

1/27/2020 (Revised)

Criteria Weight	Osmun Site North of Red Lodge	Site Eval	Stevens Site Joliet	Site Eval	Klamert Site Rockvale	Site Eval	Jones Site Fromberg	Site Eval
Site Location	7753 HWY 212, 8 miles North of Red Lodge		West end of Joliet, South of HWT 212		North of Rockvale on bench .4 miles from Hwy 212		West side of Fromberg .4 mi from Hwy 310.	
Land Description	S24, T06 S, R20 E, TR 2 AM COS 2292 FT		S14, T04 S,R22 E, PT TR 1-C-AM COS 982 3RD AM		S34 T03 S,R23 E, 1106 PARCEL 004, TR4 COS 1106		Rimroce View Subdivision, S17, T05 S, R23E, Rimrock View Subdivision Lot 3 COS 394. Rimrock View Subdivision, S17, T05 S, R23E, Rimrock View Subdivision Lots 1 & 2 COS 394 S17, T05 S, R23 E, 1144, Parcel 001, TR 1 COS 1144.	
Site Ownership	Yellowstone Dog Sports, LLC (Elene Osmun)		Norman & Geraldine Stevens		Gene J Klamert		Mike & Juley Jones	
Site Size: 0%								
Total Acres Available	85.96 acres		20 acres (12.27 ac offered)		62 acres (50 ac offered)		21.93 acres	
Site Usability (% Usable/Acres)	80% (sewer lagoon)		100%		60% (slope, sewer lagoon)		90% (Existing development)	
Public Acceptance: 10%								
Feedback - Community	5	3		4		5		5
Feedback - Municipality/Owner	5	5	City of Joliet supports	5		5	City of Fromberg supports	5
Site Location:								
Access to Hwy 212	Direct access		Direct access		Site is .3mi from Hwy 212		Site is .4mi from Hwy 310, and 10.1mi from Hwy 212	
Distance to District Court (miles)	7.9 mi		25.6 mi		32.4 mi		42.5 mi	
Distance to Medical Facilities (miles)	6.2 mi to Beartooth Clinic 53.5 mi to Billings Clinic		23.9 mi to Beartooth Clinic 35.8 mi to Billings Clinic		30.7 mi to Beartooth Clinic 29.0 mi to Billings Clinic		40.8 mi to Beartooth Clinic 38.7 mi to Billings Clinic	
Current Use	Ag Land (Irrigated)		Ag Land (Irrigated)		Ag Land/Gravel pit		Ag Land/Residential	
Current Zoning	C (Commercial)		Agriculture		Agriculture		Residential	
Adjacent Uses	Retail / Multi-Family		Ag Land/Commercial		Ag Land		Ag Land/Residential	
Egress/ Ingress	Directly to Hwy 212		Directly to Hwy 212		County road (0.3mi) Hwy 212		City streets	
Easements/ Setbacks	None identified		None identified		None identified		None identified	
Access to Work Force: 30%								
Potential workers within 27 mile radius	15 2,988	5	17,969	13	37,755	15	9,326	11
Workers making \$3,333/mo. or less (\$19.23 hr.)	15 2,988	5	17,969	13	37,755	15	9,326	11
Utilities:								
Electricity (3 Phase)	No 3 phase power		3 phase power North side Hwy		Power on south side property		3 phase power near site	
Natural Gas	Propane		Natural gas near site		No natural gas on site		Natural gas near site	
City Sewer	Septic on site (not adequate)		City sewer near site		No sewer available for site		City sewer near site	
City Water	Well on site (not adequate)		City water near site		No water on site		City water near site	
Telecommunication	Yes		Near site		No telecom. on site: 0.5mi away		Near site	
Fiber Optics	No fiber on site		Near site		No fiber on site		Near site	
Site Conditions:								
Existing Site Improvements	Building (2011), gravel road		None		None		House, Garage, Shop	
Soils Conditions	Soils not tested		Soils not tested		Soils not tested		Soils not tested	
Soils Contamination	No contaminates identified		No contaminates identified		Portion of site old gravel pit		No contaminates identified	
100 year flood plain	Out of flood plain		Out of flood plain		Out of flood plain		Out of flood plain	
Wetlands	High water table		None		None		None	
Site Drainage	Generally slopes to East/North \$1,600,000 total for 85.96ac \$17,986ac X 10ac		Generally slopes to South \$350,000 total for 13.863ac \$31,500ac X 10ac		Generally slopes to South \$250,000 total for 50 ac \$5,000ac X 10ac		Slopes to East \$550,000 total for 21.93ac \$52ac X 10	
Cost Basis 60%								
Cost of Site (based on 10 ac)	\$ 179,900		\$ 310,500		\$ 50,000		\$ 25,080	
Cost or Site (total)	15 \$ 1,600,000	1	\$ 350,000	11	\$ 250,000	15	\$ 550,000	8
Electricity (3 Phase)	10 \$ 226,000	7	\$ 226,000	10	\$ 226,000	8	\$ 226,000	9
Natural Gas	10 \$ 60,000	6	\$ 20,000	10	\$ 60,000	6	\$ 20,000	10
Sewer/Water	15 \$ 5,500,000	5	\$ 1,775,000	15	\$ 5,500,000	5	\$ 1,775,000	15
Telecommunications/Fiber Optics	5 \$ 40,000	1	\$ 5,000	4	\$ 20,000	1	\$ 5,000	3
Roads/bridges/culverts/site grading	5 \$ 5,000	5	\$ 5,000	5	\$ 1,145,000	1	\$ 25,000	3
Cost of Site Development	\$ 5,831,000		\$ 2,031,000		\$ 6,951,000		\$ 2,051,000	
Total Site & Site Development Costs	60 \$ 6,010,900	25	\$ 2,341,500	55	\$ 7,001,000	36	\$ 2,076,080	48
Other								

TOTAL UNWEIGHTED SCORE	100	43	90	76	80
TOTAL WEIGHTED SCORE	1,200	440	1,070	950	945
RANKING ORDER		4	1	2	3

Note: The higher the score the better the site is suited for County development.