7,346	8,327	7,439	78.87%
Sanders County	7,093	8,675	8,669	10,227	44.18%
Hot Springs town	664	601	436	531	-20.03%
Plains town	1,046	1,116	1,000	1,126	7.65%
Thompson Falls city	1,356	1,478	1,355	1,321	-2.58%
Unincorporated Sanders County	4,027	5,480	5,878	7,249	80.01%
Sheridan County	5,779	5,414	4,732	4,105	-28.97%
Medicine Lake town	393	408	362	269	-31.55%
Outlook town	153	122	109	82	-46.41%
Plentywood city	2,381	2,476	2,146	2,061	-13.44%
Westby town	287	291	253	172	-40.07%
Unincorporated Sheridan County	2,565	2,117	1,862	1,521	-40.70%
Silver Bow County	41,981	38,092	33,941	34,606	-17.57%

**MONTANA POPULATION REPORT BY U.S. CENSUS BUREAU
BY INCORPORATED CITY/TOWN AND REMAINDER OF COUNTY**

GEOGRAPHIC AREA	4/1/70	4/1/80	4/1/90	4/1/00	1970-00 % Change
Butte-Silver Bow (remainder)	23,368	37,205	33,252	33,892	45.04%
Walkerville town	1,097	887	689	714	-34.91%
Unincorporated Silver Bow County	0	0	0	0	
Stillwater County	4,632	5,598	6,536	8,195	76.92%
Columbus town	1,173	1,439	1,594	1,748	49.02%
Unincorporated Stillwater County	3,459	4,159	4,942	6,447	86.38%
Sweet Grass County	2,980	3,216	3,154	3,609	21.11%
Big Timber city	1,592	1,690	1,573	1,650	3.64%
Unincorporated Sweet Grass County	1,388	1,526	1,581	1,959	41.14%
Teton County	6,116	6,491	6,271	6,445	5.38%
Choteau city	1,586	1,798	1,788	1,781	12.30%
Dutton town	415	359	392	389	-6.27%
Fairfield town	638	650	656	659	3.29%
Unincorporated Teton County	3,477	3,684	3,435	3,616	4.00%
Toole County	5,839	5,559	5,046	5,267	-9.80%
Kevin town	250	208	181	178	-28.80%
Shelby city	3,111	3,142	2,795	3,216	3.38%
Sunburst town	604	476	437	415	-31.29%
Unincorporated Toole County	1,874	1,733	1,633	1,458	-22.20%
Treasure County	1,069	981	874	861	-19.46%
Hysham town	373	449	371	330	-11.53%
Unincorporated Treasure County	696	532	503	531	-23.71%
Valley County	11,471	10,250	8,239	7,675	-33.09%
Fort Peck town	0	0	226	240	
Glasgow city	4,700	4,455	3,784	3,253	-30.79%
Nashua town	513	495	379	325	-36.65%
Opheim town	306	210	145	111	-63.73%
Unincorporated Valley County	5,952	5,090	3,705	3,746	-37.06%
Wheatland County	2,529	2,359	2,246	2,259	-10.68%
Harlowton city	1,375	1,181	1,077	1,062	-22.76%
Judith Gap city	160	213	133	164	2.50%
Unincorporated Wheatland County	1,215	968	1,036	1,033	-14.98%
Wibaux County	1,465	1,476	1,191	1,068	-27.10%
Wibaux town	644	782	628	567	-11.96%
Unincorporated Wibaux County	821	694	563	501	-38.98%
Yellowstone County	87,367	108,035	113,419	129,352	48.06%
Billings city	61,581	66,842	81,469	89,847	45.90%
Broadview town	123	120	128	150	21.95%
Laurel city	4,454	5,498	5,865	6,255	40.44%
Unincorporated Yellowstone County	21,209	35,575	25,957	33,100	56.07%
TOTAL MONTANA	694,409	786,690	799,065	902,195	29.92%