

Residential Permits:

	2017	2018	2019	2020	2021	2022
Single Family; New or Modular	7	4	1	2	5	3
Single Family; Manf. Homes	4	8	0	2	2	0
Recreational Housing (cabins)	0	2	1	2	0	0
Total:	11	14	2	6	7	3

Many of the homes permitted in the last few years are for farms or ranches in transition to the next generation or new homes for existing residents. Vacation homes, retirement homes and recreational cabins have been common south of Medora, 2 of the 3 permits so far this year are for this use. We are also seeing more homes in the Medora area that are being advertised as short-term rental properties (Airbnb, VRBO, etc.), this seems like a trend that may have more demand in the future.

Major Rural Residential Subdivisions:

- 2011 – Franks Creek Subdivision 30 Lots (9 homes, vacant lots are being bundled for sale)
- 2013 – Sully Creek Subdivision 11 Lots (3 completed homes, 2 permitted homes under construction)

Commercial & Other Permits since 2017:

- 2017 - Renewal of 2 sites for temporary storage of oil rigs and equipment. (Zoning board only met 4X in 2017).
- 2018 - 3 cell towers; addition to the Prairie School in Fairfield; Fryburg Rail Facility expansion – the facility has been permitted to load liquid natural gas products in addition to crude oil; valued-added ag business “701 Meats” for commercial meat processing, now in operation and doing well. (Zoning met 8X in 2018)
- 2019 - Marathon Petroleum – 5 acre truck parking site south of the rail facility. (Zoning board met 3X in 2019). Amendments to the Ordinance were drafted for Variances and Temporary Use Permits.
- 2020 - Commercial shop for expansion of local welding business. 2 sites for temporary storage of oil rigs and equipment. 1 pre-fab cabin at an rv campground (Zoning board met 5X in 2020).
- 2021 - Elevator and pedestrian bridge at the Burning Hills Amphitheater. Storage building at welding business. Replacement of a bath house and expansion of the Medora rv campground. (Zoning met 7X in 2021).

Meridian Energy Group, Davis Oil Refinery:

The county issued the rezoning & CUP with conditions July 2016. The Dept of Health Div. of Air Quality issued a Permit to Construct June 2018. Site work has stalled, but extension granted by DEQ in 9/2021.

Theodore Roosevelt Presidential Library, TRPL: Zoning ordinance was updated in anticipation of development surrounding the TRPL. Approval for a minor subdivision for the 90.21 acre tract. Request to rezone this parcel from Agricultural to Recreational. Ownership of land was completed in June 2022. Variance requested for the height limitation of 33' within the Hillside/Ridgeline Ordinance.

Medora Area Plan:

TRMF, TRPL, Billings County, and the City of Medora are the lead stakeholders in the development of the Medora Area Comprehensive Plan. This plan will be completed by the end of the year and will help guide development and document the infrastructure needs in and around Medora.

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