



# BURLEIGH GROWTH 2015

BURLEIGH COUNTY LAND USE PLAN



**Burleigh County Planning Area  
April 4, 2016 – Final Report**

**Bismarck-Mandan**   
METROPOLITAN PLANNING ORGANIZATION



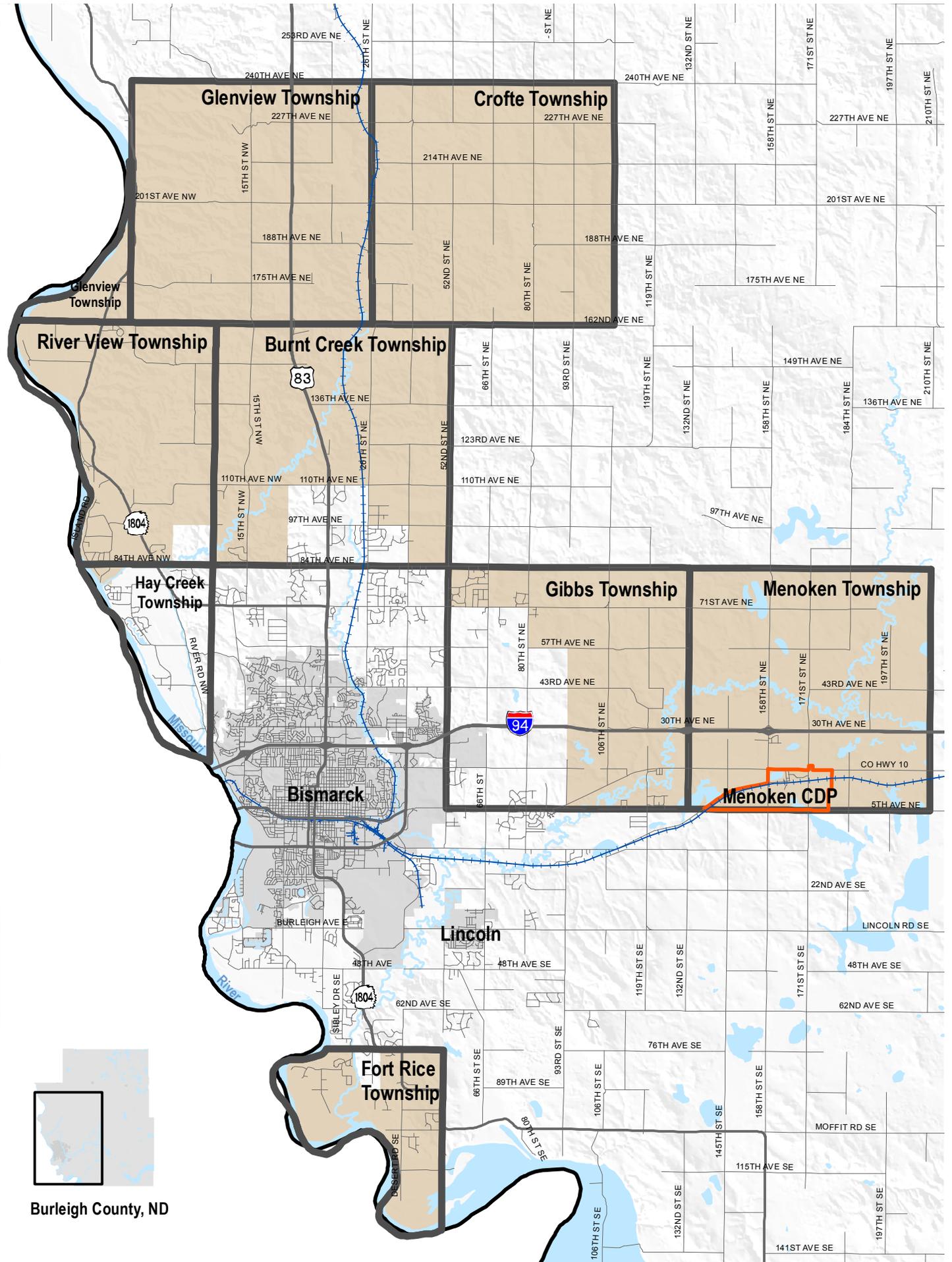




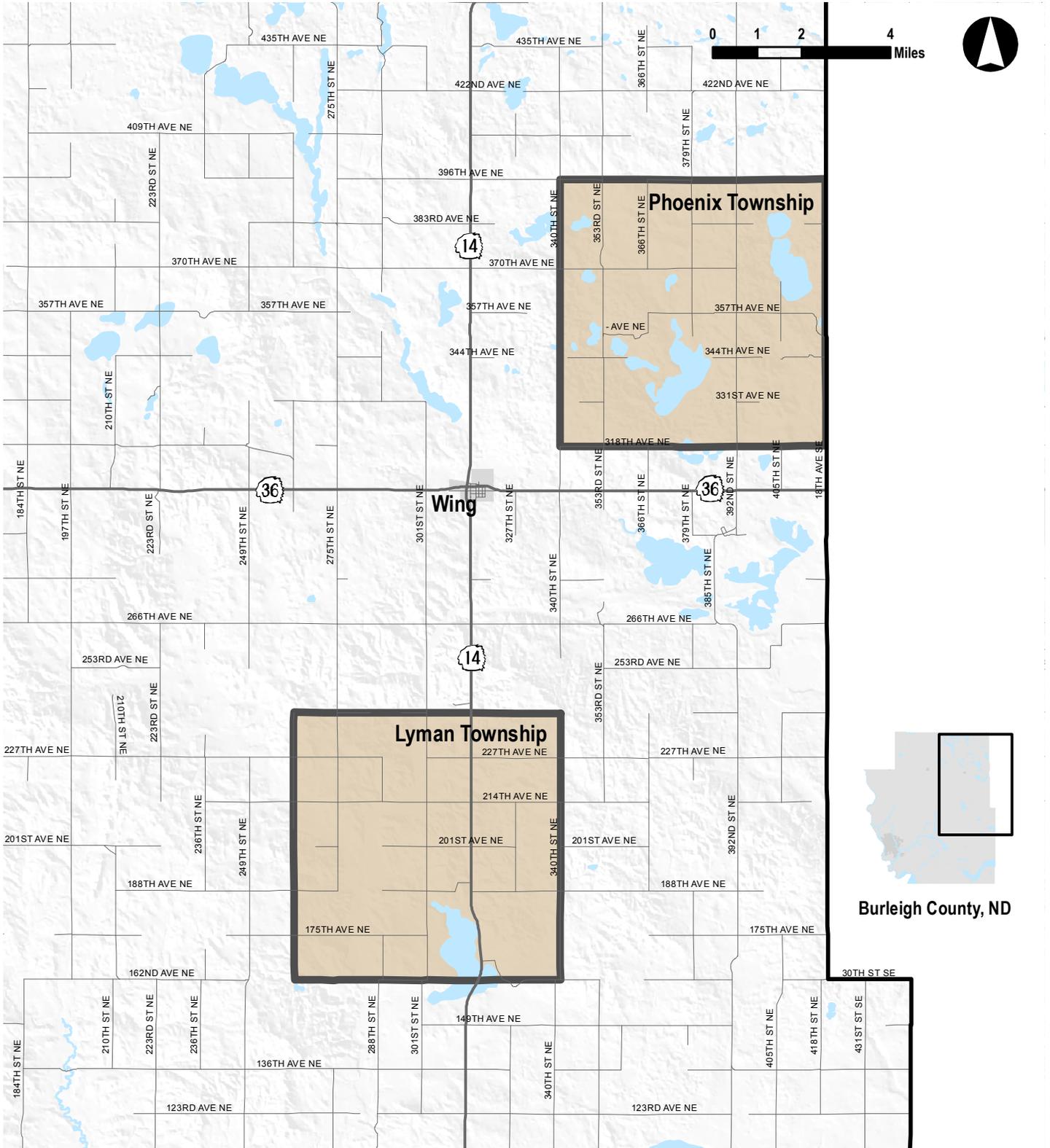
# BURLEIGH GROWTH 2015

BURLEIGH COUNTY LAND USE PLAN

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Burleigh County, ND



# Planning Area

- Planning Area
- Incorporated City
- Census Designated Place (CDP)
- Township Boundary



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**BURLEIGH GROWTH 2015**  
BURLEIGH COUNTY LAND USE PLAN

Introduction

CHAPTER  
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## BURLEIGH COUNTY LAND USE PLAN OVERVIEW

In early 2015, Burleigh County and the Bismarck-Mandan Metropolitan Planning Organization (MPO) jointly initiated a Land Use Study to address the future of certain townships<sup>1</sup> within Burleigh County. Developing the Land Use Study brought together residents, property owners, businesses and officials and other entities in a conversation around how best to ensure that Burleigh County remains a great place to live, work and play.

This Burleigh County Future Land Use Plan (Land Use Plan<sup>2</sup>), evolved from the Burleigh County Land Use Study. A complementary Land Use Plan for the areas within the MPO Planning Area has also been developed. Data collection, research and analysis was completed, the four initial community meetings were held in July 2015, preliminary site suitability mapping was developed and from that analysis and mapping, the KLJ team developed mapping indicating the preliminary limits of the team's further study. These preliminary maps are included as Attachment 3-27 – "September/October Meeting Exhibits" to Appendix 3. In the September 29 and October 1, 2015 community workshops, participants had the opportunity to review this mapping and provide input to the next stage of the study, refining that preliminary mapping and fine-tuning community priorities. This Land Use Plan reflects detailed site analysis, consideration of all community input and consideration of alternative scenarios. Appendix 1 presents the Land Use Plan development process in detail.



The Land Use Plan serves a number of broad purposes:

- Complements the Burleigh County Comprehensive Plan adopted in 2014 and fulfills the County's commitment in that Comprehensive Plan to "adopt a Comprehensive Plan and a Land Use Plan to guide the future growth within Burleigh County."<sup>3</sup>
- Provides, together with the related Comprehensive Plan, the Land Use Plan a guide for the county's land development regulations and zoning decisions.
- Provides information and insight that will be used for the upcoming update of the metropolitan travel demand forecasting model and Bismarck-Mandan Long Range Transportation Plan.
- Provides a sound basis for Burleigh County investments and daily decision-making process.
- Provides guidance to landowner and developer investment and building decision-making. Effective planning gives individual, commercial and corporate investors the confidence to build in this area.
- Reflects Burleigh County in the year 2040. Given the projected countywide increase in population (approximately 46,000 additional people), and the probable rate of technological change between the present date and 2040, it is impossible to describe the future face of the county with any degree of certainty or precision.

This Introduction provides a few highlights of the existing characteristics of the Burleigh County Planning Area and identifies various factors regarding its future growth and development. More detailed information about many topics is addressed in sections of the Land Use Plan and in the Appendices.

This Burleigh County Future Land Use Plan was approved by the Burleigh County Board of County Commissioners on April 4, 2016, after a public hearing and recommendation for approval from the Burleigh County Planning Commission on March 9, 2016. Sign-in sheets from the Burleigh County Planning Commission review and hearing meetings are provided as Attachment 3-32 in Appendix 3.

<sup>1</sup> The Burleigh County Land Use Study addressed the townships where Burleigh County has zoning responsibility: Burnt Creek, Crofte, Fort Rice, Gibbs, Glenview, Hay Creek, Lyman, Menoken, Phoenix and River View. Portions of Burnt Creek, Fort Rice, Gibbs, Hay Creek and River View townships are within the City of Bismarck's extra-territorial jurisdiction and are not included in the Planning Area. Areas within the county that are included in the MPO's jurisdiction were also included. This Land Use Plan addresses only the Townships where Burleigh County has zoning responsibility.

<sup>2</sup> A complementary Land Use Plan for the areas within the MPO's planning area has also been developed.

<sup>3</sup> Burleigh County Comprehensive Plan adopted May 5, 2014, Government section.



## PURPOSE AND EFFECT OF THE LAND USE PLAN

### *Purpose of the Land Use Plan*

The Land Use Plan is focused on the physical form of the Planning Area today and in 2040. It reflects Burleigh County's adopted policies on land use. Proposed Goals, Objectives and Policies apply to both public and private properties.

### *Effect of the Land Use Plan*

The Land Use Plan is intended to serve as a guide for Burleigh County when reviewing private development proposals and making decisions on the location of public facilities. The Land Use Plan also provides a framework upon which zoning and subdivision regulations are based. Land Use Plan policies apply to all property within the townships where Burleigh County has zoning authority. The Land Use Plan will be used by the MPO in its transportation planning.

The Land Use Plan will not change the zoning of any property. The Land Use Plan is about the future. It will depict a long-term vision of how this Planning Area will change over the next 25 years to accommodate expected population and job growth. The Zoning Map is about what is allowed today. Zoning changes will only happen if the property owner requests that the County change the existing zoning designation.

### *Data Collection, Research and Analysis*

The Land Use Plan is informed by existing plans, reports, policies and regulations. In addition, KLJ analyzed data and created maps to further examine the Planning Area's existing condition. The following topics are included in the analysis: demographics, housing and economic conditions, land use, community character, transportation, environment and natural resources, parks and recreation, cultural and historic resources, community facilities, and utilities.

In addition to data collected for mapping purposes, data were also collected to gain a better understanding of the conditions reflected on the maps. Many of these additional data were gathered through a review of relevant documents, Steering Committee input, interviews of key stakeholders, a Planning Area tour, and conversations with County and MPO staff. For details regarding the development of the Land Use Plan, see Appendix 1.

## COMMUNITY ENGAGEMENT

Community participation and input helps shape the Land Use Plan. Understanding community values today ensures that this Land Use Plan can support recommendations to maintain those priorities in the future. The Land Use Plan has involved hundreds of Burleigh County residents and property owners. Presentations have been made before the Burleigh County Planning Commission and six community workshops. The project website ([www.BurleighGrowth2015.com](http://www.BurleighGrowth2015.com)) was updated regularly with Planning Area information. To date, more than 200 people have taken the project's on-line survey. The Land Use Plan's Community Engagement Plan is presented in detail in Appendix 3.



## Steering Committee

This effort is informed by a Steering Committee consisting of representatives from Burleigh County, the Bismarck-Mandan Metropolitan Planning Organization, Apple Creek Township, the North Dakota Department of Transportation, the Federal Highway Administration, the City of Bismarck and the project's planning consultant, KLJ. This group met throughout the process to set goals, provide feedback, and advise the project team on Land Use Plan concepts and recommendations.

## Stakeholder Interviews

Stakeholder interviews were completed to gain more in-depth insights on potential issues and opportunities in the Planning Area. These stakeholders included people who had special knowledge that was helpful because of their role in development, their position in local governments, or their role in providing some form of service in the Planning Area.

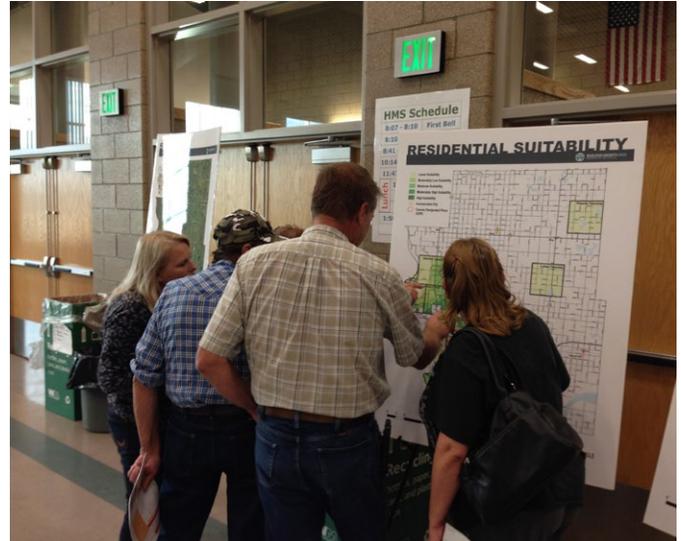
The results of these interviews reinforce the complexity of issues pertaining to land use and development in the Planning Area and supplement the input received directly from citizens and property owners participating in the process. Two recurring themes were heard during these conversations.

The first addressed the attraction of Burleigh County's rural non-farm residential living supported by the availability of good water supply, good roads, limited regulation and land for sale. The second addressed the potential negative impacts of that development. impacts of non-farm residential development such as increased traffic safety concerns, increased costs to county taxpayers to provide emergency and other services, conflicts between the importance of protecting economic, agricultural and non-agricultural uses.

## Community Workshops

Four community workshops were held in July 2015; participants viewed constraints maps and charts representing socio-economic data and development trends. The KLJ team presented additional information, identified trends and led the groups in community polling of important issues. The result of this polling together with information from participants and results of the project's on-line survey informed the site-suitability analysis for future residential, commercial and industrial development within the Planning Area.

Preliminary site suitability mapping was developed and from that analysis and mapping, the KLJ team developed mapping indicating the preliminary limits of the KLJ team's further study. In the September 29 and October 1 community workshops, participants had the opportunity to review this mapping and provide input to the next stage of the study, refining that preliminary mapping and fine-tuning community priorities. This Land Use Plan reflects detailed site analysis, consideration of all community input and consideration of alternative scenarios.





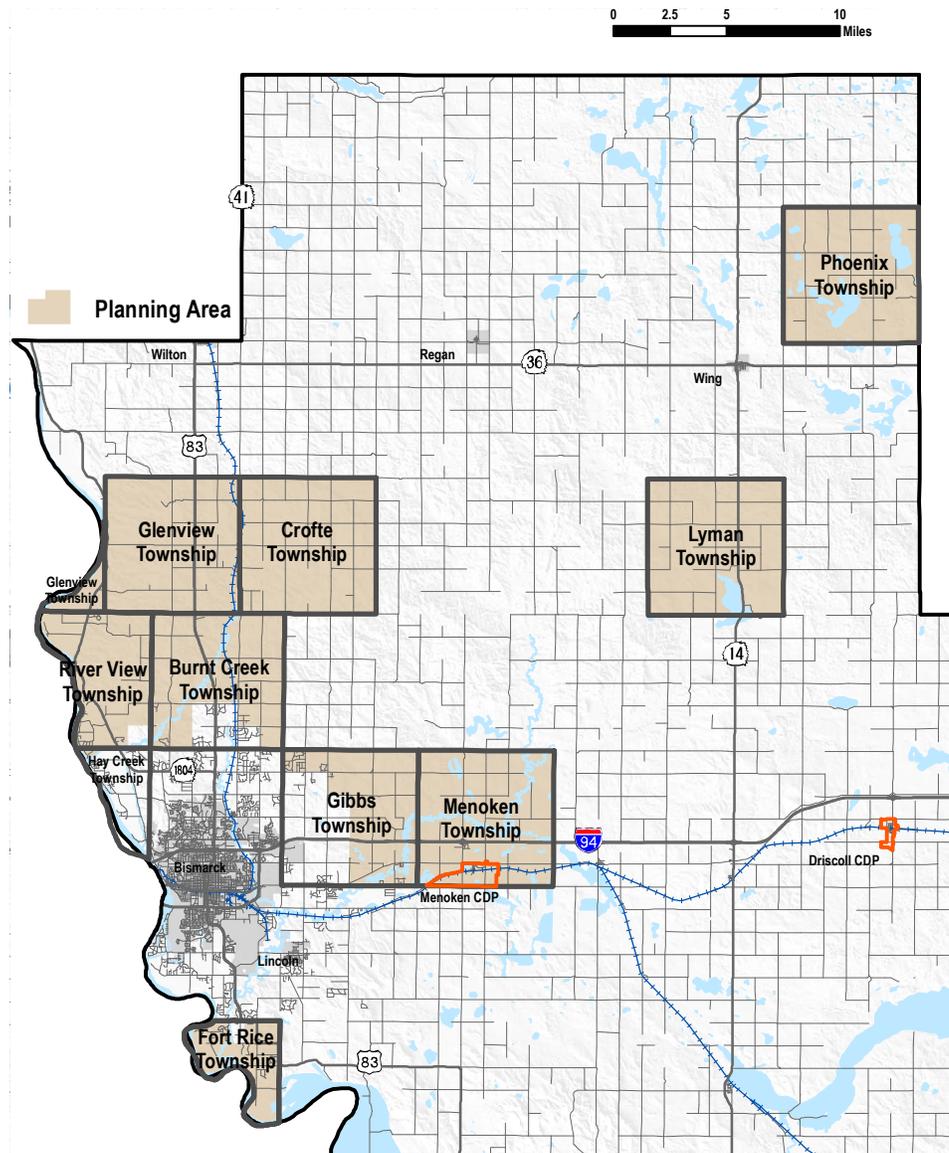
## PLANNING AREA CONTEXT

Understanding the larger regional context of the Planning Area provides greater insight into the challenges and opportunities that Burleigh County will face over the coming years.

The Planning Area lies on the rural fringe of the Bismarck Urbanized Area (Figure 1-1). Other townships are in no way affected by this Land Use Plan. Burleigh County and the cities of Bismarck and Lincoln are growing and planning for the future of their communities. Understanding the implications of regional growth provides the opportunity for coordination between jurisdictions and helps ensure that each community's vision is realized.

The Planning Area includes the townships where the County has zoning authority: Burnt Creek, Crofte, Fort Rice, Gibbs, Glenview, Hay Creek, Lyman, Menoken, Phoenix and River View. Portions of Burnt Creek, Fort Rice, Gibbs, Hay Creek and River View townships are within the City of Bismarck's extra-territorial jurisdiction and are not included in the Planning Area. The Planning Area totals approximately 172,672 acres (16% of total county land area) and includes no incorporated cities. Menoken Township includes the unincorporated community of Menoken, which is a Census Designated Place.

Figure 1-1



## ECONOMIC AND DEMOGRAPHIC CONDITIONS

More detailed information regarding economic and demographic conditions are presented in Appendix 2, Burleigh County Planning Area Snapshot.

### Population

As noted in Table 1-1, the Planning Area’s estimated 2014 population is 3,599 residents. The 425 new residents added between 2010 and 2014 equated to a growth rate of 13.4%. Over the same time period Burleigh County increased by 11.3% to 90,503 residents. The Planning Area’s proportion of total county population, both in 2010 and in 2014, was approximately 3.9%.

The Planning Area represented almost 5% of Burleigh County’s overall growth between 2010 and 2014. The Planning Area’s growth rate of 13.4% was higher than Burleigh County’s overall 11.3% growth but less than the city of Bismarck’s 12.5% growth and the city of Lincoln’s 36.6% growth in the same time period.

Area	2010	2014	2010-2014 Change	
			#	%
Planning Area	3,174	3,599	425	13.4%
Burleigh County	81,308	90,503	9,195	11.3%
City of Bismarck	61,264	68,896	7,632	12.5%
City of Lincoln	2,454	3,351	897	36.6%

Source: 2010 Decennial Census, KLJ

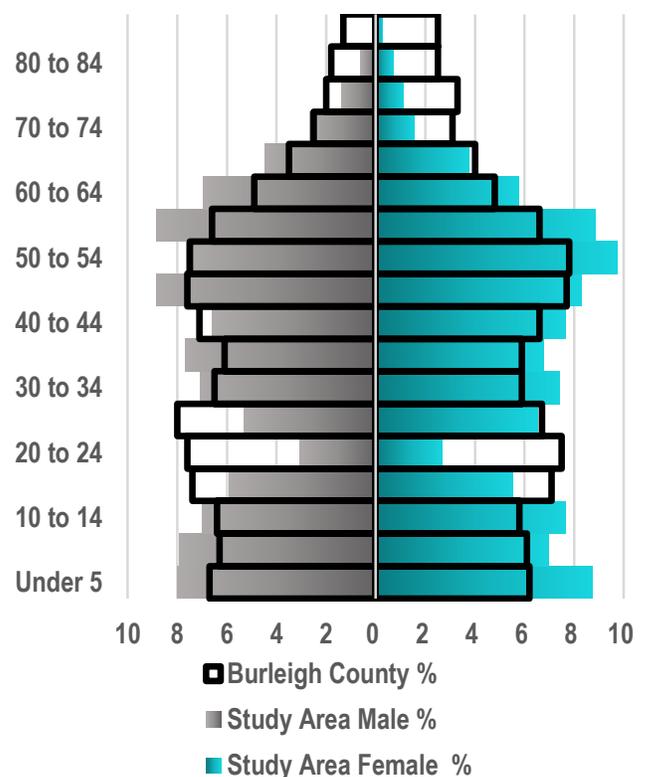
### Age

Age cohort comparisons between the Planning Area and Burleigh County in 2010 are shown in Figure 1-2. Most cohorts between ages 30 to 69 and below age 15 are proportionally larger in the Planning Area when compared with Burleigh County. The distribution suggests that the Planning Area has a large proportion of family households with children. This also indicates an increasing demand on the Burleigh County Public School District.

The age 25 to 29 cohort, which is one of the largest cohorts in Burleigh County, accounts for less than three percent of the Planning Area’s total population but similar to national trends, Baby Boomers (aged 45-64 in 2010) make up the largest age cohorts in the Planning Area.

Burleigh County’s median age is 36.9 according to the most recent American Community Survey, which is nearly identical to the statewide median of 36.4 years.

Figure 1-2 – Age Cohorts, 2010



Source: 2010 Decennial Census, KLJ



## HOUSEHOLDS

### Housing Units

There were 154 residential building permits issued in the Planning Area between 2011 and 2014. This equates to approximately 425 new residents since 2010 (13.4% growth), with a total population of 3,599 in 2014. The Planning Area's proportion of total county population remained 3.9% in 2014. More information about building permits and occupancy can be found in Appendix 2.

Area	2010	2014	2010-2014 Change	
			#	%
Planning Area	1,150	1,304	154	13.4%
Burleigh County	34,747	38,676	3,929	11.3%

Source: 2010 Decennial Census, KLJ

### Household Size

While the national average household size declined slightly from 2.59 to 2.58 people in recent years, the average household size in the Planning Area is 2.76. This figure is significantly higher than Burleigh County and statewide averages. See Table 1-3.

Figure 1-3 – Average Household Size



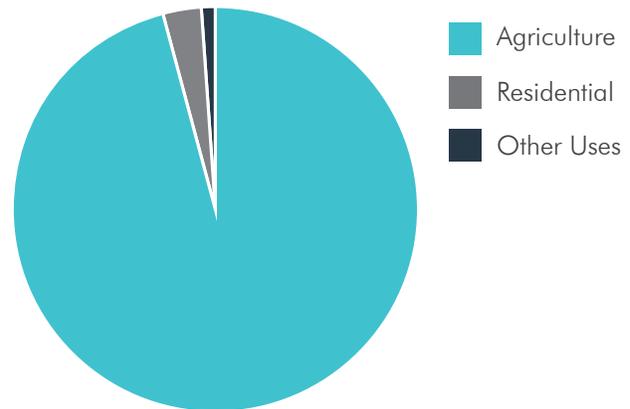
Area	Households	Households w/ Children under 18 Years	% of Total Households
Planning Area	1,150	445	38.7
Burleigh County	34,747	10,272	29.6

Source: 2010 Decennial Census, 2009-2013 American Community Survey, KLJ

## CURRENT LAND USE

Figure 1-4 illustrates existing land use in the Planning Area. Currently 97% of the Planning Area can be classified as agriculture. The second largest use is residential development which accounts for only two percent. Industrial, commercial and public uses make up the remaining one percent of the Planning Area. These uses are mapped on Figure 1-5 and current density is mapped on Figure 1-6.

Figure 1-4 – Current Land Uses in Planning Area



Source: Burleigh County GIS, KLJ

## COMMUNITY CHARACTER

The character of the Planning Area is evolving. While the essence of the Planning Area is reflected in its rural heritage and open lands, interest in the developing large-lot single-family homes is increasing.

### Residential Subdivisions

The majority of growth in the Planning Area over the last decade has come in the form of residential subdivisions. Since the 2010 Census, approximately 154 housing units have been developed in the Planning Area. Most of these units have been in large-lot, single-family developments. Some have been developed as very large, typically 20 acres in size, residential parcels. The character of these neighborhoods vary, from developments like the Ranches which offers single-family homes centered on a community open space, to traditional large-lot, single-family developments.

### ***New Commercial and Industrial Development***

Since the 2010 Census, there has been very little commercial and industrial development in the Planning Area.

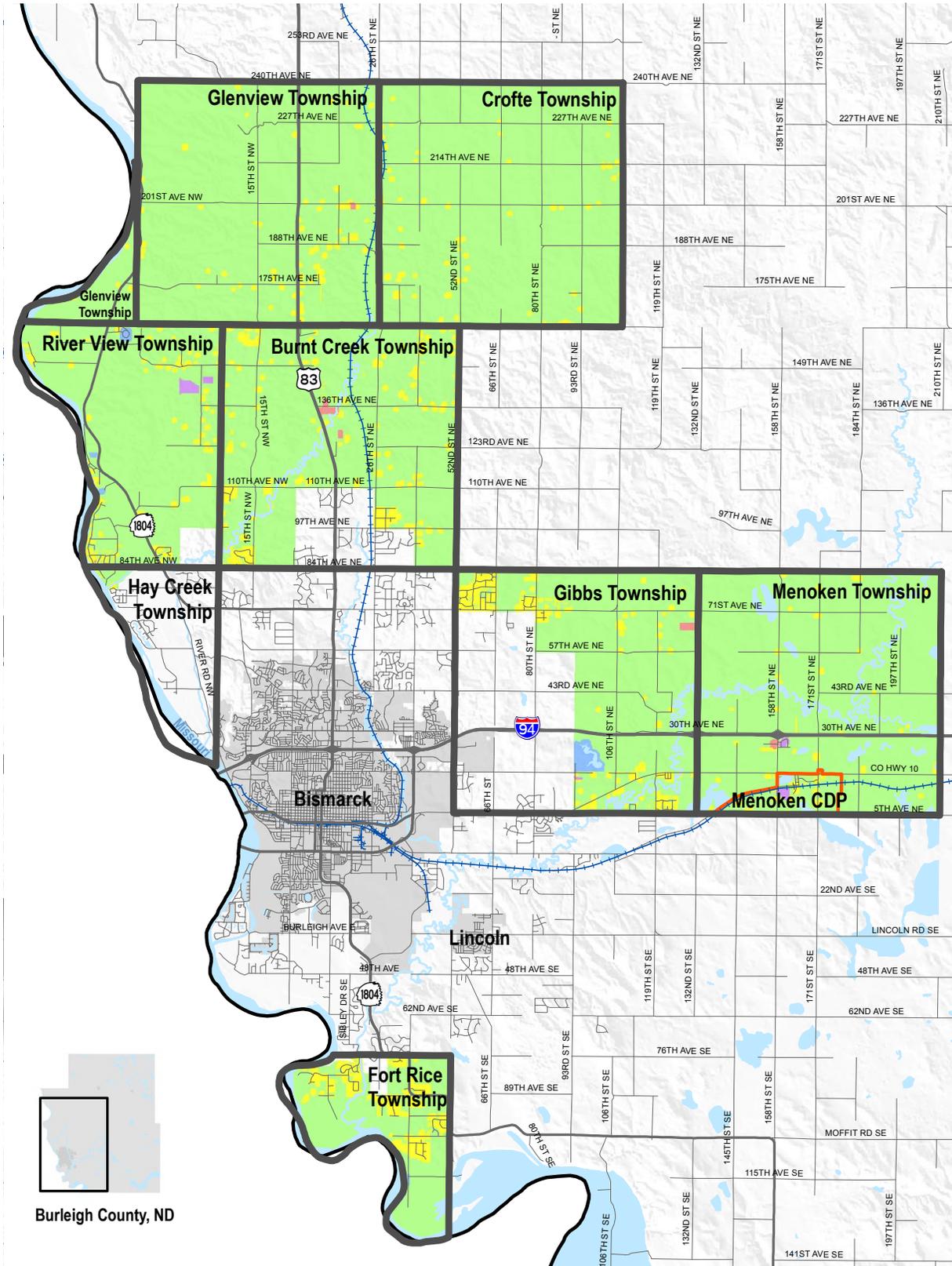
### ***Rural Communities***

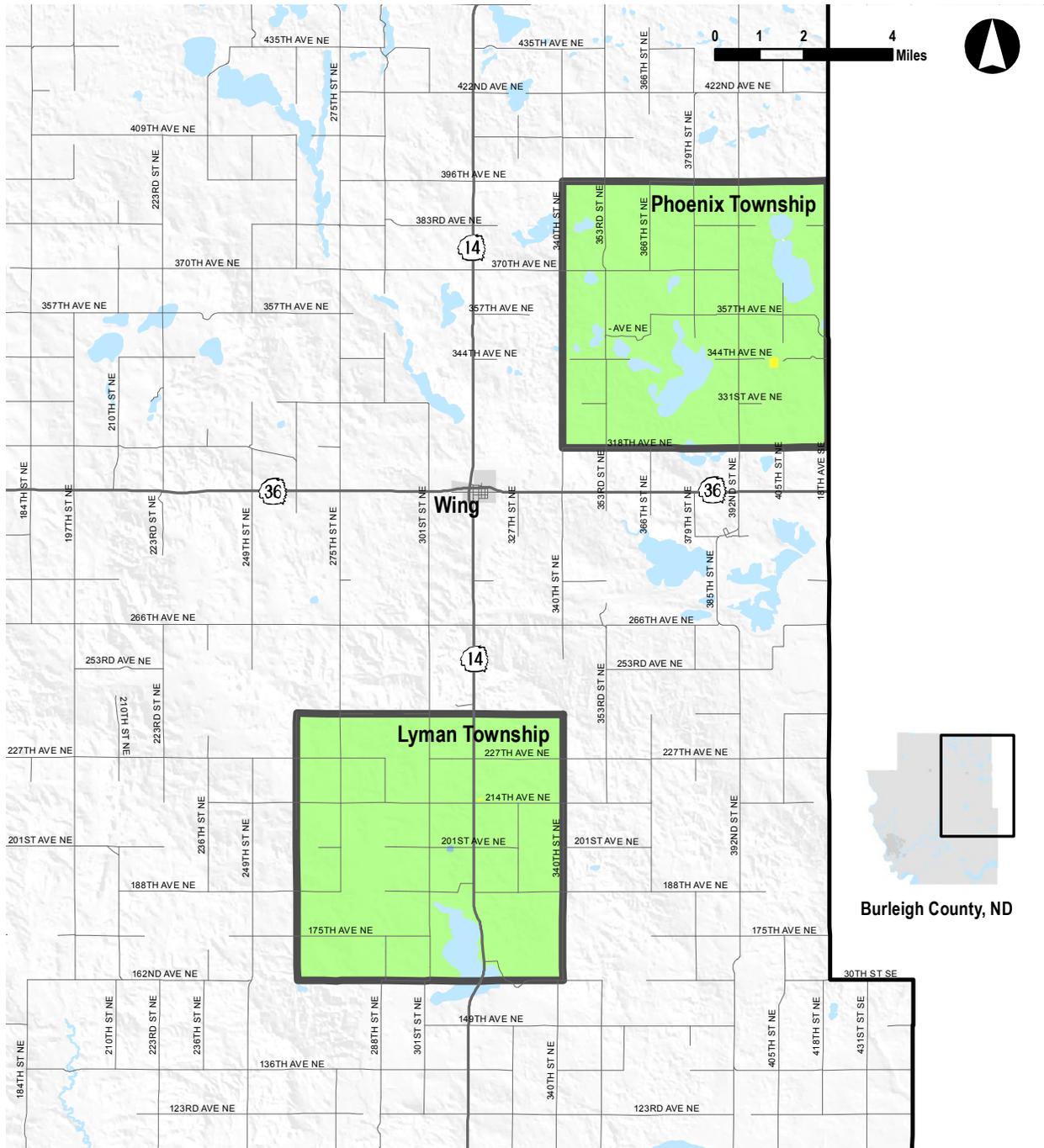
Within the Planning Area are two unincorporated communities, Baldwin and Menoken, with deep ties to the land and history of Burleigh County. As this area continues to grow, understanding of these unique historic and community assets is necessary to preserve and promote their character and culture.





Figure 1-5 – Existing Land Use Map





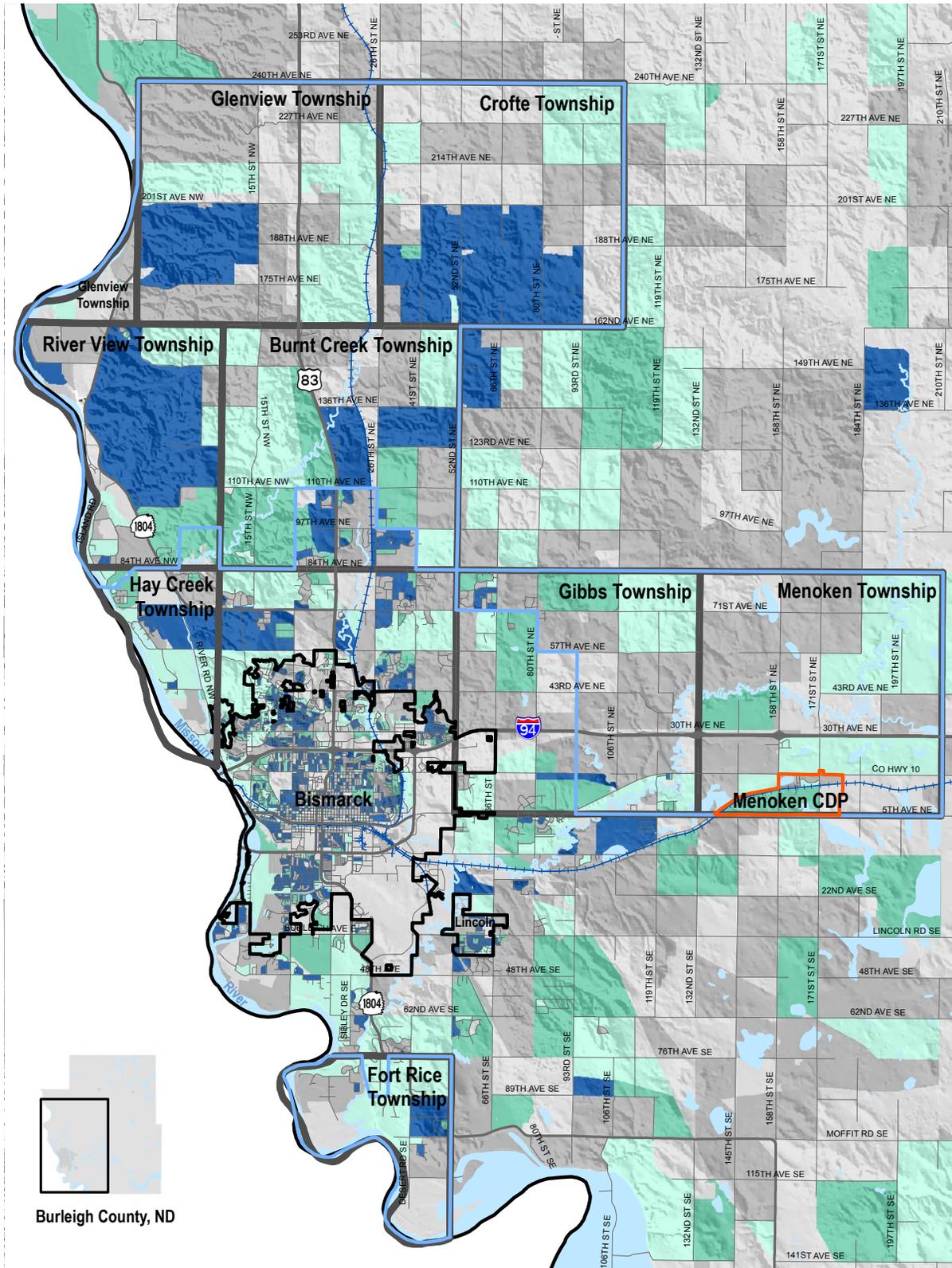
## Existing Land Use

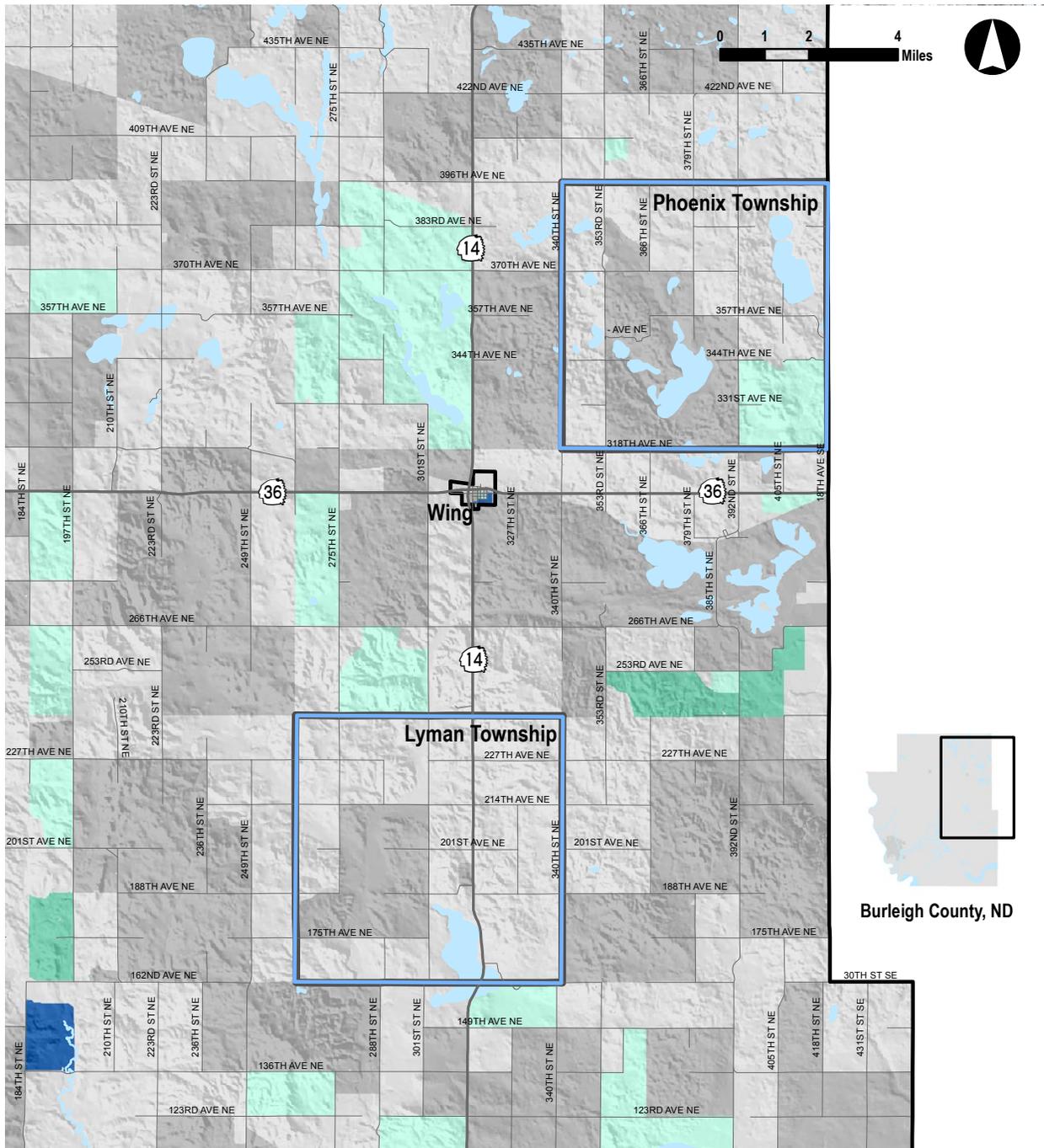
Note: Only includes land uses within study area  
 Source: Review of aerial photography, Burleigh County GIS

- Agriculture/Open Space
- Commercial
- Industrial
- Public/Civic
- Residential
- Water
- Incorporated City
- Census Designated Place (CDP)
- Township Boundary



Figure 1-6 – Density

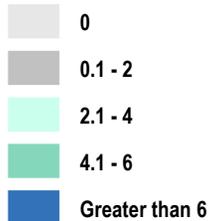




# Population Density

2010 Decennial Census

Persons per Acre (2010)



-  Planning Area
-  Township Boundary
-  Incorporated City
-  Census Designated Place (CDP)



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## Planning Area Issues

# CHAPTER TWO



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Four key issues identified during the development of this Land Use Plan were Economic Development, Rural Character, Land Use Conflicts and Gateway Corridors. This Chapter outlines the importance of each to the development of the Planning Area.

## ECONOMIC DEVELOPMENT

Industrial areas play an important role in strengthening the county’s economic base and will become increasingly important as the county grows in its population total and in its complexity. There are not many locations within the Planning Area which are suitable and available for industrial development, especially areas which are adjacent to rail. The adopted Burleigh Comprehensive Plan includes the goal to “maintain a balanced and sustained growth of commercial, industrial and manufacturing development in the County”. Related policies require the County to “ensure an adequate supply of industrial and commercial land in appropriate locations.” The county’s agricultural economic base is also emphasized.

Industrial and Industrial Opportunities Overlay on the Land Use Map are the areas to which Burleigh County can look for expanded job opportunities, investments and production opportunities, and an increased tax base. Industrial uses generally have locational requirements that are more stringent than those for residential areas, including transportation needs (rail and highway access); proximity to other industrial uses, proximity to fire protection and other urban services; locations that are convenient for employees to reach; and distance from residential uses.

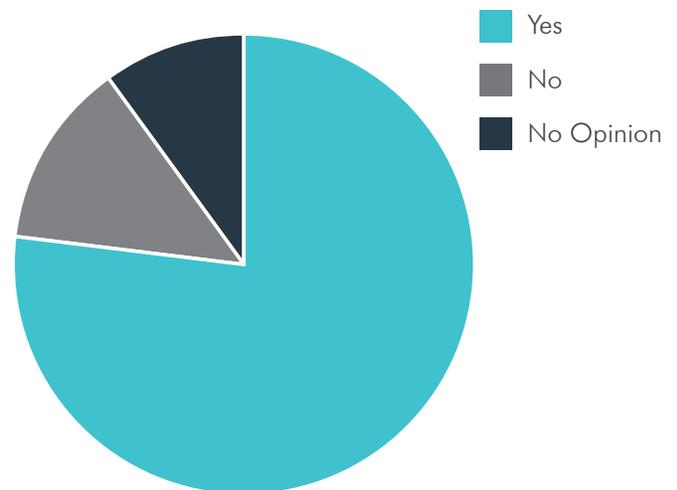
### Related Recommendations

- Include the Industrial Opportunities Overlay in the Land Use Plan to address the importance of economic development to the county’s future. This Overlay is designed to accommodate the challenge of ensuring that adequate acreage is available in the appropriate locations for future needs.
- Discourage lands designated Industrial Opportunities Overlay from being zoned or developed to a non-industrial land use category unless the applicant demonstrates to the satisfaction of the County that the site is more suitable for non-industrial uses because of one or more of the following factors:
  - a. lack of access to arterial road network
  - b. lack of access to rail
  - c. proximity to existing residential uses
  - d. limited size of the parcel or other physical constraint
  - e. or that projected demand for future industrial use is lacking

## RURAL CHARACTER

The rural character of the Planning Area was discussed throughout the development of this Land Use Plan. Typically, rural areas have received their identity from a rural way of life rooted in history and resource-based industries, including farms and ranches. The question “Is it important to preserve the rural character of the county?” was included in the on-line survey (Appendix 3). Figure 2-1 indicates that approximately 77% of those surveyed agreed that it was important.

Figure 2-1 – “Is It Important to Preserve Rural Character”



Source: Burleigh County Land Use Study On-Line Study

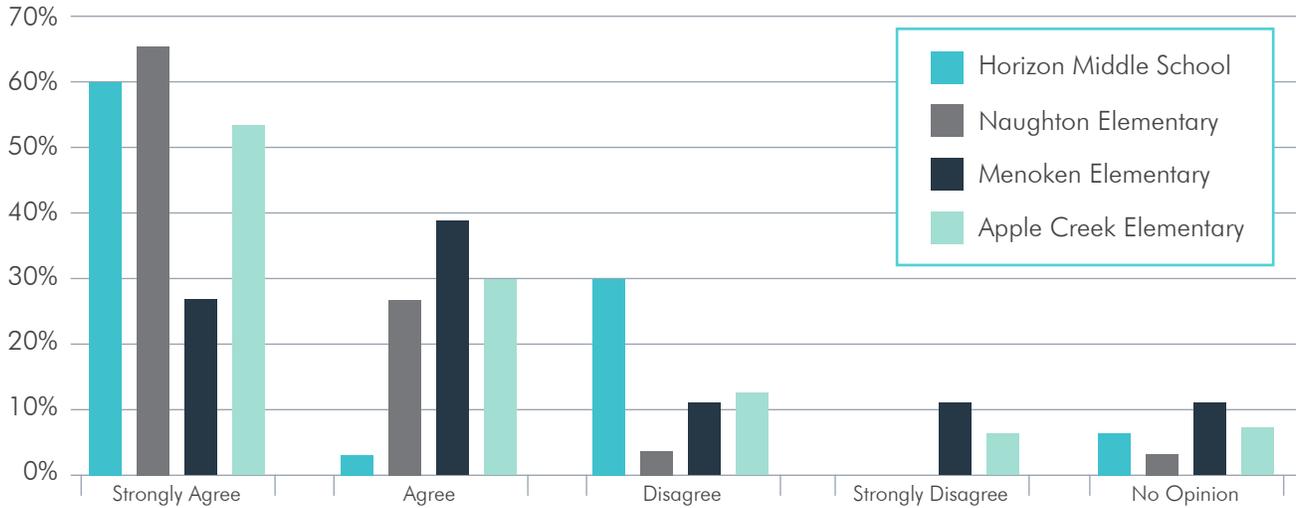
Related to this question is a question polled at the four July community meetings: Do you agree or disagree that “Development should be encouraged in or near cities/ where infrastructure is available rather than in rural areas”? The results (Figure 2-2) clearly show support for this focus.

This community response reflects five of the adopted Comprehensive Plan’s existing policies:

- Residential development, as needed, will be encouraged to locate within a cities’ Urban Service Area.
- Discourage high density development beyond the corporate limits of the communities of the county.



**Figure 2-2 – Support for Encouraging New Development to Locate Near Cities**



Source: Burleigh County Land Use Plan July 2015 Community Meetings

- Promote growth in the existing communities of the county.
- Assure that residential subdivisions, beyond a community’s service area are rural in nature.
- The County will encourage future development to locate within or near existing cities in order to provide for orderly growth within the county.

Source: Burleigh County Comprehensive Plan, Pages 9 and 18

The most frequent comment at all of the community meetings was opposition to the expansion of rural subdivisions into existing rural areas. The comments were general during the July meetings. At both the September 29 and October 1 community meetings the KLJ team heard many specific comments in response to the draft Land Use Maps, particularly the Residential Focus exhibit. Many asked questions about the exhibit’s intent and what the various designations indicated; many also requested removal of indications that virtually all of the Planning Area was suitable for continued development of residential subdivisions. Most requested removal of the “Intensity/Proximity 2” designation<sup>4</sup>, dark yellow on the Preliminary Mapping exhibit. See Appendix 3 for this PowerPoint presentation and related exhibits.

In on-air interviews with KFVR-TV on September 29, participants who live in the Planning Area addressed this issue<sup>5</sup>.

*I myself grew up out in the country and I kind of like the country atmosphere and we moved out there because we have horses and that. That kind of gets pushed away. So I’m not particularly fond of a lot of people, they should stay closer to the city.*

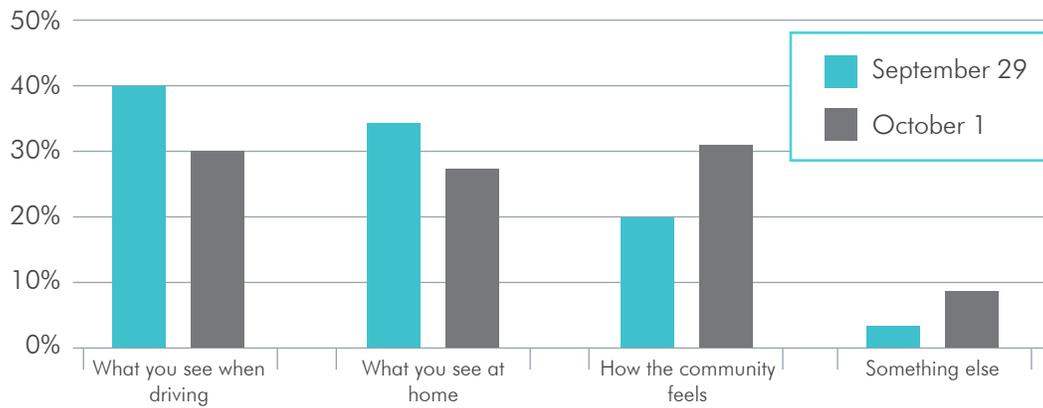
*It keeps crowding north. Keeps crowding north and it’s got to stop. I’ve been here for 35 years and when I moved out there I could look out from my front window and I could see one yard light.*

Defining rural character is essential for development of rural area related goals, objectives and policies. The September/October community meetings presented this topic, including a discussion of rural character, and also asked participants to vote on two follow-up questions: “What is Rural Character?” (Figure 2-3) as well as which of five land development regulation concepts the County should consider. See Appendix 3 for this PowerPoint presentation. Participants indicated that “Rural Character” involves many facets.

<sup>4</sup>The “Intensity/Proximity 2” designation on the preliminary maps indicated areas that were the most suitable for residential subdivisions because of their proximity to urban services.

<sup>5</sup><http://www.kfyr.com/home/headlines/KFVR-Open-House-Gets-Public-Input-on-Burleigh-County-Land-Use-Study-330032941.html>

Figure 2-3 – What is Rural Character

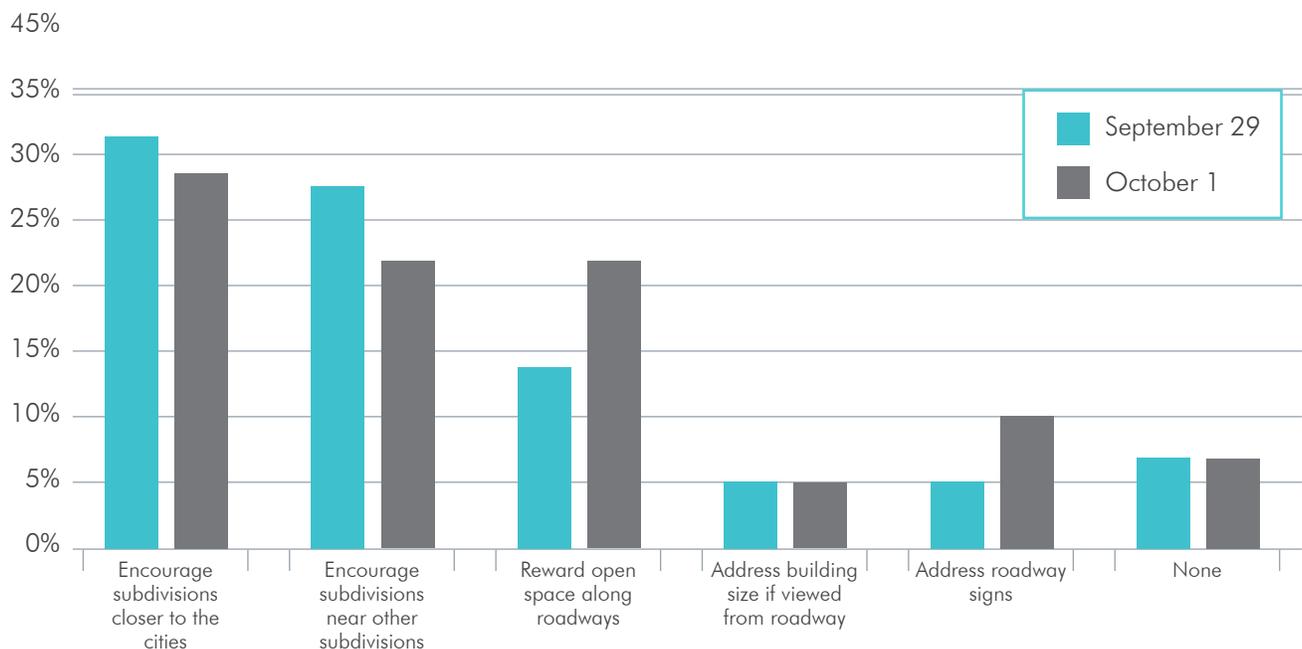


Source: Burleigh County Land Use Plan Fall Community Meetings

Community meeting participants and on-line polling indicated that “Rural Character” included having farms, horses and cattle, undeveloped open space, large properties, small communities, country barns and churches, traditional home styles, low traffic and narrow country roads. Some of these factors relate to local government development regulations; others do not. Opinions regarding five potential rural-character land

development regulation concepts were similar in the two community meetings. Most agreed that regulations encouraging subdivisions to locate closer to the cities and near other residential subdivisions were options to consider. Rewarding open space along roadways, addressing building size if viewed from roadway and addressing roadway signs received less favorable results (Figure 2-4).

Figure 2-4 – Potential Land Development Regulations



Source: Burleigh County Land Use Plan Fall Community Meetings



### Related Recommendations

- Include specific density limitations in each of the Land Use Map’s residential land use categories.
- Assign the densest of the residential land use categories to those areas categorized as “High Suitability” through the Residential Suitability studies. On the Land Use Map, this area is significantly less than the preliminary mapping’s “Intensity/Proximity 2” area.

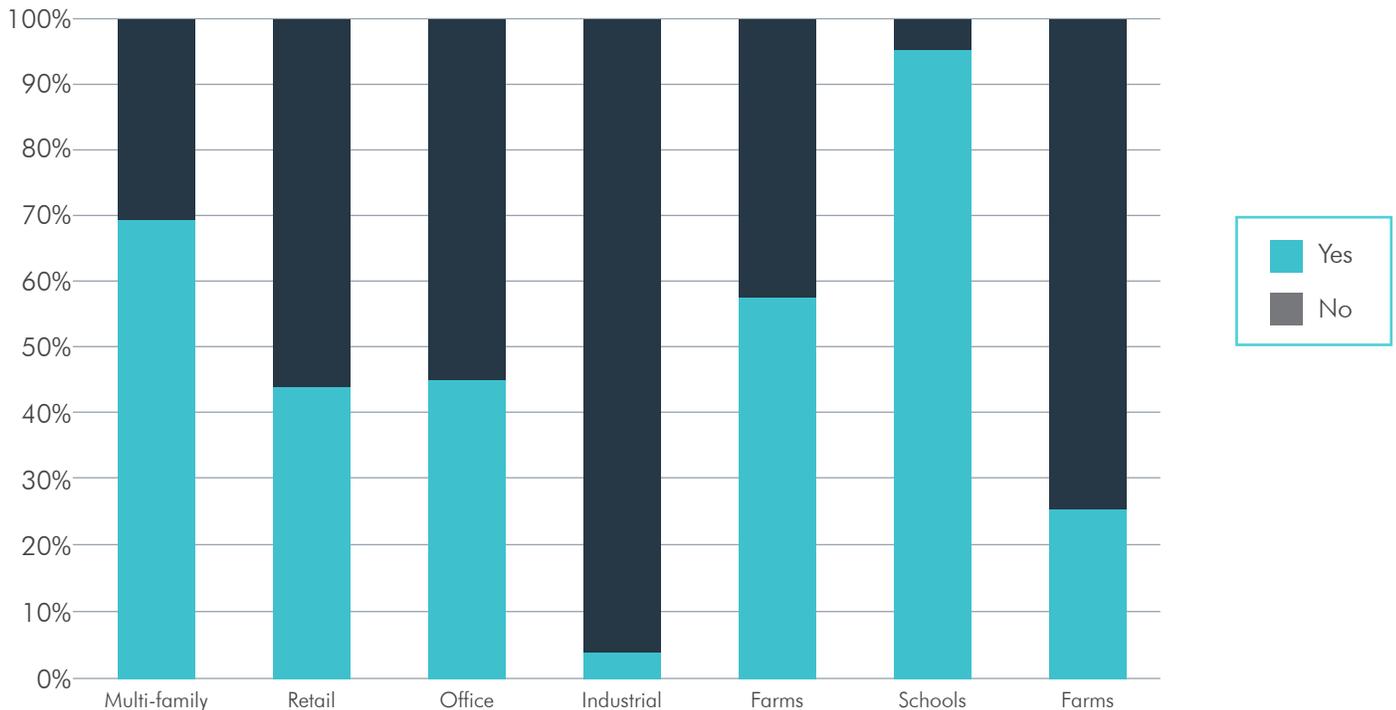
### LAND USE CONFLICTS

Potential land use conflicts within the Planning Area include conflicts between various development types and conflicts between agricultural and non-agricultural uses. Both of these have been addressed throughout the development of this Land Use Plan.

#### Development Conflicts

Community understanding of potential land use conflicts and preferences in locating uses in proximity to one another were polled both in the on-line survey and the community meetings. The results of this input informed the Land Use Map and the development of the proposed policies. The on-line survey included Question 17 which asked about the compatibility of single family uses with other types of development (Figure 2-5). A follow-up question was limited to residential and industrial uses. More than 87% of the on-line survey-takers indicated that industrial uses should not be located near residential and approximately 85% of the July community meetings indicated in the polling that “the County should consider land use compatibility in its zoning decisions”.

Figure 2-5 – Is Single Family Residential Compatible with Certain Other Uses



Source: Burleigh County Land Use Plan July 2015 Community Meetings

Compatibility of uses can be achieved through separating potentially incompatible land uses and through the implementation of site design techniques including but not limited to: transitions in uses; buffering; setbacks; and addressing elements such as height, scale, mass and bulk of structures, vehicular traffic, circulation and access and parking impacts

### **Conflicts Between Agriculture and Development**

Conflict between agriculture and residential<sup>6</sup> development is likely to occur where residential land uses directly abut, or are sufficiently close to farmland such that they are likely to be affected by agricultural activities. Such conflict can arise from the use of agricultural chemicals, nighttime operation, noise, dust and odor generating activities.

Converting farmland to nonagricultural uses has the potential to create residential-farm edge conflicts. Adverse impacts of residential development on farmland can include storm water run-off, increased traffic on rural roads, vandalism and agricultural area fragmentation. In many agricultural areas, residential populations in close proximity impede the productivity, efficiency and profitability of farm operations.

Where applied, planning guidelines minimize these conflicts by:

- Creating well-defined boundaries between agriculture and residential uses and not interspersing the uses
- Minimizing the potential for complaints about agricultural activities from residential areas

A related conflict between agriculture and development occurs when rising interest in rural living and speculation increase the cost of land.

### **Related Recommendations**

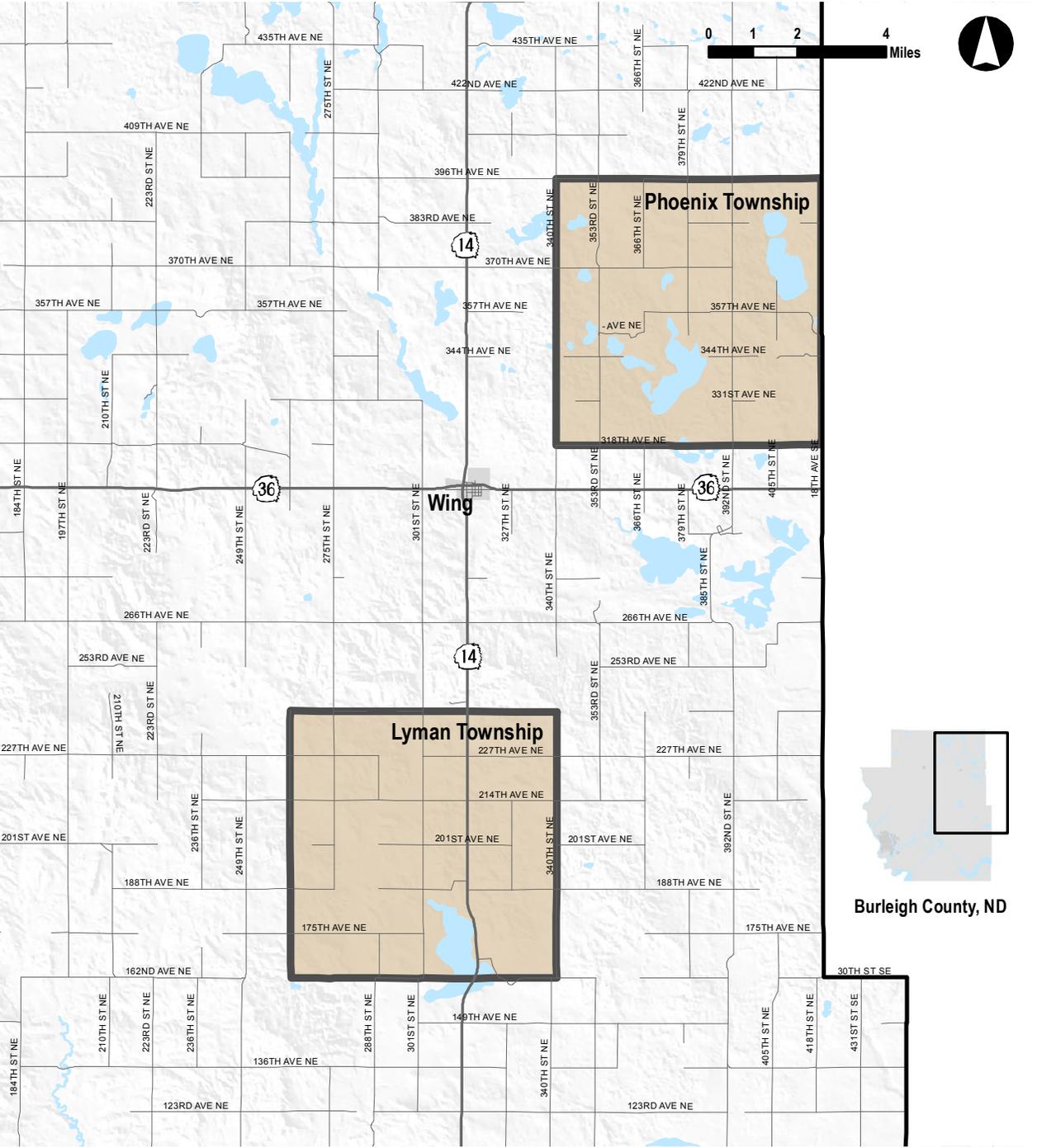
Both types of conflicts can be addressed during the development and subdivision approval process by recognizing and addressing the potential conflict during the review process. Some of these potential land use conflicts can be addressed with the following recommendation:

- Do not construe anything in this plan as prohibiting approval of requests for Land Use Map amendments from an Agriculture land use designation or from an agricultural use to other land use categories.

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<sup>6</sup>While these conflicts are most common between agricultural and residential uses, conflicts between agriculture and other land uses, including industrial uses, are documented.





# Gateways

-  Planning Area
-  Incorporated City
-  Census Designated Place (CDP)
-  Township Boundary



## COMMUNITY GATEWAYS

### Gateway Corridors

Gateway corridors on I-94, US 83 and ND 1804 are important transportation corridors that carry significant volumes of traffic making development along these corridors highly visible to the traveling public (Figure 2-6). Coordination with the cities will be needed as I-94, US 83 and ND 1804 transition from the Planning Area to the cities.

The identified corridors, or parts of them, can serve the dual purpose of protecting the Planning Area's rural character plus encouraging high quality economic development and capital investment in the Planning Area. These are classic examples of the "land use connection" between development and transportation needs. Corridor overlays, a frequent implementation technique for important community gateways, are proposed for the Planning Area.

It is anticipated that these corridors, or some of them, may be divided into a number of segments, each reflecting their context areas. Some are expected to have a rural character focus and others will have an economic development focus.

### Related Recommendation

- Encourage the County to conduct field observations and study these gateway corridors, both the rural character and investment perspectives and to consider related development guidelines.

### Gateways

The identified areas within the Planning Area on I-94, US 83 and ND 1804 present a unique opportunity for gateways which provide a sense of identity, transition and anticipation. Installation of public amenities or landmarks for the gateway could include landscaping, signage features and concepts, wayfinding and street graphics concepts.





**BURLEIGH GROWTH 2015**  
BURLEIGH COUNTY LAND USE PLAN

Land Use Map

CHAPTER  
**three**



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The Land Use Map (Figure 3-1) expresses the strategy for managing land use developed during the planning process as documented in this Plan. As Burleigh County moves forward, this Land Use Map may and most likely will be modified to reflect changing conditions. The Land Use Map is not to be construed as a rigid image of the Planning Area in the future.

The Land Use Map does not share the same legal status as the Zoning Map. It should be considered a guide, expressing a vision for the Planning Area’s future, and should be used to influence future land use decisions, not regulate the activities in specific zones.

*The Land Use Map is a graphic depiction of the Land Use Plan’s recommendations for the future of the Planning Area.*

**Land Use Map Categories**

Designations on the Land Use Map are based on site constraints, historic and developing growth patterns and community preferences. Gradations of densities are expected in many of the land use plan categories. Land uses and densities are proposed as the recommended “maximum allowed” and do not preclude lower intensity land uses or densities. Recommended densities are defined for “gross areas” and not on a per parcel or lot basis.

**Agriculture Land Use Category**

The Agriculture areas are sparsely developed, remote from public services and are characterized by agricultural and very low-density residential uses. These areas can anticipate a continued level of public services below that of an urban or suburban area. Industrial uses will focus on industrial uses directly related to farming and ranching. Rural-oriented recreational uses will also play a role in this category. Maximum density in the Agriculture area is one dwelling unit per 40 acres (1 du/40 acres) is recommended.

**Rural Land Use Category**

The Rural areas are sparsely developed, remote from public services and are characterized by agricultural and very low-density residential uses. These areas can anticipate a continued level of public services below that of an urban or suburban area. Maximum density in the Rural area is one dwelling unit per 20 acres (1 du/20 acres) is recommended.

**Outlying Suburban Land Use Category**

The Outlying Suburban areas are characterized by their peripheral location in relation to established areas containing residential subdivisions. Generally the requisite infrastructure needed for higher density development is not planned or in place. It is expected that these areas will develop at a maximum density of one dwelling unit per 10 acres (1 du/10 acres) to ensure compatibility. Commercial development and industrial land uses are not anticipated

**Suburban Land Use Category**

The Suburban areas are intended to accommodate residential development at low densities in an effort to maintain rural character and create a transition from agricultural to urban areas. A minimum lot size of 65,000 square feet is recommended in Suburban areas to minimize the need for municipal services in rural areas and to provide adequate separation between residences for fire protection purposes.





### **Rural Community Land Use Category**

The Rural Community designation, established to maintain and enhance the historic and rural character of Baldwin and Menoken as rural townsites, is indicated by an asterisk on the Land Use Map. Specific geographic limits have not been established. The intent of this category is to encourage treatment of these areas as local mixed use centers with residential and small-scale commercial development serving the surrounding rural vicinity.

### **Neighborhood Activity Center**

The Neighborhood Activity Center designation on the Land Use Map is an indication that the intersection has potential as a local mixed use centers focused on residential and small-scale commercial development serving the surrounding rural community.

### **Future Neighborhood Activity Center**

The Future Activity Center designation on the Land Use Map is an indication that the intersection has future potential as a local mixed use center focused on residential and small-scale commercial development serving the surrounding rural community.

### **Interchange Land Use Category**

The Interchange area is a specialized category intended to address the unique opportunities associated with land development at the I-94 interchange in Menoken. Uses within this Interchange designation are intended primarily to serve the traveling public including truck traffic and industrial uses. Overall this designation would encourage industrial uses rather than commercial uses but certain types of office and retail uses would be permitted, including accessory retail uses (such as a wholesaler with a small retail operation, or a manufacturer selling goods on-site) and accessory offices.

### **Industrial Land Use Category**

The Industrial designation is intended for a variety of industrial, construction materials and equipment yards and heavy commercial uses. These areas are more conducive to industrial development due to their proximity to rail lines, existing heavy-industrial uses, and access to routes that bypass residential neighborhoods, distance from existing or committed residential uses and other characteristics. Uses initially designated as Industrial on the Land Use Map will include property that may not have high suitability for industrial uses but has existing industrial uses and/or industrial zoning.



**Industrial Opportunities Overlay**

The Industrial Opportunities Overlay designation is an overlay established to indicate that these areas are more conducive to industrial development due to their proximity to rail lines and/or existing industrial uses, and access to routes that bypass residential neighborhoods.

**Public Lands Land Use Category**

The Public Lands include the publicly owned lands such as parks, schools and governmental facilities.

**Greenway Overlay**

The Greenway Overlay designation is intended to include floodplain areas and associated upland buffers on private lands along the major drainageways within the Planning Area. These lands, intended to be maintained as open drainage systems, may serve to separate and buffer adjacent land uses while providing opportunities for recreation in the form of pedestrian walkways, bicycle paths and boardwalks. Public use of the Greenway Overlay properties for trails or other purposes will require easements.

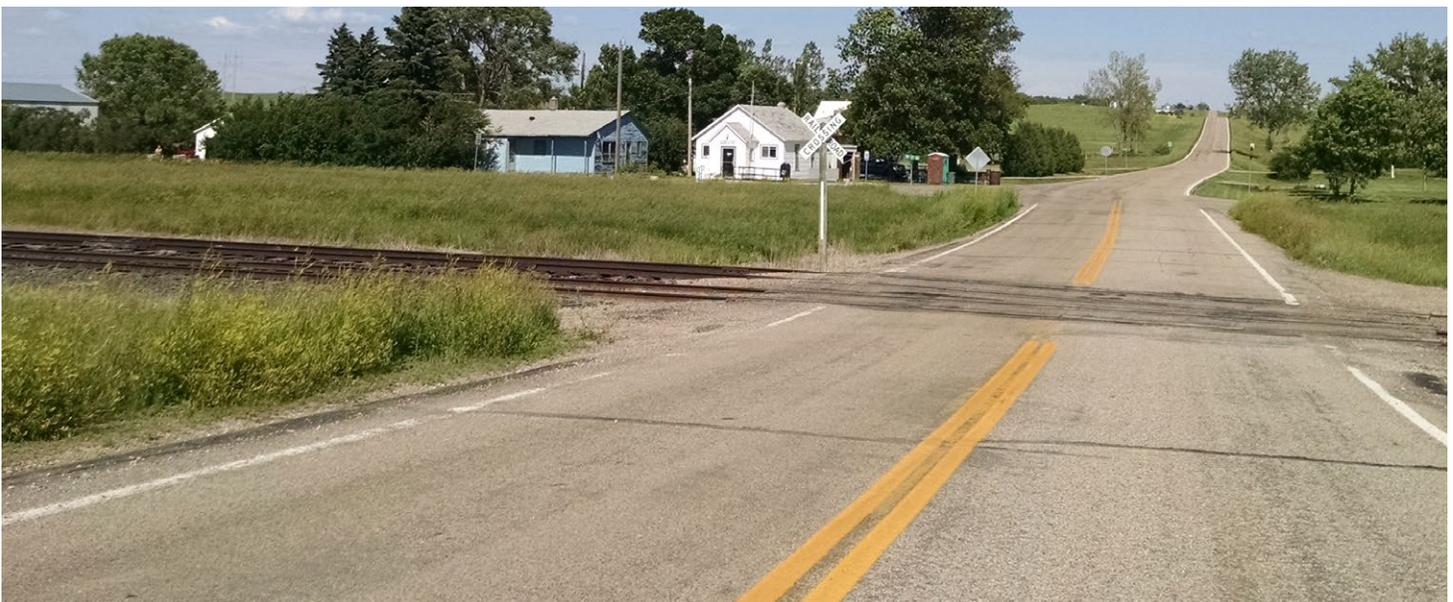
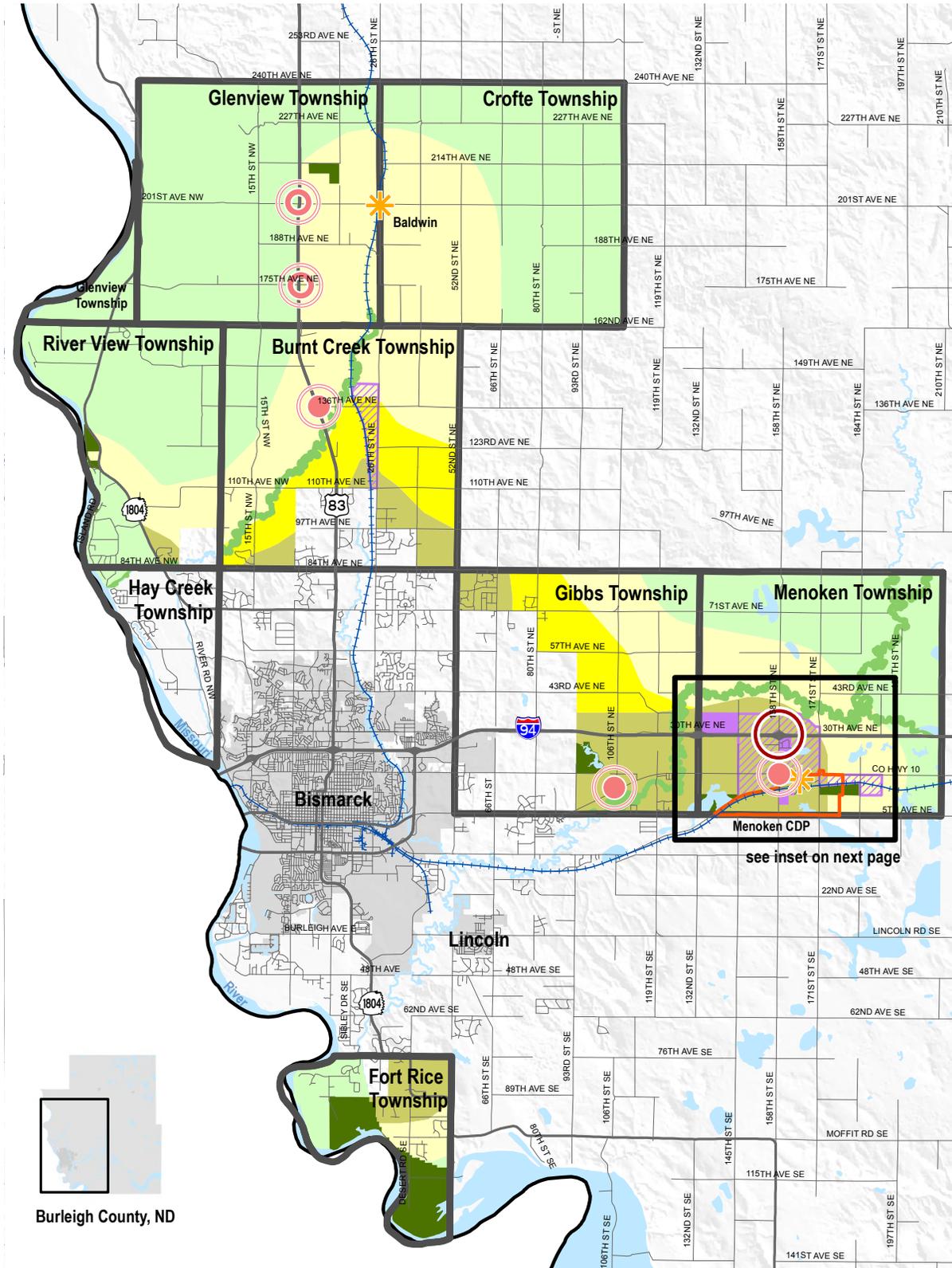
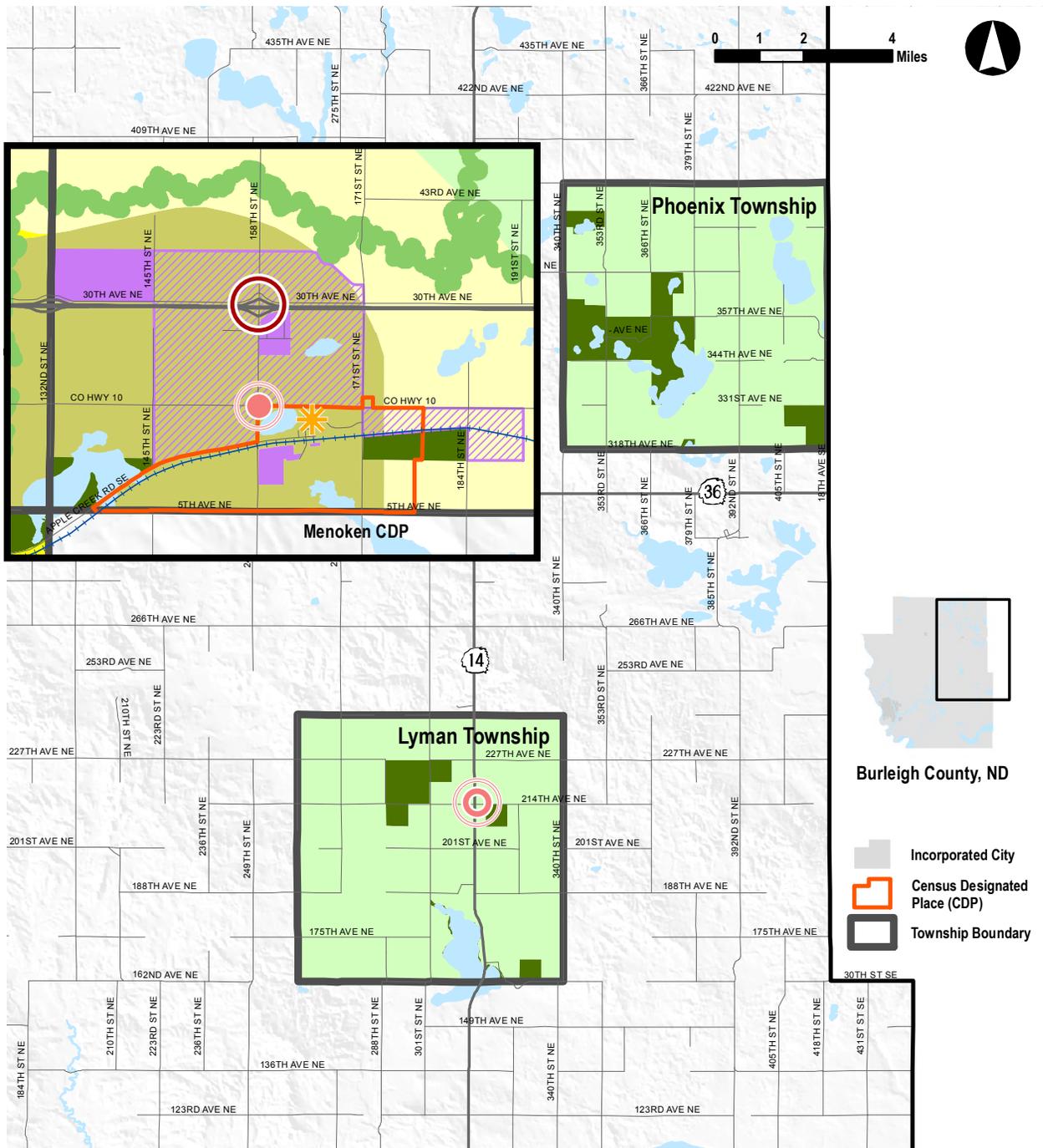




Figure 3.1 – Future Land Use Map





# Future Land Use

Note: Some areas have been enhanced in size for visual representation

- |   |                                  |   |                  |   |                              |
|---|----------------------------------|---|------------------|---|------------------------------|
|  | Suburban                         |  | Agriculture      |  | Interchange                  |
|  | Outlying Suburban                |  | Public           |  | Neighborhood Activity Center |
|  | Rural                            |  | Greenway Overlay |  | Future Activity Center       |
|  | Industrial                       |  | Water            |  | Rural Community              |
|  | Industrial Opportunities Overlay |   |                  |   |                              |



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# BURLEIGH GROWTH 2015

BURLEIGH COUNTY LAND USE PLAN



# appendices

- 1 METHODOLOGY FOR DEVELOPING THE LAND USE MAP
- 2 PLANNING AREA SNAPSHOT - 2015
- 3 COMMUNITY ENGAGEMENT
- 4 WRITTEN COMMENTS RECEIVED



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**BURLEIGH GROWTH 2015**  
BURLEIGH COUNTY LAND USE PLAN

Methodology for Developing the  
Land Use Map

APPENDIX  
**one**



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The first steps in developing the Burleigh County Land Use Map included data collection, analysis and developing the study methodology. The project’s Steering Committee and the KLJ team committed to a transparent, fact-based process with ample opportunities for community engagement. Throughout the process the commitment to develop a Land Use Plan and the related Land Use Map that would protect/enhance property values, reflect community character, encourage economic development and ensure land use compatibility was emphasized. The process generally includes five stages, each answering a question.

**WHERE ARE WE NOW?**

**Planning Area Base Mapping**

**Base Map**

The base map includes all of the townships in the Planning Area and depicts roadways, waterbodies and public lands.

**Constraints Maps**

This mapping includes a series of maps plus a composite map indicating factors that pose a constraint for future development. The darker colors on Figure A1-1 indicate more physical constraints to development. Factors that were mapped include:

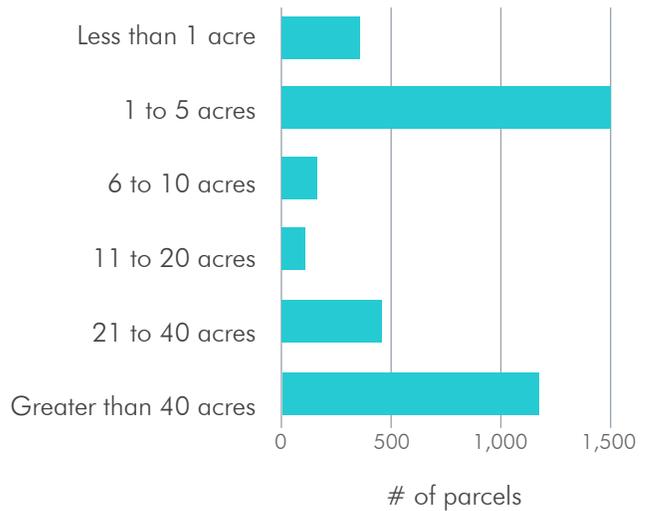
- High – NWI Wetlands, FEMA 100-year floodplain, steep slopes (over 20%)
- Moderate – Hazus<sup>8</sup> 100-year flood plain, FEMA 500-year floodplain, steep slopes (10%-20%)
- Minor hydric soils, prime farmland

Figures A1-2, A1-3, A1-4 and A1-6 illustrate Land Cover, Topography, Floodplains and Prime Farmland.

**Existing Development Maps**

This series of maps, included in the July community meeting presentations, depict the current distribution of parcels of various sizes including existing homes, parcels under 5 acres, parcels 20 to 39 acres, and parcels over 40 acres. Figure A1-7 depicts the current distribution of parcels size “Business as Usual”. It shows that more than 50% of these parcels are less than five acres in size and more than 30% of the parcels are over 40 acres in size.

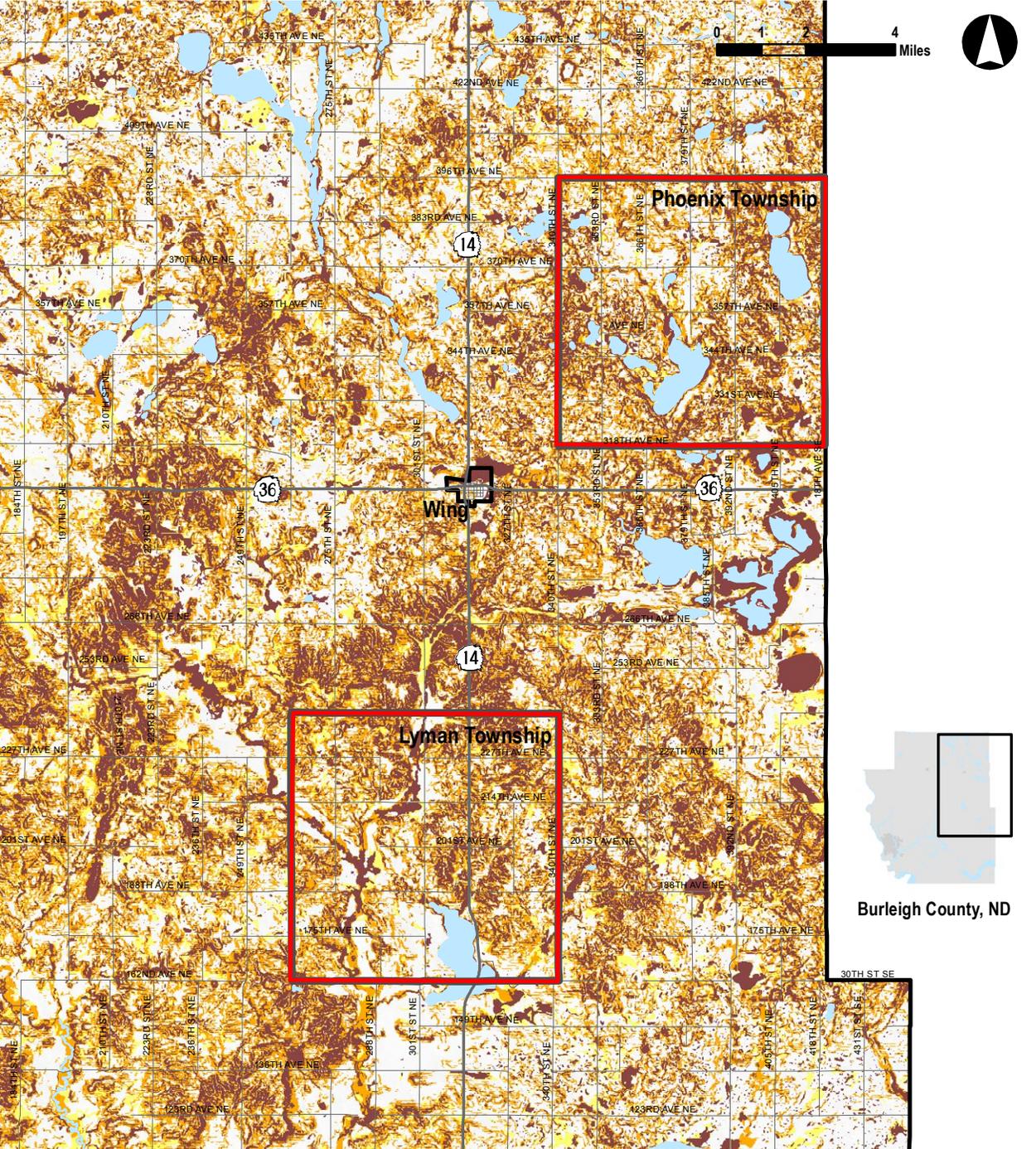
**Figure A1-7 – Parcel Size Considerations**



In order to determine the appropriate acreage needed for each land use category in the year 2040, the acreage of existing land uses is used as a basis or starting point. Empirically, it can be expected that acreage requirements for all uses, particularly residential uses, will increase as the Planning Area grows. Acreage for non-residential uses will increase correspondingly. As acreage requirements for these land uses increase, a decrease will occur in others, particularly agricultural uses. Also mapped are the commute distances (Figure A1-8).

<sup>8</sup> Hazus is a nationally applicable standardized methodology that contains models for estimating potential losses from earthquakes, floods and hurricanes. For this Land Use Plan it was used to estimate potential flooding in areas that do not have FEMA Flood Insurance Rate Maps.



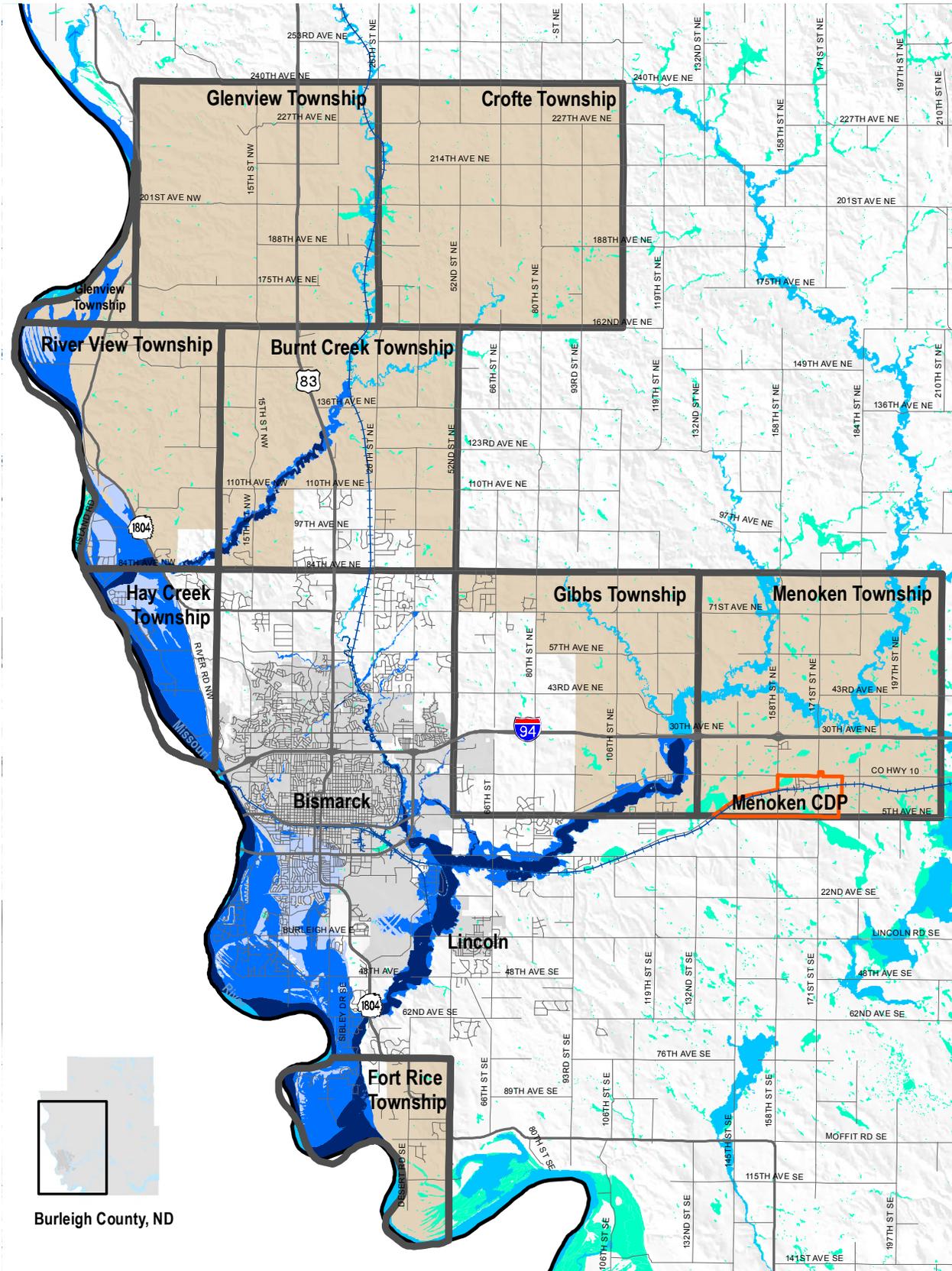


# Development Constraints

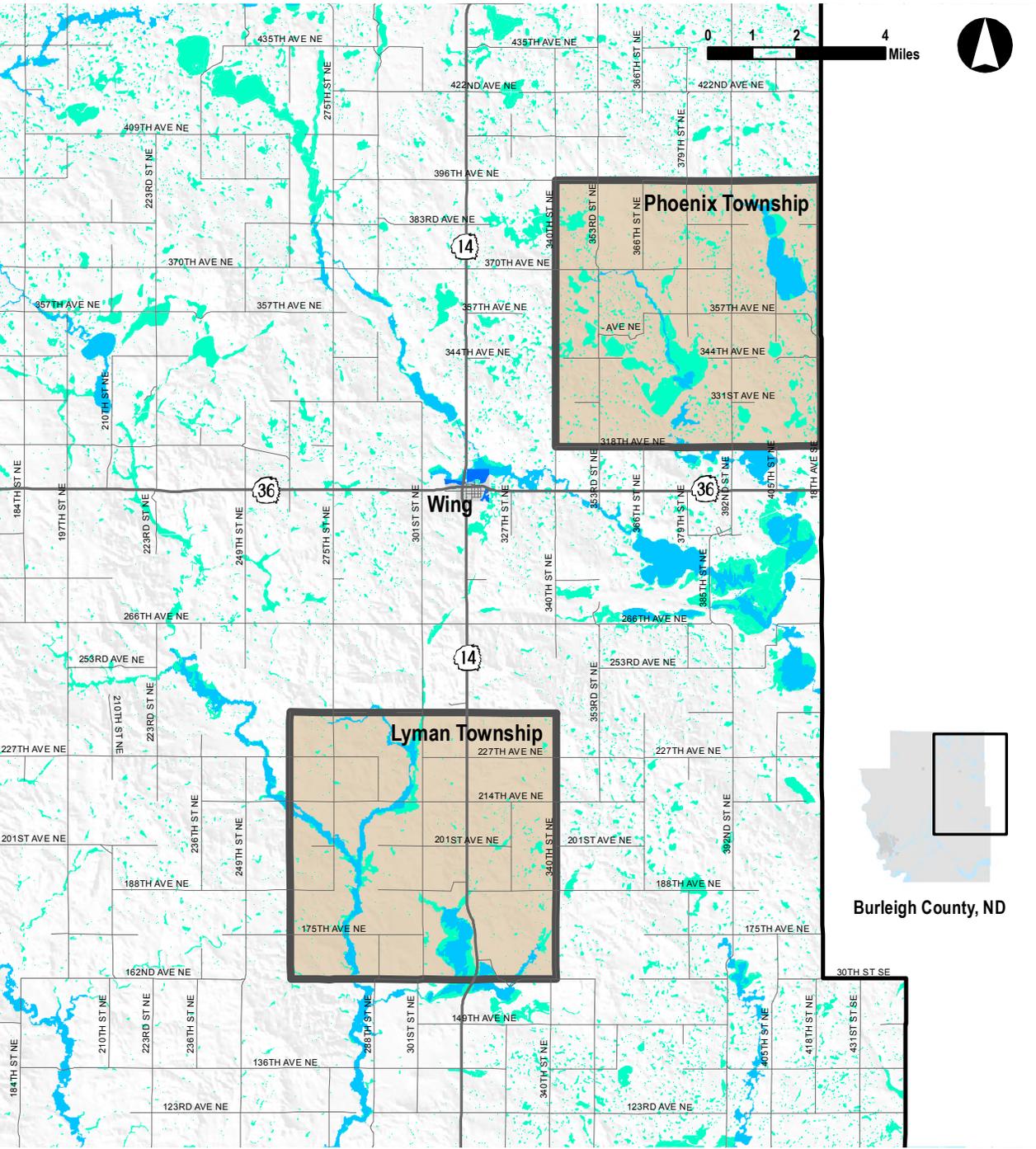
-  **High Consideration**  
 NWI Wetlands  
 FEMA 100-Year Floodplain  
 Steep Slopes (>20%)
-  **Moderate Consideration**  
 Hazus-MH 100-Year Floodplain  
 FEMA 500-Year Floodplain  
 Steep Slopes (10-20%)
-  **Minor Consideration**  
 Hydric Soils  
 Prime Farmland
-  **Water**
-  **Planning Area**
-  **Township Boundary**
-  **Incorporated City**
-  **Census Designated Place (CDP)**



Figure A1-2 – Floodplains



Burleigh County, ND



# Hydrology

FEMA DFIRM 8-4-2014  
 Hazus-MH 2.1  
 National Wetlands Inventory

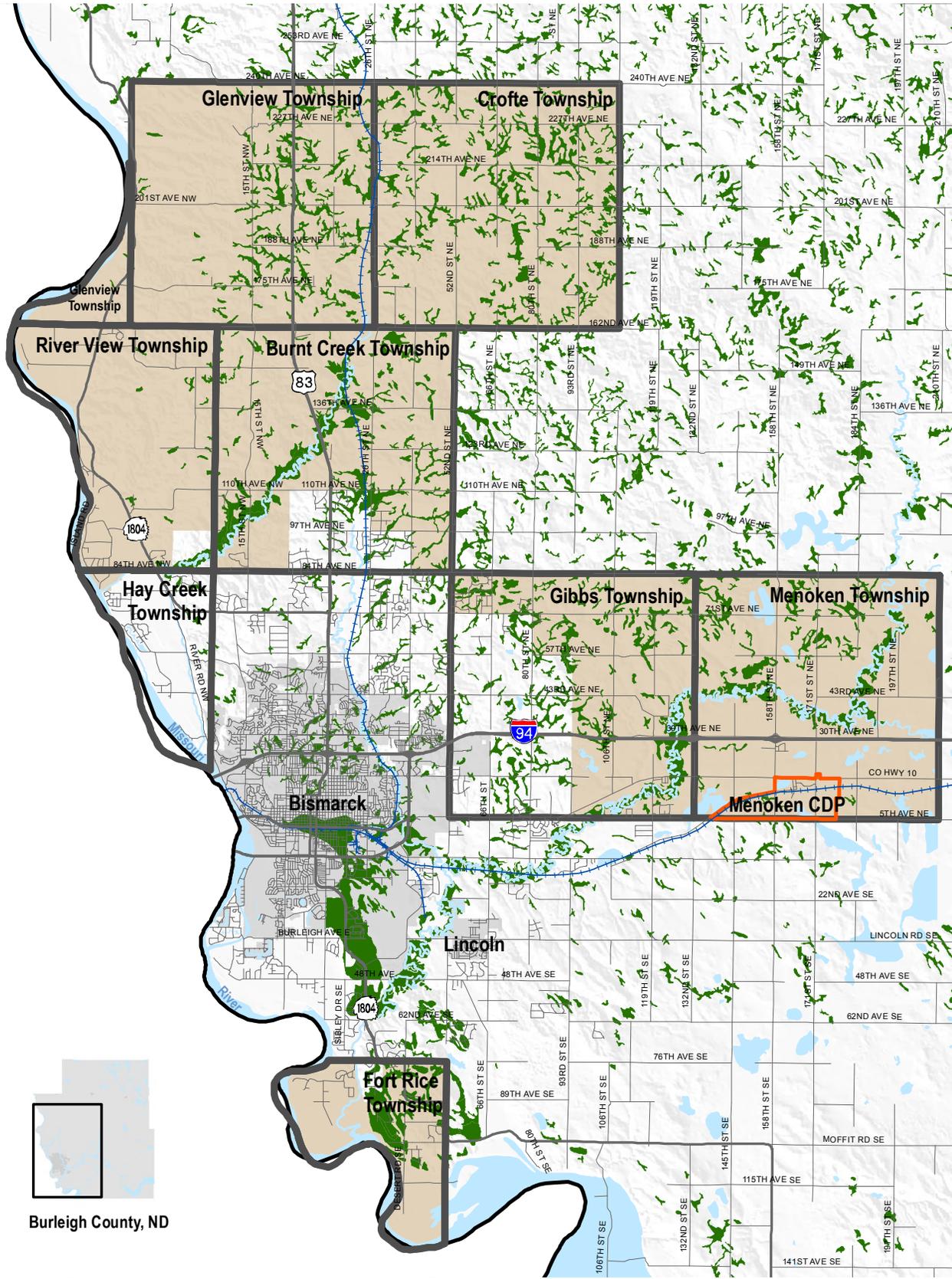
## Flood Zones

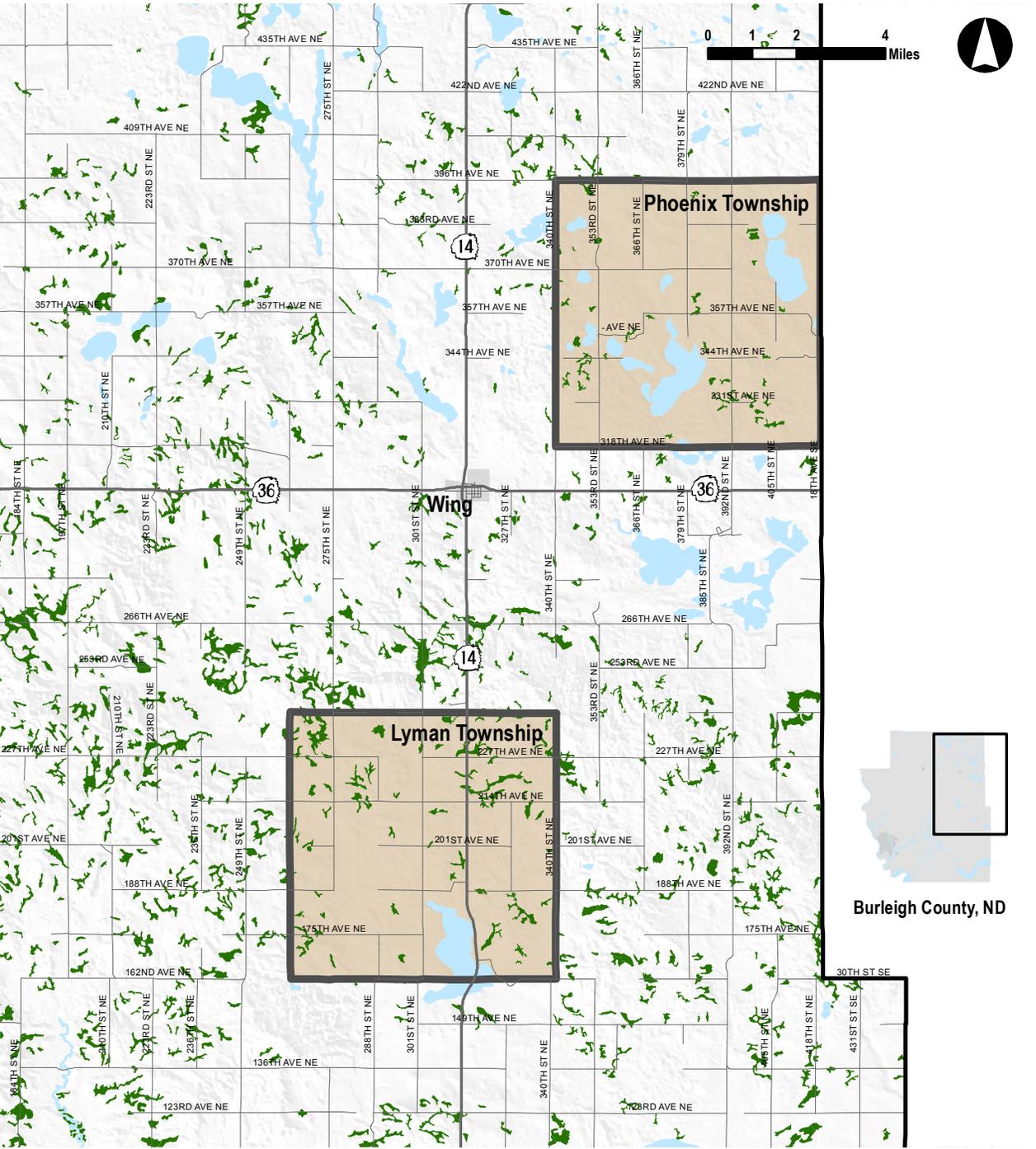
- FEMA Floodway
- FEMA Zones A, AE & AH (1 Percent Annual Chance)
- FEMA Zone X (0.2 Percent Annual Chance)
- Hazus-MH Floodplain (1 Percent Annual Chance)

- NWI Wetlands
- Planning Area
- Incorporated City
- Census Designated Place (CDP)
- Township Boundary



Figure A1-3 – Prime Farmland





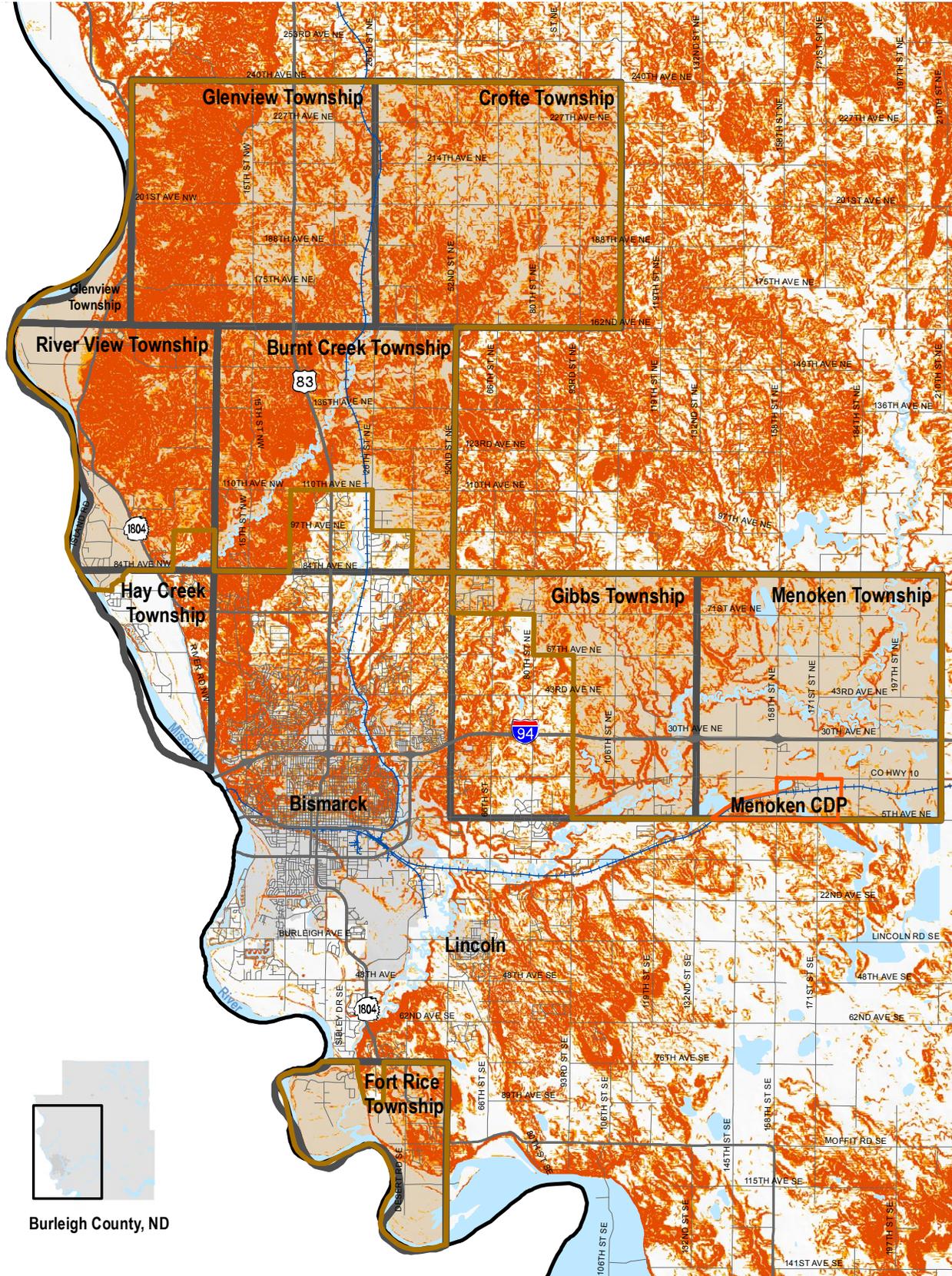
# Prime Farmland

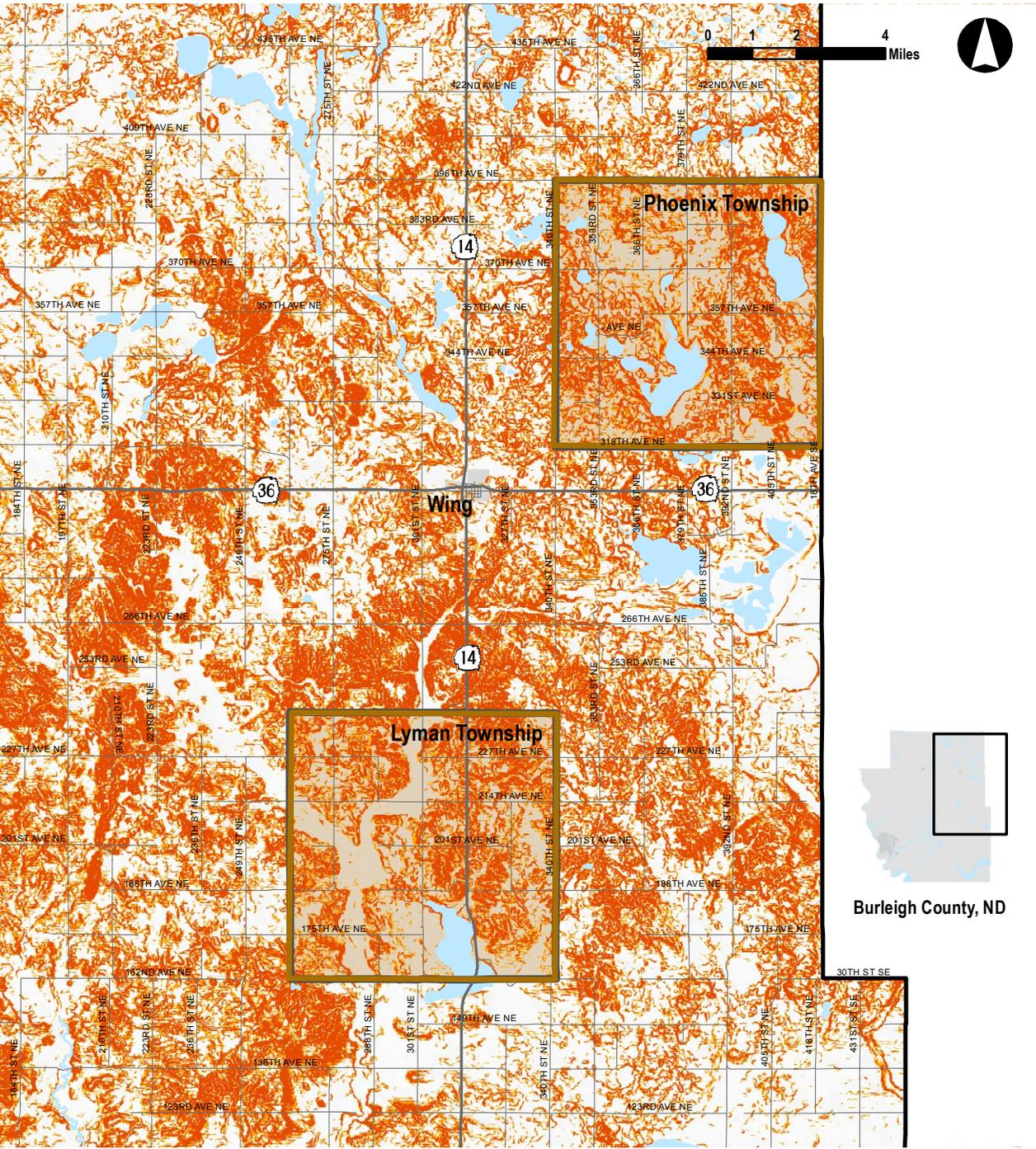
USDA Natural Resources Conservation Service

-  Prime Farmland
-  Planning Area
-  Incorporated City
-  Census Designated Place (CDP)
-  Township Boundary



Figure A1-4 – Topography





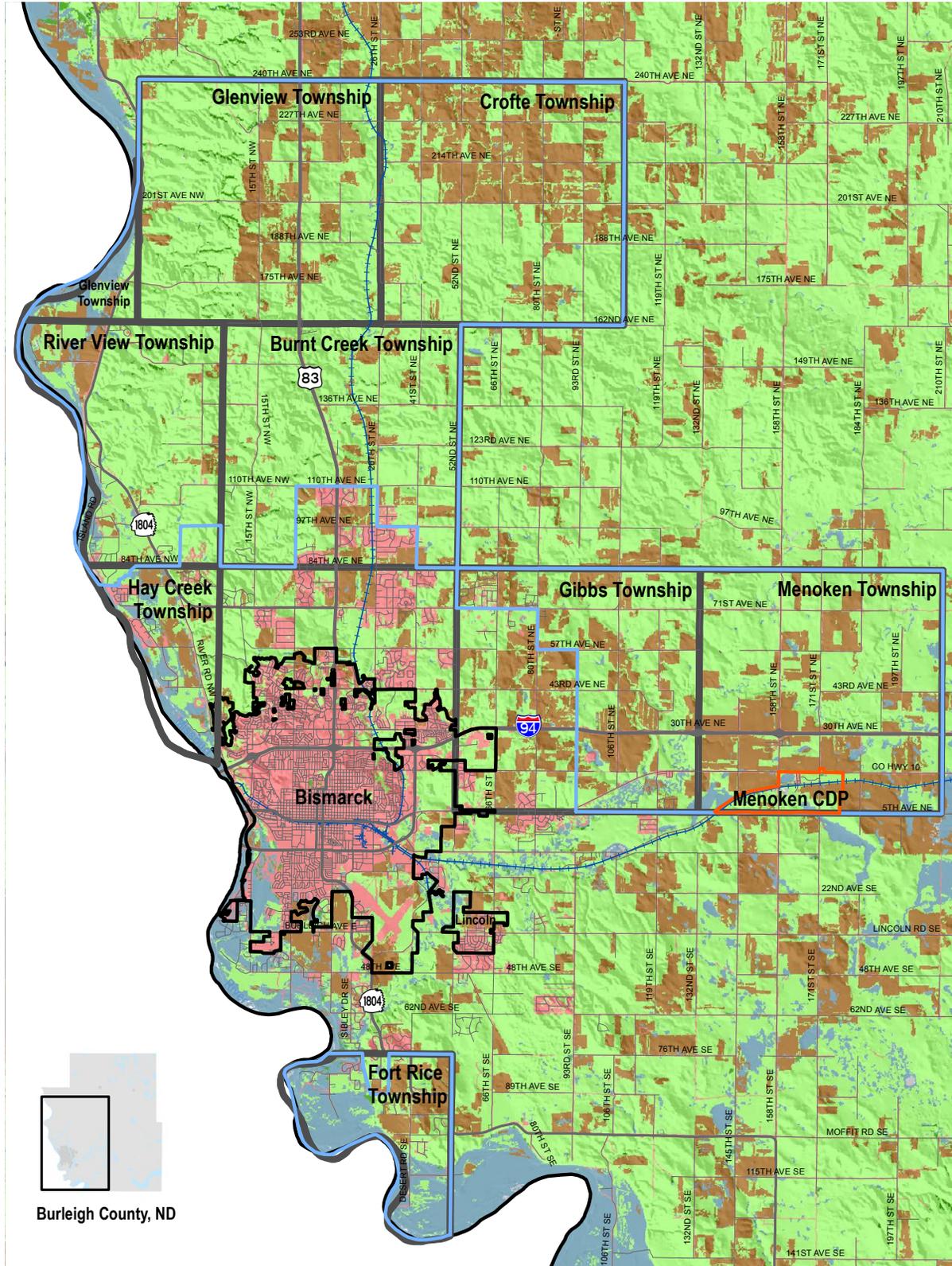
# Topography

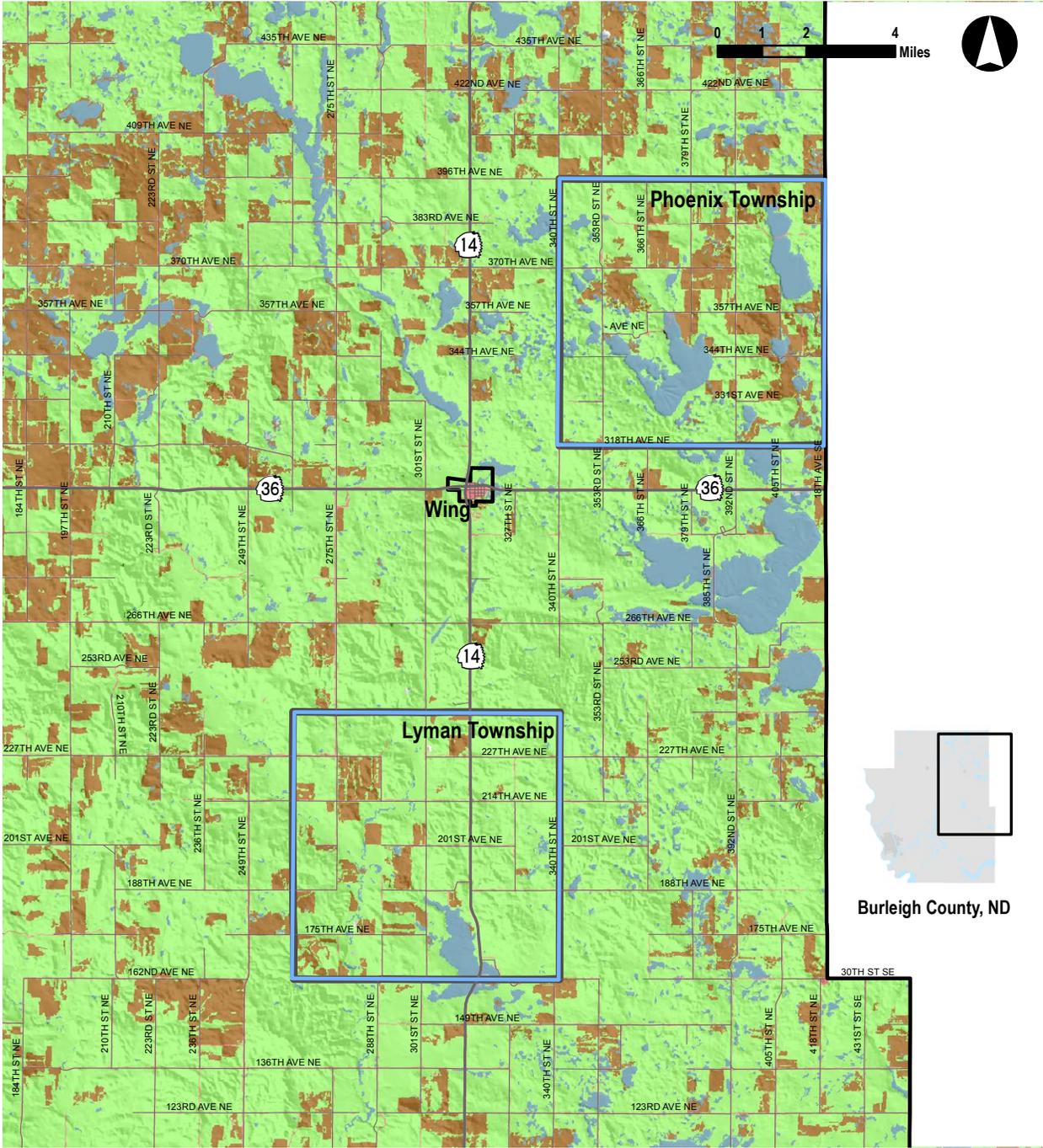
USGS Digital Elevation Model  
(1/3-arc-second, 10 meters)

-  Steep Slopes (>15%)
-  Steep Slopes (>10%)
-  Planning Area
-  Incorporated City
-  Census Designated Place (CDP)
-  Township Boundary



Figure A1-5 – Land Cover





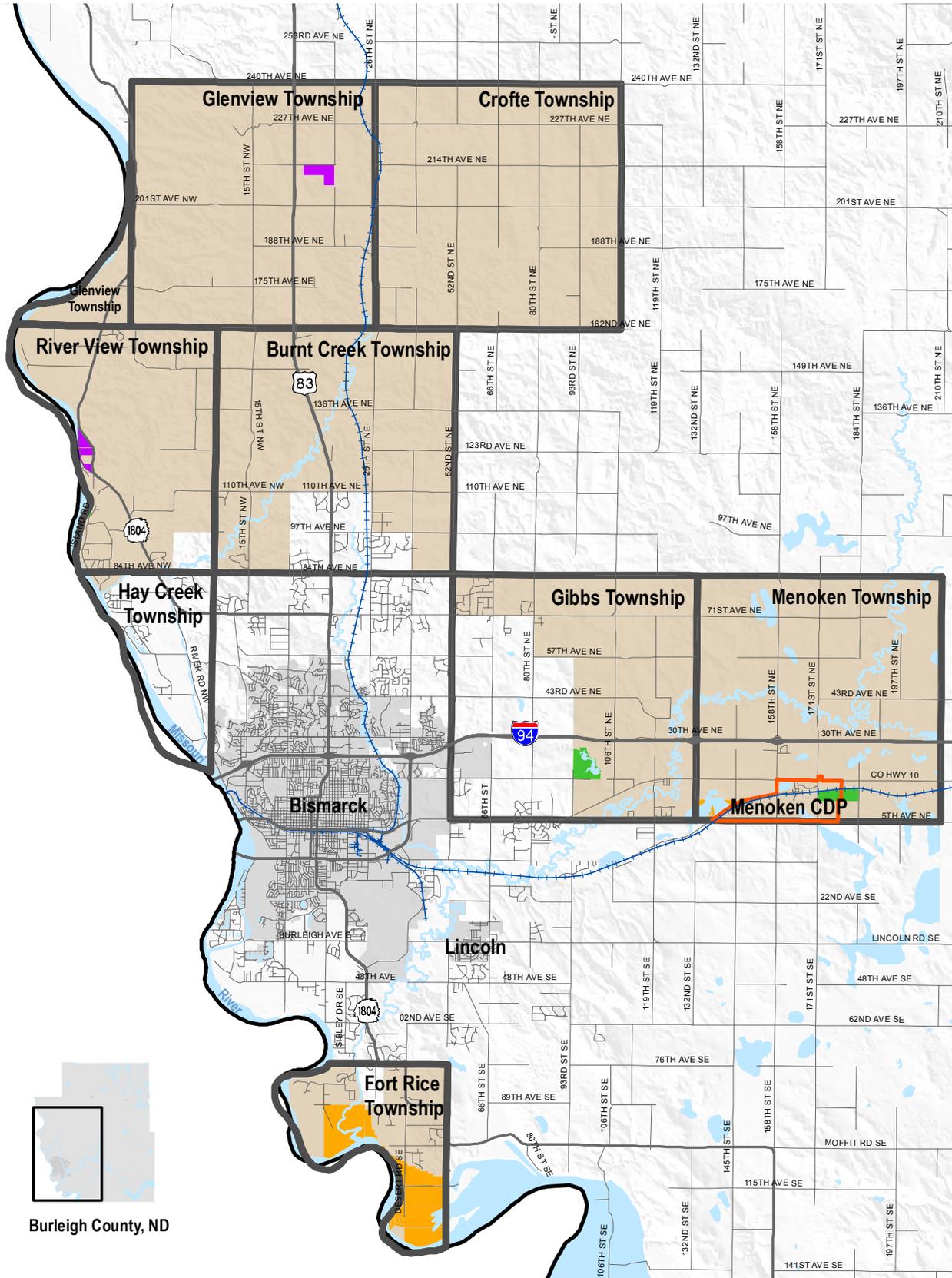
### Land Cover

National Land Cover Database

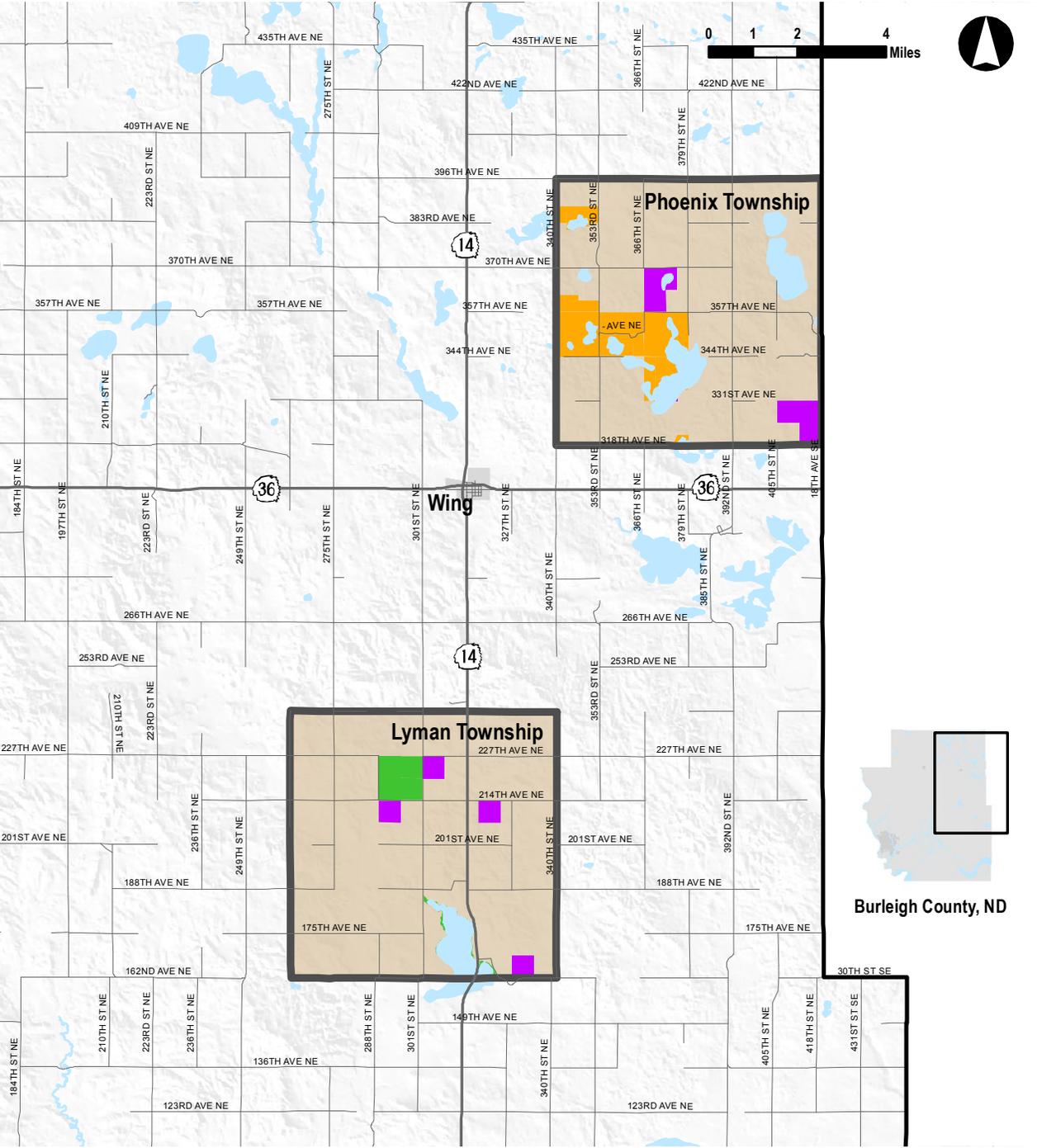
- Cultivated Crops
- Forest
- Developed
- Water
- Hay/Pasture
- Planning Area
- Township Boundary
- Incorporated City
- Census Designated Place (CDP)



Figure A1-6 – Public Lands



Burleigh County, ND



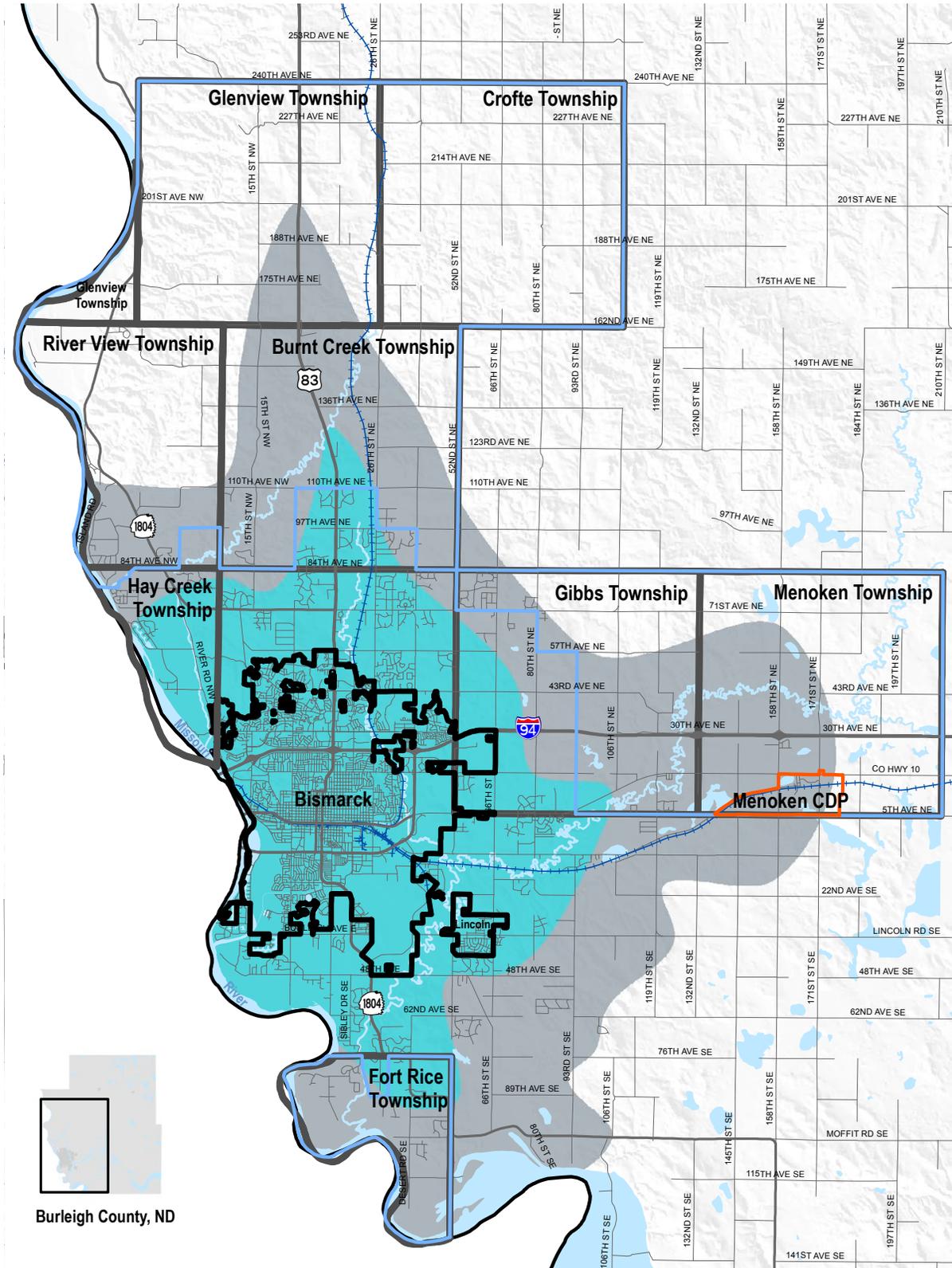
# Public Lands

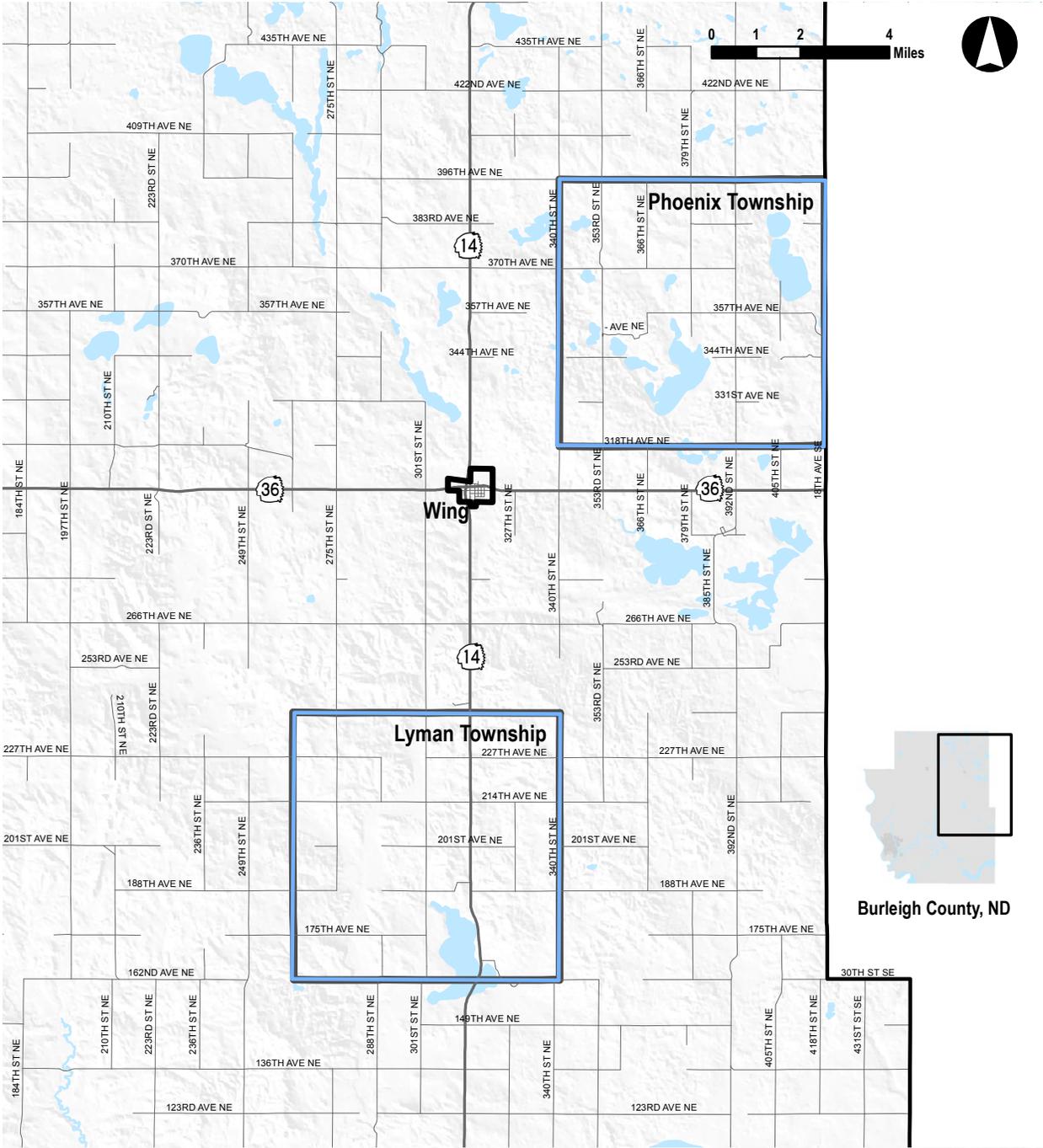
Only includes lands within planning area

- Burleigh County
- North Dakota
- United States
- Planning Area
- Incorporated City
- Census Designated Place (CDP)
- Township Boundary



Figure A1-8 – Commute Distance





### Travel Time

Driving time from County Courthouse



15 minutes from County Courthouse



20 minutes from County Courthouse



Planning Area



Incorporated City



Census Designated Place (CDP)



Township Boundary



## HOW SHOULD WE GROW AND HOW MUCH?

### *Alternative Growth Scenarios*

To answer the question “How we should grow”, the KLJ team looked at three growth patterns seen across the country: Corridor Growth, Outward Growth and Focused Growth. Today the Planning Area is generally a combination of the Corridor Growth and Focused Growth. The rationale for this growth pattern may be the limited infrastructure available in the Planning Area. When polled at the September 29 and October 1 community meetings, participants selected a combination of growth corridors rather than any one pattern.

### *Population Projections*

The first step in assessing how much growth should be depicted on a future land use map is establishing population projections or a range of projections for the area. The aggressive Burleigh County growth scenario adopted by the MPO was used to estimate 2040 population for the Planning Area. Two elements factor into utilizing these projections in projecting 2040 Planning Area population. The first element relates to the rate of growth in the Planning Area as compared to the overall county projections. The lower projection (5,400 people) in the Planning Area in 2040 reflects a constant percentage of the countywide projection; the higher projection (11,000 people) reflects the Planning Area’s higher growth rate than the overall county (Figure A1-9).

The second element is the number of persons per household. Consideration was given to adjust that figure. A higher figure would reflect more families with children moving into the Planning Area and a lower figure could reflect more retirees. Absent any convincing data, 2010 Census figure of 2.76 persons per household was used to estimate the number of households.

### *Population Accommodation*

As residential uses are the major component affecting the acreage for all future land use types, the population accommodation analysis started there.



### Residential Land Use

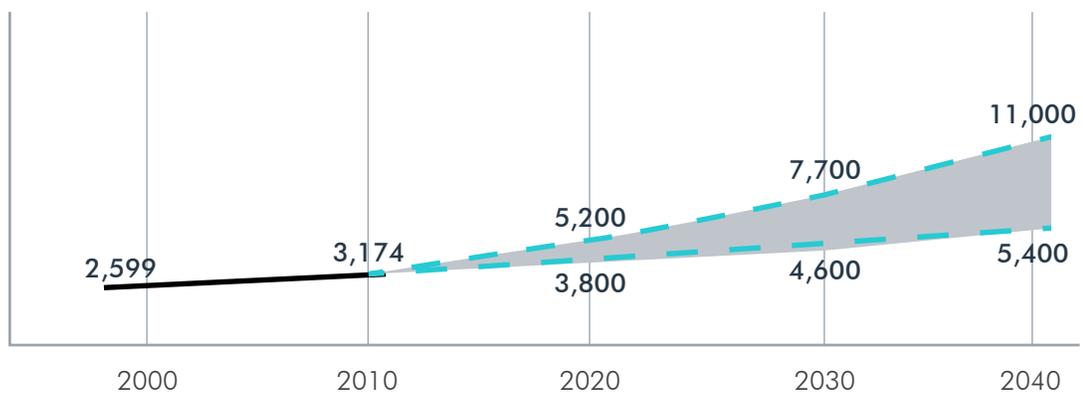
The following steps were taken to project future required acreage:

1. Utilize the projected number of new residents in the county in 2040.
2. Establish persons per dwelling unit in 2040 (discussion above).
3. Establish a population range for the Planning Area through 2040 (Figure A1-9).
4. Calculate the total number of additional dwelling units required for 2040.
5. Because of limited infrastructure (particularly wastewater service) expected in the Planning Area in 2040, all or at least virtually all residential units in the Planning Area are expected to be single-family in 2040. With that assumption, residential projections have focused on parcel size.
6. Establish a proportion of the projected households in the various parcel size groups based on the "Business as Usual" distribution (Figure A1-7). Polling completed on-line has not indicated preference for another distribution.
7. Assign expected proportion of the parcel size distribution to the number of households expected in the Planning Area and calculate residential acreage needed in 2040 (Table A1-1).



8. This yields the total additional acreage needed for residential land use. Typically land use plan maps depict more than the calculated needed acreage to accommodate flexibility and prevent a tight housing market. The additional acreage ranges from 25% to 100% of the calculated needed acres.

Figure A1-9 – Burleigh County Planning Area Population





**Table A1-1**  
**Projected 2040 Residential Acreage Need <sup>9</sup>**

2014 Residential Acres	3,400 acres
Additional Acres – Lower Projection + 25%	3,800 acres
Additional Acres – Lower Projection + 100%	8,200 acres
Additional Acres – Higher Projection + 25%	11,300 acres
Additional Acres – Higher Projection + 100%	20,100 acres
Land Use Map Residential Acres <sup>10</sup>	60,100 acres

Source: KLJ

As demonstrated in Table A1-1, the Land Use Map includes significantly more acres designated for residential uses than is needed for 2040.

**Commercial Land Use**

To serve the increased 2040 population, more acreage will be required for commercial uses. The following steps were taken to project future required acreage:

1. Assume the number of establishments per person is constant and assume the average size of commercial establishments is constant.
2. Determine ratio of persons per establishment (existing) and multiply by number of projected new residents to determine projected number of establishments for 2040.
3. Take ratio of acreage required per establishment and multiply by the number of establishments projected for 2040. This is the additional acreage required for commercial use; this figure is added to existing acreage as no loss of acreage is expected in this category.

**Table A1-2**  
**Projected 2040 Commercial Acreage Need <sup>11</sup>**

2014 Commercial Acres	200 acres
Additional Acres – Lower Projection + 25%	230 acres
Additional Acres – Lower Projection + 100%	480 acres
Additional Acres – Higher Projection + 25%	670 acres
Additional Acres – Higher Projection + 100%	1,190 acres
Land Use Map Commercial Acres <sup>12</sup>	960 acres

Source: KLJ

As demonstrated in Table A1-2, the Land Use Map depicts twice the commercial acreage needed for the lower projections (with a 100% flexibility factor) and enough acreage to accommodate the higher projections plus a 80% flexibility factor.

**Industrial Land Use**

The importance of preserving and expanding lands available for industrial land use as a key economic engine for the county and the region is reflected in Burleigh County’s Comprehensive Plan.

*“Coordinate plans to ensure an adequate supply of industrial . . . land in appropriate locations”.*

*Burleigh County Comprehensive Plan  
2014, page 15*

Compared to residential and commercial land uses, industrial sites have tighter constraints on where they can locate. The benefit to some industrial uses of locating on rail line is clear as is the availability of large fairly flat property. The analysis for this project focused on sites with features making them uniquely suitable for industrial land use. The Planning Area boundaries are invisible on the ground to potential industrial developers and currently the Planning Area has very little industrial facilities and a low population total. For those reasons, the calculations in Table A1-3 were completed using countywide ratios of current population to current industrial use as a base.

<sup>9</sup> All of the “Additional Acres” includes residential parcels and related public facilities

<sup>10</sup> Totals include Land Use Map Rural, Outlying Suburban and Suburban Land Use acreage

<sup>11</sup> All of the “Additional Acres” includes commercial parcels and related public facilities

<sup>12</sup> For this calculation, the six Neighborhood Activity Centers are assumed to total 160 acres each and to be 75% commercial and the Interchange, the one regional activity center, to be 320 acres with 75% commercial. Mapped commercial acreage does not include minor commercial uses.

As the population increases, industrial acreage is also expected to increase. Projected industrial use was accomplished by:

1. Utilize the countywide ratio of industrial acres to the number of households.
2. Multiply that percentage by the projected population number of households in the Planning Area to determine projected industrial acreage needed for 2040.

2014 Industrial Acres	215 acres
Additional Acres – Lower Projection + 25%	260 acres
Additional Acres – Lower Projection + 100%	530 acres
Additional Acres – Higher Projection + 25%	730 acres
Additional Acres – Higher Projection + 100%	1,300 acres
Land Use Map Industrial Acres	450 acres
Land Use Map Industrial Opportunities Overlay Acres	3,300 acres

*Source: KLJ*

As demonstrated in Table A1-3, there is very little industrial zoning in the Planning Area today. More than half of it is not being used for that purpose. The table also shows that the Land Use Map includes the possibility of significantly more industrial than is needed for 2040.

## WHERE AND HOW DO WE WANT TO GROW?

The community meeting presentations phrased this activity as “Locational Considerations”. The answer to this question came from those participating in the project’s community engagement program and the results contributed to developing the Residential Suitability and Industrial Suitability maps (Figures A1-10 and A1-11). On-line surveys and community meeting polling results, meetings with business and development interests were all considered. See Appendix 3 for the on-line survey and meeting polling results. For example, Question 17 in the project’s on-line polling asked – “Should residential be located near industrial uses?” Over time, cumulative results of the polling varied but the final results indicate that 87% of participants voted “No”, 5% voted “Yes”, 8% voted “Need more information” and 1% voted “No opinion”. The Steering Committee’s Paired Comparison Analysis (also known as Pairwise Comparison) which considered the importance of the industrial suitability factors relative to one another, helped set the weighted values also factored in setting the weighted values used in developing the Industrial Suitability map (Figure A1-11).

## WHERE IS MOST SUITABLE FOR GROWTH?

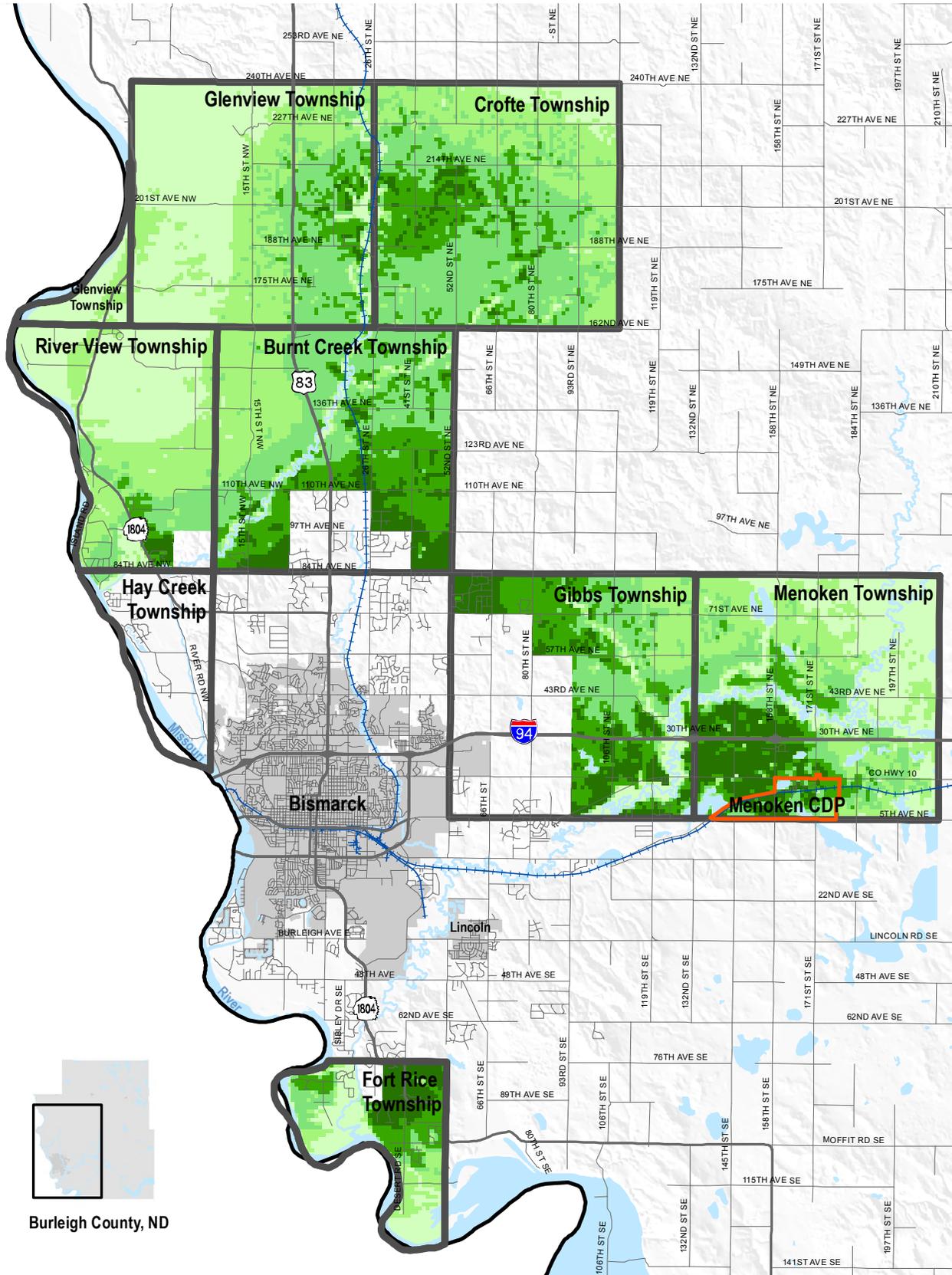
### Land Suitability Analysis for Residential and Industrial Uses

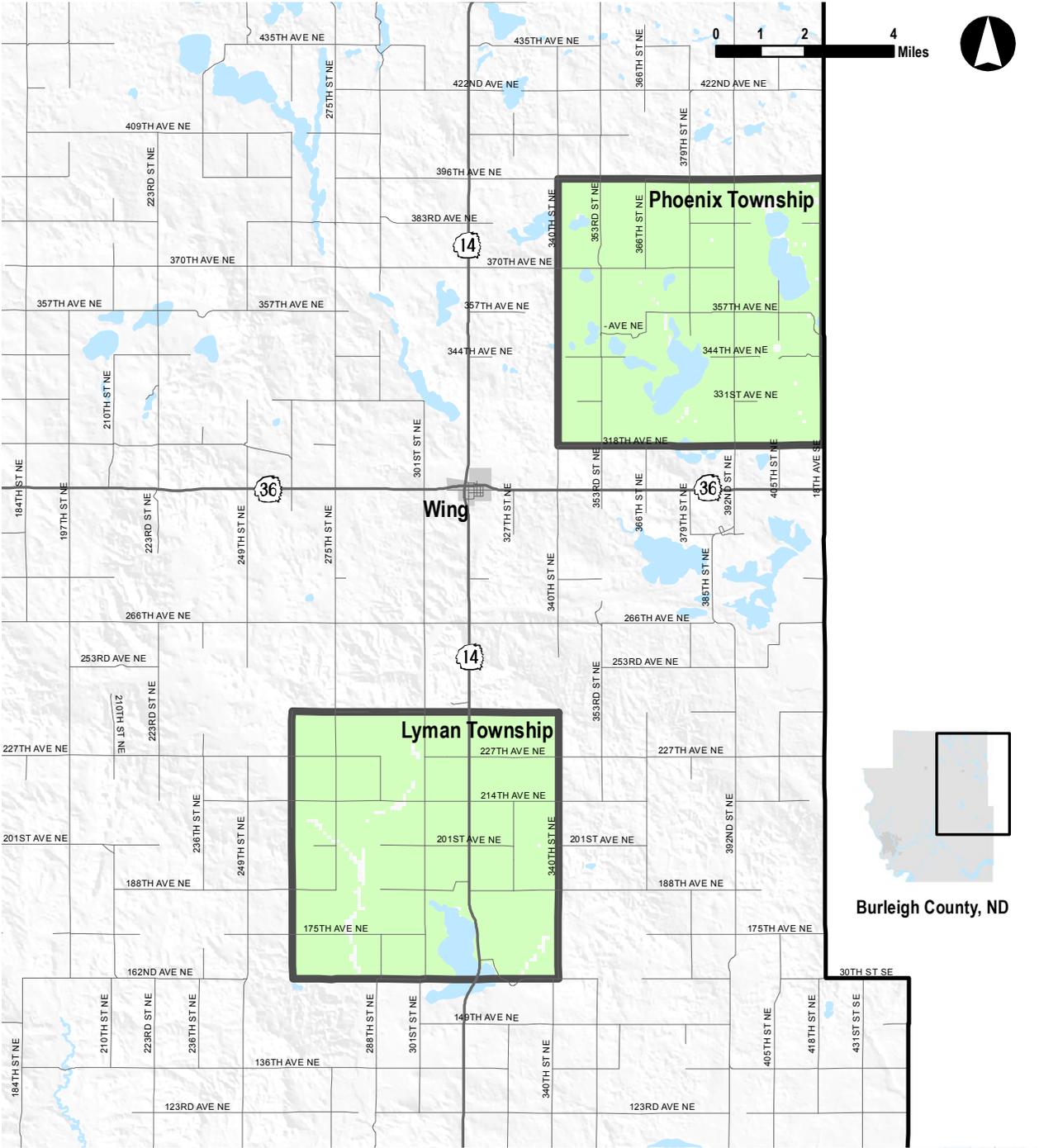
Land suitability analysis in a GIS environment measures the appropriateness of an area for a specific condition or use. In developing the Burleigh County Future Land Use Plan, this analysis was used to identify locations most suitable for residential and industrial based on known features unique to the Planning Area. Physical features in and immediately surrounding the county were layered over grid cells in CommunityViz, and calculations performed to determine either percent overlap or proximity of features to individual grid cells. A normalized scale (between 0 and 100) was used to rank the grid cells from least to most suitable for development.

<sup>13</sup> All of the “Additional Acres” includes industrial parcels and related public facilities. The calculations were also completed using countywide ratios of current population to current industrial use as a base.



Figure A1-10 – Residential Suitability





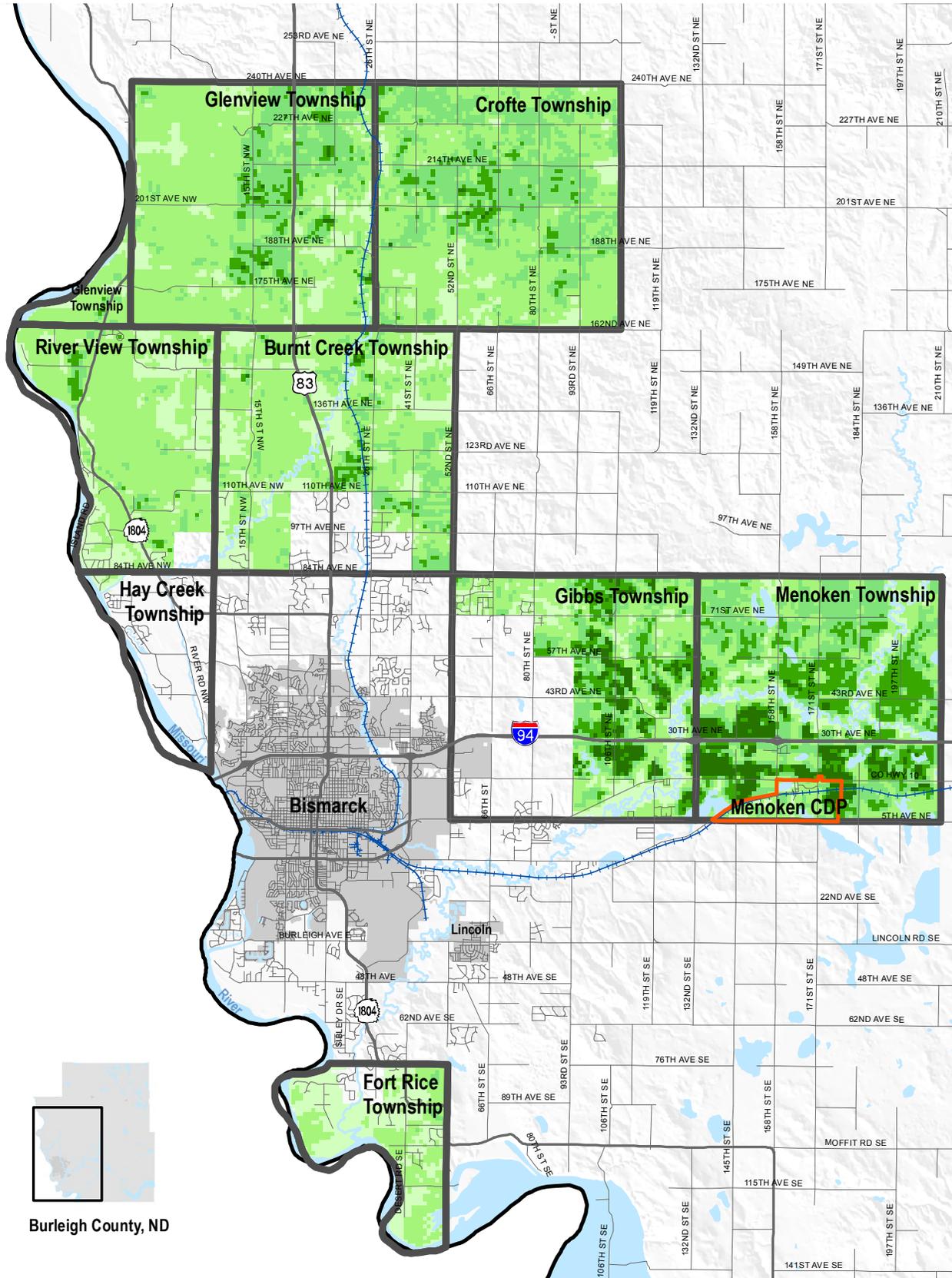
# Residential Suitability

- Low Suitability
- Moderate Suitability
- High Suitability

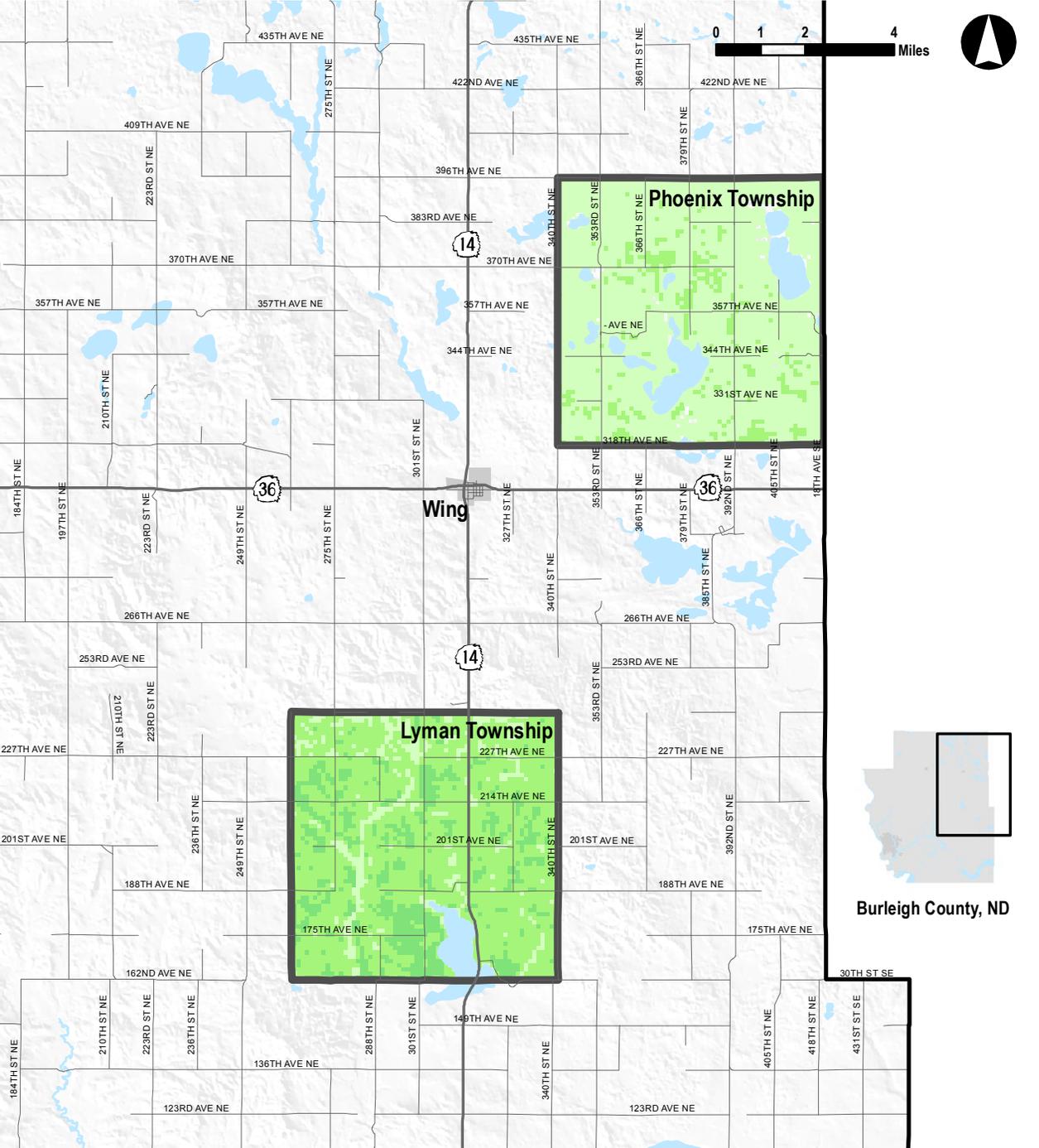
- Township Boundary
- Incorporated City
- Census Designated Place (CDP)



Figure A1-11 – Industrial Suitability



Burleigh County, ND



# Industrial Suitability

-  Low Suitability
-  Moderate Suitability
-  High Suitability

-  Township Boundary
-  Incorporated City
-  Census Designated Place (CDP)



A weighted multivariate suitability analysis combined the factors listed in Table A1-4 with a combined rating or score for each place (cell) on the residential and industrial maps.

Table A1-4 Residential and Industrial Suitability Factors <sup>14</sup>	
Residential Suitability	Industrial Suitability
Proximity to residences	Proximity to arterial and collector roads
Proximity to existing subdivisions	Proximity to an interchange
Proximity to paved roads	Proximity to rail
Floodplains	Proximity to residences
Wetlands	Proximity to existing subdivisions
Prime farmland	Floodplains
Soil suitability for residences	Wetlands
Soil suitability for septic tanks	Prime farmland
Proximity to industrial uses	Steep slopes
Proximity to emergency services	Soil suitability
Proximity to an interchange	Proximity to existing industrial
	Minimum parcel size

This weighted suitability analysis places more importance on some factors and less on others, so that the combined rating more fairly represents the relative importance of each location criterion. Factors were weighted (using a scale of 0 – not important, to 10 – most important) to put more or less significance on one factor compared to others in the calculation. As discussed under Locational Considerations, on-line surveys and community meeting polling results, meetings with business and development interests were considered in setting the weighted values.

Figures A-10 and A-11 are the resulting Residential Suitability and Industrial Suitability maps. Each has five levels ranging from lower suitability to high suitability. The darker the green color, the more suitable for the use. The figures also show that there are areas, such as Menoken, that are very suitable for both residential and industrial uses.

It is important to note that this suitability analysis for residential and industrial will change with changing conditions. For example, if the county were to develop a new school in an area, that change would have a positive effect on the suitability results for property close to the school for residential uses. Similarly, a new residential subdivision would have a negative effect on the suitability

results for property close to that area for industrial uses.

### **Locating, Sizing and Prioritizing Activity Centers**

Locating and sizing future commercial uses depends on a number of factors including site availability, size and cost; site suitability and land use compatibility; competing and/or complementary uses; existing and expected traffic counts; access and consumer buying power. The buying power of the surrounding area is usually calculated from the projected number of households, current and projected median and mean incomes, the estimated percentage of income spent on retail items, and the estimated annual expenditures per household. With the very limited information available for the Planning Area, this detailed analysis is not possible at this time.

The alternative approach is to identify those sites most suitable from a location aspect. Recent experience countywide has shown that some locations, which would have been prime locations for commercial uses, have been developed for residential uses. Developing those locations today for commercial uses includes razing homes. To avoid that scenario in the Planning Area, locations with the most suitability for future commercial uses have been designated on the Land Use Map as

<sup>14</sup> These factors are not listed in weighted order.

Neighborhood Activity Centers; those with potential for commercial development even further in the future are shown as Future Activity Centers. Some commercial uses expected in the Planning Area will be related to nearby residential development, others will be more regional in nature. Neither an Activity Center designation or a Future Activity Center designation is a guarantee that commercial zoning would be approved; a detailed analysis of each site's suitability will be required at the time of a zoning request.

An Activity Center designation indicates that multiple complementary uses, including convenience goods and personal services and more dense residential than surrounding areas are possible. These activity centers are located at the intersection of an arterial and collector or two collectors, with the exception of the Activity Center located at the intersection of US 83 and 136th Avenue NE. This location was added to indicate the area's emerging mixed use development. The I-94 interchange in Menoken was mapped as a regional activity center.

### Developing the Preliminary Land Use Maps

The September 29 and October 1 community meetings focused on the Preliminary Land Use Maps (Appendix 3). Prior to the presentation, participants had the opportunity to view the July exhibits and the new exhibits, the Residential and Industrial Suitability Maps and the Preliminary Residential, Industrial and Activity Center Land Use Maps which indicated the proposed limits of the KLJ team's further study. These maps were available for viewing on large display boards both before and after the presentation.

Enlarged Preliminary Land Use maps, superimposed on aerial photography to assist in locating specific sites, were available on the tables. Three members of the KLJ team, all certified planners and knowledgeable about the development of these preliminary maps, were available to answer participants' questions and capture their input regarding the exhibits.

The preliminary mapping titled "Preliminary/Expanded Mapping – Residential Focus" indicated two "Intensity/Proximity" levels and an area outside further consideration for future residential subdivisions. Areas closer to the inner edge of the study area were categorized as Intensity/Proximity 2. The "Preliminary/Expanded Mapping – Industrial Focus" exhibit showed three areas for further consideration for future industrial uses.

Other than general questions about the development of the Residential Focus Map, all other comments and requests were related to removing the opportunity for new residential subdivisions near participants' homes.

The meeting included two additional exhibits. A preliminary map of Potential Activity Centers included Neighborhood Activity Centers (mixed uses listed as including commercial and more dense residential than surrounding areas) and one Regional Activity Center (at the Menoken I-94 Interchange) with mixed uses listed as including industrial, commercial and more dense residential than surrounding areas. An exhibit was developed for Menoken which included an aerial photograph and enlargements of both the Industrial Focus and the Residential Focus clipped to the Menoken area.

### Land Use Map

Information from the Residential Focus Map, Industrial Focus and Activity Centers maps was refined to reflect input from the September 29 and October 1 community meetings. Adjustments to the preliminary mapping that are reflected in the Land Use Map (Figure 3-1) include:

#### RESIDENTIAL FOCUS

- An additional residential category was added to distinguish property with moderately high suitability property from property with high suitability (the darker yellow on the Residential Focus map was divided into two areas).
- No other changes were made to the configuration of the residential category areas.
- The four categories were renamed to Agriculture, Rural, Outlying Suburban and Suburban to reflect their increasing level of intensity and proximity to current urban development.



## INDUSTRIAL FOCUS

Adjustments to the Industrial Focus map responded to input from the community and adjust the total acreage to a more reasonable level.

- The Industrial designation was divided into Industrial, which reflects existing and/or rezoned industrial areas Industrial, and Industrial Opportunities Overlay areas.
- The northernmost Industrial area was deleted in response to a request from a couple identifying themselves as the property owners.
- The Menoken area was reevaluated in response to community comments and the industrial area was reconfigured.
- The Draft Land Use Map includes 450 acres of Industrial and 3,300 acres of Industrial Opportunities Overlay areas for a potential 3,750 total industrial acres (Table A1-3).

## ACTIVITY CENTERS

- The Neighborhood Activity Centers were divided into two categories: “Neighborhood Activity Center” and “Future Activity Center”. That change will still provide an indication of the areas’ potential for mixed use activity centers but will also indicate that some of these activity centers are currently more suitable for development than others.
- The “Regional Center” is now shown as “Interchange”.

## RURAL COMMUNITY

An asterisk was added to the Draft Land Use Map at Baldwin and Menoken indicating this designation.

This adjusted mapping was combined and included on the Draft Land Use Map, Figure 4-1.





**BURLEIGH GROWTH 2015**  
BURLEIGH COUNTY LAND USE PLAN

Planning Area Snapshot – 2015

APPENDIX  
**TWO**



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## EXISTING CONDITIONS AND TRENDS

### Population

#### History

Recent population trends in Burleigh County and the Planning Area are shown in Table A2-1. From 2000 to 2010 the Bismarck County Land Use Plan Planning Area (Planning Area) experienced growth at more than twice the rate of the overall county. Gibbs Township, located east of Bismarck, experienced the Planning Area’s greatest growth. The Planning Area’s proportion of total county population grew from 3.3% in 2000 to 3.9% in 2010.

Burleigh County’s estimated population in 2014 was 90,503, which represents an increase of 9,195 residents (11.3%) since 2010.

There were 154 residential building permits issued in the Planning Area between 2011 and 2014. This equates to approximately 425 new residents since 2010 (13.4% growth), with an estimated total population of 3,599 in 2014. The Planning Area’s proportion of total county population remained 3.9% in 2014. More information about building permits and occupancy can be found in the housing section of this Appendix.

#### Density

Population density is shown in Figure A1-6. The townships near Bismarck generally have the highest population density, with some areas greater than six persons per acre.

	2010	2000	# Change	% Change
<b>Burleigh County</b>	81,308	69,416	11,892	17.1%
<b>Planning Area</b>	3,174	2,285	889	38.9%
<b>Burnt Creek Township*</b>	416	277	139	50.2%
<b>Crofte Township</b>	197	132	65	49.2%
<b>Fort Rice Township*</b>	486	638	-152	-23.8%
<b>Glenview Township</b>	218	155	63	40.6%
<b>Gibbs Township*</b>	1,052	425	627	147.5%
<b>Lyman Township</b>	10	15	-5	-33.3%
<b>Menoken Township</b>	154	147	7	4.8%
<b>Phoenix Township</b>	17	23	-6	-26.1%
<b>River View Township*</b>	624	473	151	31.9%

\* Only includes portion of township within planning area

Note 1: population information for the planning area is determined by analyzing census blocks from the 2000 and 2010 decennial census. 2010 is the most recent year with available census block data.

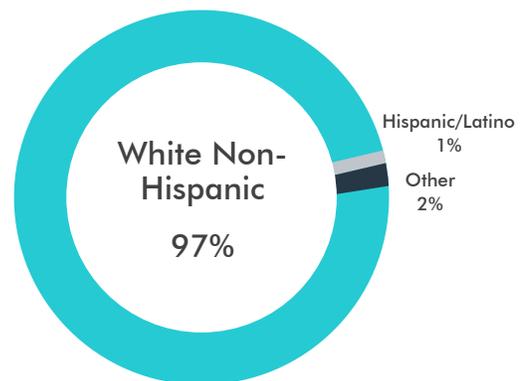
Note 2: census block boundaries do not match exactly over time. The largest variation in census block boundaries within the planning area is fort rice township, which distorts population change in the area.

Source: 2000 and 2010 decennial census

### Race

The Planning Area’s racial/ethnic composition is shown in Figure A2-1. Nearly all residents in the Planning Area are White non-Hispanic.

Figure A2-1 – Planning Area Race/Ethnicity



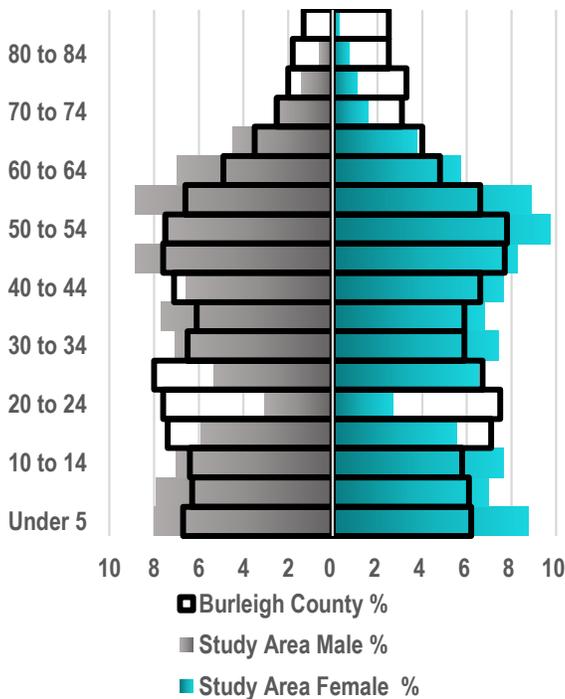


**Age**

Age cohort comparisons between the Planning Area and Burleigh County in 2010 are shown in Figure A2-3. Most cohorts between ages 30 to 69 and below age 15 are proportionally larger in the Planning Area when compared with the county. The distribution suggests that the Planning Area has a large proportion of family households with children. The age 25 to 29 cohort, which is one of the largest cohorts in Burleigh County, accounts for less than 3% of the Planning Area’s total population.

Burleigh County’s median age is 36.9 according to the most recent American Community Survey, which is nearly identical to the statewide median of 36.4 years.

**Figure A2-2 – Age Cohorts, 2010**



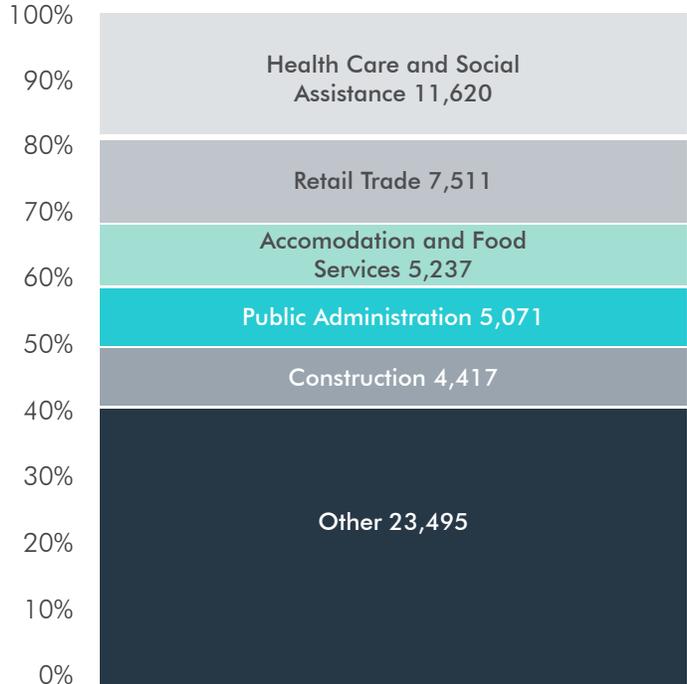
**ECONOMY**

**Employment**

Figure A2-3 shows the five largest industries by employment in Burleigh County for 2014. The county’s largest industry is Health Care and Social Assistance, which includes nearly 20% of the county’s employed labor force.

Total employment in the county since 2003 is shown in Figure A2-5. Employment grew by 29.4% between 2003 and 2014, with the largest single-year gain occurring between 2011 and 2012, at 4.4%. The county’s average unemployment rate for 2014 was 2.5%, which is lower than the statewide rate of 2.8%.

**Figure A2-3 – Burleigh County Industry Employment, 2014**



Source: Labor Market Information Center, Job Service North Dakota, Quarterly Census Of Unemployment and Wages (Annual Average)

**Figure A2-4 – Burleigh County Total Employment**



Source: Labor Market Information Center, Job Service North Dakota, Quarterly Census Of Unemployment and Wages (Annual Average)

## Agriculture

The agriculture industry in Burleigh County is summarized in Table A2-2. Median farm size in Burleigh County is less than half of the statewide rate.

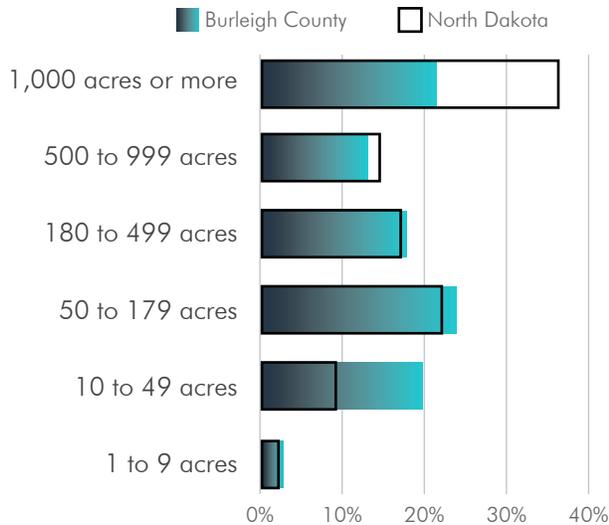
Farm size is summarized in Figure A2-5. Burleigh County has a larger proportion of farms less than 500 acres compared to the state and a lower proportion above 1,000 acres.

Approximately 162,830 acres in the Planning Area (94.3% of total) have agricultural zoning.

	Burleigh County	North Dakota
Farms	1,014	30,961
Land in farms	951,021 acres	39,262,613 acres
Median size of farm	200 acres	480 acres
Market value of land and buildings per farm	\$1,320,447	\$1,808,801
Market value of land and buildings per acre	\$1,408	\$1,426

Source: 2012 USDA Census of Agriculture

Figure A2-5 – Farm Size



Source: 2012 USDA Census of Agriculture

## Income

Burleigh County’s median household income is \$61,811 according to 2009-2013 American Community Survey Estimates, which is significantly higher than the statewide median household income of \$53,571.

## HOUSING

### Occupancy

Average household size is shown in Table A2-3. The Planning Area’s average household size is significantly higher than the overall county and statewide rates.

Table A2-4 shows households with children under 18 years of age. The number of households with children in the Planning Area is much higher than the overall county and state.

Housing occupancy for the Planning Area is shown in Figure A2-6. Most of the Planning Area’s housing units are owner-occupied.

AREA	Average Household Size
Planning Area (2010)	2.76
Burleigh County (2013)	2.34
North Dakota (2013)	2.31

Source: 2010 Decennial Census, 2009-2013 American Community Survey

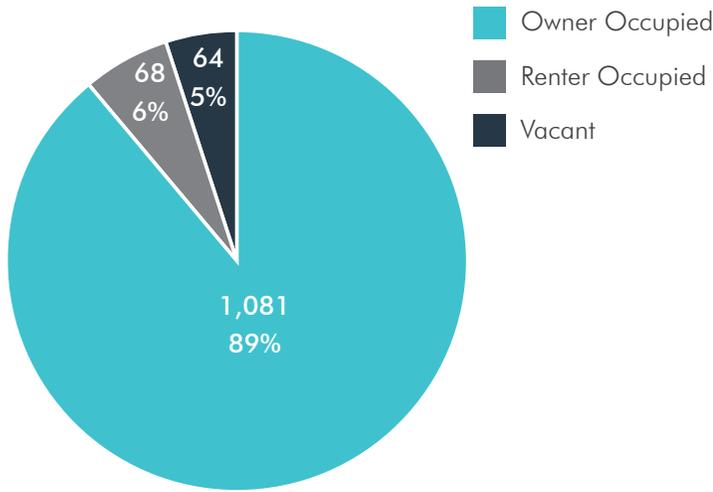
AREA	Households w/ Children under 18 Years	% of Total Households
Planning Area (2010)	445	38.7%
Burleigh County (2013)	10,272	29.6%
North Dakota (2013)	79,861	27.8%

Note: A family consists of two or more people related by birth, marriage or adoption residing in the same housing unit

Source: 2010 Decennial Census, American Community Survey 2009-2013 Estimates



**Figure A2-6 – Planning Area Housing Occupancy**

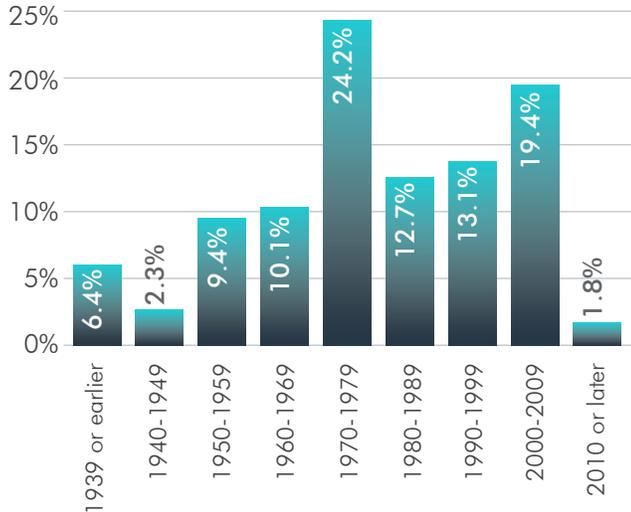


Source: 2010 Decennial Census

**Structure Age**

Housing structure age in Burleigh County is shown in Figure A2-7. Approximately 50% of housing units in the county were built before 1979.

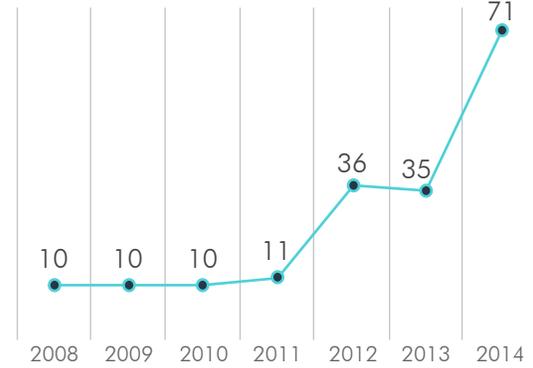
**Figure A2-7 – Burleigh County Housing Age**



Source: 2009-2013 American Community Survey

Residential building permits are shown in Figure A2-8. There were 183 residential building permits issued in the Planning Area between 2008 and 2014, with 78% of the total issued after 2011. Residential building permit locations are mapped on Figure A2-9. There have been no building permits issued in Lyman or Phoenix Townships during since 2008

**Figure A2-8 – Planning Area Residential Building Permits**



Note: All permits were for single family detached with the exception of one two-unit dwelling in 2012 and one manufactured home in 2013.

Source: City of Bismarck, Burleigh County

**Median Value**

Median housing values are shown in Table A2-5. Housing values in the Planning Area are significantly higher than the overall county and state.

Table A2-5 – Median Housing Value	
AREA	Median Housing Value
Planning Area	\$237,000
Burleigh County	\$172,800
North Dakota	\$132,400

Note: Housing values from the planning area include residential market value from the Burleigh county tax equalization department. This includes all properties classified as residential. Houses included as part of a larger farmstead are classified separately and not included in these figures. Burleigh County and North Dakota values are from the most recent American community survey estimates, which only include owner-occupied housing units.

Source: Burleigh County Tax Equalization, 2009-2013 American Community Survey

## UTILITIES, COMMUNITY FACILITIES AND SERVICES

The following section provides an overview of the services in the Planning Area.

### *Electric*

Electricity is provided in the Planning Area by Montana-Dakota Utilities (MDU) and Capital Electric. Currently Capital Electric serves the majority of the rural area, and MDU primarily serves a few major commercial customers and some areas near the City of Bismarck.

### *Water and Wastewater Facilities*

The entire Planning Area except Lyman and Phoenix Townships is within the South Central Regional Water District (SCWD) service area. They do not plan to expand their service area but do have the ability to respond to requests for extensions to new developments. The SCWD can extend service to new customers as long as there is pipeline capacity in the area, and has the potential to serve up to an additional 1,200 customers.

Wastewater infrastructure in the Planning Area is limited to one community system serving a large-lot single-family development. All other developments have individual lot on-site septic systems. On-site septic systems are required to meet the standards of the North Dakota Plumbing Code, and installations or upgrades require issuance of a septic permit from the Burleigh County Building/Planning/Zoning Department.

Figure A2-10 depicts the City of Bismarck water and wastewater lines. Future wastewater lines are mapped to the edges of the Planning Area in Burnt Creek and Gibbs Townships and close to the edge of Hay Creek and River View Townships.

### *Transportation*

In addition to I-94 and US 83, the Functional Classification Map, Figure A2-11 includes a number of arterial and collector roads.

### *Fire and Emergency Services*

The Planning Area is served by three different Rural Fire Districts. Phoenix and Lyman Townships are served by Wing Rural Fire. Glenview and Crofte Townships are served by Wilton Rural Fire. The remainder of the Planning Area is served by the Bismarck Rural Fire District. Figure A2-12, a Burleigh County exhibit, represents miles from the Bismarck Rural Fire Station. Figure A2-13 depicts the County's fire and emergency services station locations.

Bismarck and Wilton Rural Fire each have two fire stations located in their service area. In 2013 the Insurance Service Office (ISO) rating system changed, which substantially increased fire insurance costs. The Fire Districts bought additional service vehicles to help improve their ISO rating, but insurance rates are still quite high. Properties located within five miles of the fire stations typically have a better ISO rating.

### *Police*

Police service is provided to the Planning Area by the Burleigh County Sheriff Department.

### *Schools*

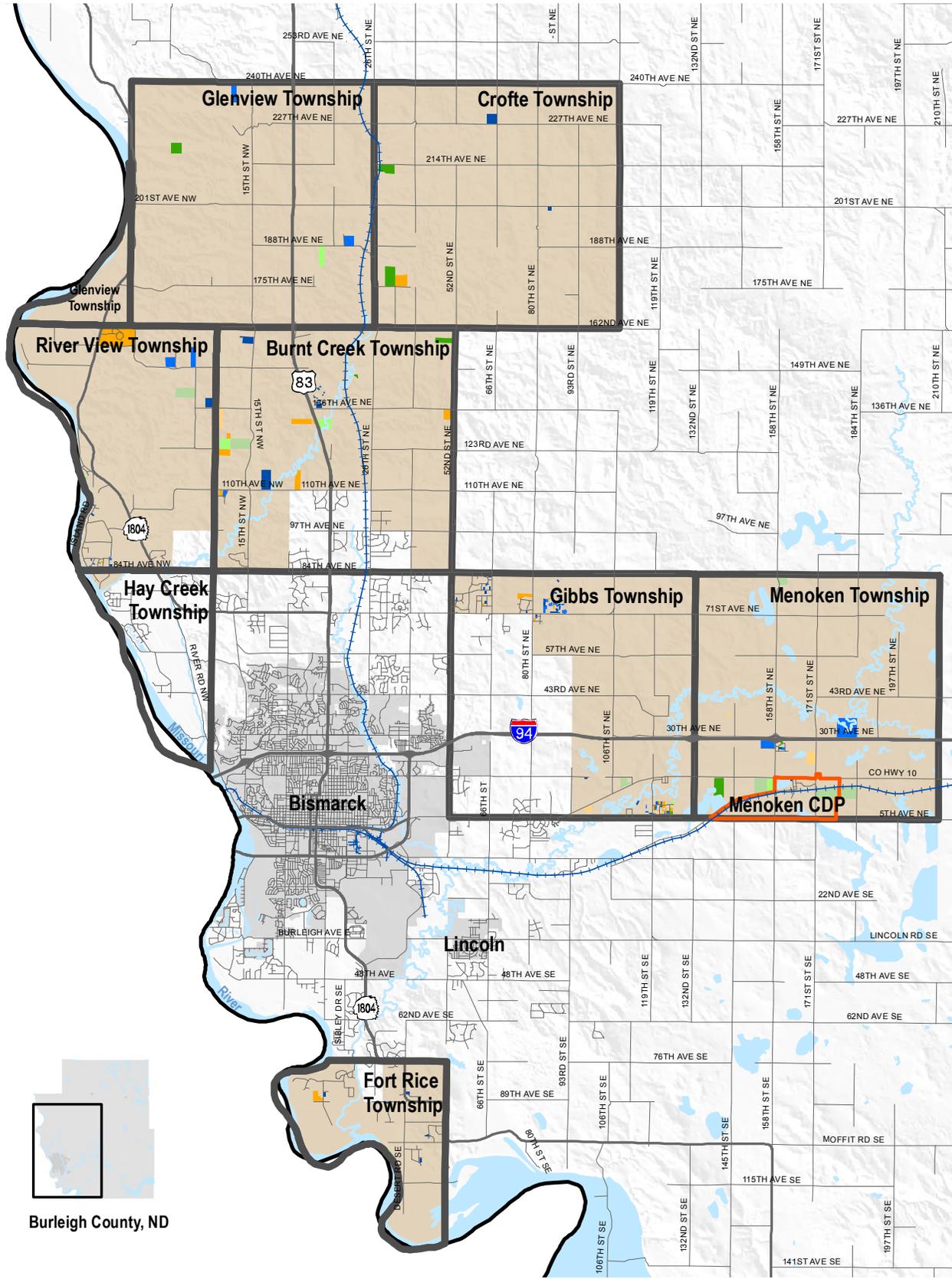
Public schools in Burleigh County are mapped on Figure A2-14. Within the Planning Area the Burleigh County Public School System operates the Menoken Elementary School. Private schools include the Dakota Adventist Academy.

### *Parks, Recreation and Greenways*

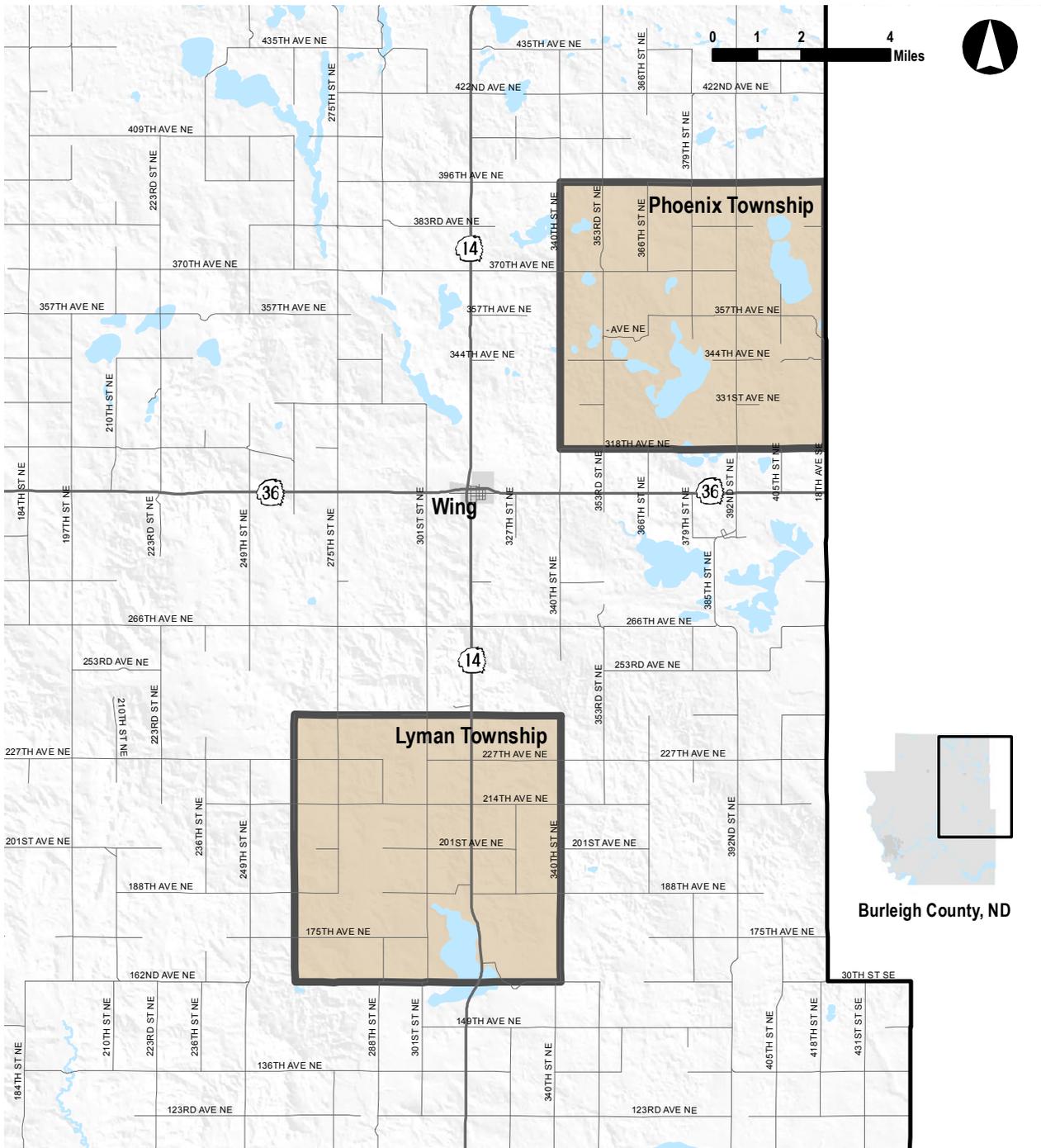
The Burleigh County Park Board recently considered a management plan that could include the County's Steckel, Kneifel, Kimball Bottoms and McLean boat ramps, Swenson Park below the University of Mary and the Missouri Valley Complex. To date, no formal greenways have been established within the Planning Area.



Figure A2-9 – Building Permits

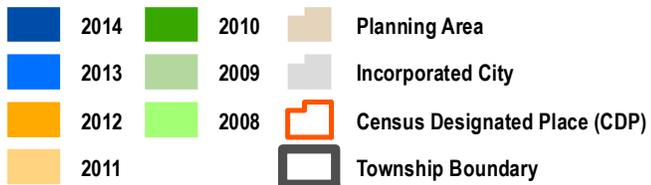


Burleigh County, ND

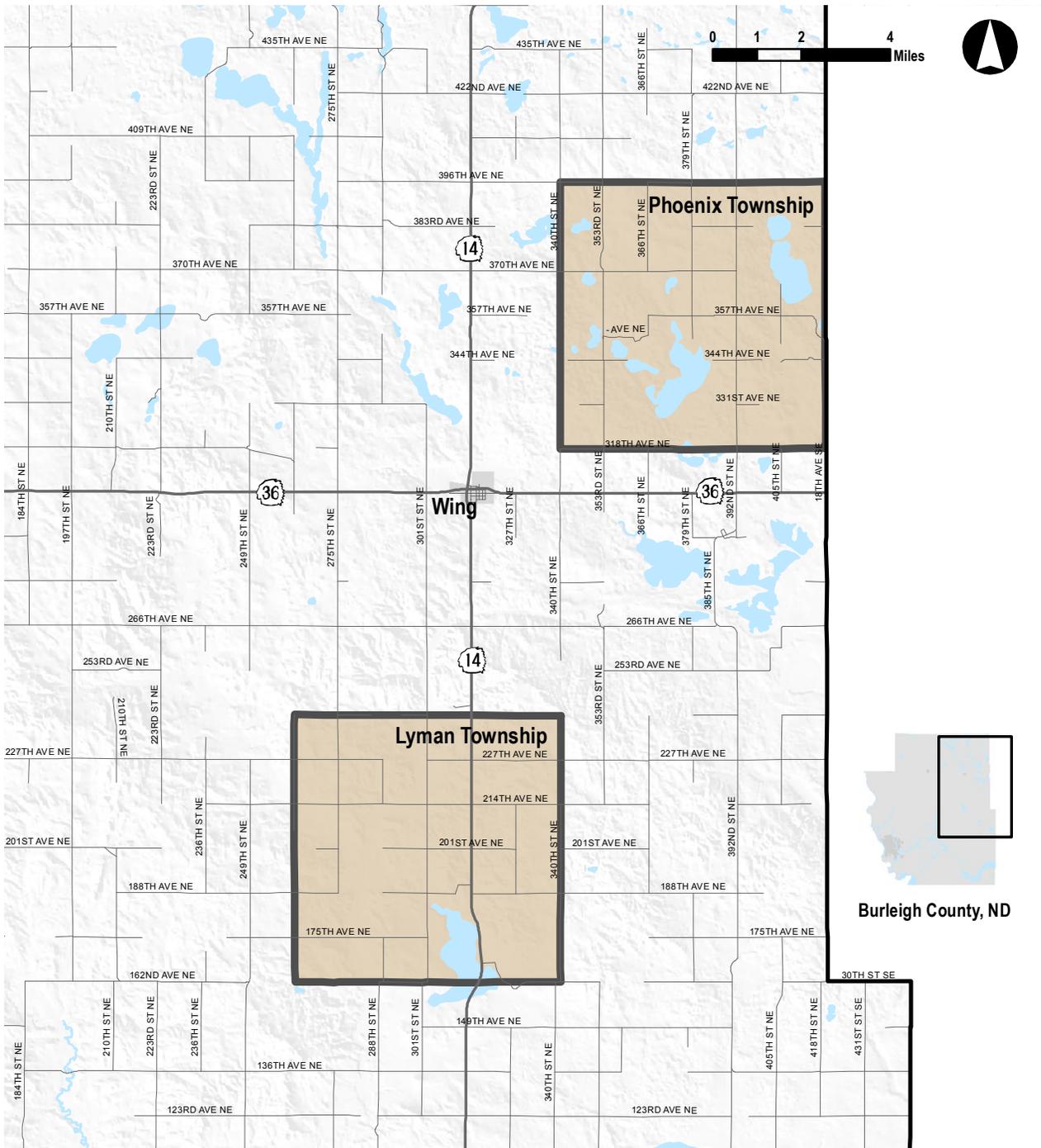


# Residential Building Permits

Note: Only includes building permits within study area  
 Source: City of Bismarck, Burleigh County



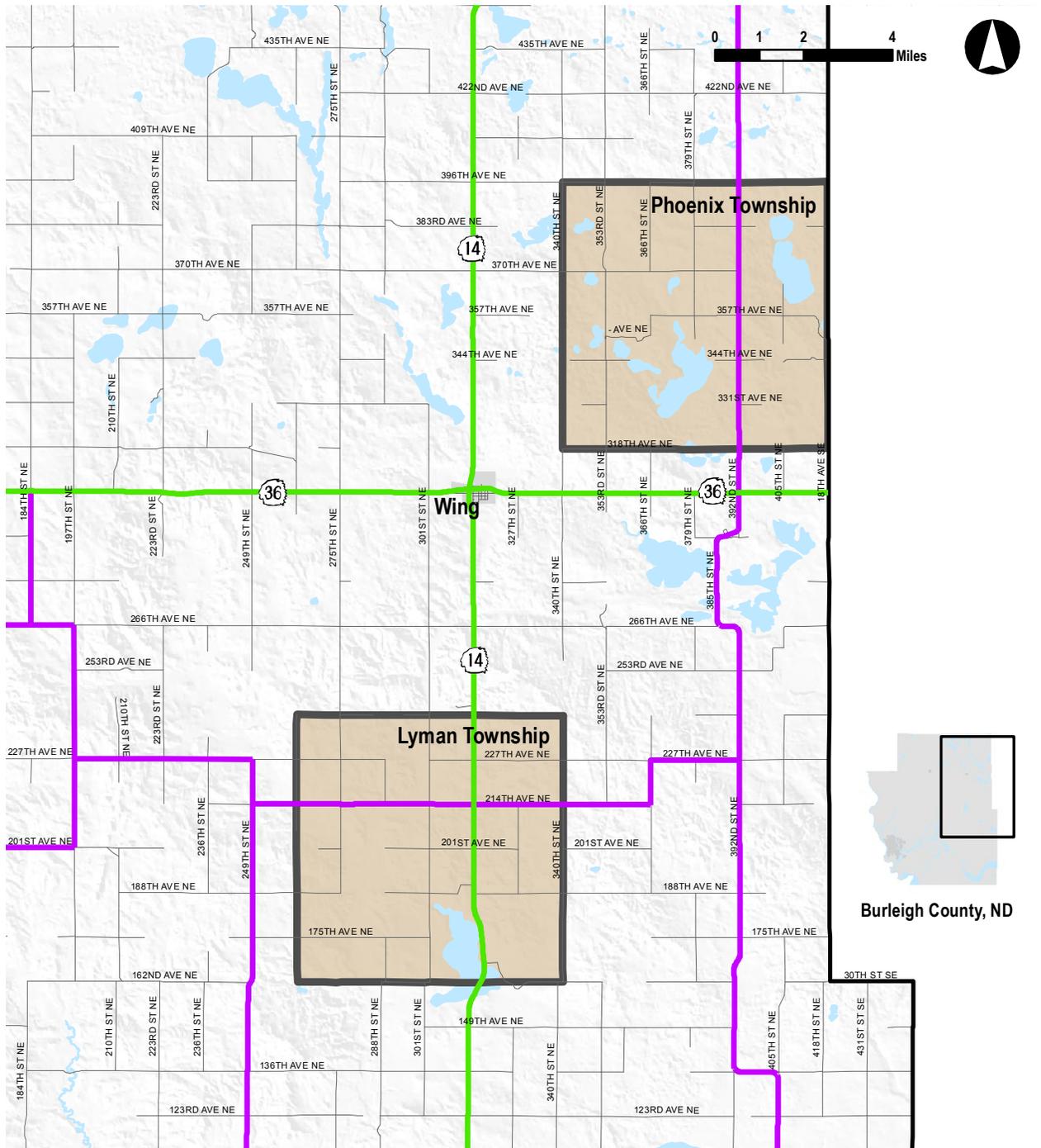




# Bismarck Water & Sewer

- Existing Water
- Existing Sanitary Sewer
- Future Sanitary Sewer
- Planning Area
- Incorporated City
- Census Designated Place (CDP)
- Township Boundary





# Functional Classification

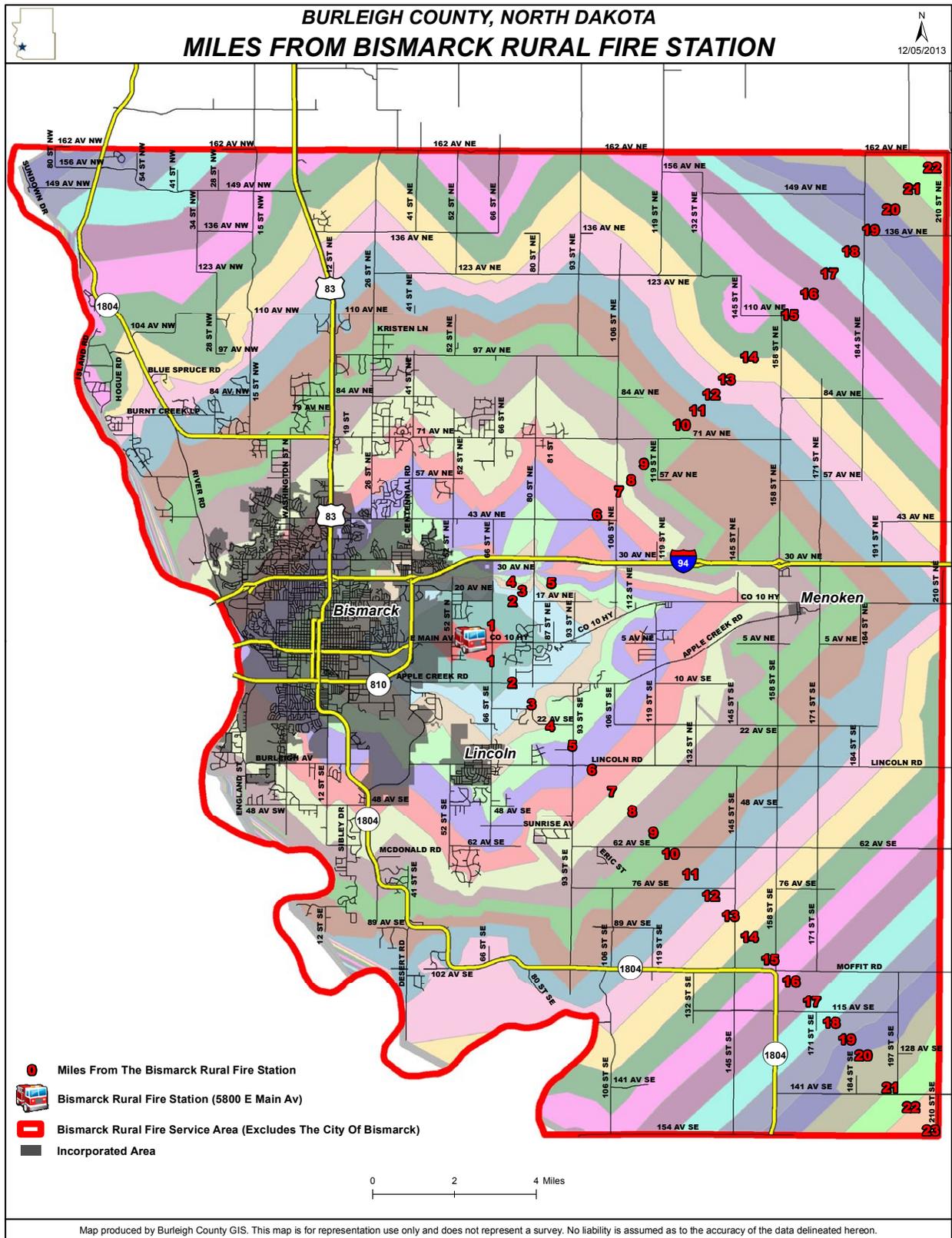
Bismarck-Mandan MPO

- Interstate
- Principal Arterial
- Minor Arterial
- Collector
- Planning Area
- Incorporated City
- Census Designated Place (CDP)
- Township Boundary

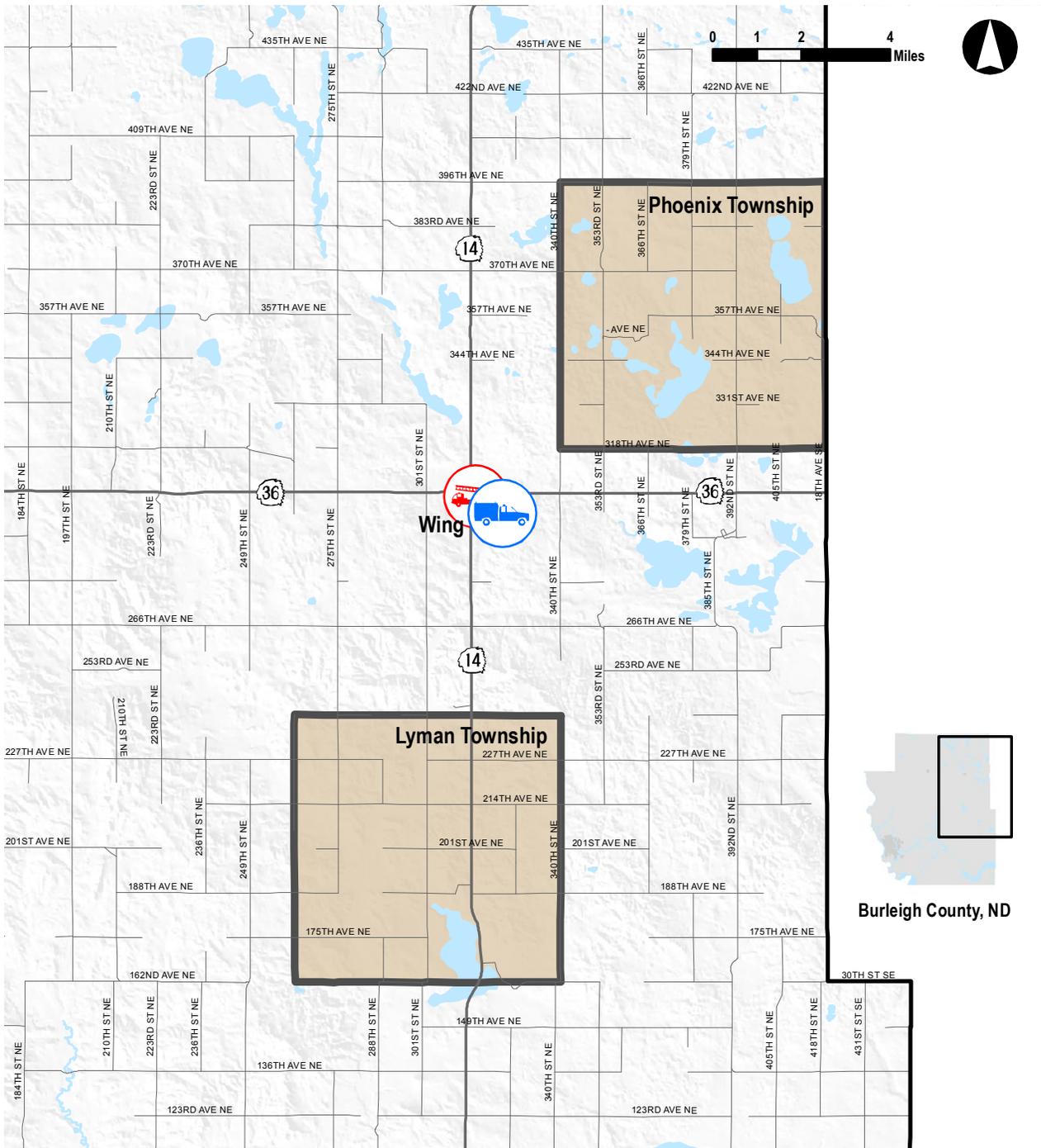


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Figure A2-12 – Rural Fire







# Emergency Services



Fire Station



EMS



Planning Area



Incorporated City



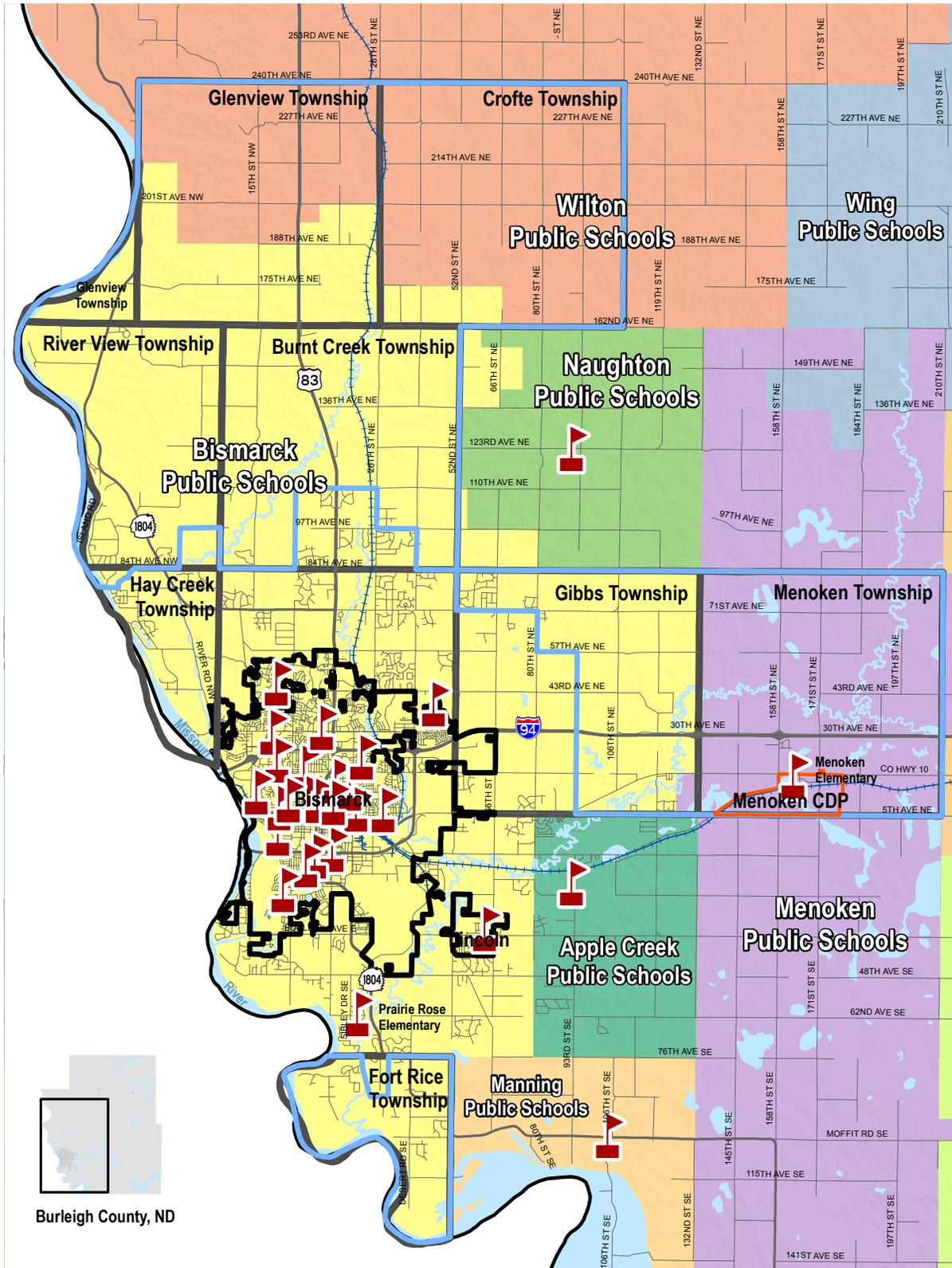
Census Designated Place (CDP)

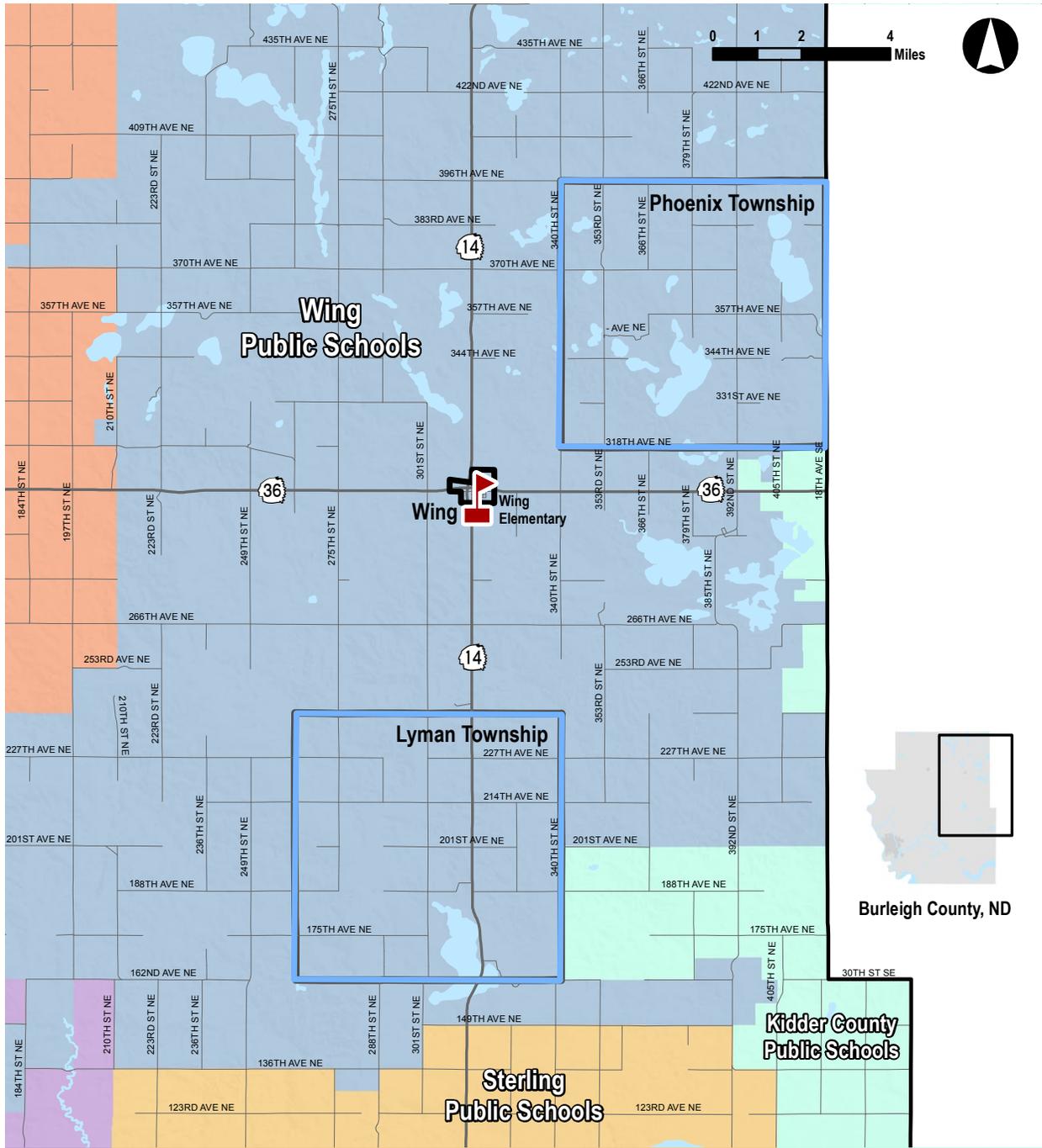


Township Boundary



Figure A2-14 – Public Schools





**Public Schools**

-  Public Schools
-  Planning Area
-  Incorporated City
-  Census Designated Place (CDP)
-  Township Boundary



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## Community Engagement – 1

# APPENDIX three a



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## PURPOSE OF THE COMMUNITY ENGAGEMENT PLAN

The purpose of this Community Engagement Plan is to guide and direct the scope and process of identifying, engaging, informing and learning from key stakeholders. Each aspect of the Planning Area community will be brought into the process at appropriate points in the project effort.

## STEERING COMMITTEE

The Burleigh County Land Use Plan Steering Committee, representing a cross-section of interests, includes staff from Burleigh County, the MPO, North Dakota Department of Transportation, the Federal Highway Administration, the Apple Creek Township and the City of Bismarck identified by the MPO, is the primary oversight group associated with this project. The KLJ team participated in all Steering Committee meetings. Meetings were held at key decision-points in the development of the Land Use Plan.

## STAKEHOLDERS

The consultant team conducted 24 one-on-one interviews with project stakeholders. Project stakeholders are defined as individuals important to the data collection efforts of the study, or to the implementation of the resulting plan for the Planning Area. Individual stakeholders were identified by the consultant team, steering committee, the Burleigh County project manager and the MPO project manager. Stakeholder Groups are listed in Attachment A3-1.

## Stakeholder Interviews

Stakeholder interviews were conducted from June 2015 to October 2015. Most interviews were held in person; a few were completed through conference calls. A total of x interviews were planned with key community and opinion leaders; x meetings were completed. Meetings averaged an hour in duration. Generally these meetings were held in the location of the interviewees’ choice. Flexibility and accommodation were used to ensure that the identified people are interviewed. Additional locations and times were established on a case-by-case basis. Notes from these interviews are included as Attachment 1.

## COMMUNITY MEETINGS

The project team held two rounds of community meetings. The first was early in the project and the second “Community Choices” meetings were held while the draft documents were in preparation.



**Table A3-1  
Stakeholder Groups**

Transportation	Agency Staff
Public Safety	Agency Staff
Business/Chambers of Commerce	Business Leaders/Business Owners
Developers/Builders	Key Owners/Leaders
Economic Development	Agency Staff/Key Leaders
Parks and Recreation	Agency Staff/Key Leaders
Public Works/Environmental/Water Resources	Agency, Authority Staff
County/Bismarck/Lincoln	Staff/Elected Officials
Schools/Education	Staff/School Board Members
Non-Profits	Staff/Key Volunteers/Leaders
Real Estate	Brokers



### Selection of Meeting Location and Time

In selecting meeting locations the KLJ team considered the following factors:

- Preference to locations within the Planning Area
- Large space such as school auditorium, community center or comparable meeting room
- Meeting venue well-known throughout the community
- Adequate free parking available
- Seating for the expected number of participants and space for exhibits
- Facility rental costs

Considerations regarding the day/date/time/duration of the community meetings included choosing a day of the week to encourage the largest attendance (usually Monday, Tuesday and Thursday are the best days); date (avoid holidays); time of day (late afternoon to early evening is a preferred time); and duration of the meeting (two hours to three hours is the preferred length for public meetings).

## JULY COMMUNITY MEETINGS

Meetings were held at the following four locations:

- Horizon Middle School - July 13
- Naughton Elementary School - July 14
- Menoken Elementary School - July 16
- Apple Creek Elementary School - July 23

These four schools were selected following the selection criteria. The schools are located in each quadrant of the Planning Area.

The agendas for each meeting were the same:

- 6:00 Open House
  - Exhibits
  - Team Availability
- 6:30 Presentation
  - Community Snapshot
  - Keypad Polling of Community Priorities and Issues
- 7:15 Team Availability

### Meeting Outreach, Room Set Up and Meeting Experience

#### Meeting Outreach

Multiple outreach methods were used to inform the public of the July meetings and invite them to participate. These include:

- Postcards (Attachment A3-2) sent to property owners within the Planning Area owning parcels greater than 20 acres. The mailing list was derived from the County parcel database.
- Public Notice – legal ad in the Bismarck Tribune (Attachment A3-3).
- Press Release to Burleigh County media (Attachment A3-4).
- Notice of the meetings on the project website, MPO and County website (Attachment A3-5).
- Social media notice of the meetings both directly through the KLJ accounts and repeated through the MPO accounts (Attachment A3-6).
- Notice on Bismarck’s community access television’s “Community Calendar” (Attachment A3-7).
- Mentions of the upcoming meetings at the MPO meetings and the Burleigh County Planning Commission Meeting (which was televised and repeated on local community access television).
- Article in the Bismarck Tribune (Attachment A3-8) included information about the other three events.
- A KFYR segment on the day of the first meeting included information about the other three events (Attachment A3-9).
- E-mail blasts to a list developed from website visitors and survey responders who submitted their names.
- Notices regarding the four meetings were posted in locations where the community members usually gather (Attachment A3-10).

### Meeting Room Set Up

A welcome sign and two team members greeted all participants. Sign-in sheets (Attachments A3-11, A3-12, A3-13 and A3-14) were available and participants were requested to sign in. Comment sheets were also available for participants.

The room set up for these four meetings provided space for exhibits and participant seating. Exhibits included five large-format boards (maps, schematics, diagrams, aerials, and fact boards) that presented the team’s initial “community snapshot” and comparisons of the Planning Area to overall Burleigh County and the state. Members of the KLJ team, knowledgeable about the particular topic areas, were available to address participants’ questions. Copies of these visuals are included as Attachment A3-15.

The meeting presentation was made through a PowerPoint presentation (Attachment A3-16). The Horizon Middle School provided projection and audio equipment; the KLJ team brought the necessary equipment to the other schools. Keypad polling for community preferences utilized Turning Point Technology with individual devices available for all participants.

### Meeting Experience

Each meeting presented its own successes and challenges. Participation varied according to location and these totals reflect only those people who signed in or participated in the keypad polling: Horizon Middle School (48 participants), Naughton Elementary School (33 participants), Menoken Elementary School (22 participants) and Apple Creek Elementary School (13 participants). Many more people participated in the Naughton Elementary School event than the team expected, which made it difficult to see the exhibits. The keypad polling did not function at the Horizon Middle School; participants had to raise their hands and be counted to respond to the polling questions. That challenge actually encouraged more conversation and interaction than expected. Meetings at the other two locations went as planned.

### Meeting Photographs

Photographs from the Horizon Middle School and the Menoken Elementary School meetings are in Attachment A3-17.

## SEPTEMBER/OCTOBER COMMUNITY MEETINGS

Meetings were held at the following two locations:

- Horizon Middle School – September 29
- Menoken Elementary School – October 1

These two schools were selected because of their location (one in the north and one in the south) and the facility size.

The focus of these meetings was to share what the KLJ team learned through the July meetings, on-line polling and study, to present land use suitability analysis and preliminary limits of further study, to test policy concepts with keypad polling and to exchange ideas and gather comments and suggestions from the participants. The time frames in the agendas for these meeting were the same as for the July meetings but the meeting focus was on the community choices.

### Meeting Outreach, Room Set Up and Meeting Experience

#### Meeting Outreach

As with the July meetings, multiple outreach methods were used to inform the public of the September/October meetings and invite them to participate. These include:

- Postcards (Attachment A3-18) sent to all property owners within the Planning Area. This change was made at the request of the Burleigh County Planning Commission. The mailing list was derived from the County parcel database.
- Public Notice – legal ad in the Bismarck Tribune (Attachment A3-19).
- Press Release to Burleigh County media (Attachment A3-20).
- Notice of the meetings on the project website, MPO and County website (Attachment A3-21).
- Social media notice of the meetings both directly through the KLJ accounts and repeated through the MPO accounts (Attachment A3-22).
- Mentions of the upcoming meetings at the MPO meetings and the Burleigh County Planning



Commission Meeting (which were both televised and repeated on local community access television).

- Article in Burleigh County Newsletter (Attachment A3-23).
- A KFVR-TV segment on the day of the first meeting included information about the subsequent meeting on October 1 (Attachment A3-24).
- E-mail blasts to a list developed from July participants, website visitors and survey responders who submitted their names.

### Meeting Room Set Up

A welcome sign and two team members greeted all participants. Sign-in sheets (Attachments A3-25 and A3-26) were available and participants were requested to sign in. Comment sheets were also available for participants.

For the September 29 and October 1 community meetings, the largest of the previous four July meeting sites were selected to provide space for exhibits and increased community engagement due to the increased number of invitation postcards. Exhibits included the large boards presented at the July meetings plus additional exhibits. The new exhibits presented Residential and Industrial Suitability Maps and preliminary Residential, Industrial and Activity Center Land Use Maps. The preliminary mapping was available both on display boards and on tables. The tabletop exhibits were enlarged and information presented on aerial photographs to assist participants in locating specific property. Copies of these visuals are included as Attachment A3-27. Three members of the KLJ team, knowledgeable about the development of the Residential, Industrial and Activity Center Land Use Maps, were available to address participants' questions and capture their input on the exhibits.

The meeting presentation was made through a PowerPoint presentation (Attachment A3-28). The Horizon Middle School provided projection and audio equipment; the KLJ team brought the necessary equipment to the Menoken Elementary School. Keypad polling for community preferences utilized Turning Point Technology with individual devices available for all participants.

### Meeting Experience

Meetings at the two locations went as planned. Participation varied according to location: Horizon Middle School had 55 participants and the Menoken Elementary School had 30 participants. An interesting aspect of these meetings is that only 16% of those in the October 29 meeting and only 26% of those at the October 1 meeting had attended any of the project's July community meetings.

### Meeting Photographs

Photographs from the Horizon Middle School and the Menoken Elementary School meetings are in Attachment A3-29.

## TOWNSHIP OFFICERS

Many of the Township Officers were included in the Stakeholder interviews. In addition, all of the Township Officers were included in the list of people mailed an invitation to the September 29 and October 1, 2015 Community Meetings.

## BURLEIGH COUNTY PLANNING COMMISSION

Beyond one-on-one sessions as part of the stakeholder outreach, the KLJ team met with the Burleigh County Planning Commission at their regular meetings. These meetings, which included presentations and interaction with the Planning Commission, were all televised on local community access television.



## MPO TECHNICAL ADVISORY COMMITTEE AND MPO POLICY BOARD

The Land Use Plan project manager has presented monthly study updates to both the MPO Technical Advisory Committee and MPO Policy Board. This information included the meeting schedule, meeting results and interim survey results. In September 2015, the MPO Policy Board meetings were televised on local community access television.

## WEB SITE

The project website ([www.BurleighGrowth2015.com](http://www.BurleighGrowth2015.com)) was live in June 2015. The website Home Page leads the visitor to a project-specific area where information can be published on an ongoing basis. An online comment link, available to visitors, is a good tool for collection of ongoing input and facilitates the construction of an email database of interested parties and stakeholders throughout the project. A copy of the website Home page is included as Attachment A3-30.

## ON-LINE COMMUNITY SURVEY

An on-line Community Survey was live in February 2015 through the project website. This survey was promoted through the project website, at all project meetings and through social media. A total of 44 questions are included. As of October 22, 2015 a total of 237 people had taken the survey. Survey results are in Attachment A3-31 to this Appendix.

## NEWSLETTER

A project newsletter was developed just prior to the second round of Community Meetings. This newsletter which presented a project overview and status report was distributed at the September/October Community Meetings, through the project website and was emailed to those registering on the project website, those who had taken the project survey and signed up for notifications. Newsletters were also sent to all Township officers. A copy of this newsletter is included as Attachment A3-1 to this Appendix.

## APPENDIX 3 ATTACHMENTS

- 1 Project Newsletter #1
- 2 July Invitation Postcards
- 3 July Legal Ad
- 4 July Press Release
- 5 Meeting Website Notices
- 6 July Social Media
- 7 July Community Calendars
- 8 July Bismarck Tribune Article
- 9 July KFYR Segment
- 10 July Meeting Posters
- 11 July Sign-In Sheets
- 12 July Sign-In Sheets
- 13 July Sign-In Sheets
- 14 July Sign-In Sheets
- 15 July Meeting Exhibits
- 16 July PowerPoint Presentation
- 17 July Meeting Photographs
- 18 September/October Invitation Postcards
- 19 September/October Legal Ad
- 20 September/October Press Release
- 21 September/October Website Notices
- 22 September/October Social Media
- 23 Article in the Burleigh County Newsletter
- 24 September 29 KFYR-TV Segment
- 25 September Sign-In Sheets
- 26 October Sign-In Sheets
- 27 September/October Meeting Exhibits
- 28 September/October PowerPoint
- 29 September/October Photographs
- 30 Website Home Page Sample
- 31 On-line Community Survey and Results
- 32 Planning Commission Meeting and Hearing Sign-In Sheets



## Attachment 3-1 – Project Newsletter #1

September 2015 Newsletter

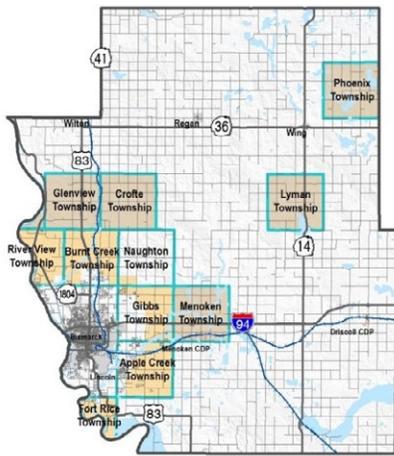
- September 29<sup>th</sup> and October 1<sup>st</sup> Community Workshops
- Land Use Study on-line survey available thru October



### Looking Forward to 2040

Burleigh County is expected to grow to over 136,000 by the year 2040. While growth is generally perceived as positive, there are some noteworthy concerns, specifically the impact of rapid growth on public service costs, the ability of the area to grow in an efficient manner, and the ability to maintain the high quality of life enjoyed by residents today.

Burleigh County and the Bismarck-Mandan MPO are developing a Land Use Study to address the areas shown in tan (Burleigh County) and orange (MPO) on the map. This study area includes parts of 11 townships within Burleigh County: Apple Creek, Burnt Creek, Crofte, Fort Rice, Gibbs,



Glenview, Lyman, Menoken, Naughton, Phoenix and River View. The County handles the zoning for nine of these townships. Almost 112 square miles of the 295 square mile study area, including Apple Creek Township and part of Naughton Township, are within the MPO boundary. This Land Use Study meets the commitment in the adopted Burleigh County Comprehensive Plan to “Adopt a Comprehensive Plan and a Land Use Plan to guide the future growth within Burleigh County.”

Ray Ziegler is the project manager for Burleigh County and Rachel Drewlow is the MPO’s project manager. In March 2015, the selection team chose KLI as the project consultant for this important planning study. The planning horizon for this Land Use Study is 2040.

### Status of the Land Use Study

The Land Use Study has involved hundreds of Burleigh County residents and other interested parties. Presentations have been made before the Burleigh

### COMMUNITY CHOICES WORKSHOPS 6:30 to 8:30 pm

Tuesday, September 29, 2015  
Horizon Middle School  
500 Ash Coulee Dr.  
Bismarck ND 58503

Thursday, October 1, 2015  
Menoken Elementary School  
412 Bismarck St. N  
Menoken ND 58558

### JULY WORKSHOPS



Horizon Middle School - July 13



Apple Creek School – July 23

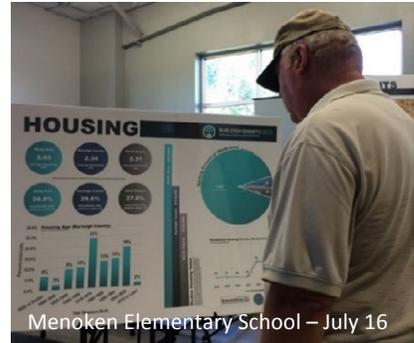
For further information: [www.BurleighGrowth2015.com](http://www.BurleighGrowth2015.com). The project website includes current mapping and data about the study area, the project schedule, results of the community meetings and links to the project survey.

County Planning Commission. The project website is updated regularly with study area information. To date, over 200 people have taken the project’s on-line survey. Four community workshops were held in July 2015; participants viewed constraints maps and charts representing socio-economic data and development trends. KLJ, the project consultant, presented additional information, identified trends and led the groups in community polling of important issues. The result of this polling, other feedback from meeting participants and results of the project’s on-line survey informed the site-suitability analysis for future residential, commercial and industrial development within the study area.



Naughton Elementary School – July 14

Preliminary site suitability mapping is complete. From that analysis, KLJ planners developed mapping indicating the preliminary limits of their further study. At the September 29<sup>th</sup> and October 1<sup>st</sup> Community Choices Workshops, participants will have the opportunity to review the preliminary mapping and provide input to the next stage of the Burleigh County Land Use Study. This is a unique opportunity to bring residents and property owners together to discuss land use choices and to consider growth choices for the future. The planning team will be available before and after the meeting.



Menoken Elementary School – July 16

With the community workshop input and additional feedback from the project survey (available through October), the KLJ planners will develop the draft Burleigh County Land Use Plan. This plan will include three elements: Background Data and Analysis, Goals and Policies, and the Future Land Use Map.

**Effect of the Land Use Plan**

The Land Use Plan resulting from this study will be the primary tool for guiding the future development of this study area within Burleigh County. On a daily basis the County is faced with tough choices about growth, housing transportation and service delivery. A Land Use Plan provides a guide for making these decisions.

The Land Use Plan will not change the zoning of any property. The Future Land Use Plan is about the future. It will depict a long-term vision of how and when this study area will change over the next twenty-five years to accommodate expected population and job growth. The Zoning Map is about what is allowed today. Zoning changes will only happen if the property owner requests that the County change the existing zoning designation.

**What’s Next?**

As indicated, the KLJ team will incorporate input from the community workshops and on-line polling with their previous study and develop a draft Land Use Plan. That draft will be presented to both the Burleigh County Planning Commission and County Commission at their November and December public meetings. Draft documents will be available on the project website [www.BurleighGrowth2015.com](http://www.BurleighGrowth2015.com) for review prior to consideration.

**Preliminary Survey Results**

- 85% have lived in Burleigh County for more than 10 years; many more than 20.
- 72 % - important to preserve the rural character of the county
- Over 80% believe that developers should pay for the extension of services to new development
- Almost all agreed that” the county should consider land use compatibility in zoning decisions.”
- Almost all agreed/strongly agreed that new development “should be encouraged in or near cities rather than in rural areas.”
- Best location for industrial uses: “near existing industrial uses” and “away from residential uses”
- Most pressing issues facing the county: traffic 76%, cost of living 67%, safety/crime 66% and affordable housing 64%.

Survey is still available at [www.BurleighGrowth2015.com](http://www.BurleighGrowth2015.com)



**BURLEIGH GROWTH 2015**  
BURLEIGH COUNTY LAND USE STUDY



Attachment 3-2 – July Invitation Postcard

# BURLEIGH GROWTH 2015

BURLEIGH COUNTY LAND USE STUDY

## Open House Workshops

6:00 to 7:30 p.m.

Each meeting will begin with an open house format and will include maps and informational displays.

Presentations are scheduled for 6:30.

- Background information about the county.
- Opportunity for attendees to share their ideas about the county's future.

The planning team will be available before and after the presentation.

Join us at a location near you:  
*Same presentations at all locations*

**Monday, July 13, 2015**  
Horizon Middle School  
500 Ash Coulee Dr.  
Bismarck, ND 58503

**Tuesday, July 14, 2015**  
Naughton Elementary School  
9101 123<sup>rd</sup> Ave. NE  
Bismarck, ND 58503

**Thursday, July 16, 2015**  
Menoken Elementary School  
412 Bismarck St. N  
Menoken, ND 58558

**Thursday, July 23, 2015**  
Apple Creek Elementary School  
2000 93<sup>rd</sup> St. SE  
Bismarck, ND 58504

**BURLEIGH GROWTH 2015**  
BURLEIGH COUNTY LAND USE STUDY

### JOIN US

Burleigh County and the Bismarck-Mandan Metropolitan Planning Organization (MPO) are hosting a series of meetings to kick-off their Burleigh County Future Land Use Study. The study area includes portions of eleven townships within Burleigh County: Apple Creek, Burnt Creek, Crofte, Fort Rice, Gibbs, Glenview, Lyman, Menoken, Naughton, Phoenix, and River View. More information about the study, including a detailed study area map, can be found at [www.BurleighGrowth2015.com](http://www.BurleighGrowth2015.com).

One of the first opportunities to participate is to attend any one of the four Open House Workshops being held this July.

We hope to see you there.

P.O. Box 1157  
Bismarck, ND 58502-1157

# PUBLIC MEETING BURLEIGH COUNTY LAND USE STUDY

## WHY?

The Bismarck-Mandan Metropolitan Planning Organization (MPO) and Burleigh County are partnering to complete the Burleigh County Land Use Study, which will result in a guiding document to help facilitate land use decisions in the county. Primary elements that the study will include are land use goals and policies, and a future land use map. KLJ, a multi-disciplinary consulting firm, is assisting with the study.

The study area includes portions of eleven townships within Burleigh County: Apple Creek, Burnt Creek, Crofte, Fort Rice, Gibbs, Glenview, Lyman, Menoken, Naughton, Phoenix, and River View. More information about the study, including a detailed study area map, can be found at [www.burleighgrowth2015.com](http://www.burleighgrowth2015.com).

Public meetings will be held at four sites in the County. Each meeting will include:

- Brief presentation of background information about the county.
- Opportunity for attendees to share their ideas about the county's future.

## WHEN AND WHERE?

Formal Presentation 6:30 p.m. to 7:00 p.m.  
Open House: 6:00 p.m. to 7:30 p.m.

Monday, July 13  
Horizon Middle School  
500 Ash Coulee Dr.  
Bismarck, ND

Tuesday, July 14  
Naughton Elementary School  
9101 123<sup>rd</sup> Ave. NE  
Bismarck, ND

Thursday, July 16  
Menoken Elementary School  
412 Bismarck St. N  
Menoken, ND

Thursday, July 23  
Apple Creek Elementary School  
2000 93<sup>rd</sup> St. SE  
Bismarck, ND

## OPEN HOUSE CONDUCTED BY

Bismarck-Mandan MPO, Burleigh County, and KLJ

Representatives from the Bismarck-Mandan MPO, Burleigh County, and KLJ will be on hand to answer your questions and discuss your concerns.

Written comments about this project should be mailed to Carron Day; KLJ Project Manager; P.O. Box 1157, Bismarck, ND 58503. Comments can also be directed through the project webpage at [www.burleighgrowth2015.com](http://www.burleighgrowth2015.com).

Any individual requiring a special accommodation to allow access or participation at the meeting is asked to notify Rachel Drewlow, Transportation Planner, Bismarck-Mandan MPO at (701) 355-1852 of his/her needs five (5) days in advance of the meeting. Also, materials can be provided in alternate formats: large print, braille, cassette tape or on computer disk for people with disabilities or with limited English proficiency (LEP) by contacting the MPO at least (5) days prior to the meeting at the number listed above.



Attachment 3-4 – July Press Release

**Contact:**

Carron Day, Project Manager  
KLJ  
4585 Coleman Street  
Bismarck, ND 58503  
701 355 8723

**PUBLIC ANNOUNCEMENT**

***Burleigh County Kicks Off Future Land Use Study***

July 8, 2015

Burleigh County has experienced a heightened level of growth in recent years. To address this, the Bismarck-Mandan Metropolitan Planning Organization (MPO) and Burleigh County selected KLJ to develop the Burleigh County Future Land Use Study. This work is underway with the first community meetings scheduled for 6:00 – 7:30 pm on four days:

**Monday, July 13**

Horizon Middle School  
500 Ash Coulee Dr.  
Bismarck ND 58503

**Thursday, July 16**

Menoken Elementary School  
412 Bismarck St. N  
Menoken ND 58558

**Tuesday, July 14**

Naughton Elementary School  
9101 123rd Ave. NE  
Bismarck ND 58503

**Thursday, July 23**

Apple Creek Elementary School  
2000 93rd St. SE  
Bismarck ND 58504

According to KLJ’s Project Manager Carron Day, these community meetings will present a snapshot of Burleigh County today and focus on the issues related to future growth in the study area. The planning team would like to hear from study area residents, property owners, business owners and other interested parties. All meetings will begin at 6:00 pm with an open house format and presentations are scheduled for 6:30. KLJ community planners will engage participants through keypad polling and community discussion.

The study area includes portions of eleven townships within Burleigh County (Apple Creek, Burnt Creek, Crofte, Fort Rice, Gibbs, Glenview, Lyman, Menoken, Naughton, Phoenix, and River View) located outside of the cities of Bismarck and Lincoln, and their extraterritorial zoning area. The total study area covers about 295 square miles. Approximately 112 square miles are located within the MPO boundary and 183 square miles are located outside of that area. A map of the study area is attached.

The project website [www.BurleighGrowth2015.com](http://www.BurleighGrowth2015.com) includes maps, background information and a community survey.

Attachment 3-5 – Meeting Website Notices

[Departments](#)   [City Commission](#)   [Community Links](#)   [Residents](#)   [Business](#)   [Visitors](#)



# Bismarck

Capital City of North Dakota

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Agendas & Minutes

Bismarck Streets

Capital Area Transit (CAT)

Convention & Visitors Bureau

Growth Management Plan

Vote

Northern Plains Commerce Centre

On-Line Permits - eTRAKIT

Property Information

Public Notices

Strategic Plan

View Government Meetings

Water Bill Payment

Water Meter Installation Project

Emergency Notification System Registration

Bids & RFPs

Report a Concern

Jobs

How Are We Doing?

Online Services

Maps

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---

**Public Notices**

---

Posted on: June 26, 2015

**MPO Announces Public Meetings for the Burleigh County Land Use Study**

Public meetings for the Burleigh County Land Use Study will be held at four separate locations in Burleigh County to provide opportunities for attendees to share their ideas about the county's future.

Each meeting will begin at 6:00 pm with an open house format followed by a formal presentation from 6:30 pm to 7:00 pm, and will return to the open house format until the conclusion of the meeting at 7:30 pm.

Following are the dates and locations of each meeting:

**Monday, July 13 - Horizon Middle School - 500 Ash Coulee Drive - Bismarck, ND**  
**Tuesday, July 14 - Naughton Elementary School - 9101 123rd Ave. NE - Baldwin, ND**  
**Thursday, July 16 - Menoken Elementary School - 412 Bismarck St. N - Menoken, ND**  
**Thursday, July 23rd - Apple Creek Elementary School - 2000 93rd St. NE - Bismarck, ND**

The Bismarck-Mandan Metropolitan Planning Organization (MPO) and Burleigh County are partnering to complete the Burleigh County Land Use Study, which will result in a guiding document to help facilitate land use decisions in the county. Primary elements that the study will include are land use goals and policies, and a future land use map. KLJ, a multi-disciplinary consulting firm, is assisting with the study.

The study area includes portions of eleven townships within Burleigh County: Apple Creek, Burnt Creek, Crofte, Fort Rice, Gibbs, Glenview, Lyman, Menoken, Naughton, Phoenix, and River View.

Representatives from the Bismarck-Mandan MPO, Burleigh County, and KLJ will be on hand to answer your questions and discuss your concerns.

Written comments about this project should be mailed to Carron Day; KLJ Project Manager; P.O. Box 1157, Bismarck, ND 58503. Comments can also be directed through the project website.

Any individual requiring a special accommodation to allow access or participation at the meeting is asked to notify Rachel Drewlow, Transportation Planner, Bismarck-Mandan MPO at (701) 355-1852 of his/her needs a minimum of five (5) days in advance of the meeting.

[Project Website](#)



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MAPS

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TOWNSHIPS

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**FOR YOUR INFORMATION** [READ ALL NEWS](#)

**Burleigh County Land Use Study Open House Workshops**

Four workshops are being hosted in July. Please click [here](#) for dates, times, and ...

**Lincoln Road Closure**

Beginning Monday, July 6, 2015 at 9:00 a.m., the Burleigh County Highway Department will begin the reconstruction of Lincoln Road. This phase of work will necessitate the closure of Lincoln Road between 66th St SE and Benteen Drive until ...

**43rd Ave NE and Centennial Rd Traffic Signals**

Burleigh County is happy to announce the activation of the 43rd Avenue NE and Centennial Road traffic signals on Tuesday, June 9, 2015 shortly after the morning rush hour. Click [here](#) to see the press ...



**CALENDAR OF EVENTS** [VIEW ALL EVENTS](#)

- 7/20/2015 **Burleigh County Commission Meeting**
- 7/23/2015 **Burleigh County land Use Study**
- 7/27/2015 **Law Enforcement Exam**
- 7/30/2015 **Burleigh County Social Service Board Meeting**
- 7/31/2015 **Outdoor Warning Siren Test**

Attachment 3-6 – July Social Media

facebook
Sign Up

Email or Phone   
 Password   
 Keep me logged in Forgot your password?
Log In

MY EVENTS

- 22 Upcoming
- Calendar
- Subscribed
- Past
- + Create

JUL

14

## Burleigh County Future Land Use Study Public Meeting

Public · Neighborhood · Hosted by Bismarck Mandan Metropolitan Planning Organ...

Join
Save
Invite

**Tuesday, July 14 at 6:00pm - 7:30pm in CDT**  
about 3 months ago

**Naughton Elementary School**  
9101 123rd Ave NE, Bismarck, North Dakota 58503 Show Map

The Bismarck-Mandan Metropolitan Planning Organization (MPO) along with Burleigh County are hosting a series of meetings to kick-off their Burleigh County Future Land Use Study. Each meeting will include a brief presentation and an opportunity for attendees to share their ideas about the county's future. The study area includes portions of eleven townships within Burleigh County. More information about the study, including a detailed study area map, can be found at [www.BurleighGrowth2015.com](http://www.BurleighGrowth2015.com).

**GUESTS**

1	0	0
went	maybe	invited

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POSTS

**Bismarck Mandan Metropolitan Planning Organization - MPO updated the event photo.**  
July 10 · 🌐

BURLEIGH COUNTY LAND USE STUDY  
[www.BurleighGrowth2015.com](http://www.BurleighGrowth2015.com)

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page A65



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## Community Meetings scheduled For Burleigh County Future Land Use Study

Posted on July 13th, 2015    

Burleigh County, located in North Dakota, has experienced an increase in population over recent years. Therefore, Bismarck-Mandan Metropolitan Planning Organization (MPO) and Burleigh County selected KLJ to develop the Burleigh County Future Land Use Study. The study is underway with the first community meetings scheduled from 6:00 – 7:30 pm. Four meetings will be held in July.

### **Monday, July 13 – Bismarck**

Horizon Middle School  
500 Ash Coulee Dr.

### **Tuesday, July 14 – Bismarck**

Naughton Elementary School  
9101 123rd Ave. NE

### **Thursday, July 16 – Menoken**

Menoken Elementary School  
412 Bismarck St. N

### **Thursday, July 23 – Bismarck**

Apple Creek Elementary School  
2000 93rd St. SE

According to KLJ's Project Manager, Carron Day, the community meetings will present a snapshot of Burleigh County today and focus on the issues related to future growth in the study area. The planning team would like to hear from study area residents, property owners, business owners and other interested parties. All meetings will begin at 6:00 pm with an open house format and presentations scheduled for 6:30. KLJ community planners will engage participants through keypad polling and community discussion.

The study area includes portions of 11 townships within Burleigh County (Apple Creek, Burnt Creek, Crofte, Fort Rice, Gibbs, Glenview, Lyman, Menoken, Naughton, Phoenix, and River View) located outside the cities of Bismarck and Lincoln, and their extraterritorial zoning area. The total study area covers about 295 square miles. Approximately 112 square miles are located within the MPO boundary and 183 square miles are located outside of that area. A map of the study area is attached.

The project website [www.BurleighGrowth2015.com](http://www.BurleighGrowth2015.com) includes maps, background information and a community survey.



**Burleigh County**  
@burleighco

⚙️ Follow

Four open house workshops have been scheduled to present information on the Burleigh Growth 2015, the Burleigh...  
[fb.me/1ZqMk3iGx](https://fb.me/1ZqMk3iGx)

RETWEET  
1

2:47 PM - 10 Jul 2015

⏪ ↻ ⭐ ⋮

📧 Reply to @burleighco

Trends

#EasyThrowback 📷 Promoted by Google Photos world series #happydussehra  
#backtothefuture #cerealsongs #empire andhra pradesh #whenamericawasgreat mohan bhagwat traffic update angela basset

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## Community Workshops scheduled for Burleigh County Land Use Study (KLJ - Kadrmas Lee & Jackson ...

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- Joe Biden
- Lamar Odom
- Paul Ryan
- Bashar al-Assad
- 2012 Benghazi attack
- Chris Rock
- Benjamin Netanyahu
- Ferrari S.p.A.
- YouTube



**(S**ource: KLJ - Kadrmas Lee & Jackson Inc) The Burleigh County Land Use Study team, backed by the Bismarck-Mandan Metropolitan Planning Organization (MPO) and Burleigh County, requests community comments on where and how eleven townships...

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**t Follow** 6,176 followers

**G+1** 16k

Public Technologies 2015-09-28



**Like** 0 **G+** 0 **Tweet** 0

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Attachment 3-7 – July Community Calendars

**BURLEIGH GROWTH 2015**  
**BURLEIGH COUNTY LAND USE STUDY**

**Open House Workshops**

presented by Bismarck-Mandan Metropolitan  
Planning Organization & Burleigh County

**6:00 - 7:30 pm**

\*Same presentation at all locations

Info: [www.BurleighGrowth2015.com](http://www.BurleighGrowth2015.com)

**Mon, July 13**  
Horizon Middle School  
500 Ash Coulee Dr, Bismarck

**Tues, July 14**  
Naughton Elementary School  
9101 123rd Ave NE, Bismarck

**Thurs, July 16**  
Menoken Elementary School  
412 Bismarck St. N, Menoken

**Thurs, July 23**  
Apple Creek Elementary School  
2000 93rd St. SE, Bismarck



Home / News / Bismarck-Mandan News

## Burleigh to hold land-use study meetings



0



0



0



July 11, 2015 1:15 pm • By [LeAnn Eckroth](#)

Burleigh County, KLJ and the Bismarck-Mandan Metropolitan Planning Organization will be hosting a series of land-use study meetings to address growth in the area. Each meeting will be held from 6 to 7:30 p.m on the following dates:

- Monday: Horizon Middle School in Bismarck, 500 Ash Coulee Drive
- Tuesday: Naughton Elementary School, 9101 123rd Ave. N.E., Bismarck
- July 16: Menoken Elementary School, 412 Bismarck St., Menoken, N.D.
- July 23: Apple Creek Elementary School, 2000 93rd S.E.

The study area will include 11 townships within Burleigh County, including Apple Creek, Burnt Creek, Crofte, Fort Rice, Gibbs, Glenview, Lyman, Menoken, Naughton, Phoenix and River View.

Visit [www.BurleighGrowth2015.com](http://www.BurleighGrowth2015.com) for more information.

The intent of the meetings is to present a snapshot of Burleigh County today and focus on growth-related issues.

The meetings will start with an open house format and move to a presentation. KLJ planners will use a keypad polling device to gauge what participants favor.

*(Reach LeAnn Eckroth at 701-250-8264 or [leann.eckroth@bismarcktribune.com](mailto:leann.eckroth@bismarcktribune.com))*

Attachment 3-9 – July KFYP Segment



- Home
- News ▾
- Weather ▾
- Sports ▾
- Video ▾
- Features ▾
- Contests/Promotions
- Country Morning ▾
- ND Today
- About ▾

### Planners Poll Burleigh County Residents About Area Growth Plan



Posted: Mon 9:18 PM, Jul 13, 2015

By: [Nina Carter - Email](#)

[Home](#) / [Headlines List](#) / [Article](#)

Burleigh County has the second largest population in the state, and the expansion isn't slowing down.

On Monday, planners found out how some residents feel the growth should be handled.

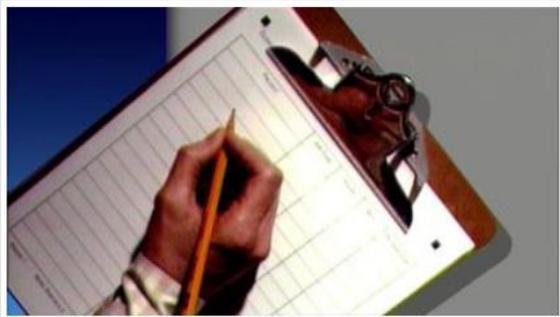
The study area includes parts of 11 townships and covers nearly 300 square miles, which is mostly rural.

When polled, the majority of meeting participants felt that the population growth had mostly a negative impact, including congested roads and zoning they didn't feel was compatible with surrounding [properties](#).

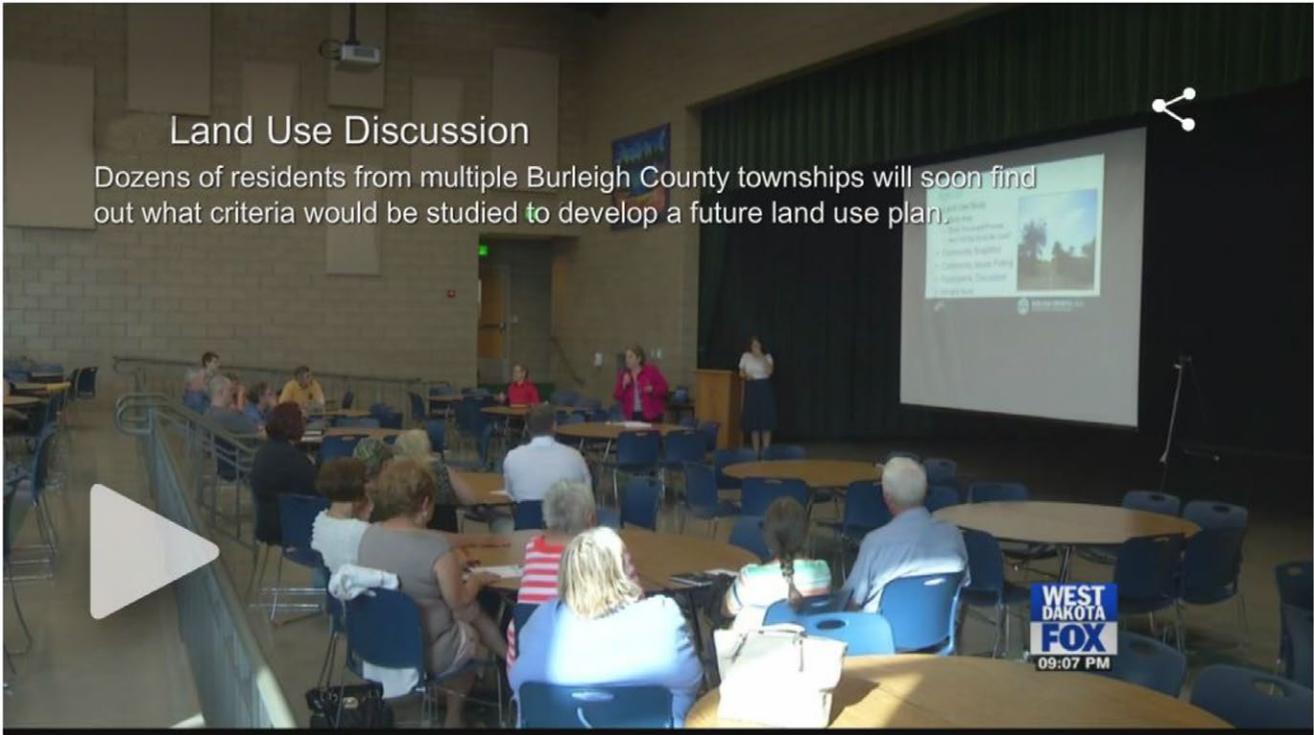
Planners are using these meetings to get feedback and target residents concerns to include in the plan.

Monday was the first of four public meetings being held this week to introduce the study. The next meeting is Tuesday at 6 p.m. at Naughton Elementary.

More information can be found at [burleighgrowth2015.com](#).



**Related Links**  
[➔ Burleigh Growth 2015](#)



## Land Use Discussion

Dozens of residents from multiple Burleigh County townships will soon find out what criteria would be studied to develop a future land use plan.

Burleigh County has the second largest population in the state, and the expansion isn't slowing down.

On Monday, planners found out how some residents feel the growth should be handled.

The study area includes parts of 11 townships and covers nearly 300 square miles, which is mostly rural.

When polled, the majority of meeting participants felt that the population growth had mostly a negative impact, including congested roads and zoning they didn't feel was compatible with surrounding [properties](#).

Planners are using these meetings to get feedback and target residents concerns to include in the plan.

Monday was the first of four public meetings being held this week to introduce the study. The next meeting is Tuesday at 6 p.m. at Naughton Elementary.

More information can be found at [burleighgrowth2015.com](http://burleighgrowth2015.com).



### Related Links

[Burleigh Growth 2015](#)



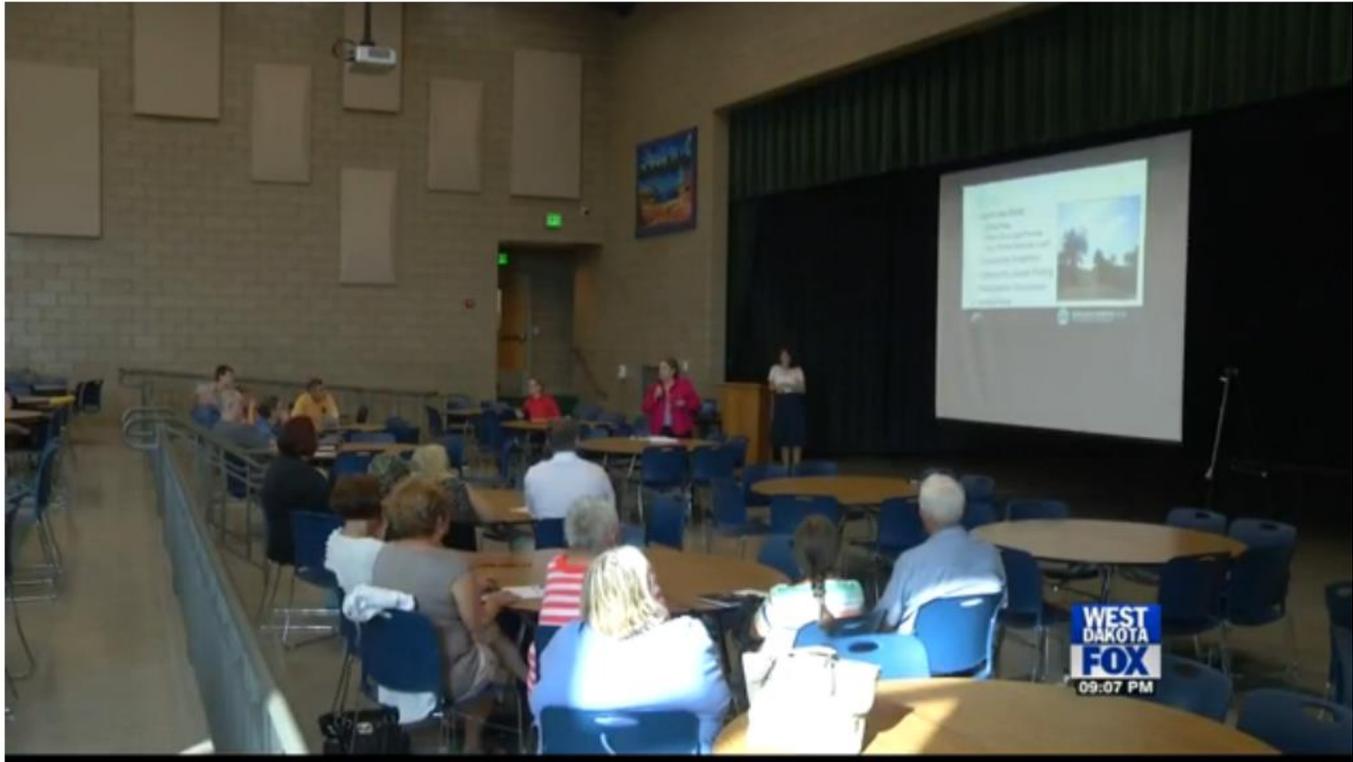
### Planners Poll Burleigh County Residents About Area Growth Plan

Posted: Mon 9:44 PM, Jul 13, 2015

By: Nina Carter - Email



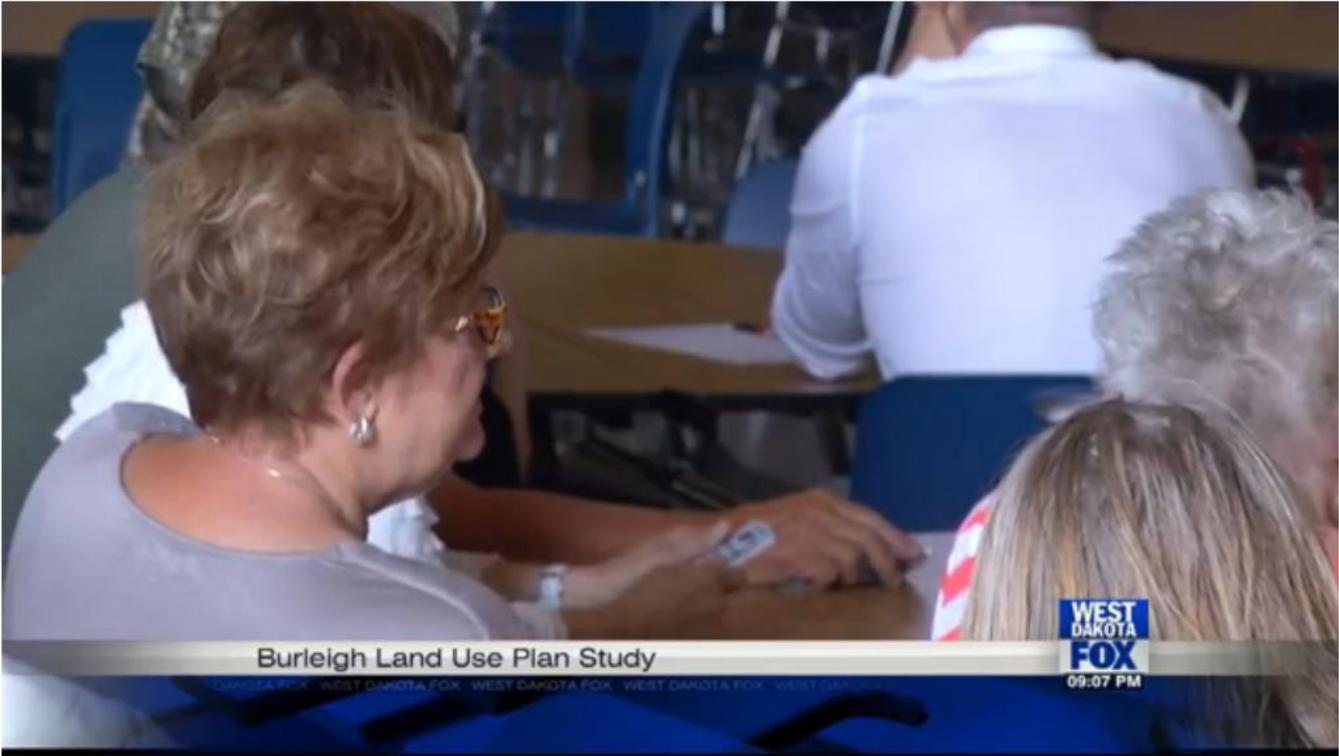
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# BURLEIGH GROWTH 2015

BURLEIGH COUNTY LAND USE PLAN



Attachment 3-10 – July Meeting Posters



# BURLEIGH GROWTH 2015

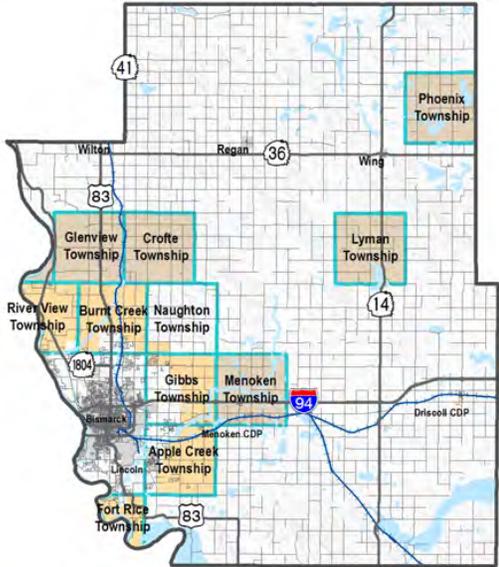
BURLEIGH COUNTY LAND USE STUDY

Join us

## Open House Workshops

6:00 to 7:30 p.m.

Presented by:



For more information about the land use study for these Townships:  
[www.BurleighGrowth2015.com](http://www.BurleighGrowth2015.com)

*Same presentation at all locations*

### Monday, July 13, 2015

Horizon Middle School  
500 Ash Coulee Dr.  
Bismarck ND 58503

### Tuesday, July 14, 2015

Naughton Elementary School  
9101 123rd Ave. NE  
Bismarck ND 58503

### Thursday, July 16, 2015

Menoken Elementary School  
412 Bismarck St. N  
Menoken ND 58558

### Thursday, July 23, 2015

Apple Creek Elementary School  
2000 93rd St. SE  
Bismarck ND 58504



Attachment 3-11 – July Sign In Sheets (Apple Creek)

SIGN-IN SHEET



Meeting Location <u>Apple Creek School</u>	Meeting Type <u>Public Input Meeting</u>	Meeting Date <u>7-23-15</u>
Project Number	PCN	
Project Description <u>Burleigh County Future land Use Study - PIM #1</u>		

1

Name (Please print) <u>Francine M Aune</u>	Title/Representing		
Address <u>3412 Edgewood Village loop</u>			
City <u>Bismarck</u>	State <u>ND</u>	Zip code <u>58503</u>	Email

2

Name (Please print) <u>Tracey Weber</u>	Title/Representing		
Address <u>1100 Pleasant St Apt 2</u>			
City <u>Bismarck</u>	State <u>ND</u>	Zip code <u>58504</u>	Email <u>tracey.weber@kljeng.com</u>

3-4

Name (Please print) <u>Larry + Pauline Hjelmeland</u>	Title/Representing		
Address <u>1937 106 St SE</u>			
City <u>Bismarck</u>	State <u>ND</u>	Zip code <u>58504</u>	Email

5

Name (Please print) <u>Mike Martin</u>	Title/Representing <u>Resident</u>		
Address <u>1600 158th ST NE</u>			
City <u>Menoken</u>	State <u>ND</u>	Zip code <u>58558</u>	Email

6

Name (Please print) <u>Kerry Olson</u>	Title/Representing <u>Apple Creek Twp</u>		
Address <u>1201 100 St SE</u>			
City <u>Bismarck</u>	State <u>ND</u>	Zip code <u>58504</u>	Email

7

Name (Please print) <u>Floyd E Bentz</u>	Title/Representing <u>Resident</u> (2)		
Address			
City <u>Bismarck</u>	State <u>ND</u>	Zip code	Email

8-9

Name (Please print) <u>DAN &amp; LORI REIS</u>	Title/Representing <u>Resident</u>		
Address <u>2512 93rd St SE</u>			
City <u>BISMARCK</u>	State <u>ND</u>	Zip code <u>58504</u>	Email

SIGN-IN SHEET



Meeting Location <u>Apple Creek School</u>	Meeting Type <u>Public Input Meeting</u>	Meeting Date <u>7-23-15</u>
Project Number	PCN	
Project Description <u>Burleigh County Future land use Study -PIM #1</u>		

10

Name (Please print) <u>Cyndy Meidinger</u>		Title/Representing <u>CLERK ACT</u>	
Address <u>6305 Omar St</u>			
City <u>Bis</u>	State <u>ND</u>	Zip code <u>58504</u>	Email <u>Cyndy@bektel.com</u>

11

Name (Please print) <u>Dale Hedblin</u>		Title/Representing	
Address <u>5617 Country Creek Dr</u>			
City <u>Bismarck</u>	State <u>ND</u>	Zip code <u>58503</u>	Email

12

Name (Please print) <u>Trudy Riehl</u>		Title/Representing	
Address <u>2155 19th St SE</u>			
City <u>Bis</u>	State	Zip code <u>58504</u>	Email <u>Trudy.Riehl@yahoo.com</u>

3

Name (Please print) <u>Tom Emde</u>		Title/Representing	
Address <u>2737 ORANGEHURST ST</u>			
City <u>ARPKA</u>	State <u>FL</u>	Zip code <u>32703</u>	Email <u>tkemde@cfl.rr.com</u>

Name (Please print) <u>Rachel Drenlow</u>		Title/Representing <u>MPO</u>	
Address			
City	State	Zip code	Email

Name (Please print)		Title/Representing	
Address			
City	State	Zip code	Email

Name (Please print)		Title/Representing	
Address			
City	State	Zip code	Email



Attachment 3-12 – July Sign In Sheets (Horizon Middle School)

SIGN-IN SHEET

**Bismarck-Mandan**   
METROPOLITAN PLANNING ORGANIZATION

Meeting Location <i>Horizon School</i>	Meeting Type <i>Public Input Meeting</i>	Meeting Date <i>7-13-15</i>
Project Number	PCN	
Project Description <i>Burleigh County Land Use Study - PIM #1</i>		

Name (Please print) <i>Jul Anderson</i>		Title/Representing	
Address <i>1500 Reno DR</i>			
City <i>Bismarck</i>	State <i>ND</i>	Zip code <i>58504</i>	Email <i>Joeland.Karen@Bis.midco.net</i>

Name (Please print) <i>Michael Anderson</i>		Title/Representing	
Address <i>4013 Granite Drive</i>			
City <i>Bismarck,</i>	State <i>ND</i>	Zip code <i>58503</i>	Email <i>mianders@bis.midco.net</i>

Name (Please print) <i>Rich Bennhardt</i>		Title/Representing	
Address <i>623 E Bristol Dr</i>			
City <i>Bismarck</i>	State <i>ND</i>	Zip code <i>58501</i>	Email <i>rsbennhardt@yahoo.com</i>

Name (Please print) <i>Loren &amp; Judy DieWitz</i>		Title/Representing	
Address <i>5300 Stream Pl</i>			
City <i>Bismarck</i>	State <i>N.D</i>	Zip code <i>58503</i>	Email

Name (Please print) <i>Jerry + Linda O'Shea</i>		Title/Representing	
Address <i>11419 NE 26th St.</i>			
City <i>Bismarck</i>	State <i>N.D</i>	Zip code <i>58503</i>	Email

Name (Please print) <i>Wes Vettel</i>		Title/Representing	
Address <i>7907 Runnel Rd</i>			
City <i>Bis</i>	State <i>ND</i>	Zip code <i>58503</i>	Email

Name (Please print) <i>Dwight Mulcke</i>		Title/Representing	
Address <i>17755 5th Street NE</i>			
City <i>Baldwin,</i>	State <i>ND</i>	Zip code <i>58521</i>	Email <i>dwight.mulcke@wsteds.com</i>

SIGN-IN SHEET



Meeting Location <u>Horizon School</u>	Meeting Type <u>Public Input Meeting</u>	Meeting Date <u>7-13-15</u>
Project Number	PCN	
Project Description <u>Burleigh County Land Use Study - PIM #1</u>		

Name (Please print) <u>LARRY HOGE</u>		Title/Representing <u>SELF</u>	
Address <u>2714 TYLER PKY</u>			
City <u>Bis</u>	State <u>ND</u>	Zip code <u>58503</u>	Email <u></u>

Name (Please print) <u>Vernon D. Spitzer</u>		Title/Representing	
Address <u></u>			
City <u>Baldwin</u>	State <u>ND</u>	Zip code <u>58521</u>	Email

Name (Please print) <u>Violet L. Spitzer</u>		Title/Representing	
Address			
City <u>Baldwin</u>	State <u>ND</u>	Zip code <u>58521</u>	Email

Name (Please print) <u>Linnea Ehl</u>		Title/Representing <u>SELF</u>	
Address <u>1410 Territory Dr</u>			
City <u>Bismarck</u>	State <u>ND</u>	Zip code <u>58503</u>	Email

Name (Please print) <u>Howard Tweeten</u>		Title/Representing	
Address <u>9521 41st NE</u>			
City <u>BISMARCK</u>	State <u>ND</u>	Zip code <u>58503</u>	Email <u>tweeten@g.com</u>

Name (Please print) <u>Ron Fox</u>		Title/Representing	
Address <u>11501 41st NE</u>			
City <u>BISMA</u>	State <u>ND</u>	Zip code <u>58503</u>	Email

Name (Please print) <u>Corey Krebs</u>		Title/Representing	
Address <u>12570 34th St NW</u>			
City <u>Bismarck</u>	State <u>ND</u>	Zip code <u>58503</u>	Email



**SIGN-IN SHEET**

**Bismarck-Mandan**  
METROPOLITAN PLANNING ORGANIZATION

Meeting Location <u>Horizon School</u>	Meeting Type <u>Public Input Meeting</u>	Meeting Date <u>7-13-15</u>
Project Number	PCN	
Project Description <u>Burleigh County land Use Study - PIM #1</u>		

Name (Please print) <u>Will Hutchings</u>		Title/Representing <u>MPO</u>	
Address			
City	State	Zip code	Email

Name (Please print) <u>Charlie &amp; Lynette Dunbar</u>		Title/Representing <u>Self</u>	
Address <u>199 180th Ave NE</u>			
City <u>Baldwin</u>	State <u>ND</u>	Zip code <u>58521</u>	Email <u>-</u>

Name (Please print) <u>Doug Prchal</u>		Title/Representing <u>Citizen</u>	
Address <u>3605 Pebbleview Place</u>			
City <u>Bismarck</u>	State <u>ND</u>	Zip code <u>58503</u>	Email

Name (Please print) <u>Sheri Lares</u>		Title/Representing <u>FHWA</u>	
Address <u>4503 Columbia St</u>			
City <u>Bismarck</u>	State <u>ND</u>	Zip code <u>58503</u>	Email <u>sheri.lares@dot.gov</u>

Name (Please print) <u>Diane &amp; Trace Klein</u>		Title/Representing	
Address <u>Box 91 - moving to 23250 Baldwin ND</u>			
City <u>Wilton</u>	State <u>ND</u>	Zip code <u>58577</u>	Email <u>fullcircle@bcktel.com</u>

Name (Please print) <u>Larry &amp; Cheryl Storkert</u>		Title/Representing <u>Self</u>	
Address <u>2904 123rd Ave NW</u>			
City <u>Bis</u>	State <u>ND</u>	Zip code <u>58503</u>	Email <u>stkrtr@hotmail.com</u>

Name (Please print) <u>Diane Kitter</u>		Title/Representing <u>BWA</u>	
Address <u>400 E Broadway Ave</u>			
City <u>Bismarck</u>	State <u>ND</u>	Zip code <u>58501</u>	Email <u>dkitter@bwa.org</u>





SIGN-IN SHEET



Meeting Location <u>Horizon Middle School</u>	Meeting Type <u>Public Input Meeting</u>	Meeting Date <u>7-13-15</u>
Project Number	RCN	
Project Description <u>Burleigh County Land Use Study -</u>		

Name (Please print) <u>MARVIN PAMELA SCHNEET</u>		Title/Representing <u>Resident</u>	
Address <u>825 N 1ST STREET</u>			
City <u>Bismarck</u>	State <u>ND</u>	Zip code <u>58501</u>	Email

Name (Please print) <u>DAN FALCONE</u>		Title/Representing <u>RS</u>	
Address <u>424 N 14<sup>th</sup> ST</u>			
City <u>BISMARCK</u>	State <u>ND</u>	Zip code <u>58501</u>	Email <u>dan.falcone@gmail.com</u>

Name (Please print) <u>Lee Grewel</u>		Title/Representing <u>KLJ</u>	
Address <u>616 Meadow Ln</u>			
City <u>Bismarck</u>	State <u>ND</u>	Zip code <u>58504</u>	Email

Name (Please print) <u>MICHAEL JOHNSON</u>		Title/Representing <u>ND DOT-LG</u>	
Address			
City	State	Zip code	Email

Name (Please print) <u>Steven Wahler</u>		Title/Representing	
Address			
City	State	Zip code	Email

Name (Please print) <u>Denise Andahl</u>		Title/Representing <u>self</u>	
Address <u>13401 15 St NW</u>			
City <u>Bismarck</u>	State <u>ND</u>	Zip code <u>58503</u>	Email <u>denise@bektel.com</u>

Name (Please print)		Title/Representing	
Address			
City	State	Zip code	Email

Attachment 3-13 – July Sign In Sheets (Naughton Elementary School)

SIGN-IN SHEET

Page 1 of 4  
(Rev. 03-2012)



Meeting Location <u>Naughton School</u>	Meeting Type <u>Public Input Meeting</u>	Meeting Date <u>7-14-15</u>
Project Number	PCN	
Project Description <u>Burleigh County Land Use Study - PTM # 1</u>		

Name (Please print) <u>Rachel Drewlow</u>		Title/Representing <u>MPC</u>	
Address			
City	State	Zip code	Email <u>rdrewlow@bismarcknd.gov</u>

Name (Please print) <u>O'Neil Poppy Kaur</u>		Title/Representing <u>Resident</u>	
Address <u>18071 52nd St NE</u>			
City <u>Baldwin</u>	State <u>ND</u>	Zip code <u>58521</u>	Email <u>opkaur@yahoo.com</u>

Name (Please print) <u>Dwight Reuther</u>		Title/Representing <u>Naughton Township Pres.</u>	
Address <u>800 197th Avenue</u>			
City <u>Bismarck</u>	State <u>ND</u>	Zip code <u>58503-4629</u>	Email

Name (Please print) <u>Mike Fried</u>		Title/Representing	
Address <u>12417 93rd St NE</u>			
City <u>Bis</u>	State <u>ND</u>	Zip code <u>58503</u>	Email

Name (Please print) <u>Justin Mya Mayer</u>		Title/Representing	
Address <u>2553 Vancouver Ln</u>			
City <u>Bismarck</u>	State <u>ND</u>	Zip code <u>58503</u>	Email

Name (Please print) <u>Beth Jones</u>		Title/Representing	
Address <u>18460 Hwy 1804</u>			
City <u>Baldwin</u>	State <u>ND</u>	Zip code <u>58521</u>	Email <u>bjones@bektel</u>

Name (Please print) <u>Les Larson</u>		Title/Representing	
Address <u>8200 60th St NE</u>			
City <u>Bismarck</u>	State <u>ND</u>	Zip code <u>58503</u>	Email <u>llarson@bektel.com</u>



SIGN-IN SHEET

**Bismarck-Mandan**  
METROPOLITAN PLANNING ORGANIZATION

Meeting Location <i>Naughton School</i>	Meeting Type <i>Public Input Meeting</i>	Meeting Date <i>7-14-15</i>
Project Number	PCN	
Project Description <i>Burleigh County Land Use study -PIM #1</i>		

Name (Please print) <i>Jim &amp; Barb Beaty</i>		Title/Representing	
Address <i>14951 66<sup>th</sup> ST. NE</i>			
City <i>Baldwin</i>	State <i>ND</i>	Zip code <i>58521</i>	Email

Name (Please print) <i>WAYNE &amp; KIM MARTHINSON</i>		Title/Representing	
Address <i>7251 173 AV NE</i>			
City <i>Dix</i>	State	Zip code <i>58503</i>	Email

Name (Please print) <i>Karmen Pfeiffer Sorenson</i>		Title/Representing	
Address <i>4700 162<sup>nd</sup> Ave NE</i>			
City <i>Baldwin,</i>	State <i>ND</i>	Zip code	Email <i>K@sorensonco.com</i>

Name (Please print) <i>Lloyd Jones</i>		Title/Representing <i>self</i>	
Address <i>18460 Hwy 1804</i>			
City <i>Baldwin</i>	State <i>ND</i>	Zip code <i>58521</i>	Email

Name (Please print) <i>Peter Gunsch</i>		Title/Representing	
Address <i>13461 80th st NE</i>			
City <i>Bismarck</i>	State <i>ND</i>	Zip code <i>58503</i>	Email

Name (Please print) <i>DAVID BOONE</i>		Title/Representing	
Address <i>15850 93rd ST NE</i>			
City <i>BALDWIN</i>	State <i>ND</i>	Zip code <i>58521</i>	Email

Name (Please print) <i>John Wohl</i>		Title/Representing	
Address <i>14045 66th St. NE</i>			
City <i>BALDWIN</i>	State <i>ND</i>	Zip code <i>58521</i>	Email <i>jj Wohl@yahoo.com</i>

SIGN-IN SHEET



Meeting Location <i>Naughton</i>	Meeting Type	Meeting Date
Project Number	PCN	
Project Description		

Name (Please print) <i>Cindy Larson</i>		Title/Representing	
Address <i>8200 80<sup>th</sup> ST NE</i>			
City <i>Bismarck</i>	State <i>ND</i>	Zip code <i>58503</i>	Email <i>lcarabians@yaho.com</i>

Name (Please print) <i>Gerry Decker</i>		Title/Representing	
Address <i>14600 26<sup>th</sup> ST NE</i>			
City <i>Bismarck</i>	State <i>ND</i>	Zip code <i>58521</i>	Email <i>gerry@bektel.com</i>

Name (Please print) <i>JOHN WARDEN</i>		Title/Representing	
Address <i>800 PROSPECT POINT</i>			
City <i>Bismarck</i>	State <i>ND</i>	Zip code <i>58504</i>	Email <i>JOHN.SRC.WARDEN@DORTHO.COM</i>

Name (Please print) <i>John Warden</i>		Title/Representing	
Address <i>11851 93<sup>rd</sup> ST NE</i>			
City <i>Bismarck</i>	State <i>ND</i>	Zip code <i>58505</i>	Email

Name (Please print) <i>Michael Heilman</i>		Title/Representing <i>Burleigh County Schools</i>	
Address <i>3144 Hampton St.</i>			
City <i>Bismarck</i>	State <i>ND</i>	Zip code <i>58504</i>	Email <i>mikeheilman1190@gmail.com</i>

Name (Please print) <i>JOHN SOLBERG</i>		Title/Representing <i>self</i>	
Address <i>3356 Kent Dr</i>			
City <i>BIS</i>	State	Zip code <i>58503</i>	Email

Name (Please print) <i>ERIC BAILEY</i>		Title/Representing <i>NAUGHTON TOWNSHIP &amp; SELF</i>	
Address <i>7500 123 Ave NE</i>			
City <i>Bismarck</i>	State <i>ND</i>	Zip code <i>58503</i>	Email



SIGN-IN SHEET

**Bismarck-Mandan**  
METROPOLITAN PLANNING ORGANIZATION

Meeting Location	Meeting Type	Meeting Date
Project Number		PCN
Project Description		

Name (Please print) <i>LINDA BUCHMANN</i>		Title/Representing	
Address <i>5951 162<sup>nd</sup> AVE NE</i>			
City <i>BALDWIN</i>	State <i>ND</i>	Zip code <i>58521</i>	Email <i>LINDA b @ bektel.com</i>

Name (Please print)		Title/Representing	
Address			
City	State	Zip code	Email

Name (Please print)		Title/Representing	
Address			
City	State	Zip code	Email

Name (Please print)		Title/Representing	
Address			
City	State	Zip code	Email

Name (Please print)		Title/Representing	
Address			
City	State	Zip code	Email

Name (Please print)		Title/Representing	
Address			
City	State	Zip code	Email

Name (Please print)		Title/Representing	
Address			
City	State	Zip code	Email

Attachment 3-14 – July Sign In Sheets (Menoken Elementary School)

SIGN-IN SHEET



Meeting Location <i>Menoken Elementary School</i>	Meeting Type <i>Public Input Meeting</i>	Meeting Date <i>7-16-15</i>
Project Number	PCN	
Project Description <i>Burleigh County Land Use Study - PIM #1</i>		

Name (Please print) <i>Marlys Frandsen</i>		Title/Representing	
Address <i>304 E. Turnpike</i>			
City <i>Bismarck</i>	State <i>ND</i>	Zip code <i>58501</i>	Email

Name (Please print) <i>Tom Ritten</i>		Title/Representing <i>Chairman/Burleigh County Township Association</i>	
Address <i>19500 62nd Ave SE</i>			
City <i>Menoken</i>	State <i>ND</i>	Zip code <i>58558</i>	Email

Name (Please print) <i>FRANCIS + CAROL MAHER</i>		Title/Representing <i>Land Owner</i>	
Address <i>17750-30th Ave NE</i>			
City <i>Menoken</i>	State <i>ND</i>	Zip code <i>58558</i>	Email

Name (Please print) <i>JAN MILLNER</i>		Title/Representing	
Address <i>1315 N 3RD ST</i>			
City <i>BISMARCK</i>	State <i>ND</i>	Zip code <i>58501</i>	Email

Name (Please print) <i>Donna Fricke</i>		Title/Representing	
Address <i>918 Senate Dr</i>			
City <i>BIS</i>	State <i>ND</i>	Zip code <i>58501</i>	Email

Name (Please print) <i>Ray Zimmerman</i>		Title/Representing	
Address <i>Po box 1212</i>			
City <i>Bismarck</i>	State	Zip code	Email

Name (Please print) <i>Neal Niemuth</i>		Title/Representing <i>ME</i>	
Address <i>10889 71st Ave NE</i>			
City <i>Bismarck</i>	State <i>ND</i>	Zip code <i>58503</i>	Email



SIGN-IN SHEET

**Bismarck-Mandan**  
METROPOLITAN PLANNING ORGANIZATION

Meeting Location <i>Menoken Elementary School</i>	Meeting Type <i>Public Input Meeting</i>	Meeting Date <i>7-16-15</i>
Project Number	PCN	
Project Description <i>Burleigh County Land Use Study - PIM #1</i>		

Name (Please print) <i>Pete + Helen Ebach</i>		Title/Representing	
Address <i>19800 30<sup>th</sup> ave N.E.</i>			
City <i>Mandan</i>	State <i>ND</i>	Zip code <i>58558</i>	Email

Name (Please print) <i>Wilmer J. Pich</i>		Title/Representing	
Address <i>1240 ZUZASS DRIVE</i>			
City <i>MENOKEN</i>	State <i>ND</i>	Zip code <i>58558</i>	Email <i>Pich@bektel.com</i>

Name (Please print) <i>Patty Mattson</i>		Title/Representing <i>Realtor</i>	
Address <i>5850 158<sup>th</sup> St NE</i>			
City <i>Menoken</i>	State	Zip code <i>58558</i>	Email <i>patty.mattson@hotmail.com</i>

Name (Please print) <i>Raymond Wold</i>		Title/Representing	
Address <i>4451 201 Ave NE</i>			
City <i>Baldwin</i>	State <i>ND</i>	Zip code <i>58521</i>	Email

Name (Please print) <i>Ron Kershaw</i>		Title/Representing	
Address <i>16 Front Ave E</i>			
City <i>Menoken</i>	State <i>ND</i>	Zip code <i>58558</i>	Email <i>ron.kershaw@bektel.com</i>

Name (Please print) <i>Madeane Selbernagel</i>		Title/Representing	
Address <i>1117 N 3<sup>rd</sup></i>			
City <i>Bis</i>	State <i>ND</i>	Zip code <i>58501</i>	Email <i></i>

Name (Please print) <i>Jerry Saude</i>		Title/Representing <i>Self</i>	
Address <i>1919 162<sup>nd</sup> Ave NW</i>			
City <i>Bismarck</i>	State <i>ND</i>	Zip code <i>58503</i>	Email <i>grannas@bektel.com</i>

SIGN-IN SHEET



Meeting Location	<i>Menoken Elementary School</i>	Meeting Type	<i>Public Input Meeting</i>	Meeting Date	<i>7-16-15</i>
Project Number		PCN			
Project Description	<i>Budleigh County Land Use Study - PIM #1</i>				

Name (Please print)		Title/Representing			
<i>Aaron + Kristi Vetter</i>					
Address					
<i>2248 171 st NE</i>					
City	State	Zip code	Email		
<i>Menoken</i>	<i>ND</i>	<i>58558</i>	<i>kdmv2002@yahoo.com</i>		

Name (Please print)		Title/Representing			
Address					
City	State	Zip code	Email		

Name (Please print)		Title/Representing			
Address					
City	State	Zip code	Email		

Name (Please print)		Title/Representing			
Address					
City	State	Zip code	Email		

Name (Please print)		Title/Representing			
Address					
City	State	Zip code	Email		

Name (Please print)		Title/Representing			
Address					
City	State	Zip code	Email		

Name (Please print)		Title/Representing			
Address					
City	State	Zip code	Email		



**AGENDA**



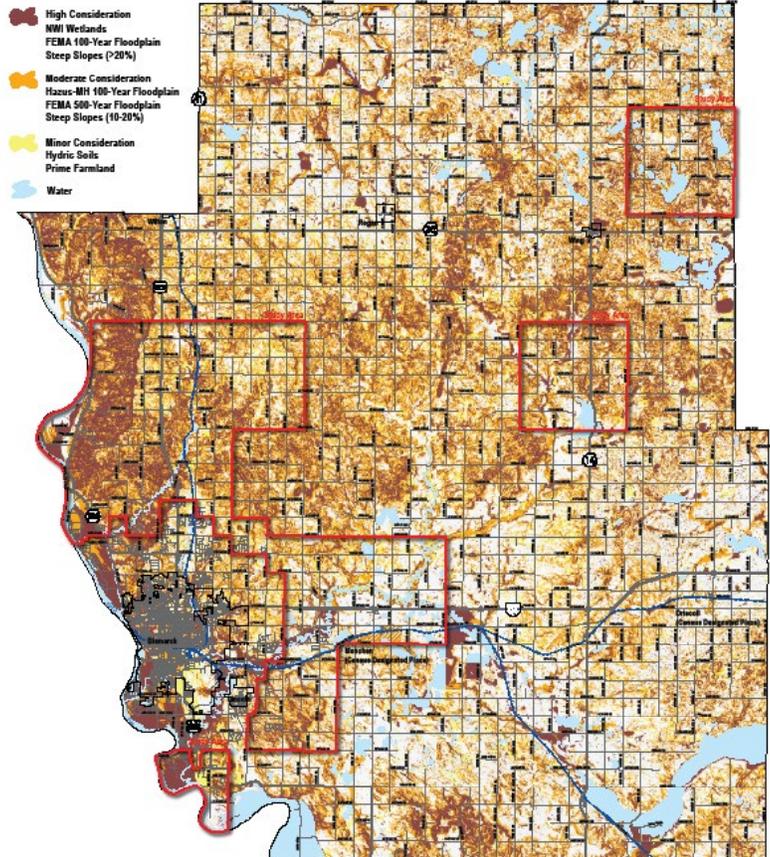
**6:00 Open House**  
**Exhibits**  
**Team Availability**

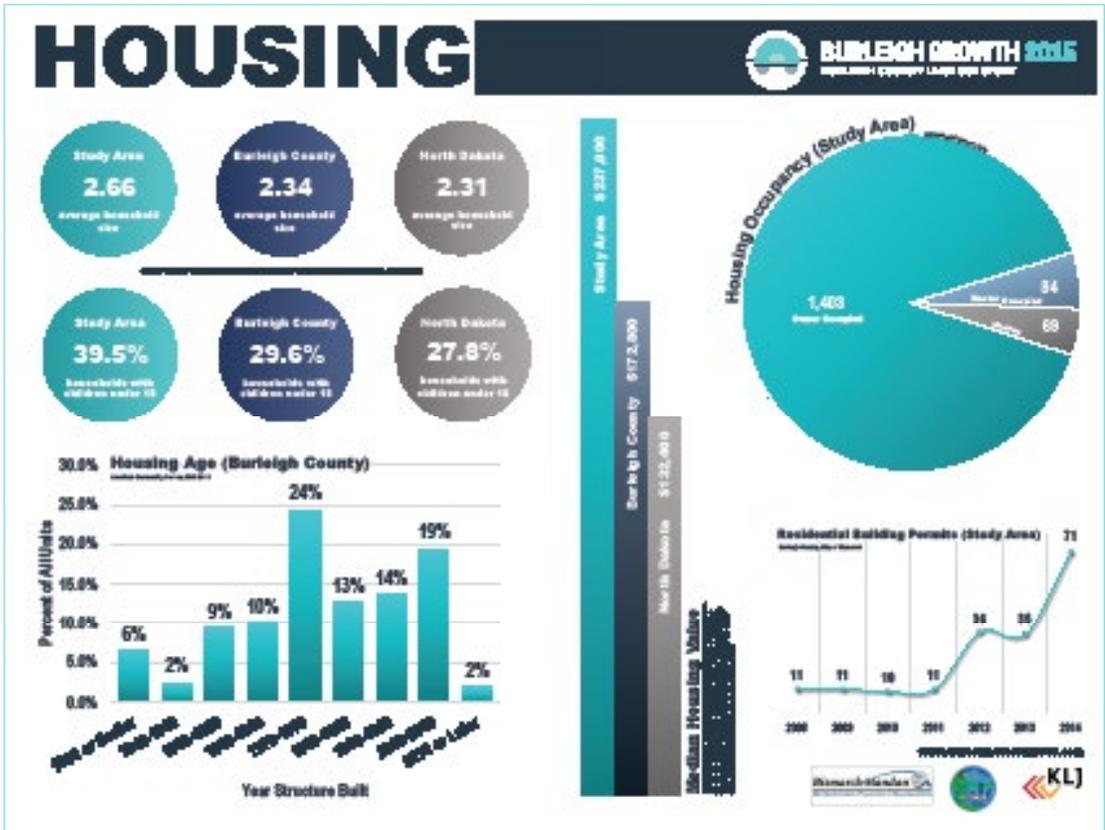
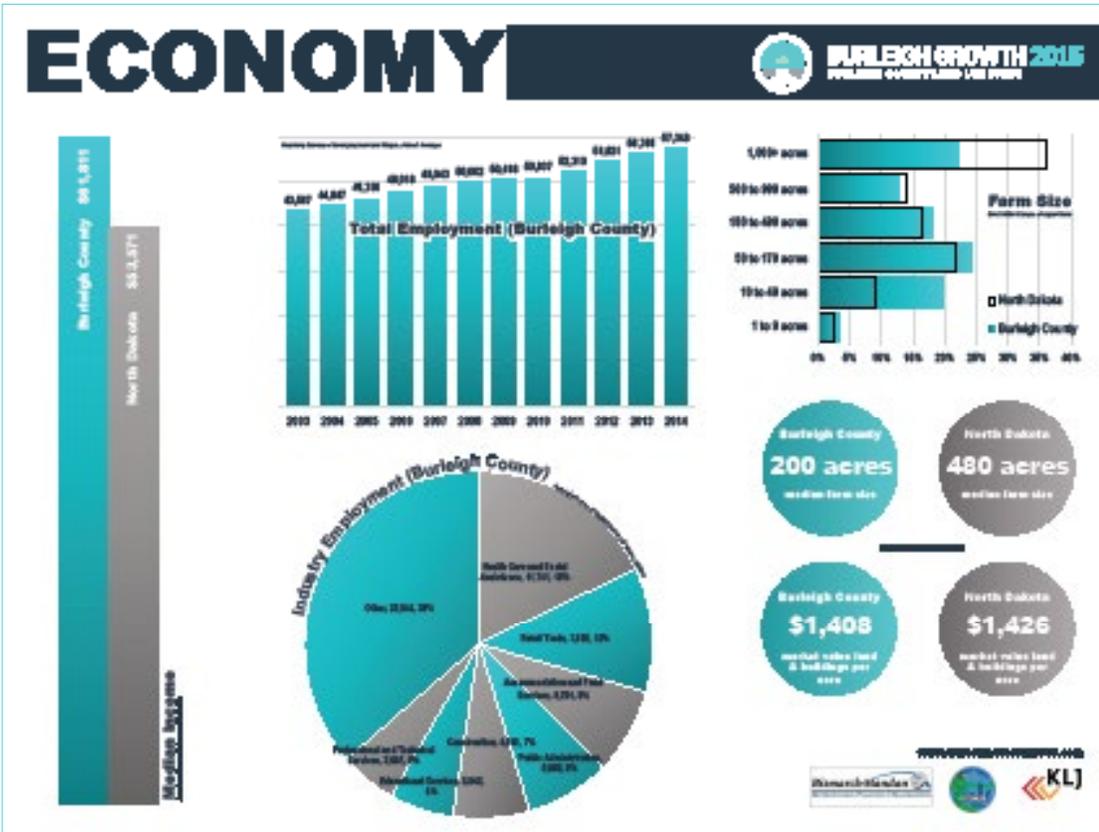
**6:30 Presentation**  
**Community Snapshot**  
**Community Issues Polling**  
**Discussion**

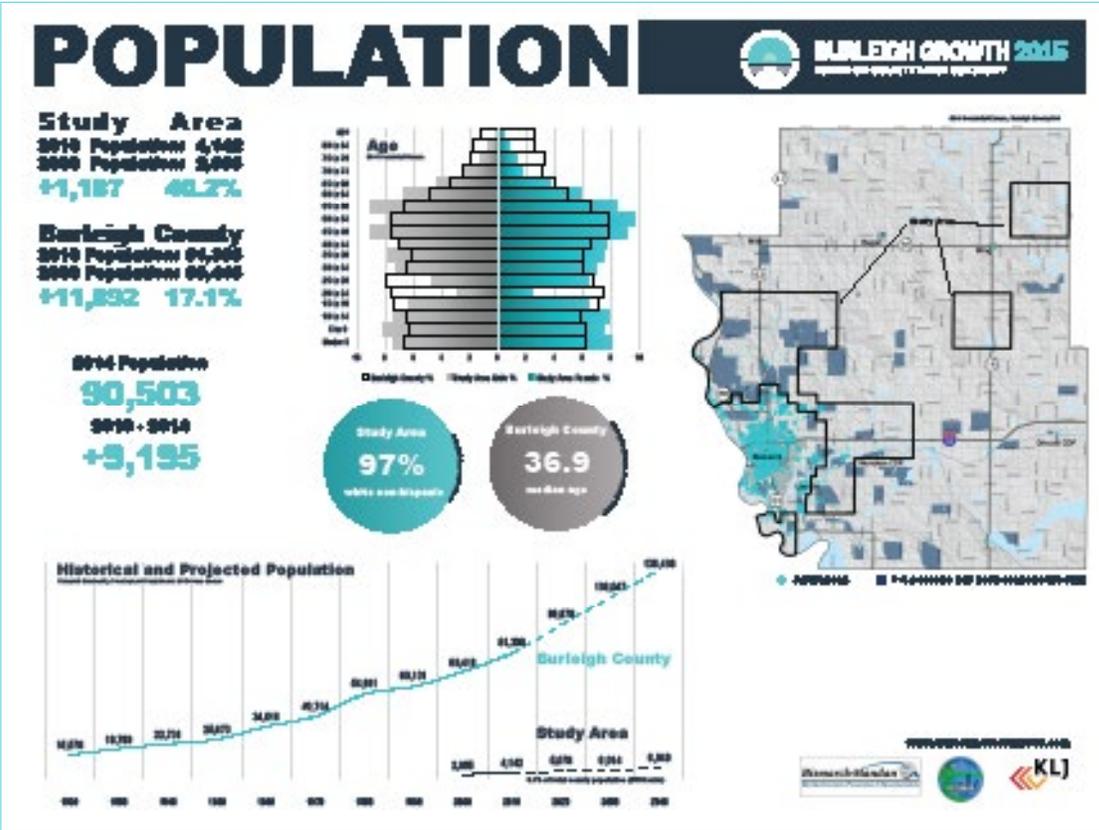
**7:15 Team Availability**

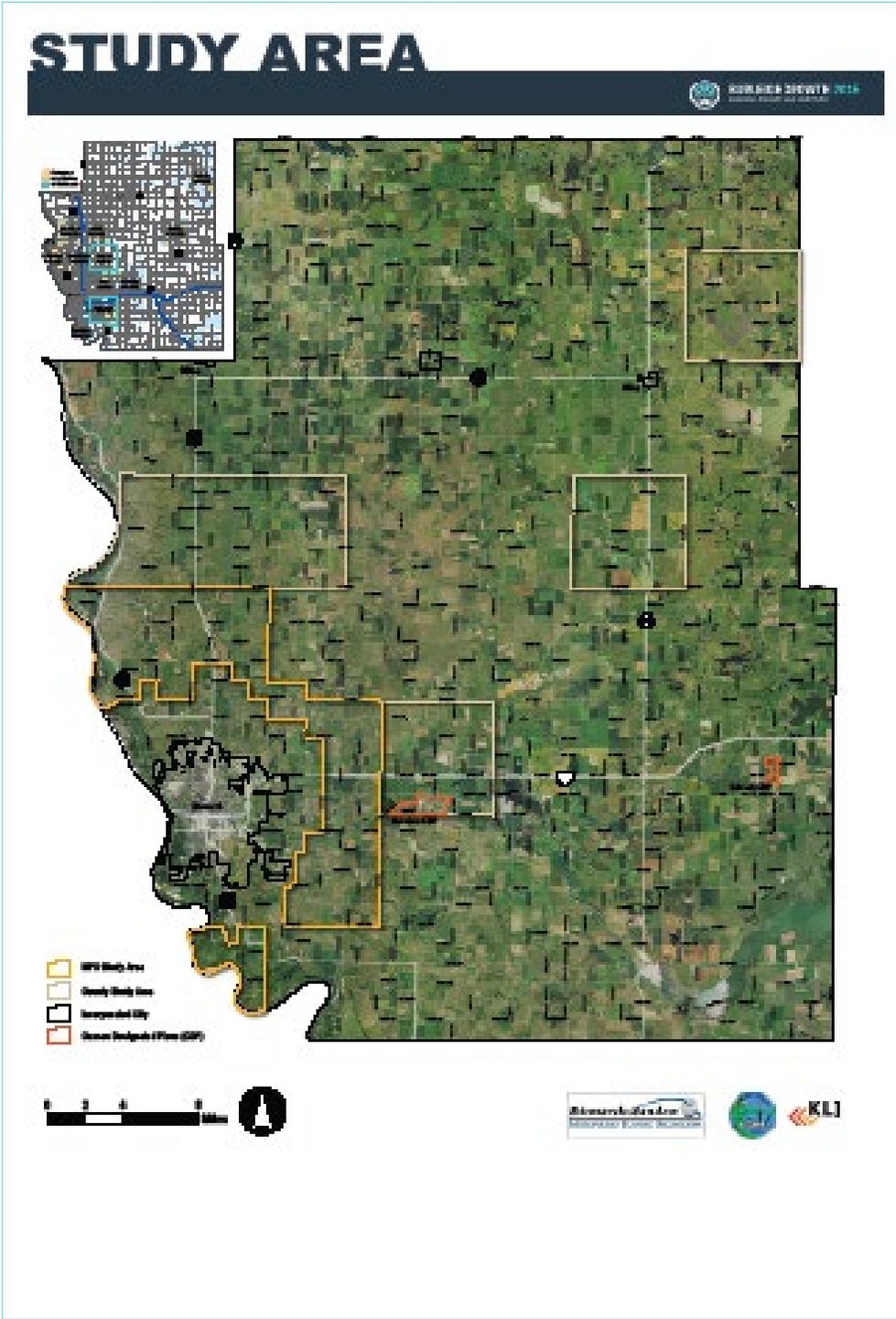


**CONSTRAINTS**











Attachment 3-16 – July PowerPoint Presentation

# Burleigh County Land Use Study

Menoken Elementary School July 16, 2015



www.BurleighGrowth2015.com



## Study Area

Bismarck-Mandan Metropolitan Planning Organization  
112 square miles



183 square miles




## Introductions



**Rachel Drewlow**  
Bismarck-Mandan  
Metropolitan Planning Agency



**Carron Day AICP**



**Ray Ziegler**  
Burleigh County



**Andrew Thierolf AICP**



**Darcy Schmidt**



## Study Area

Bismarck-Mandan Metropolitan Planning Organization  
112 square miles



183 square miles




## Agenda

- Land Use Study
  - Study Area
  - Study Focus and Process
  - How Will the Study Be Used?
- Community Snapshot
- Community Issues Polling
- Participants' Discussion
- What's Next




## Burleigh County Land Use Study

- Address higher level of growth than projected in previous planning efforts
- Study existing conditions
- Consider future land use alternatives and their impacts
- Focus long-range - 20 years




### Looking Back 20 Years

Denver International Airport  
 eBay went live  
 Toy Story opened  
 O.J. Simpson trial  
 Bill Clinton was president

Burleigh County population  
 1995 - 65,685  
 2014 estimate - 90,503

1995 1997 1999 2001 2003 2005 2007 2009 2011 2013

**BURLEIGH GROWTH 2015**  
 BURLEIGH COUNTY LAND USE DEPARTMENT

### Will Not:

- Change the zoning of any property
- Zoning changes will only happen if a property owner requests a change the existing zoning designation

**BURLEIGH GROWTH 2015**  
 BURLEIGH COUNTY LAND USE DEPARTMENT

### Burleigh County Comprehensive Plan

GOVERNMENT Objective #3  
 Emphasize a sound planning process as a means of managing future county growth in the most rational, efficient manner possible

Policy #2 Adopt a . . . Land Use Plan to guide the future growth within Burleigh County

Burleigh County Comprehensive Plan, 2014

**BURLEIGH GROWTH 2015**  
 BURLEIGH COUNTY LAND USE DEPARTMENT

### Land Use Study Process

**BURLEIGH GROWTH 2015**  
 BURLEIGH COUNTY LAND USE DEPARTMENT

### How Will the Study Be Used?

- Serve as the guide for future development
- Goals, objectives and policies will address future infrastructure and community facilities' needs
- Future land use map will reflect adopted policies

**BURLEIGH GROWTH 2015**  
 BURLEIGH COUNTY LAND USE DEPARTMENT

## Community Snapshot

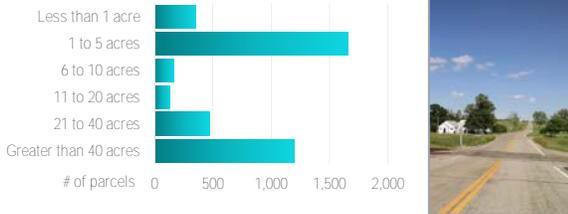
Burleigh County and Study Area

[www.BurleighGrowth2015.com](http://www.BurleighGrowth2015.com)

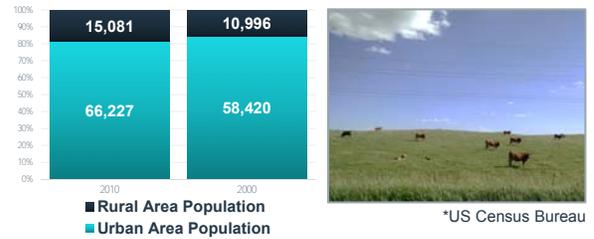
**BURLEIGH GROWTH 2015**  
 BURLEIGH COUNTY LAND USE DEPARTMENT



## Parcels by Size – Study Area



## Urban/Rural Population\*

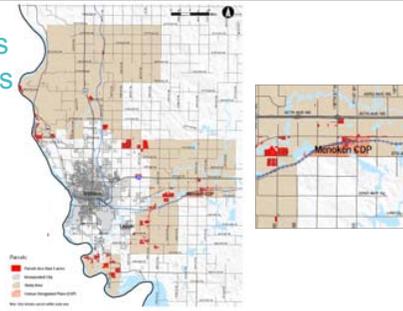


\*US Census Bureau



## Parcels Less Than 5 Acres

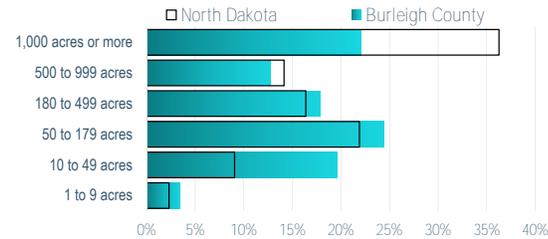
Note:  
Lyman and Phoenix Townships  
have very few scattered parcels  
less than 5 acres in size



## Population



## Farm or Ranch Size



## Population

### Study Area

2010 Population: 4,142  
2000 Population: 2,955

+1,187  
+40.2%

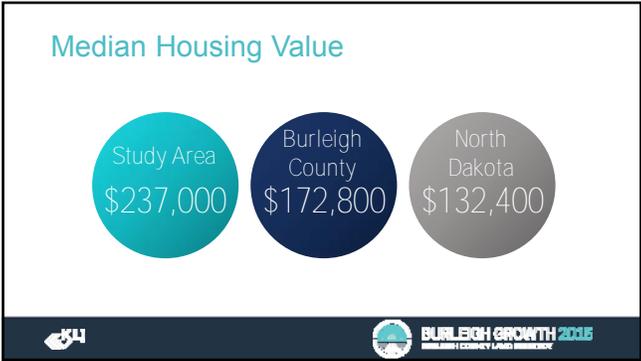
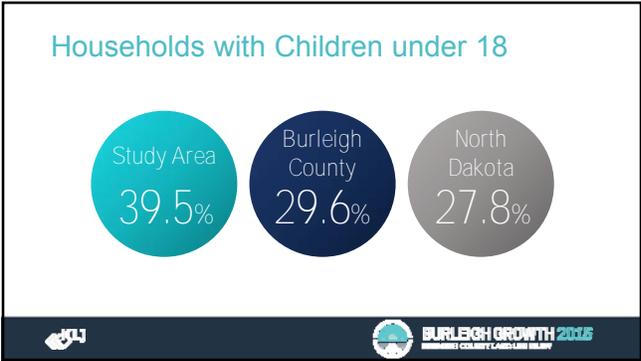
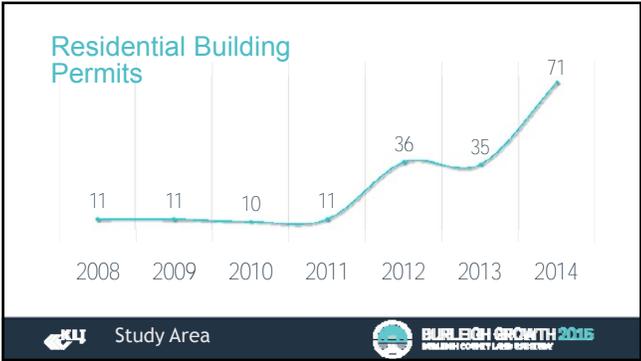
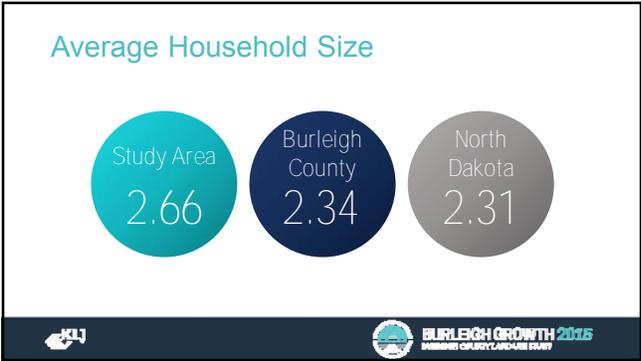
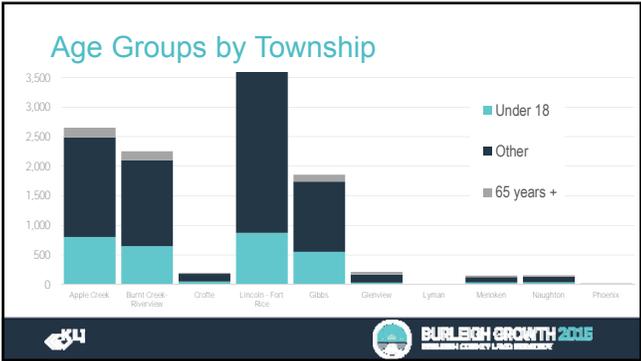
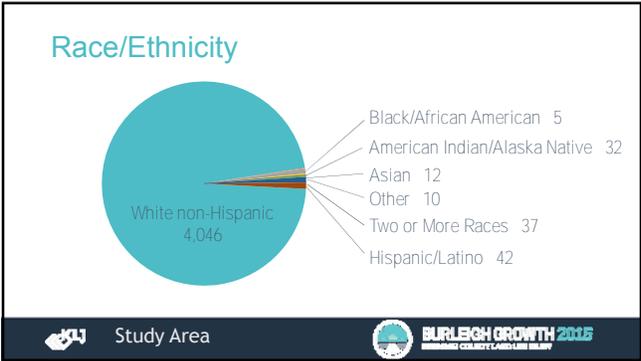


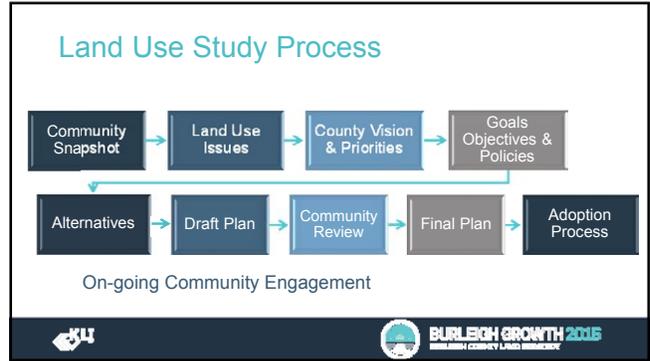
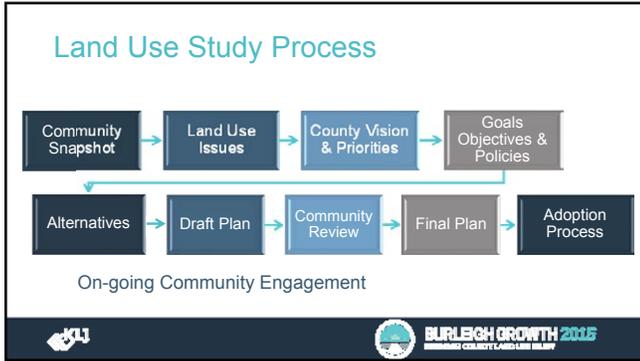
### Burleigh County

2010 Population: 81,308  
2000 Population: 69,416

+11,982  
+17.1%







## Thank you for coming tonight.

[www.BurleighGrowth2015.com](http://www.BurleighGrowth2015.com)

### July Open House Workshops

6:00 to 7:30 p.m.

Monday, July 13, 2015  
 500 Ash Coulee Dr  
 Bismarck, ND 58503

Tuesday, July 14, 2015  
 Naughton Elementary School  
 9101 123rd Ave NE  
 Bismarck, ND 58503

Thursday, July 16, 2015  
 Meloy Elementary School  
 412 Bismarck St N  
 Menoken, ND 58558

Thursday, July 23, 2015  
 Apple Creek  
 2000 83rd St SE  
 Bismarck, ND 585

## What's Next?

Watch project website updates

[www.BurleighGrowth2015.com](http://www.BurleighGrowth2015.com)

**Take our survey**

**We want to hear from YOU!**

YOUR IDEAS...  
 YOUR SUGGESTIONS...  
 YOUR COMMENTS...  
 YOUR CONCERNS ARE IMPORTANT TO US!

[www.BurleighGrowth2015.com](http://www.BurleighGrowth2015.com)

Project team is available to answer any questions.

[www.BurleighGrowth2015.com](http://www.BurleighGrowth2015.com)



Burleigh County Land Use Study



Menoken Elementary School July 16, 2015

[www.BurleighGrowth2015.com](http://www.BurleighGrowth2015.com)





Attachment 3-17 – July Meeting Photographs

Horizon Middle School



Naughton Elementary School





*Menoken Elementary School*



Apple Creek Elementary





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## Community Engagement – 2

# APPENDIX three b



# BURLEIGH GROWTH 2015

BURLEIGH COUNTY LAND USE STUDY

## Community Workshops 6:30 to 8:00 p.m.

Maps and informational displays will be available at 6:00 p.m. and after the meeting presentation.

Presentation scheduled for 6:30 p.m. will include:

- Land Use Study overview
- Residential, commercial and industrial location considerations
- Land use concepts
- Community choices

This is a unique opportunity to bring residents and property owners together to envision and discuss growth choices for the future.

The planning team will be available before and after the presentation.

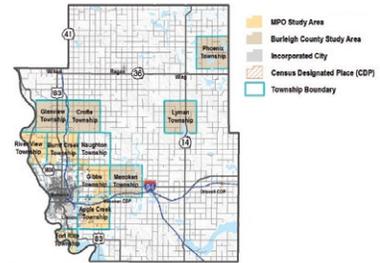
Join us at a location near you:  
*Same presentations at both locations*

### Tuesday, September 29, 2015

Horizon Middle School  
500 Ash Coulee Dr.  
Bismarck, ND 58503

### Thursday, October 1, 2015

Menoken Elementary School  
412 Bismarck St. N  
Menoken, ND 58558



## BURLEIGH GROWTH 2015

BURLEIGH COUNTY LAND USE STUDY

### JOIN US

Burleigh County and the Bismarck-Mandan Metropolitan Planning Organization (MPO) are hosting the second round of community workshops on their Burleigh County Future Land Use Study. The study area includes portions of eleven townships within Burleigh County: Apple Creek, Burnt Creek, Crofte, Fort Rice, Gibbs, Glenview, Lyman, Menoken, Naughton, Phoenix, and River View. More information about the study, including a detailed study area map, can be found at [www.BurleighGrowth2015.com](http://www.BurleighGrowth2015.com).

You are invited to review progress on the Land Use Study, discuss issues about the future of this part of Burleigh County and provide input to the upcoming draft.

We hope to see you there.



P.O. Box 1157  
Bismarck, ND 58502-1157

**PUBLIC MEETING**  
**BURLEIGH COUNTY LAND**  
**USE STUDY**

**WHY?**

The Bismarck-Mandan Metropolitan Planning Organization (MPO) and Burleigh County are partnering to complete the Burleigh County Land Use Study, which will result in a guiding document to help facilitate land use decisions in the county. Primary elements that the study will include are land use goals and policies, and a future land use map. KLJ, a multi-disciplinary consulting firm, is assisting with the study.

The study area includes portions of eleven townships within Burleigh County: Apple Creek, Burnt Creek, Crofte, Fort Rice, Gibbs, Glenview, Lyman, Menoken, Naughton, Phoenix, and River View. More information about the study, including a detailed study area map, can be found at [www.burleighgrowth2015.com](http://www.burleighgrowth2015.com).

Public workshops will be held at two sites. Presentations will include:

- Study overview
- Residential, commercial and industrial location considerations
- Land use concepts
- Community choices

This is a unique opportunity to bring residents and property owners together to envision and discuss growth choices for the future.

**WHEN AND WHERE?**

Presentation 6:30 p.m. to 7:30 p.m.  
 Maps and informational displays will be available at 6:00 p.m. and after the presentation

Tuesday, September 29 Horizon Middle School 500 Ash Coulee Dr. Bismarck, ND	Thursday, October 1 Menoken Elementary School 412 Bismarck St. N Menoken, ND
--	---

**OPEN HOUSE CONDUCTED BY**  
 Bismarck-Mandan MPO, Burleigh County, and KLJ.

Representatives from the Bismarck-Mandan MPO, Burleigh County, and KLJ will be on hand to answer your questions and discuss your concerns.

Written comments about this project should be mailed to Carron Day, KLJ Project Manager; P.O. Box 1157, Bismarck, ND 58503. Comments can also be directed through the project webpage at [www.burleighgrowth2015.com](http://www.burleighgrowth2015.com).

Any individual requiring a special accommodation to allow access or participation at the meeting is asked to notify Rachel Drewlow, Transportation Planner, Bismarck-Mandan MPO at (701) 355-1852 of his/her needs five (5) days in advance of the meeting.

Bismarck Tribune 9/15/15



**Attachment 3-20 – September/October Press Release**

**Contact:**

Carron Day, Project Manager  
KLJ  
4585 Coleman Street  
Bismarck, ND 58503  
701 355 8723

**PUBLIC ANNOUNCEMENT**

***Burleigh County Land Use Study Update***

September 22, 2015

The Burleigh County Land Use Study ([www.BurleighGrowth2015.com](http://www.BurleighGrowth2015.com)) team, backed by the Bismarck-Mandan Metropolitan Planning Organization (MPO) and Burleigh County, requests community comments on where and how 11 townships within the County could grow in the future. On a daily basis the County is faced with difficult choices about growth, housing, transportation and service delivery. A Land Use Plan provides a guide for making these decisions.

Two “Community Choices Workshops” are scheduled for 6:30 to 8:30 pm

**Tuesday, September 29**

Horizon Middle School  
500 Ash Coulee Dr.  
Bismarck ND 58503

**Thursday, October 1**

Menoken Elementary School  
412 Bismarck St. N  
Menoken ND 58558

The planning team will share what they have learned through the previous workshops, the on-line survey, stakeholder interviews and through their technical analysis. KLJ planners have completed a suitability analysis for future residential, commercial and industrial uses and mapped the preliminary limits of their further study. According to KLJ’s Project Manager Carron Day, participants at the Community Choices Workshops can respond to the preliminary mapping, identifying any areas they feel should be added or excluded from further team evaluation and provide input to the next stage of the Land Use Study through keypad polling. This is a unique opportunity to bring residents and property owners together to consider growth choices for the future.

With the community workshop input and additional feedback from the project survey (available through October 15), the KLJ planners will develop the draft Burleigh County Land Use Plan. This Plan meets the commitment in the adopted Burleigh County Comprehensive Plan to “Adopt a Comprehensive Plan and a Land Use Plan to guide the future growth within Burleigh County.” It will include three elements: Background Data and Analysis, Goals and Policies, and a Future Land Use Map.

A map of the project study area and the current newsletter are attached. The project website, [www.BurleighGrowth2015.com](http://www.BurleighGrowth2015.com), includes maps, background information and a community survey.

Attachment 3-21 – September/October Website Notices



topix Mandan NEWS FORUMS 66°F | 46°F

Topix > North Dakota > Morton County > Mandan > Open House Gets Public Input on Burle...

# Open House Gets Public Input on Burleigh County Land Use Study

Tuesday Sep 29 | Read more: KFYP-TV Bismarck



The Bismarck-Mandan Metropolitan Planning Organization and Burleigh County are partnering with KLJ Engineering to create a guide for the future. More than 136,000 people are expected to live in Burleigh County by 2040.

Start the conversation, or Read more at KFYP-TV Bismarck.

Leave a Comment Track Replies f twitter envelope print

## COMMENTS





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## EVENTS

  [PRINTER FRIENDLY PAGE](#) 

**Burleigh County Land Use Study Workshop**  
Date: 9/29/2015  
Location: Horizon Middle School, 500 Ash Coulee Dr, Bismarck

Community Workshops 6:30-8:00 pm

Maps and informational displays will be available at 6:00 pm and after the meeting presentation.

Presentation scheduled for 6:30 p.m. will include:

- Land Use Study overview
- Residential, commercial and industrial location considerations
- Land use concepts
- Community choices

This is a unique opportunity to bring residents and property owners together to envision and discuss growth choices for the future. The planning team will be available before and after the presentation.

Burleigh County and the Bismarck-Mandan Metropolitan Planning Organization (MPO) are hosting the second round of community workshops on their Burleigh County Future Land Use Study. The study area includes portions of eleven townships within Burleigh County: Apple Creek, Burnt Creek, Crofte, Fort Rice, Gibbs, Glenview, Lyman, Menoken, Naughton, Phoenix, and River View. More information about the study, including a detailed study area map, can be found at [www.BurleighGrowth2015.com](http://www.BurleighGrowth2015.com).

You are invited to review progress on the Land Use Study, discuss issues about the future of this part of Burleigh County and provide input to the upcoming draft.

The same presentation will be hosted October 1, 2015 at the Menoken Elementary School, 412 Bismarck Street N, Menoken.

[PRIVACY POLICY](#) | [DISCLAIMER](#) | [SITE MAP](#)

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## EVENTS

[PRINTER FRIENDLY PAGE](#)

**Burleigh County Land Use Study Workshop**  
 Date: 9/29/2015  
 Location: Horizon Middle School, 500 Ash Coulee Dr, Bismarck

Community Workshops 6:30-8:00 pm

Maps and informational displays will be available at 6:00 pm and after the meeting presentation.

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- Residential, commercial and industrial location considerations
- Land use concepts
- Community choices

This is a unique opportunity to bring residents and property owners together to envision and discuss growth choices for the future. The planning team will be available before and after the presentation.



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## Community Workshops scheduled for Burleigh County Land Use Study

Posted on September 28th, 2015 [Twitter](#) [Facebook](#) [LinkedIn](#) [Google+](#)

The Burleigh County Land Use Study team, backed by the Bismarck-Mandan Metropolitan Planning Organization (MPO) and Burleigh County, requests community comments on where and how eleven townships within the County could grow. On a daily basis the County is faced with difficult choices regarding growth, housing, transportation and service delivery. A Land Use Plan provides a guide for making these decisions.

Two Community Choices Workshops are scheduled for 6:30 to 8:30 pm.

- Tuesday, September 29 at Horizon Middle School – 500 Ash Coulee Dr. – Bismarck, ND
- Thursday, October 1 at Menoken Elementary School – 412 Bismarck St. N – Menoken, ND

The planning team will share what they have learned through the previous workshops, the online survey, stakeholder interviews and through their technical analysis. KLJ has completed a suitability analysis for future residential, commercial and industrial uses and mapped the preliminary limits of their further study. According to KLJ's Project Manager, Carron Day, participants at the Community Choices Workshops can respond to the preliminary mapping, identifying any areas they feel should be added or excluded from further team evaluation and provide input to the next stage of the Land Use Study through keypad polling. This is a unique opportunity to bring residents and property owners together to consider growth choices for the future.

With the community workshop input and additional feedback from the project survey (available through October 15), KLJ will develop the draft Burleigh County Land Use Plan. The Plan meets the commitment in the adopted Burleigh County Comprehensive Plan to "Adopt a Comprehensive Plan and a Land Use Plan to guide the future growth within Burleigh County." It will include three elements: Background Data and Analysis, Goals and Policies, and a Future Land Use Map.

The project website, [www.BurleighGrowth2015.com](http://www.BurleighGrowth2015.com), includes maps, background information and a community survey.

# Burleigh County Land Use Study Workshop

KLJ  
 Thursday, October 1, 2015 from 6:30 PM to 8:30 PM (CDT)  
 Menoken, ND



Ticket Information			
TYPE	END		QUANTITY
Free RSVP	Ended	Free	N/A

Share Burleigh County Land Use Study Workshop

[Share](#)
[Tweet](#)
[Like](#)
[Sign Up to see what your friends like.](#)

### When & Where

**Menoken Elementary School**  
 412 Bismarck St. N  
 Menoken, ND 58558

Thursday, October 1, 2015 from 6:30 PM to 8:30 PM (CDT)

[Add to my calendar](#)

## Event Details

The Burleigh County Land Use Study ([www.BurleighGrowth2015.com](http://www.BurleighGrowth2015.com)) team, backed by the Bismarck-Mandan Metropolitan Planning Organization (MPO) and Burleigh County, requests community comments on where and how eleven townships within the County could grow. On a daily basis the County is faced with difficult choices regarding growth, housing, transportation and service delivery. A Land Use Plan provides a guide for making these decisions.

The second “Community Choices Workshop” is scheduled for 6:30 to 8:30 pm.

- Thursday, October 1  
 Menoken Elementary School  
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 Menoken, ND 58558

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The project website, [www.BurleighGrowth2015.com](http://www.BurleighGrowth2015.com), includes maps, background information and a community survey.

## Organizer

### KLJ

Since 1938, KLJ has provided engineering-based services with local expertise to drive national, large-scale projects and deliver successful results.

Our strong regional connections, responsive personal services and industry experience create strategic advantages for all clients.

As an employee-owned firm, we invest in our futures through a commitment to creating sustainable environments. Through innovation and hard work, we develop lasting infrastructure that responds to the social, civic and economic needs of our communities. Clients achieve success from our ability to envision, plan, engineer and build infrastructure. Our professionals achieve success by going above and beyond to deliver practical solutions and become experts in their field.

[Contact the Organizer](#)

Have questions about Burleigh County Land Use Study Workshop? [Contact KLJ](#)



## Growing, Growing, Growing

Drive around Burleigh County and you will see growth everywhere. Some studies indicate that Burleigh County will grow to over 136,000 people by 2040. It seems a long time away, but it is not that far into the future that we shouldn't start planning now.

Burleigh County and the Bismarck-Mandan MPO have joined together to study the land use in Burleigh County. This study looks at 11 townships with 300 square miles of Burleigh County. The study is designed to work with the Burleigh County Comprehensive Plan, which was adopted in May of 2014. This plan will guide the growth of the county in future developments, set goals and objectives for future infrastructure, the community's needs, and sets a land use map to reflect adopted policies. It does not change the current zoning of any property in the county.

Several meetings were held in July to meet with people from the county to explain the study and find out more about Burleigh County. Several things were uncovered in these meetings:

- ◆ Most people who attended the meetings have lived in the county for over ten years, and expect to remain in the county and plan for their children to stay and raise their families here.
- ◆ Most live here because they like the rural lifestyle.
- ◆ Most people expect the growth of the county to decrease their quality of life.
- ◆ All agree that land use should be compatible with zoning decisions.
- ◆ Most agree development should be close to the cities and towns.

Growth in Burleigh County is happening and it looks like it will continue in the future, but that does not mean you have to allow this growth to happen without a say in the decisions that are made concerning development. Public hearings and property owner's notifications allow for you to express your opinion at the time of development, but joining in the land use survey allows you the opportunity to have a say before the development starts in your neighborhood. Several meetings will be held in September and October, but you can also participate in the online survey through October 1<sup>st</sup>. Just go to <https://www.surveymonkey.com/r/BurleighGrowth2015>. Your answers to the survey will remain anonymous, but are very important to the land use study. To date only 192 people from the county have answered the online survey and their opinions and answers will be included in a study that will affect people in the eleven townships that participated in the study.

October is a busy month for the analysis team at KLJ, the company selected to complete this study. They will be reviewing, summarizing and formulating the land use study. A draft of the study will be available for public review at the end of October. KLJ will again conduct community meetings and make necessary adjustment to the plan, with the final draft ready for submission in December.

This land use Study is very important for development of the county. It is a plan to direct future development and a guide for infrastructure development. Take the time to complete the survey, attend the meetings or just let us know how you feel about the development going on around you. This is your home and you should have a say in how it is developed .

### DATES OF UPCOMING PUBLIC MEETINGS:

Exhibits open at 6pm—Presentation at 6:30pm

September 29 - Horizon Middle School

October 1— Menoken Elementary School

Attachment 3-24 – September 29 KFJR-TV Segment

September 30, 2015




Home News Weather Sports Video Features Contests/Promotions ND Today About Community M



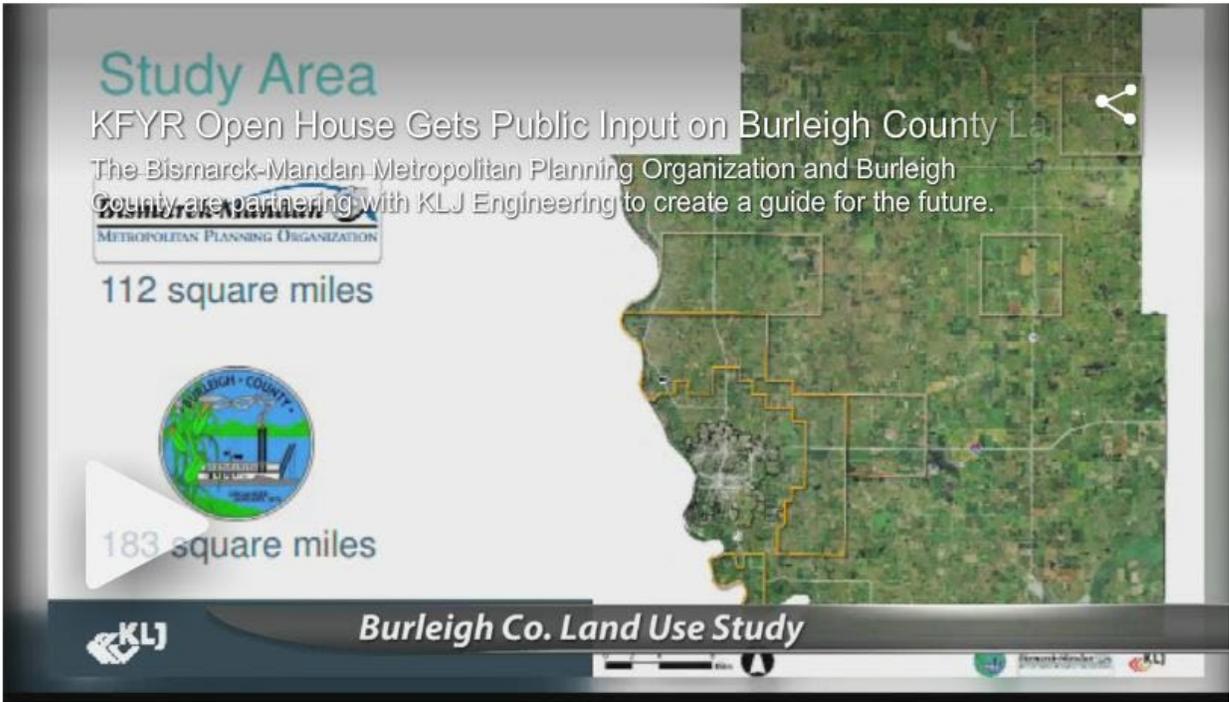
701.323.0891




### Open House Gets Public Input on Burleigh County Land Use Study

Posted: Tue 10:57 PM, Sep 29, 2015 By: Megan Hahn - Email

[Home](#) / [Headlines List](#) / [Article](#)



The population in Burleigh County is booming. This means the needs of the community will need to be reassessed.

The Bismarck-Mandan Metropolitan Planning Organization and Burleigh County are partnering with KLJ Engineering to create a [guide](#) for the future.

The groups hosted an open [house](#) to get feedback from the public about the Future Land Use Plan.

More than 136,000 people are expected to live in Burleigh County by 2040. The land use study is meant to [address](#) many of the concerns associated





Attachment 3-25 – September Sign in Sheets

Menoken Elementary School

SIGN-IN SHEET



Meeting Location <i>Menoken Elementary School</i>	Meeting Type <i>Public Input Meeting</i>	Meeting Date <i>7-16-15</i>
Project Number	PCN	
Project Description <i>Burleigh County Land Use Study - PIM # 1</i>		

Name (Please print) <i>Marilys Frandsen</i>		Title/Representing	
Address <i>304 E. Turnpike</i>			
City <i>Bismarck</i>	State <i>ND</i>	Zip code <i>58501</i>	Email

Name (Please print) <i>Tom Peterson</i>		Title/Representing <i>Chairman/Burleigh County Township Association</i>	
Address <i>19500 62nd Ave SE</i>			
City <i>Menoken</i>	State <i>ND</i>	Zip code <i>58558</i>	Email

Name (Please print) <i>FRANCIS + CAROL MAHER</i>		Title/Representing <i>Land Owner</i>	
Address <i>17750-30th Ave NE</i>			
City <i>Menoken</i>	State <i>ND</i>	Zip code <i>58558</i>	Email

Name (Please print) <i>JAN MILLNER</i>		Title/Representing	
Address <i>1315 N 3RD ST</i>			
City <i>BISMARCK</i>	State <i>ND</i>	Zip code <i>58501</i>	Email

Name (Please print) <i>Bonnie Fricke</i>		Title/Representing	
Address <i>918 Senate Dr</i>			
City <i>BIS</i>	State <i>ND</i>	Zip code <i>58501</i>	Email

Name (Please print) <i>Roy Zimmerman</i>		Title/Representing	
Address <i>Po box 1212</i>			
City <i>Bismarck</i>	State	Zip code	Email

Name (Please print) <i>Neal Niemuth</i>		Title/Representing <i>ME</i>	
Address <i>10889 71st Ave NE</i>			
City <i>Bismarck</i>	State <i>ND</i>	Zip code <i>58503</i>	Email

SIGN-IN SHEET



Meeting Location <i>Menoken Elementary School</i>	Meeting Type <i>Public Input Meeting</i>	Meeting Date <i>7-16-15</i>
Project Number		PCN
Project Description <i>Burleigh County Land Use Study - PIM #1</i>		

Name (Please print) <i>Pete + Helen Ebach</i>		Title/Representing	
Address <i>19800 30<sup>th</sup> Ave N.E.</i>			
City <i>Menoken</i>	State <i>ND</i>	Zip code <i>58558</i>	Email

Name (Please print) <i>Wilmer J. Pich</i>		Title/Representing	
Address <i>1240 ZURAGE DRIVE</i>			
City <i>MENOKEN</i>	State <i>ND</i>	Zip code <i>58558</i>	Email <i>Pich@bektel.com</i>

Name (Please print) <i>Patty Mattson</i>		Title/Representing <i>Realtor</i>	
Address <i>5850 158<sup>th</sup> St NE</i>			
City <i>Menoken</i>	State	Zip code <i>58558</i>	Email <i>patty.mattson@hotmail.com</i>

Name (Please print) <i>Raymond Wald</i>		Title/Representing	
Address <i>4451 201 Ave NE</i>			
City <i>Baldwin</i>	State <i>ND</i>	Zip code <i>58521</i>	Email

Name (Please print) <i>Ron Kershaw</i>		Title/Representing	
Address <i>16 Front Ave E</i>			
City <i>Menoken</i>	State <i>ND</i>	Zip code <i>58558</i>	Email <i>ron.kershaw@bektel.com</i>

Name (Please print) <i>Madeane Selbernagel</i>		Title/Representing	
Address <i>117 N 3<sup>rd</sup></i>			
City <i>Bis</i>	State <i>ND</i>	Zip code <i>58501</i>	Email <i></i>

Name (Please print) <i>Jerry Sunde</i>		Title/Representing <i>Self</i>	
Address <i>1919 162<sup>nd</sup> Ave NW</i>			
City <i>Bismarck</i>	State <i>ND</i>	Zip code <i>58503</i>	Email <i>grammas@bektel.com</i>



**SIGN-IN SHEET**



Meeting Location <i>Menoken Elementary School</i>	Meeting Type <i>Public Input Meeting</i>	Meeting Date <i>7-16-15</i>
Project Number	PCN	
Project Description <i>Burleigh County Land Use Study - PIM #1</i>		

Name (Please print) <i>Aaron + Kristi Vetter</i>		Title/Representing	
Address <i>2248 171 st NE</i>			
City <i>Menoken</i>	State <i>ND</i>	Zip code <i>58558</i>	Email <i>kdmv2002@yahoo.com</i>

Name (Please print)		Title/Representing	
Address			
City	State	Zip code	Email

Name (Please print)		Title/Representing	
Address			
City	State	Zip code	Email

Name (Please print)		Title/Representing	
Address			
City	State	Zip code	Email

Name (Please print)		Title/Representing	
Address			
City	State	Zip code	Email

Name (Please print)		Title/Representing	
Address			
City	State	Zip code	Email

Name (Please print)		Title/Representing	
Address			
City	State	Zip code	Email

Attachment 3-26 – October Sign in Sheets

Horizon Middle School

SIGN-IN SHEET



Meeting Location <i>Horizon Middle School</i>	Meeting Type	Meeting Date <i>9-29-15</i>
Project Number	PCN	
Project Description <i>Burleigh Growth 2015 PIM #2</i>		
<i>ADA: Yes</i>		

Name (Please print) <i>Steve Saunders</i>		Title/Representing <i>MPO</i>	
Address <i>221 N 5th St</i>			
City <i>Bismarck</i>	State <i>ND</i>	Zip code <i>58506</i>	Email <i>ssaunders@bismarcknd.gov</i>

Name (Please print) <i>Laura &amp; Bill Miller</i>		Title/Representing	
Address <i>9801 41st St NE</i>			
City <i>Bismarck</i>	State <i>ND</i>	Zip code <i>58503</i>	Email <i>laMiller@bektel.com</i>

Name (Please print) <i>Kyanna Dallmann</i>		Title/Representing	
Address <i>1940 162 Ave NW</i>			
City <i>Bismarck</i>	State <i>ND</i>	Zip code <i>58503</i>	Email

Name (Please print) <i>Brian Kiefer</i>		Title/Representing <i>BUD</i>	
Address <i>400 E Broadway Ste 40</i>			
City <i>Bismarck</i>	State <i>ND</i>	Zip code <i>58501</i>	Email

Name (Please print) <i>Paul Klemetsow</i>		Title/Representing	
Address <i>1675 Cologne Dr</i>			
City <i>Bismarck</i>	State <i>ND</i>	Zip code <i>58504</i>	Email <i>Klemwood@btinet.net</i>

Name (Please print) <i>Vic + Peggy Kopp</i>		Title/Representing	
Address <i>1948 Jackson Ave</i>			
City <i>Bismarck</i>	State <i>ND</i>	Zip code <i>58501</i>	Email

Name (Please print) <i>Laura Sapperson</i>		Title/Representing <i>owner</i>	
Address <i>1307 2nd St SW</i>			
City <i>Mandan</i>	State <i>ND</i>	Zip code <i>58554</i>	Email <i>lauras2000@gmail.com</i>



**SIGN-IN SHEET**

**Bismarck-Mandan**  
METROPOLITAN PLANNING ORGANIZATION

Meeting Location <i>Horizon Middle School</i>	Meeting Type	Meeting Date <i>9-29-15</i>
Project Number	PCN	
Project Description <i>Burleigh Growth 2015 PTM #2</i>		

Name (Please print) <i>Karlene Voeller</i>		Title/Representing	
Address <i>Horizon Middle School</i>			
Address <i>12294 10<sup>th</sup> Ave SE</i>			
City <i>Bismarck</i>	State	Zip code	Email

Name (Please print) <i>Donb Schloer</i>		Title/Representing <i>Burleigh County</i>	
Address			
Address			
City	State	Zip code	Email

Name (Please print) <i>Charence Rachel Hein</i>		Title/Representing	
Address <i>19351 Hay 83</i>			
City <i>Baldwin</i>	State <i>ND</i>	Zip code <i>58521</i>	Email <i>→</i>

Name (Please print) <i>Corey Krutz</i>		Title/Representing	
Address <i>12570 34<sup>th</sup> St NW</i>			
City <i>Bismarck</i>	State <i>ND</i>	Zip code <i>58503</i>	Email

Name (Please print) <i>Kerry &amp; Kim Beckman</i>		Title/Representing	
Address <i>12307 28<sup>th</sup> St NW</i>			
City <i>Bismarck</i>	State <i>ND</i>	Zip code <i>58503</i>	Email <i>Kad418@hotmail.com</i>

Name (Please print) <i>Jason Pullman</i>		Title/Representing	
Address <i>4704 Sam's St</i>			
City <i>Bismarck</i>	State <i>ND</i>	Zip code <i>58503</i>	Email

Name (Please print) <i>Jill Bourgeois</i>		Title/Representing <i>self</i>	
Address <i>5400 104<sup>th</sup> Ave NW</i>			
City <i>Bismarck</i>	State <i>ND</i>	Zip code <i>58503</i>	Email

SIGN-IN SHEET



Meeting Location <i>Horizon Middle School</i>	Meeting Type	Meeting Date <i>9-29-15</i>
Project Number	PCN	
Project Description <i>Burlingame Growth 2015 PTM # 2</i>		

ADA: *Yes*

Name (Please print) <i>Terry E. Andrew A. Heingang</i>		Title/Representing	
Address <i>220 149th Ave. NW</i>			
City <i>Bismarck</i>	State <i>ND</i>	Zip code <i>58503-8423</i>	Email

Name (Please print) <i>John + Myrna Hlauek</i>		Title/Representing	
Address <i>6420 T Lane</i>			
City <i>Bv</i>	State <i>ND</i>	Zip code <i>58503</i>	Email

Name (Please print) <i>Nancy Riedinger</i>		Title/Representing <i>OWNER</i>	
Address <i>6001 Apple Creek Road</i>			
City <i>Bismarck</i>	State <i>ND</i>	Zip code <i>58504</i>	Email

Name (Please print) <i>JAUICE BRIESE</i>		Title/Representing <i>OWNER</i>	
Address <i>4130 SANDY RIVER DRIVE</i>			
City <i>Bismarck</i>	State <i>ND</i>	Zip code <i>58501</i>	Email

Name (Please print) <i>Francine Aune</i>		Title/Representing	
Address <i>3412 Edgewood Village Lp</i>			
City <i>Bismarck</i>	State <i>ND</i>	Zip code <i>58503</i>	Email <i>francy-aune@hotmail</i>

Name (Please print) <i>Kim Lee</i>		Title/Representing <i>City of Bismarck</i>	
Address			
City	State	Zip code	Email

Name (Please print) <i>Kelly Cozby</i>		Title/Representing	
Address <i>407 188th Ave. NE</i>			
City <i>Baldwin</i>	State <i>ND</i>	Zip code <i>58521</i>	Email <i>kcozby@bepc.com</i>



**SIGN-IN SHEET**

**Bismarck-Mandan**  
METROPOLITAN PLANNING ORGANIZATION

Meeting Location <u>Horizon Middle School</u>	Meeting Type	Meeting Date <u>9/29/15</u>
Project Number	PCN	
Project Description		

Name (Please print) <u>Nancy Deichert</u>		Title/Representing <u>Bismarck-Mandan Board of Realtors</u>	
Address			
City	State	Zip code	Email

Name (Please print) <u>Walter L Bailey</u>		Title/Representing <u>Self</u>	
Address <u>P.O. Box 2597</u>			
City <u>Bismarck</u>	State <u>ND</u>	Zip code <u>58502</u>	Email

Name (Please print) <u>Dan Borchert</u>		Title/Representing	
Address <u>22569 26th St NE</u>			
City <u>Baldwin</u>	State <u>ND</u>	Zip code <u>58521</u>	Email

Name (Please print) <u>Donald Hoyle</u>		Title/Representing	
Address <u>3722 Augusta Way</u>			
City	State	Zip code	Email

Name (Please print) <u>Craig Fleming</u>		Title/Representing	
Address <u>1250 14th Ave NW</u>			
City <u>B.S.</u>	State	Zip code <u>58505</u>	Email

Name (Please print) <u>Dennis Wald</u>		Title/Representing	
Address <u>2531 Powder Ridge Circle</u>			
City <u>Bismarck</u>	State <u>ND</u>	Zip code <u>58503</u>	Email

Name (Please print) <u>Darvin &amp; Lois Hartman</u>		Title/Representing	
Address <u>6100 Centennial Rd</u>			
City <u>Bismarck</u>	State <u>ND</u>	Zip code <u>58503</u>	Email

SIGN-IN SHEET

**Bismarck-Mandan**   
METROPOLITAN PLANNING ORGANIZATION

Meeting Location <i>Horizon Middle School</i>	Meeting Type	Meeting Date <i>9-29-15</i>
Project Number	PCN	
Project Description <i>Burlington Growth 2015 PIM # 2</i>		

Name (Please print) <i>Cordell &amp; Kim Bader</i>		Title/Representing	
Address <i>4501 Riverbend Lane</i>			
City <i>Bis</i>	State <i>ND</i>	Zip code <i>58504</i>	Email <i>kd4glass@bektel.com</i>

Name (Please print) <i>LISA HOLST</i>		Title/Representing	
Address <i>22569 26<sup>th</sup> St. NE</i>			
City <i>Baldwin</i>	State <i>ND</i>	Zip code <i>58521</i>	Email

Name (Please print) <i>Kay Zander-Wood</i>		Title/Representing <i>Self</i>	
Address <i>6310 Kingswood</i>			
City <i>Bismarck</i>	State <i>ND</i>	Zip code <i>58503</i>	Email

Name (Please print) <i>Dwight Mulske</i>		Title/Representing <i>Self</i>	
Address <i>1775 5<sup>th</sup> St. NE</i>			
City <i>Baldwin</i>	State <i>ND</i>	Zip code <i>58521</i>	Email <i>Dwight.mulske@usroads.com</i>

Name (Please print) <i>DARRIN LEE</i>		Title/Representing <i>Self</i>	
Address <i>1269 EAGLE CREST LOOP</i>			
City <i>Bismarck</i>	State <i>ND</i>	Zip code <i>58503</i>	Email

Name (Please print) <i>Darcy Honeycutt</i>		Title/Representing	
Address <i>4521 102<sup>nd</sup> Ave SE</i>			
City <i>Bis</i>	State <i>ND</i>	Zip code <i>58504</i>	Email <i>Darcyhoneycutt@yahoo.com</i>

Name (Please print) <i>Wes + Linda Vette</i>		Title/Representing	
Address <i>7907 Runnel Rd</i>			
City <i>Bismarck</i>	State <i>ND</i>	Zip code <i>58503</i>	Email <i>Tenderr@g.com</i>



**SIGN-IN SHEET**

**Bismarck-Mandan**  
METROPOLITAN PLANNING ORGANIZATION

Meeting Location <u>Horizon Middle School</u>	Meeting Type	Meeting Date <u>9/29/15</u>
Project Number	PCN	
Project Description		

Name (Please print) <u>MIRYNDALAN LUKES</u>		Title/Representing <u>SELF</u>	
Address <u>4100 W. HEART RD</u>			
City <u>BISMARCK</u>	State <u>ND</u>	Zip code <u>58504</u>	Email <u>LUKES.M@RETEL.COM</u>

Name (Please print) <u>Julia Sue King</u>		Title/Representing <u>Self</u>	
Address <u>7001 Blue Spruce Rd</u>			
City <u>Bismarck</u>	State <u>ND</u>	Zip code <u>58503</u>	Email <u>Kingkota@live.com</u>

Name (Please print) <u>Dale Helbling</u>		Title/Representing <u>Self</u>	
Address <u>5617 Country Creek Dr</u>			
City <u>Bismarck</u>	State <u>ND</u>	Zip code <u>58504</u>	Email

Name (Please print) <u>Sarah Leidenix</u>		Title/Representing	
Address <u>2520 Smokey Lane</u>			
City <u>Bismarck</u>	State <u>ND</u>	Zip code <u>58504</u>	Email <u>rigaflex@aol.com</u>

Name (Please print) <u>Joel &amp; Karen Anderson</u>		Title/Representing	
Address <u>1500 Reno Dr</u>			
City <u>Bismarck</u>	State <u>ND</u>	Zip code <u>58504</u>	Email <u>Joeland Karen @ bis.mpls.nd.gov</u>

Name (Please print) <u>Tim+Terri Salter</u>		Title/Representing	
Address <u>16452 30th Ave NE</u>			
City <u>Mendota</u>	State <u>ND</u>	Zip code <u>58558</u>	Email <u>gibisyon@gmail.com</u>

Name (Please print) <u>Lorraine Bourgeois</u>		Title/Representing <u>Self</u>	
Address <u>5400 104th Ave NW</u>			
City <u>Bismarck</u>	State <u>ND</u>	Zip code <u>58501</u>	Email <u>lorbourgeois@</u>

SIGN-IN SHEET



Meeting Location <i>Horizon Middle School</i>	Meeting Type	Meeting Date <i>9/29/15</i>
Project Number	PCN	
Project Description		

Name (Please print) <i>Maryse Mathies</i>		Title/Representing	
Address			
City	State	Zip code	Email

Name (Please print) <i>WARREN M. BIEN</i>		Title/Representing	
Address <i>15504 15 ST.</i>			
City <i>Bis</i>	State <i>ND</i>	Zip code <i>58503</i>	Email

Name (Please print)		Title/Representing	
Address			
City	State	Zip code	Email

Name (Please print)		Title/Representing	
Address			
City	State	Zip code	Email

Name (Please print)		Title/Representing	
Address			
City	State	Zip code	Email

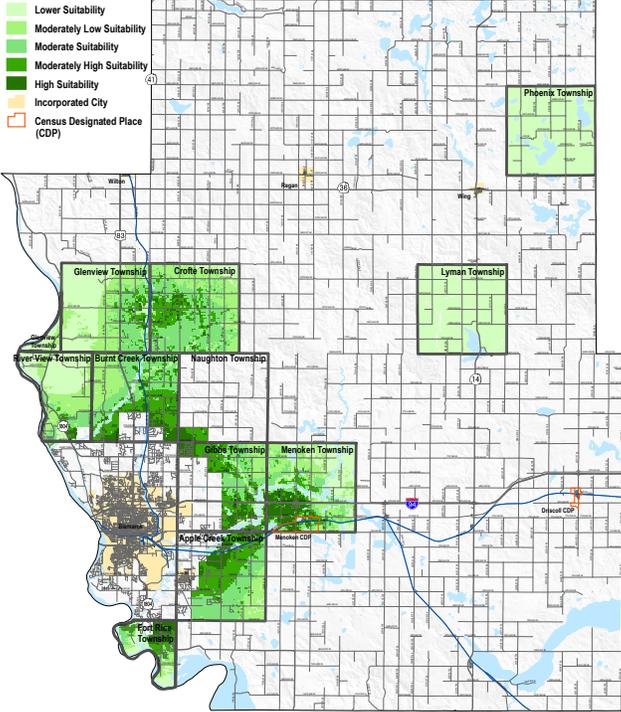
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Address			
City	State	Zip code	Email

Name (Please print)		Title/Representing	
Address			
City	State	Zip code	Email



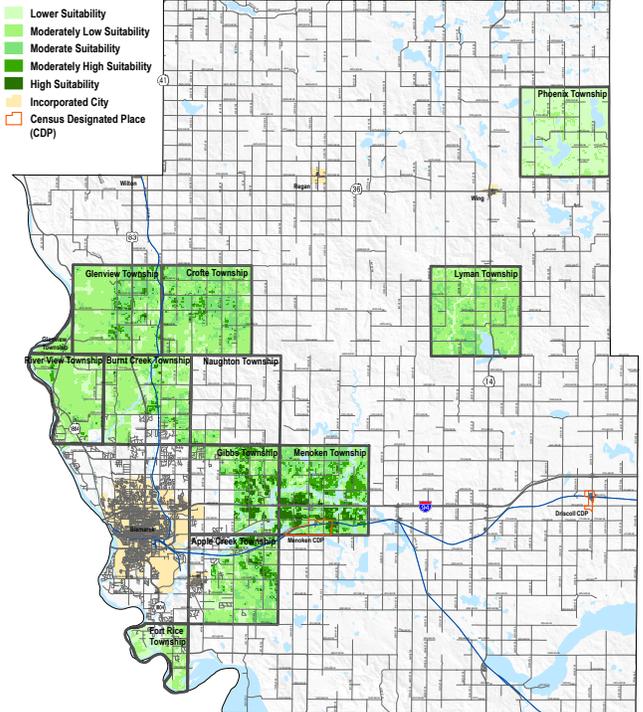
# RESIDENTIAL SUITABILITY

BURLEIGH GROWTH 2015



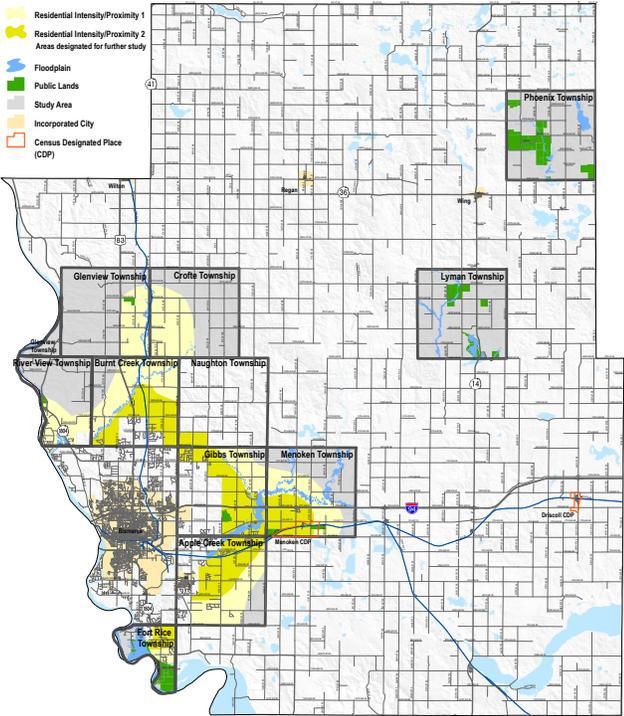
# INDUSTRIAL SUITABILITY

BURLEIGH GROWTH 2015



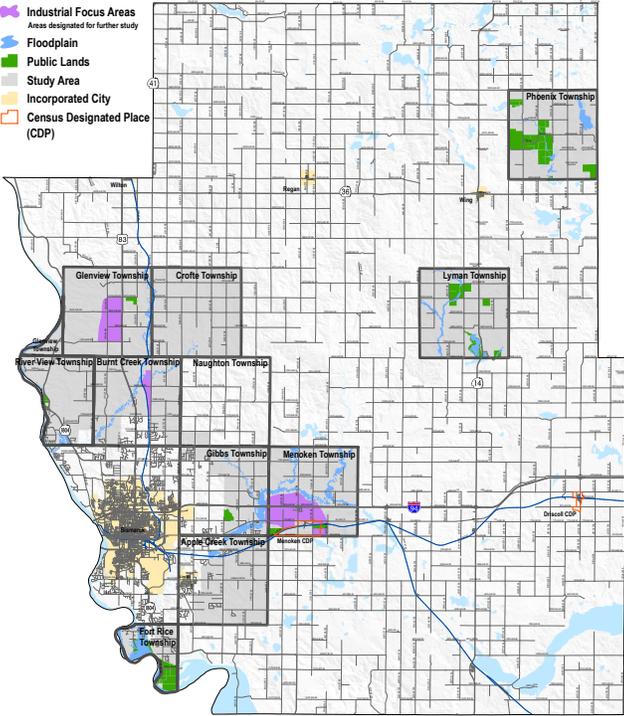
# RESIDENTIAL FOCUS AREAS

BURLEIGH GROWTH 2015



# INDUSTRIAL FOCUS AREAS

BURLEIGH GROWTH 2015

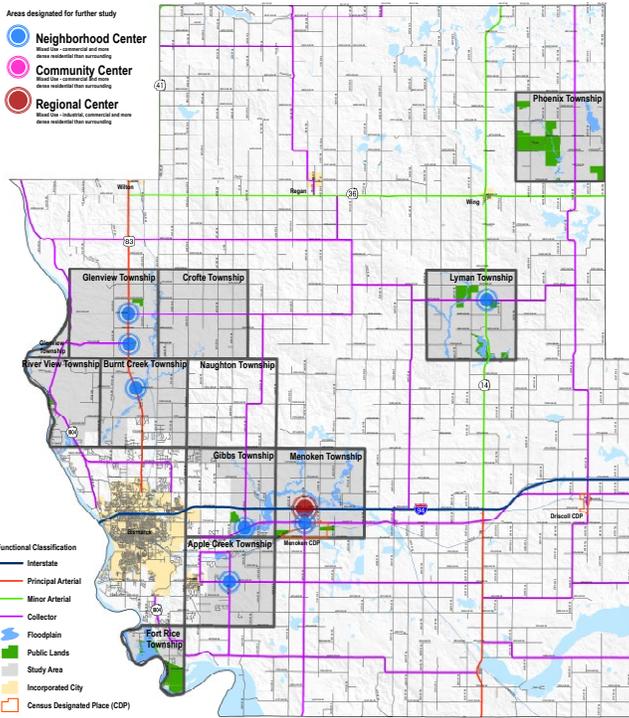




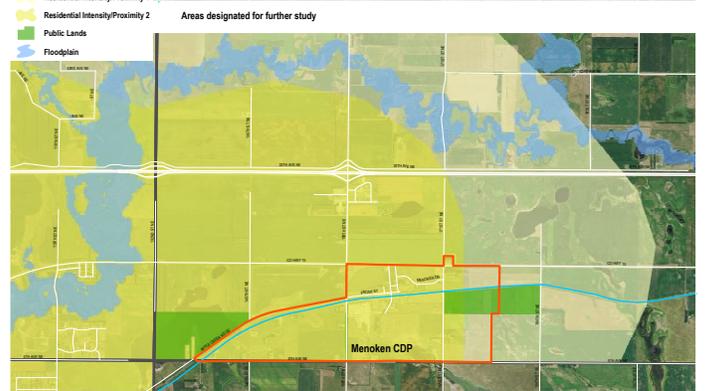
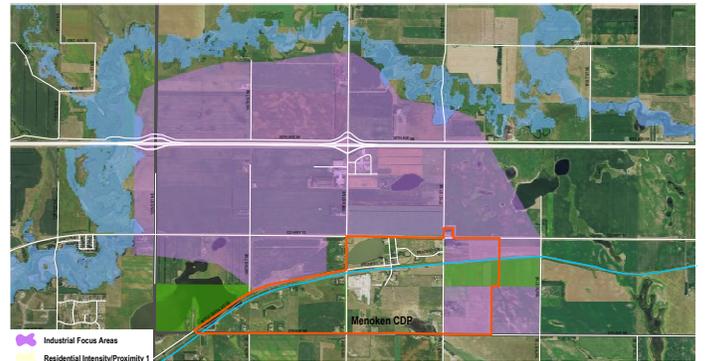
## POTENTIAL ACTIVITY CENTERS



- Areas designated for further study
- Neighborhood Center**  
Must be commercial and more than residential than surrounding
  - Community Center**  
Must be commercial but more residential than surrounding
  - Regional Center**  
Must be industrial, commercial and more than residential than surrounding



## MENOKEN



Attachment 3-28 – September/October PowerPoint

**Community Choices**  
Burleigh County Land Use Study



Horizon Middle and Menoken Elementary Schools  
September 29, 2015 and October 1, 2015



[www.BurleighGrowth2015.com](http://www.BurleighGrowth2015.com)



**Introductions**

 Carron Day AICP  
 Rachel Drewlow  
Bismarck-Mandan  
Metropolitan Planning Agency  
 Ray Ziegler  
Burleigh County  
 Andrew Thierolf AICP  
 Joel Quanbeck AICP  
 Darcy Schmidt



**What We Will Accomplish Tonight**

- Share what we learned through our July meetings, on-line polling and study
- Present land use suitability analysis and preliminary limits of further study
- Test policy concepts with keypad polling
- Exchange ideas and get your comments




**Study Area**





Burleigh County






July Community Workshops



Developing the  
**Future Land Use Plan**






### Burleigh County Land Use Study

- Comprehensive Plan Commitment  
"Adopt a Comprehensive Plan and a Land Use Plan to guide the future growth within Burleigh County."
- Study Purpose:
  - Sound basis for Burleigh County decision-making
  - Guidance to landowners and developers



### Burleigh County Land Use Study Will Not:

- Change the zoning of any property
- Zoning changes will only happen if a property owner requests a change to the existing zoning designation

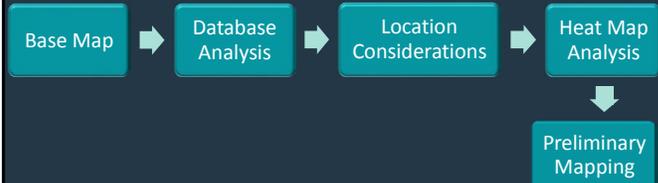


### Future Land Use Process

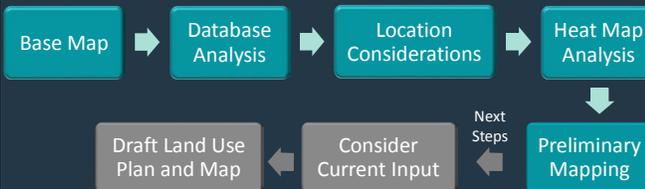
- Where are we now?
- Where are we going?
- Where do we want to go?
- How do we get there?

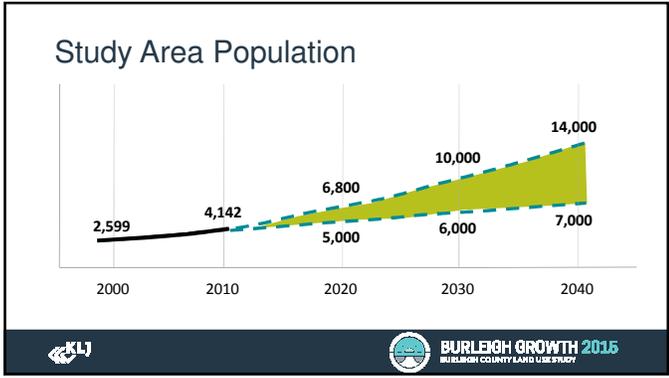
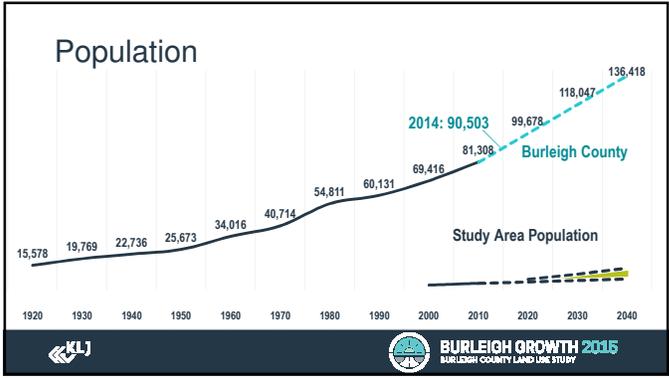
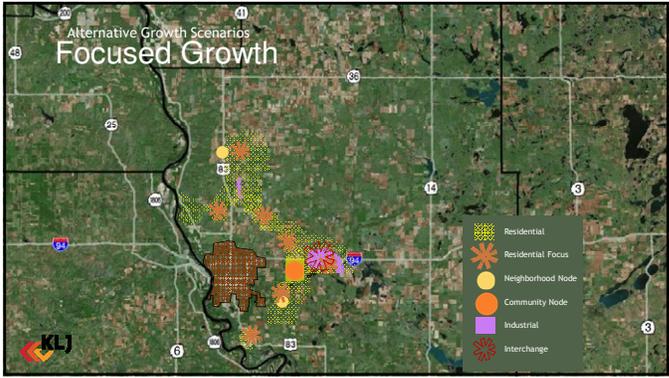
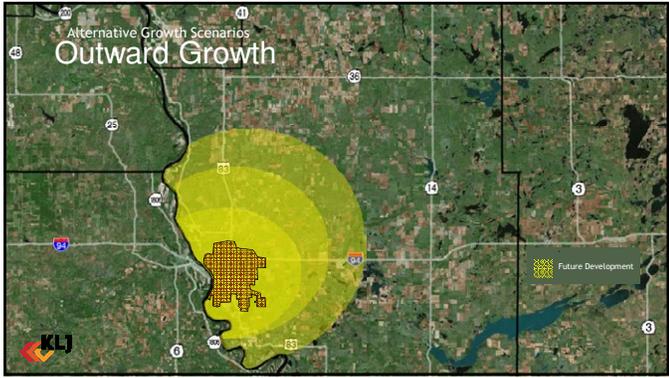


### Future Land Use Process



### Future Land Use Process

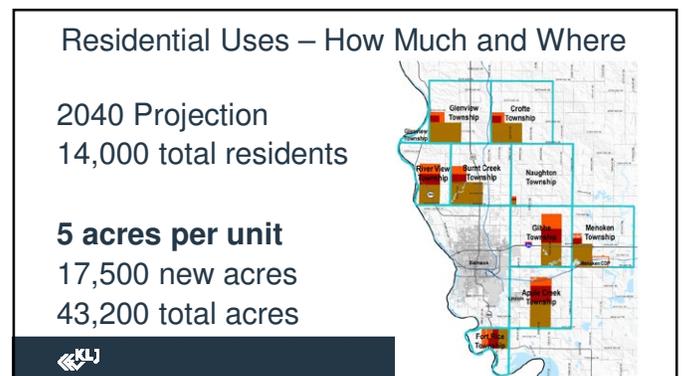
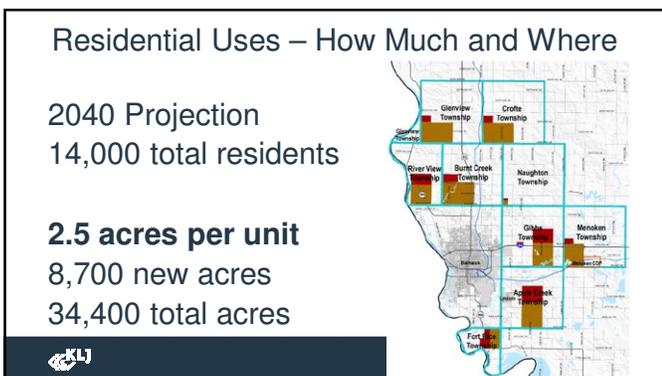
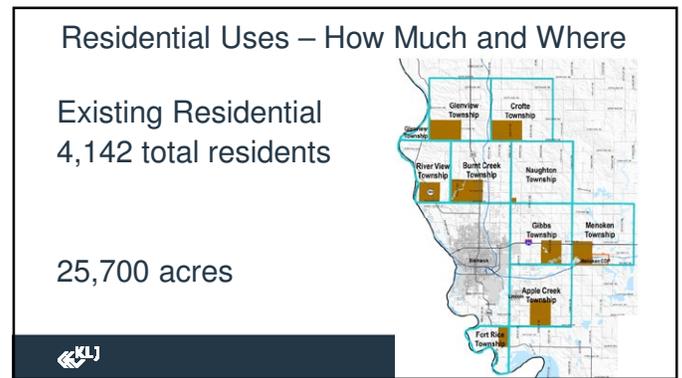
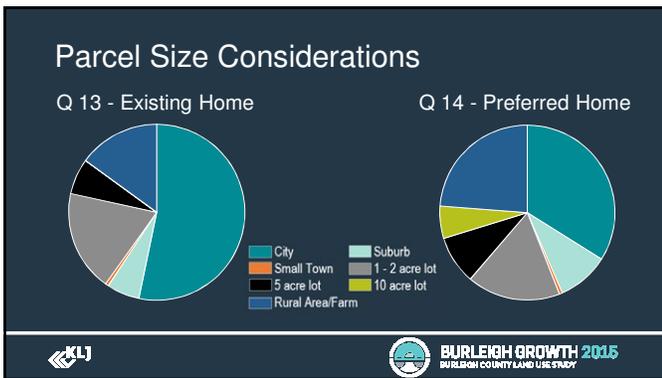
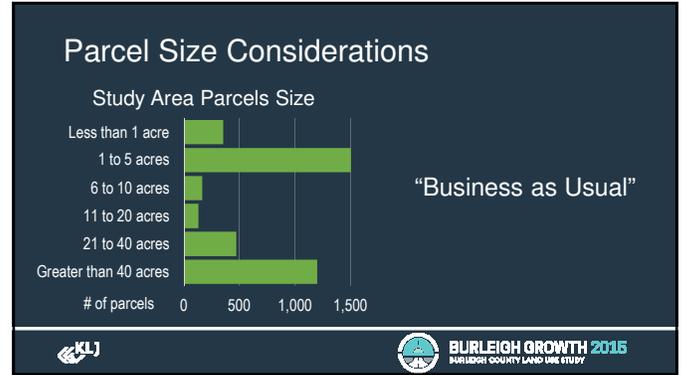
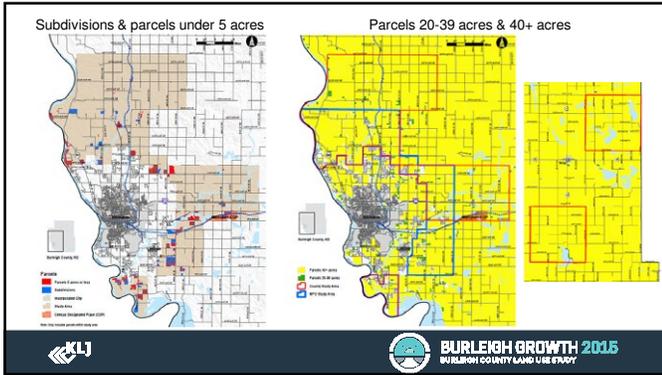




Residential Land Uses

- Population Projection: 7,000 – 14,000
- Household Size: 2.66
- 2040 - Homes in Study Area: 2,600 – 5,200

Existing Homes



### Residential Uses – How Much and Where

2040 Projection  
14,000 total residents

**20 acres per unit**  
69,800 new acres  
95,500 total acres

### Residential Uses – How Much and Where

2040 Projection  
14,000 total residents

**40 acres per unit**  
140,000 new acres  
165,700 total acres

### Residential Uses – How Much and Where

2040 Projection  
14,000 total residents

**“Business as Usual”**  
60,900 new acres  
86,600 total acres

### Residential Uses – How Much and Where

2040 Projection  
14,000 total residents

**“Business as Usual”**  
60,900 new acres  
86,600 total acres



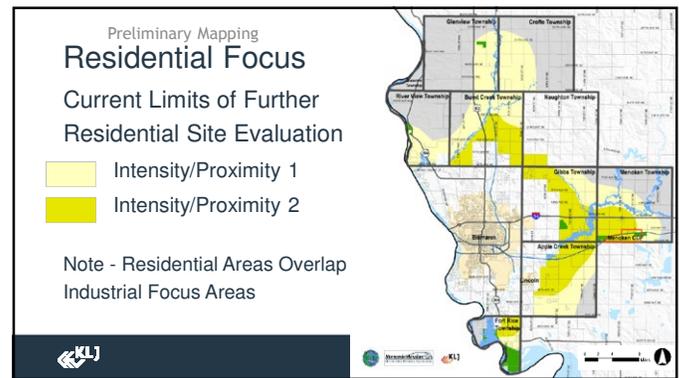
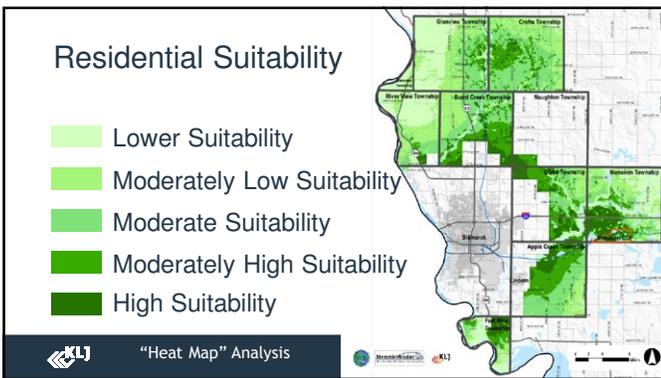
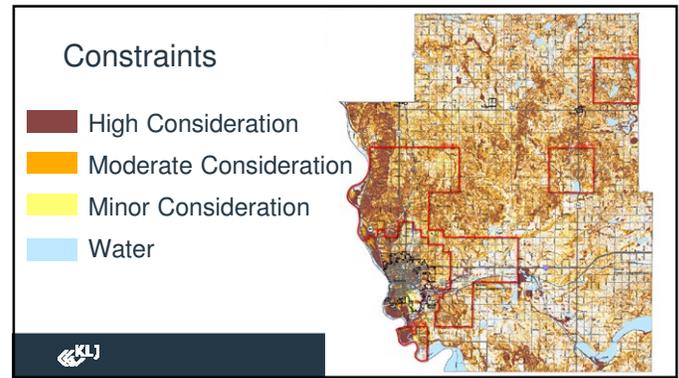
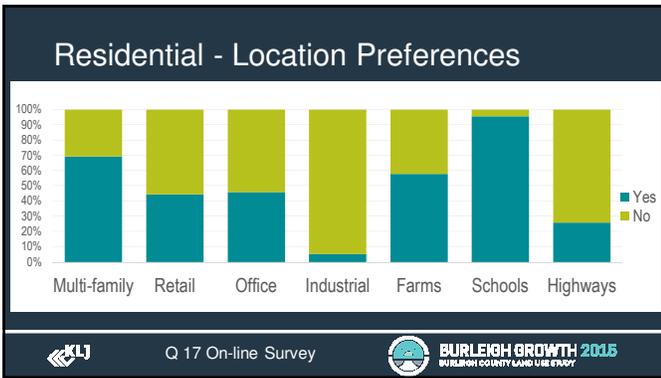
### Development – Location Preferences

**Q8 – July Meetings**  
Development should be encouraged in or near cities/where infrastructure is available rather than in rural areas

### Commute Time

Q 21 On-line Survey

Driving Time (15 & 20 minutes)



### Future Industrial Land Uses

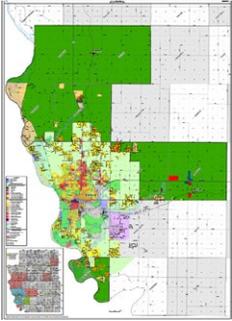
- Industrial sites have tighter constraints on where they can locate.
- Focus on sites with features making them uniquely suitable for industrial land use.

### Industrial Zoning and Land Uses

**STUDY AREA**

Industrial Zoning  
458 acres

Industrial Land Use  
213 acres



**BURLEIGH GROWTH 2015**  
BURLEIGH COUNTY LAND USE STUDY

### Industry - Location Considerations

Q 15 On-Line Survey    Q 10 Meeting Surveys

Consideration	Q 15 On-Line Survey (%)	Q 10 Meeting Surveys (%)
Near industry	~85	~85
Near rail	~45	~45
I-94 interchanges	~45	~45
Spread	~10	~10
Away from homes	~85	~85

**BURLEIGH GROWTH 2015**  
BURLEIGH COUNTY LAND USE STUDY

### Industry - Location Considerations

Q 17 - Should Industrial Uses Be Located Near Residential?

Response	Percentage (%)
Yes	~5
No	~95

**Other Considerations**

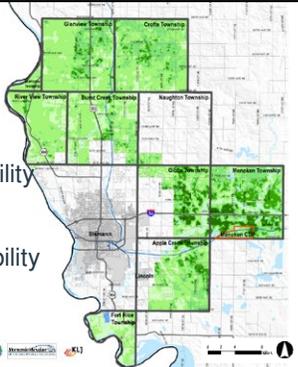
- Fire service
- Existing uses
- Existing zoning
- Adopted land use plans
- Transportation studies

**BURLEIGH GROWTH 2015**  
BURLEIGH COUNTY LAND USE STUDY

### Industrial Suitability

“Heat Map” Analysis

- Low Suitability
- Moderately Low Suitability
- Moderate Suitability
- Moderately High Suitability
- High Suitability



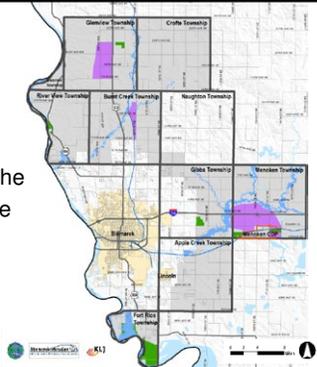
**BURLEIGH GROWTH 2015**  
BURLEIGH COUNTY LAND USE STUDY

### Preliminary/Expanded Mapping Industrial Focus

Current Limits of Further Industrial Site Evaluation

- Map indicates many times the amount of industrial acreage calculated for 2040

Preliminary mapping overlaps residential focus areas



**BURLEIGH GROWTH 2015**  
BURLEIGH COUNTY LAND USE STUDY

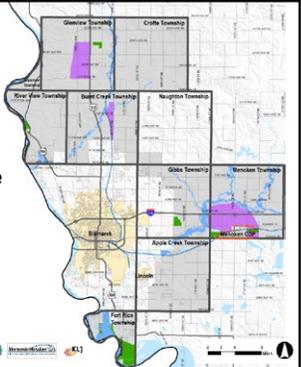
### Preliminary/Expanded Mapping Industrial Focus

Current Limits of Further Industrial Site Evaluation

- Map indicates many times the amount of industrial acreage calculated for 2040

Preliminary mapping overlaps residential focus areas

Approximation of the industrial acres needed

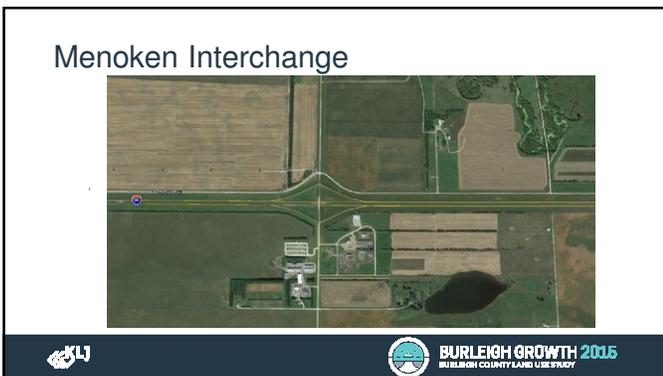
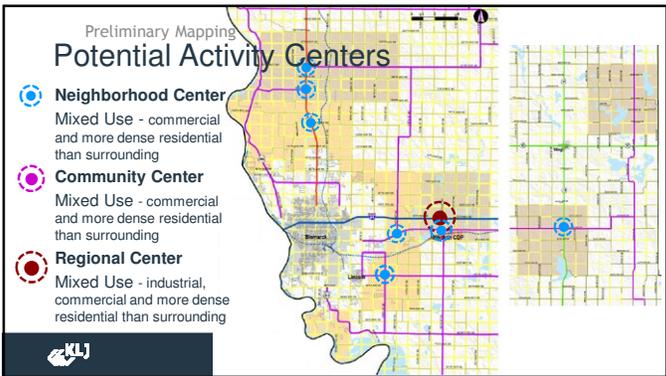
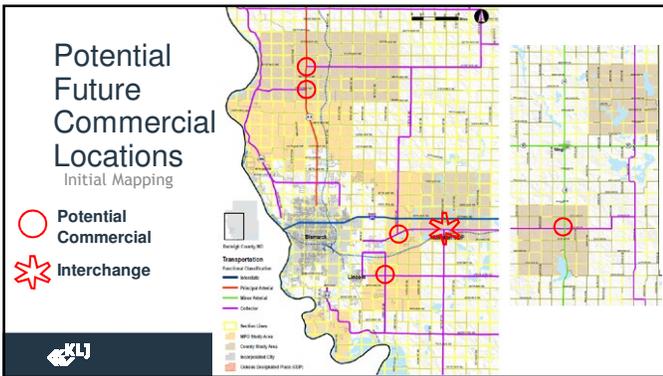


**BURLEIGH GROWTH 2015**  
BURLEIGH COUNTY LAND USE STUDY



### Commercial Land Use Considerations

- Existing and projected homes (density and location)
- Existing and planned commercial and industrial uses
- Market demand
- Varied scale and focus of commercial uses
- Intersections
- Direct arterial or collector road access
- Existing and expected traffic counts
- Multi-use opportunities



### Interchange Development Criteria

- Provide for future intersection right-of-way needs
- Distances for Development Review\*
  - First connection (right in right out)
  - Future directional median opening
  - Future full median opening

### Interchange Development Criteria

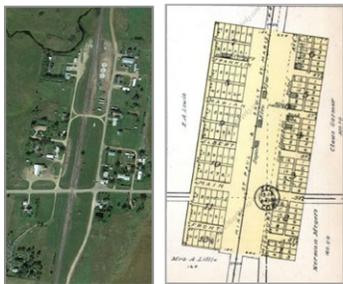
- Avoid degrading the interchange function
- Minimize
  - Adverse traffic impacts
  - Conflict between through and local traffic
  - Adverse impacts on adjacent land uses
- Potential land use focus - multiple options



### Baldwin



Glenview and Crofte Townships



### Baldwin

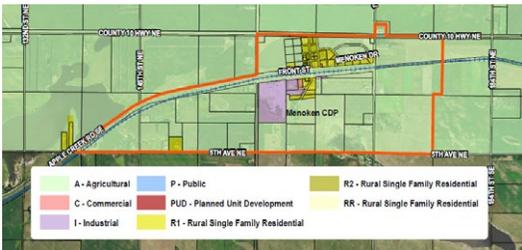
#### Alternatives:

- Townsite Designation (flexibility/mixed use)
- Designated Like Surrounding Property (reflect zoning)

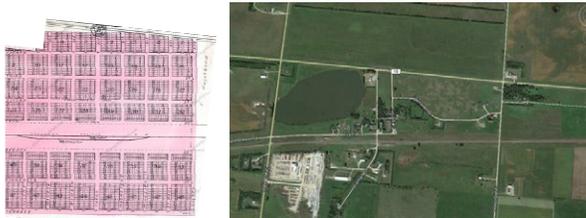
- Δ - Agricultural
- - R1 - Rural Single Family Residential



### Menoken CDP



### Menoken CDP (Beyond the Interchange)





### Menoken Considerations

- Historic development pattern
- Positive impact of the Menoken Elementary School
- Area suitability for both residential and industrial uses



### Menoken Considerations

#### Alternatives

- Townsite Designation (flexibility/mixed use)
- Designation Reflecting Current Zoning
- Focused Land Use Plan with Community Input



### Land Use Process

- Where are we now?
- Where are we going?
- Where do we want to go?
- How do we get there?



One preferred scenario  
Specific land use map  
Little flexibility  
Amendments needed

### Traditional Approach

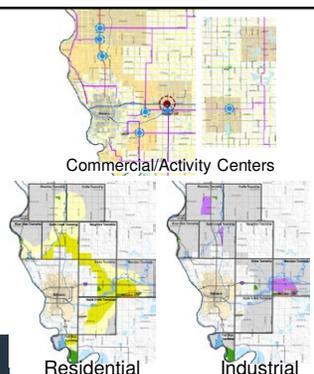
- Where are we now?
  - Where are we going?
  - Where do we want to go?
  - How do we get there?
- One preferred scenario

### New Approach

- Where are we now?
- Where could we be going?
- How do we maximize our opportunities?
- How do we plan for multiple potential futures?

### Preliminary Mapping

- Identify any areas that should be added or excluded from further evaluation
- Other considerations
- Add notes to the maps



### Rural Character

Q 18 On-line Survey  
Is it important to preserve the rural character of the county?

- Yes
- No
- I have no opinion




### What Is Rural Character?

What you see when driving?

What you see at home?

How the community feels

Something else?

- Farms
- Horses and cattle
- Undeveloped open space
- Large properties
- Natural shorelines
- Small communities
- Prairie barns and churches
- Home styles
- Low traffic
- Country roads




### Maintaining Rural Character - Ideas

- Encourage subdivisions closer to the cities
- Encourage subdivisions near other subdivisions
- Reward open space along roadways
- Address building size if viewed from roadway
- Address roadway signs




Community Gateways




### Community Gateways

Gateways to the Study Area Include:

- Menoken Interchange
- I-94
- US 83
- ND1804

Corridors highly visible to the traveling public




### Community Gateways – Corridor Overlays

- Promote high quality development along these important corridors
- Encourage capital investment
- Examples: Grand Forks (400 feet), Dickinson (300 feet), West Fargo (600 feet)
- Typically address: shielding outdoor storage, landscaping requirements, signage, building materials/scale






Developing the  
**Future Land Use Study**  
**Community Choices - Polling**




**Keypad Polling**

- 11 questions, two to warm-up
- Press the number that corresponds to the answer you wish to select
- Change your mind? Just reselect your desired response.
- Your last selection will be tallied





**Q1 Years Living in Burleigh County?**

0%	1.	Less than one year
6%	2.	1-5 years
8%	3.	6-10 years
20%	4.	11-20 years
38%	5.	21-40 years
26%	6.	More than 40 years
2%	7.	I don't live in Burleigh County



Horizon Middle School Results




**Q1 Years Living in Burleigh County?**

0%	1.	Less than one year
3%	2.	1-5 years
10%	3.	6-10 years
3%	4.	11-20 years
29%	5.	21-40 years
55%	6.	More than 40 years
0%	7.	I don't live in Burleigh County

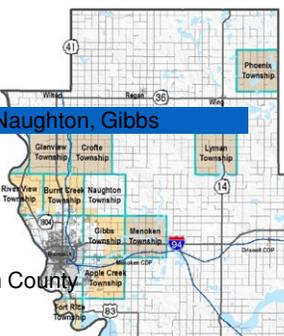


Menoken Elementary School Results




**Q2 Where do you live?**

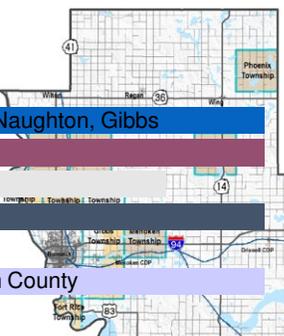
0%	1.	Phoenix or Lyman
18%	2.	Glenview or Crofte
37%	3.	River View, Burnt Creek, Naughton, Gibbs
4%	4.	Menoken
14%	5.	Apple Creek or Fort Rice
18%	6.	City of Bismarck
0%	7.	City of Lincoln
10%	8.	Anywhere else in Burleigh County
0%	9.	Outside Burleigh County



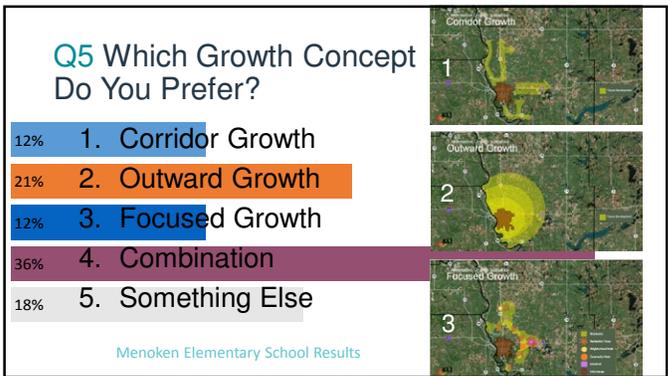
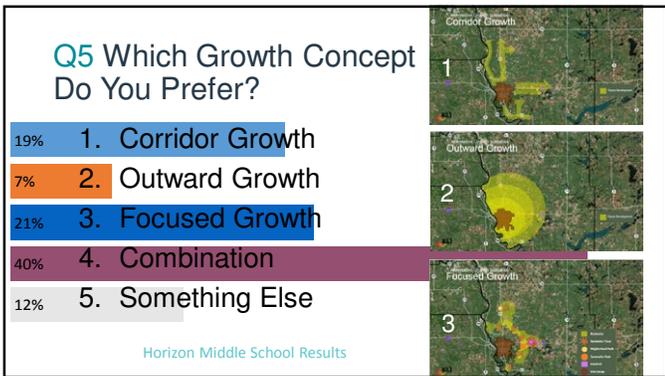
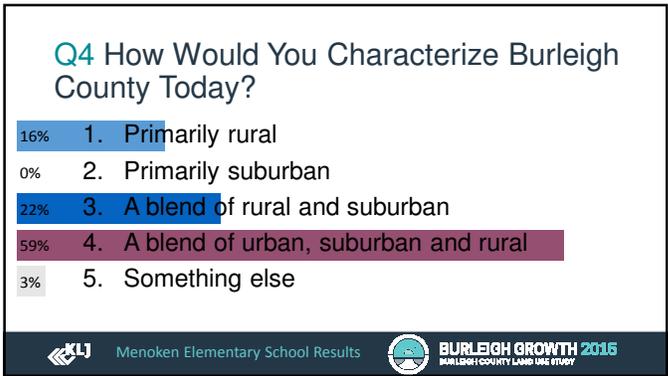
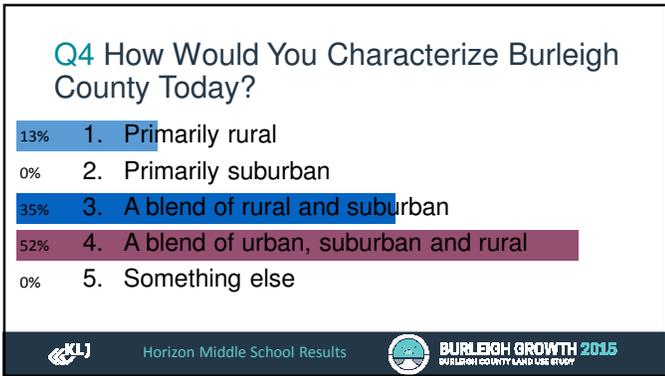
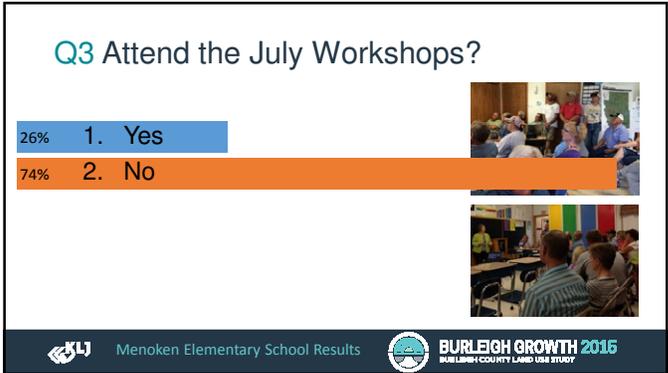
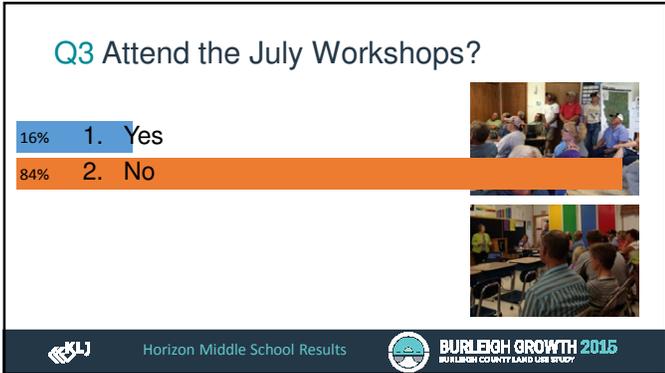
Horizon Middle School Results

**Q2 Where do you live?**

0%	1.	Phoenix or Lyman
6%	2.	Glenview or Crofte
19%	3.	River View, Burnt Creek, Naughton, Gibbs
19%	4.	Menoken
16%	5.	Apple Creek or Fort Rice
19%	6.	City of Bismarck
0%	7.	City of Lincoln
19%	8.	Anywhere else in Burleigh County
0%	9.	Outside Burleigh County



Menoken Elementary School Results





**Q6 What Direction is Best for Baldwin?**

- 20% 1. Encourage further development
- 30% 2. Baldwin should stay like it is today
- 50% 3. No opinion



Horizon Middle School Results



**BURLEIGH GROWTH 2015**  
BURLEIGH COUNTY LAND USE STUDY

**Q6 What Direction is Best for Baldwin?**

- 26% 1. Encourage further development
- 26% 2. Baldwin should stay like it is today
- 48% 3. No opinion



Menoken Elementary School Results



**BURLEIGH GROWTH 2015**  
BURLEIGH COUNTY LAND USE STUDY

**Q7 What Direction is Best for Menoken?**  
(outside the interchange area)

- 6% 1. Encourage further residential development
- 4% 2. Encourage further industrial development
- 39% 3. Encourage a mix of residential and industrial
- 4% 4. Menoken should stay like it is today
- 47% 5. No opinion



Horizon Middle School Results



**BURLEIGH GROWTH 2015**  
BURLEIGH COUNTY LAND USE STUDY

**Q7 What Direction is Best for Menoken?**  
(outside the interchange area)

- 9% 1. Encourage further residential development
- 6% 2. Encourage further industrial development
- 47% 3. Encourage a mix of residential and industrial
- 31% 4. Menoken should stay like it is today
- 6% 5. No opinion



Menoken Elementary School Results



**BURLEIGH GROWTH 2015**  
BURLEIGH COUNTY LAND USE STUDY

**Q8 Where is the best location for new industry?**

- 21% 1. Near existing industrial uses
- 2% 2. Near railroad lines
- 25% 3. Near I-94 interchanges
- 52% 4. Away from residential uses



Horizon Middle School Results



**BURLEIGH GROWTH 2015**  
BURLEIGH COUNTY LAND USE STUDY

**Q8 Where is the best location for new industry?**

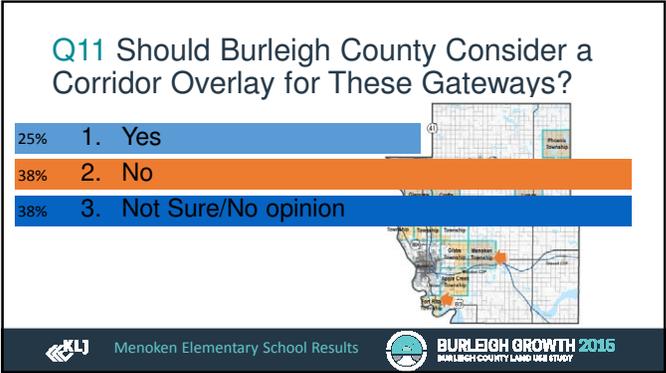
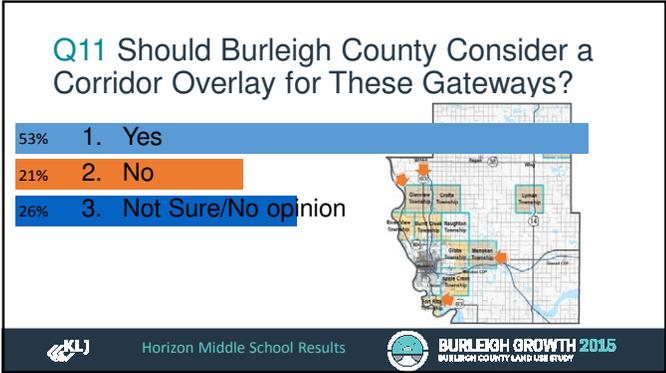
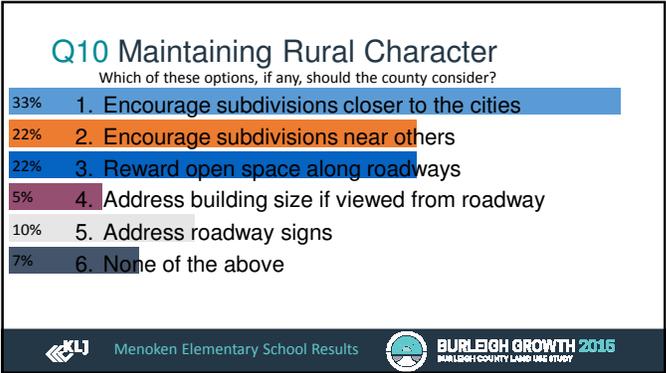
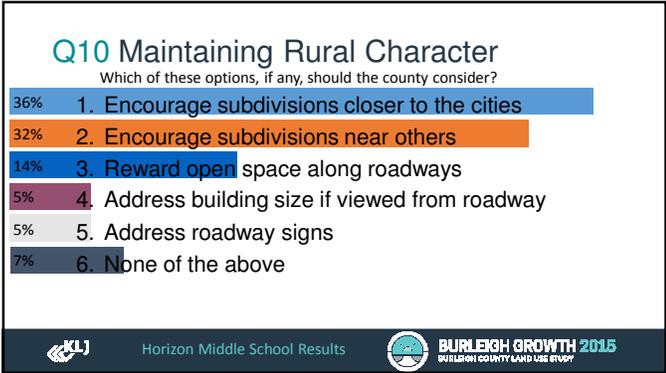
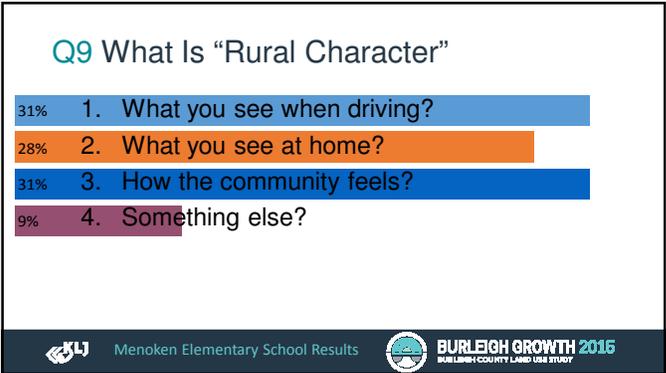
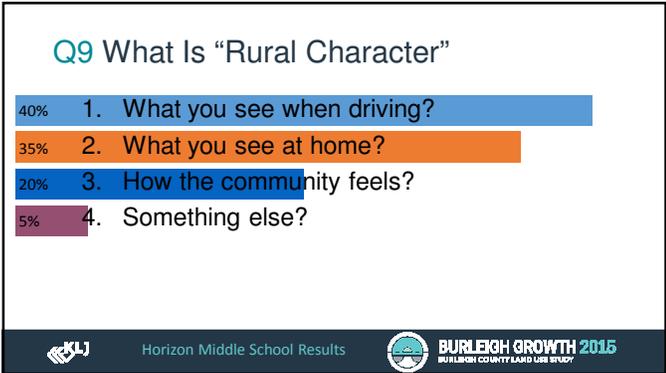
- 20% 1. Near existing industrial uses
- 3% 2. Near railroad lines
- 20% 3. Near I-94 interchanges
- 57% 4. Away from residential uses



Menoken Elementary School Results



**BURLEIGH GROWTH 2015**  
BURLEIGH COUNTY LAND USE STUDY





[www.BurleighGrowth2015.com](http://www.BurleighGrowth2015.com)

**Take our survey**

**We want to hear from YOU!**  
YOUR IDEAS...  
YOUR SUGGESTIONS...  
YOUR COMMENTS...  
YOUR CONCERNS ARE IMPORTANT TO US!

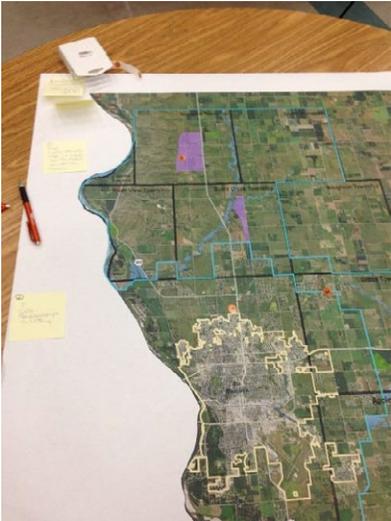
**There is still time to take the survey**

**KLJ Team Leaders Are Available**

- Answer questions Carron Day AICP
- Review planning process Andrew Thierolf AICP
- Review preliminary mapping Joel Quanbeck AICP
- Hear your ideas
- Anything else?

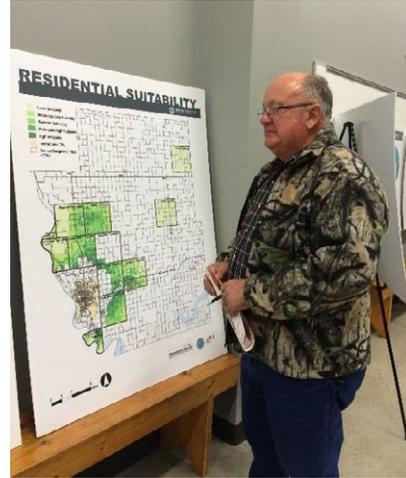
Attachment 3-29 – September/October Photographs

Horizon Middle School – September 29





*Menoken Elementary School – October 1*







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Community Engagement – 3

APPENDIX  
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## Attachment 3-30 – Website Homepage Sample



# BURLEIGH GROWTH 2015

BURLEIGH COUNTY LAND USE STUDY



[Home](#) | [Get Involved](#)

### Upcoming Events

Draft Burleigh County Land Use Plan release by October 30th

### Project Schedule

### Survey

Please complete the Burleigh County land use survey.

### Documents

Burleigh County Comprehensive Plan

July Community Meetings - Presentation

July Community Meetings - Polling Results

September and October Community Meetings Summary

Community Snapshot

Newsletter

We value your input! Please complete our [survey](#).

## Welcome

This site will serve as the main focus for information and progress reports regarding Burleigh Growth 2015, the Burleigh County Land Use Study.

### Background

In early 2015, the Bismarck-Mandan Metropolitan Planning Organization (MPO) and Burleigh County selected KLJ to develop the Burleigh County Future Land Use Plan. This work is underway with the draft plan is scheduled for completion in October 2015 and final adoption hearings anticipated for December 2015. The purpose of the Burleigh County Future Land Use Plan is to provide a general pattern for the location, distribution and character of future land uses within the study area.

Once adopted, the Future Land Use Plan will be used by the MPO for its planning activities. Burleigh County will use the adopted Future Land Use Plan as a guide for day-to-day land use decisions and public investment decisions. Property owners, citizens and decision makers will use the Future Land Use Plan to guide and inform their decision-making on land use issues, such as where residential, commercial and industrial development should occur in the future, and at what densities or intensities.

### Study Area

The study area includes portions of eleven townships within Burleigh County (Apple Creek, Burnt Creek, Crofte, Fort Rice, Gibbs, Glenview, Lyman, Menoken, Naughton, Phoenix, and River View) located outside of the cities of Bismarck and Lincoln, and their extraterritorial zoning area. The total study area covers about 295 square miles. Approximately 112 square miles are located within the MPO boundary and 183 square miles are located outside of that area.

### Planning Process

There will be multiple opportunities for the public to follow and engage in the project through each phase of the process. Open House Workshops are scheduled for July and October 2015, the Land Use Survey is available through September 2015 and all draft material will be available through the website. In addition, the MPO's Technical Advisory Committee and Policy Board, the Burleigh County Planning Commission and the project Steering Committee will be involved throughout the development of the Burleigh County Future Land Use Plan.



MPO Study Area | Burleigh County Study Area

[Click Map for Larger, Aerial Surface Image](#)

[Sign Up for Updates](#)



[Check out the Bismarck-Mandan MPO Website](#)



[Check out the Burleigh County Website](#)

### Email Us

Have any questions or comments? Email us.

Attachment 3-31 – Online Community Survey and Results

**BURLEIGH COUNTY LAND USE PLAN**

**237 On-line Survey Responses through October 22, 2015**

**PART 1**

**Q. 1**  
**In your opinion, how promising is the future of Burleigh County?**

Extremely promising	19.0%
Very promising	37.1%
Moderately promising	18.6%
Slightly promising	5.5%
Not at all promising	0.4%

**Q. 2**  
**What is the best part of living where you live?**

- Increased cultural opportunities. 2. Access to local decision makers
- 2 properties: In town, close to everything. Rural property: AWAY from everything.
- A diverse range of amenities and the river corridor
- A lot of things to do from sports to entertainment
- Access to and nearness to Missouri River; rural living within minutes of downtown
- Accessibility to north side of Bismarck
- Beauty of the country
- Being able to walk to almost everything I need or want.
- Being away from city traffic
- Being minutes away from food, entertainment, and various stores.
- Bismarck is so clean (meaning litter abatement, street cleaning, absence of blight and dilapidated houses).
- Bismarck is still at a good size for County to be able to access it easily, while preserving the rural benefits of County
- Business is growing to the north where I reside.
- Central part of city with trees
- Cheap taxes until recently
- City with small town feel
- Clean air and abundant opportunities for work and play
- Clean air, light traffic, space.
- Clean community
- Clean well-kept City of Bismarck. Safe for the most part but beginning to decline rapidly
- Close proximity to schools, grocery stores and parks in a relatively clean and safe community
- Close to Bismarck and still able to raise livestock
- Close to Bismarck and yet having acreage to live on.
- Close to Bismarck yet have a huge yard. Plenty of space for gardens and detached shop. I have neighbors but there not that close to my house like in Bismarck. I have the freedom to enjoy nature and wildlife. I enjoy that I can ride ATV's and snowmobile right from my front door. Space and freedom!
- Close to family
- Close to the river. Clean town. Nice people.
- Close to work and not downtown.
- Closeness of parks and schools
- Community
- Connectivity to amenities, entertainment and recreation
- Convince of in town living but not right on top of other homes and stores
- Country living
- Do not live there, own land
- Ease of travel, clean areas, still some rural aspects that are enjoyable
- Easy access and still having open space between neighbors houses.
- Economy is strong



- Elbow room
- Enjoy restaurants and entertainment provided
- Entertainment, events, activities (indoor/outdoor & summer/winter), food,
- Family
- Few people.
- Good job
- Good neighbors
- Great neighborhood (2)
- Growing enthusiasm for multi-recreational trails
- Growth is happening at a high pace.
- Having medical, shopping as well as roads to move traffic from 1 area to another with ease.
- Having space without neighbors on top of you!
- I do not have to pay city taxes and abide by their asinine ordinances.
- I do not reside in Burleigh County, just work here.
- I live in rural Bismarck it quiet and the development has few lots that are 5 acres so the neighbors are not on top of me
- I live in the country which is great and Bismarck is about 20 minutes away
- I live in the country. We have over 80 acres and I enjoy the peace and tranquility
- I live on the north side near all the new business
- I love that my home is in a quiet and peaceful area not far from the city.
- I work in Burleigh and live in Morton. Burleigh trails for walking/biking are the best!
- I'm out of the city in the country
- In county, but still close to the City of Bismarck
- In the country but close to a major city
- It is close to almost everything.
- It is growing!
- It is such a short commute everywhere
- Its country. No close neighbors, not much traffic, can enjoy a rural lifestyle and my animals.
- It's quiet.
- It's somewhat in the country (NE Bismarck). Developments have larger lots and no one is on top of each other.
- It's where my wife lives
- Large city amenities, small city living
- Large lot size, distance from neighbors, low traffic, quiet.
- Larger lot sizes, quiet, lower taxes, without being too far away from Bismarck
- Larger lots size, privacy
- Location (2)
- Low crime (2)
- Low Density population concentrations
- Low population density and quiet surroundings.
- Low population, privacy, view
- Low traffic, quiet
- Market Values
- Mature neighborhood
- Neighborhood with school
- New roads and traffic signals.
- No street lights
- Not a lot of traffic, quiet, open space, short commute to work, great neighborhood
- Not crowded or busy not taxed like the city and no special assessments
- Open space
- Open space - homes not packed together
- Open spaces and rural setting with access to small city amenities.
- Open spaces, low population
- Open spaces, minimal traffic, no commercial developments, peace and quiet.
- Openness
- Orderly growth. Development to date has not been hap hazard.
- Out of town (2)
- Outdoor Activities
- Parks, safety, walkability
- Peace & Quiet - very few neighbors
- Peace and quiet
- People, proximity to favorable activities, desirable climate
- Planning commission took away our quality of life on our property needlessly so we are forced to move
- Plenty of room, close drive to everything, quiet

- Privacy
- Privacy with proximity to the city
- Proximity to Bismarck's amenities
- Proximity to work and grocery store
- Quality of life driven by small town attitude with larger community amenities
- Quick access to all amenities.
- Quiet
- Quiet living in a rural subdivision
- Quiet residential neighborhood yet close access to school, shopping, groceries and gas
- Quiet times outside of the city
- Quiet, open space
- Quiet, wide roads, big yards, away from businesses.
- Quality of life and safety of community
- Remote access, limited neighbors
- Rural feeling
- Rural nature
- Rural nature
- Rural. No development
- Safety
- Safety. Beautiful landscape.
- Scenery
- Secluded and get to experience and enjoy country living
- Sense of community and great people
- Settled neighborhood within walking distance to grocery store, restaurants, pharmacy and more.
- Small town feel, but all the necessary amenities
- Small town feel, much safer than larger cities
- Smaller town feel with access to ethnic foods and different shops
- Solitude
- Space and privacy
- Space, large lots with lots of space
- Space, Trees, activities
- Specifically, we enjoy living outside city limits as we enjoy the rural setting but we also appreciate the proximity to the amenities that Bismarck-Mandan has to offer.
- Sufficient distance from major roads
- The beautiful river and surrounding countryside
- The closest neighbor is 1/4 mile away
- The community
- The community environment
- The community is growing but still small enough to have low crime rates, it is a safe place to raise a family.
- The diversity in the land - river, river valley, plains. We have it all for ND living. We also have steady downtown growth and a good start-up culture forming.
- The location and access to community needs.
- The opportunity to enjoy outdoor activities
- The opportunity to live close to a large town and yet enjoy rural life
- The outdoors (river, parks, recreation resources) and open land - room for country setting home plots
- The parks
- The people (2)
- The progressive nature of growth and the collaborative business environment.
- The quiet neighborhood
- The room to do as I want
- The rural scenery (fields, trees).
- The services we need are close: grocery, gas, retail, schools.
- The small town feel with the access to big city services.
- The weather
- The wide open spaces and ability to participate in small agricultural practices.
- The woods and many trees
- There are a lot of amenities available to the area.
- There is a lot of industrial and commercial growth potential.
- There is no traffic congestion by our home (south of the airport). There is easy access to the Missouri River and River Bottoms for hunting and fishing. Our neighborhood is zoned for 3 to 5 acre lots allowing for beautiful views of the river, wildlife and serenity.
- Topography. Not as flat as the red river valley
- Train horns at 2 am



- Transportation hub, medical facilities, recreational opportunities and beauty of the river, cultural riches and
- Used to loving here but traffic high rental prices and the process of taking away all access to the river and camping areas are forcing m to look elsewhere to live
- Very clean and city,
- We have room, but are not too close to the neighbors. The drive to town is still fast.
- Wide Open locations and Clean Air
- Wide open spaces (2)
- Wonderful neighbors

Q. 3 How has recent growth in the region impacted you and Burleigh County?	Positively	Negatively	No change	I don't have an opinion on this
You and/or your family	35.5%	39.3%	17.1%	8.1%
Burleigh County	42.2%	29.9%	14.7%	13.2%

Q. 4 What are the most pressing issues facing Burleigh County? Please pick the top five issues.	
Traffic	15.8%
Safety/crime	14.1%
Cost of living	14.0%
Affordable housing	12.5%
Quality of life	8.8%
Schools	7.7%
Farmland preservation	5.4%
Public service costs	5.2%
Recreational opportunities	5.2%
Quality housing	4.6%
Community facilities	3.8%
Employment opportunities	2.8%

**Q. 5  
Do you have any other concerns?**

- Nearly not enough money is spent on education. I realize that this is not a Burleigh county problem but rather a Bismarck Public Schools problem. There are not enough elementary schools 550+ students at a BRAND new school is ridiculous. There is not proper supervision. Any time you talk to anyone in administration at the school their excuse is that there are too many kids to know the names. I get that. But they don't even try.
- Affordable Daycare More daycare options
- Allowing for larger country lots for homes and hobby farms outside of current Bismarck city boundaries, even inside the city "buffer" zone. Green space. Protect quality of life related to safety, crime, drugs/alcohol, vandalism, littering, theft, etc.
- Attracting the wrong people
- City planning - ensuring that suburban sprawls are avoided

- Conserving the Missouri River
- Daycare needs
- Everyone has a barking dog
- Generally, I am concerned that community leaders have experienced a high influx of population and economic growth over the assets they manage in a short timeframe. It is not clear to me that they truly know how to manage this, or will know how to manage when and if conditions change.
- Get rid of the specials on housing. The developers need to pay for the creation of developments. We are the only state that has this.
- Getting a replacement to the civic center to bring better entertainment
- Gravel roads poorly maintained, sheriff needs to make regular pass by rural homes on a weekly or biweekly schedule.
- I would have never guessed that Bismarck would have a rush hour but they have two. The evening rush hour is the worst and I make a point of it to stay off Centennial Road and State Street. Not much we can do about it but that is my complaint. In addition, with only 1 grocery store chain besides Walmart, in north Bismarck the cost of groceries is very high!
- Infrastructure and its maintenance has been ignored and not kept up with demand.
- Is the county spending money for infrastructure that will not be needed when the oil field closes down?
- It bothers me to see trash all over the roadsides on interstate and in town. This does not leave a positive impression on visitors when Tourism is a major industry in this state.
- Keeping development clustered around other existing developments. Development is needed and important, but every tract of land that is sold should not be a housing development. Orderly development is critical.
- My biggest concern is the city seems to be expanding too far out instead of up. It's such a hassle to drive nearly an hour across town. We should look into having a city skyline that reaches upward instead of out.
- No (2)
- NO REAL THOUGHT TO PLANNING, JUST RAPING AND PILLAGING OF THOSE WHO ALREADY ESTABLISHED HOMES, FARMS AND RANCHES. If there were thought processes being used certain areas would have frontage roads, turning lanes, round about, streets and avenues with numbers not just random names selected out of the blue, and clear defined routes that allow traffic to flow from one point to another. A clearly established "Truck Route" that will pass around both Bismarck and Mandan across the Missouri River on a new bridge that does not pass through already established residential areas, which miss the target 25 years ago. SO TO ME YOU ARE ALREADY A DAY LATE AND A DOLLAR SHORT. And By The Way; WHY did Burleigh County Need a new County Shop, WHOSE multimillion unneeded unnecessary inexplicable brain child was that???? And to pay for it you raise our taxes and lesson the one service we get from the Co and that is to blade our gravel road... Really shame on them.
- Opportunities are not available for younger families to get involved with farming and ranching at a hobby level. Land prices have soared, pricing many (even with six figure incomes) out of the market. Land is no longer being subdivided in large enough tracts to allow horses and 40 acre parcels zoned for agriculture are not available or cost prohibitive for beginning farmers and ranchers.
- Property taxes
- Quality of life and safety should be maintained for current homes when decisions are made to split properties
- Rent keeps going up, but our income does not. Why can't the Governor step in and do something about it. Our rent was \$690 when we moved here. It is now \$905 and going up again in December.
- Rural infrastructure-roads, bridges, culverts, dams, etc.
- Safety on 71st Ave. With the amount of traffic and larger vehicle traffic, the speed seems an issue



- The rule of only 40 acre parcels if NOT in a development is very outdated for the price of land and reality is people can't afford housing in the country anymore with the relatively low, stagnant wages. Wise up Burleigh, it can't continue. I have had many out of state visitors wonder how we can afford to live here with the high price of gas and groceries...and they are from small towns.
- The Traffic is insane! After spending 3 years in Fargo I can't understand how there can be such a dramatic difference in the flow of traffic. Build more lanes to support the growing population, and additional stoplights don't solve much, especially if I sit through 3 cycles to cross an intersection.
- To get more eating establishments on north side Bismarck and bypass to cross river to get on highway 83 on north side of Bismarck. To get a Cabela's store to come to Bismarck.
- Traffic disruptions for new construction. New construction precedes access road improvements. Construction traffic as well as people who live "deeper" in my neighborhood travel considerably faster than posted 25 mph, and very frequently! If they had better access, they wouldn't speed past my house perhaps?
- Traffic on 71st Ave has seemed to increase and has therefore I am concerned about safety. Also the number of large vehicle traffic seems to have increased.
- Traffic on Centennial road and 43rd Ave is terrible. Will only get worse with a new HS and enormous apartment complexes being built. What is the plan to improve Roads? 43rd Ave is nothing more than a gravel road that was paved. Property taxes are becoming unbearable. Every year they increase and increase. What can be done to control property taxes?
- TRAFFIC!!!! AFFORDABLE HOUSING!!!
- Urban sprawl
- Urban sprawl is a problem; there needs to be more incentives toward denser urban growth and the development of common lands and a more walkable city
- Would like to see a manned booth at the entrance of Kimball Bottoms and a small fee charged to those that would like to use this space for appropriate recreational purposes. This may deter those that wish to use the area for partying and illegal drug transactions.

**Q. 6**

**In Burleigh County over the past five years, did these items improve or worsen?**

	Significantly improved	Somewhat improved	Stayed the same	Somewhat worsened	Significantly worsened	I have no opinion
Schools	23	86	47	30	7	29
Access to shopping	42	107	50	11	5	4
Ease of travel	1	17	28	87	83	7
Crime	1	5	18	98	92	7
Recreational opportunities	8	51	110	30	2	20
Community appearance	9	70	73	52	10	7
Affordable housing	0	7	12	75	112	16
Good place to raise a family	6	45	85	61	16	9
Employment opportunities	61	103	41	7	0	10
Good neighborhoods	2	41	101	54	10	13

**Q. 7**  
Please rate each category based on where you live.

	Very Good	Good	Average	Poor	n/a
Child care	2	20	49	46	95
Cost of home insurance	2	25	123	53	9
Cost of utilities	4	39	139	31	1
Employment opportunities	44	105	55	5	6
Entertainment	11	70	90	39	5
Health care	29	83	86	13	2
Housing affordability	1	8	54	138	12
Housing that fits your needs	7	40	99	55	13
Open space and recreation	12	70	93	37	2
Quality of schools	29	75	72	6	32
Sense of safety and security	9	49	86	68	2
Shopping	20	74	97	19	3
Social and cultural activities	8	61	95	43	7
Transportation options	3	31	87	81	11
Water and sewer infrastructure	19	61	102	16	16
Water quality (drinking water)	45	77	81	7	4

**Q. 8**  
My current residence has the following services

	Yes	No
Rural water service	97	108
Municipal water service	102	107
Private well	36	164
Septic tank	108	96
Public sewer service	108	103
Natural gas service	133	79
Paved roads	161	51



**Q. 9**

**In deciding where to live, how important are the following to you?**

	Very important	Important	Not Important
Proximity to major roads	98	160	82
Public water service available	170	112	60
Public sewer service available	120	104	120
Natural gas available	124	108	110
Paved roads within development	178	92	70
Safe neighborhood	284	58	0
Views	128	148	68
Large lot sizes	146	118	78
No special assessments	144	124	72
Quick response time from police or fire service	184	138	20
Quick response from ambulance service	176	140	22
Near an elementary school	50	96	196
School rating	94	142	106
Near hospital or clinic	42	160	140
Near parks or trails	74	146	122
Affordability	222	112	6
Ability to have horses, etc.	50	40	252

**Q. 10**

**Who should pay for the extension of the following services to new development**

	Land Owner	Developer	Other
Public water service	21	172	17
Public sewer service	20	172	18
Natural gas	28	158	24
Paved roads within a new development	25	175	10
Collector roads adjacent to new development	12	121	76

**Q. 12**  
**Would you be willing to pay an additional assessment or additional taxes to bring these services to your community?**

Yes	20.5%
No	65.9%
n/a	13.6%

**Q. 13**  
**Where do you live now?**

City	44.5%
Suburb	5.2%
Small Town	0.5%
1 - 2 acre lot	21.3%
5 acre lot	9.0%
10 acre lot	0.5%
Rural Area/Farm	19.0%

**Q. 14**  
**Where do you prefer to live?**

City	27.8%
Suburb	7.5%
Small Town	0.5%
1 - 2 acre lot	18.4%
5 acre lot	11.3%
10 acre lot	5.7%
Rural Area/Farm	28.8%

**Q. 15**  
**Where do you prefer new industrial development to be located?**

Concentrated near existing industrial development	32.4%
Near railroad lines	18.4%
Near I-94 interchanges	15.1%
Spread across the county	1.4%
Away from residential uses	31.6%
I have no opinion	1.2%
Rural Area/Farm	28.8%



**Q. 16**

What should be our priorities for locating future industrial uses within the study area? Please rank each of the location criteria between 1 (Low) and 6 (High).

	1	2	3	4	5	6
100 acre minimum site	4	4	6	6	3	14
40 acre minimum site	6	3	11	3	6	8
Direct arterial road access	3	1	4	4	7	15
Direct collector road access	3	3	6	4	9	11
I-94 access within 1/4 mile	4	3	7	7	3	13
Less than 10% slope	3	3	14	5	5	6
No floodplain	2	5	5	4	5	17
No house within 1/4 mile	4	0	1	2	8	23
No prime farmland	3	1	3	6	5	21
No wetlands	2	1	7	4	8	17
Adjacent to rail line or spur	2	1	7	4	9	14
Soils suitable for industrial use	1	1	5	3	12	15
Within 200 feet of an existing industrial use	2	1	5	10	3	15

**Q. 17**

Future population growth will result in an increased number of land use decisions. Do you believe Burleigh County should encourage or discourage the following types of development

	Encourage	Discourage	I have no opinion
Convenience stores	115	31	59
Other services (including, health, gasoline, restaurant)	157	12	39
Shopping Centers or Other Retail	140	28	40
Office parks	122	37	46
Agriculture-related businesses	144	17	47
Recreational Facilities	161	10	35
Family Farms	136	20	52
Hobby Farms	119	32	55
Large corporate livestock farms	27	132	46
Industrial	101	56	45
Mobile-home parks	32	127	48
Multi-family residences	92	72	41
Single-family residential in clustered subdivisions	132	37	33
Single-family residential on 1-2 acre lots	150	28	29
Single-family residential on 5 acre lots	115	47	42
Single-family residential on 10 acre lots	102	58	44
Rural residential	151	13	39

**Q. 18**  
**In your opinion should these land uses be located next to each other?**

	Yes	No	Need additional information	No opinion
Single family homes and multi-family homes	113	62	26	9
Single family homes and retail uses	70	104	31	6
Single family homes and office uses	69	101	29	9
Single family homes and industrial uses	10	183	16	2
Single family homes and farms	102	67	27	15
Single family homes and schools	191	9	7	4
Single family homes and highways	43	121	35	12

**Q. 19**  
**Is it important to preserve the rural character of the county?**

Yes	76.7%	161
No	14.3%	30
I have no opinion	9.0%	19

**Q. 20**  
**Which of the following statements describe your commute to work**

Too much congestion (traffic)	19.9%	96
Too long	4.4%	21
Unsafe	7.5%	36
Not enough alternative routes	17.4%	84
Scenic	6.4%	31
I am unemployed or retired and do not currently commute to work	2.5%	12
I work from home	0.8%	4
Enjoyable	10.6%	51
Frustrating	10.4%	50
My commute is worth it to live where I do	20.1%	97

**Q. 21**  
**Which of the following do you use to commute to work?**

Personal vehicle	83.7%	195
Carpool	3.9%	9
Bus	0.0%	0
Bicycle	3.0%	7
Walking	2.1%	5
I don't commute	4.3%	10
Other	3.0%	7



**Q. 22**

**How long is your commute to work?**

Less than 10 minutes	19.5%	40
10-15 minutes	33.7%	69
16-30 minutes	37.1%	76
More than 30 minutes	5.4%	11
I don't commute	4.4%	9

**PART 2 – Demographics, etc.**

**Gender**

Male	52.2%	105
Female	47.8%	96

**Age**

Less than 18	0.0%	0
18-24	3.5%	7
25-34	27.2%	55
35-54	44.6%	90
55-69	21.8%	44
70+	3.0%	6

**Employment Status**

Full-time	90.1%	183
Part-time	2.5%	5
Student	0.0%	0
Unemployed	1.0%	2
Retired	5.9%	12
Unemployed but not looking for work	0.5%	1

Type of Employer		
Farming	2.5%	5
Health Care	2.5%	5
Education	2.0%	4
Government	21.6%	44
Hospitality/Gaming	1.0%	2
Retail	1.5%	3
Service	2.5%	5
Professional	48.0%	98
Industry	8.3%	17
Utility	2.0%	4
Non-government Organization (NGO)	2.5%	5
Other (please specify)	5.9%	12

Number of People in Your Household		
1	11.8%	24
2	36.0%	73
3	19.7%	40
4	20.7%	42
5	9.9%	20
More than 5	2.0%	4

Number of Employed Adults in Your Household		
0	5.0%	10
1	22.6%	45
2	64.3%	128
3	6.0%	12
4	1.5%	3
5	0.5%	1
More than 5	0.0%	0

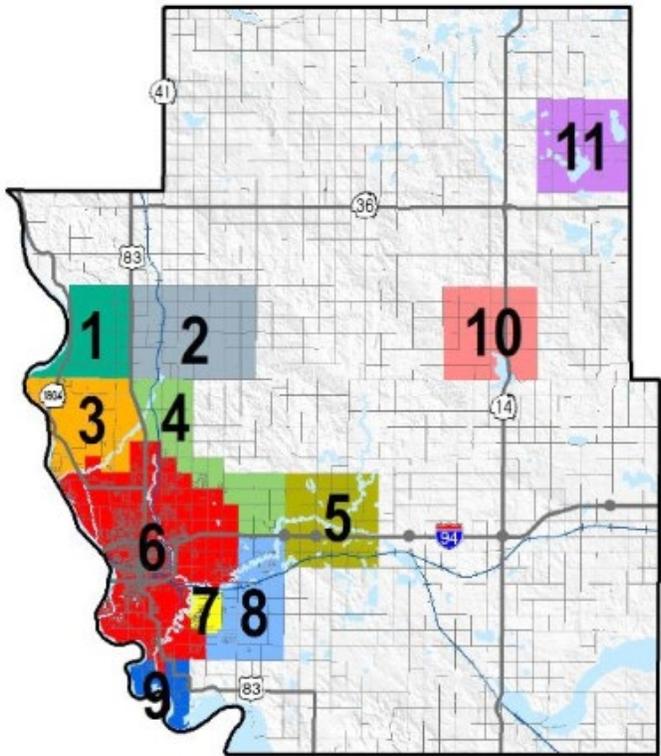
Number of Children in Your Household			
	Pre-school	Elementary or middle school	High school
0	35	10	30
1	23	13	18
2	13	23	14
3	1	7	1
4	0	1	0
5	0	0	1
More than 5	0	0	0



Household Income		
Under \$25,000	1.0%	2
\$25,000 - \$34,999	3.1%	6
\$35,000 - \$49,999	10.7%	21
\$50,000 - \$74,999	17.3%	34
\$75,000 - \$99,999	21.9%	43
\$100,000 and over	45.9%	90

Please indicate the areas on the map that are closest to where you live and work

	Live Here	Work Here
Area 1	6	7
Area 2	10	1
Area 3	14	7
Area 4	18	3
Area 5	8	3
Area 6 (Bismarck)	102	138
Area 7 (Lincoln)	7	0
Area 8	17	3
Area 9	12	0
Area 10	2	1
Area 11	1	0
Outside the Study Area within Burleigh County	1	2
Outside Burleigh County	6	8



**How many years have you lived in Burleigh County?**

Less than one year	4.4%	9
1-3 years	7.4%	15
4-6 years	7.4%	15
7-10 years	11.3%	23
Over 10 years	63.7%	130
I am a part-time resident	1.5%	3
I don't live in Burleigh County	4.4%	9

**I choose to live where I do because....**

I inherited the property	1.1%	7
Affordability	8.6%	56
I grew up here	4.9%	32
Close to my or a family member's job	9.8%	64
In a good school district	5.5%	36
Area has little crime	9.2%	60
Close to services and/or entertainment	5.0%	33
Close to family and/or friends	9.3%	61
Large lot size	12.2%	80
No special assessments	8.0%	52
Recreational opportunities	5.8%	38
I want to raise a family here	11.6%	76
Great views	9.0%	59

**Do you plan to live in Burleigh County in 10 years from now?**

Yes	86.0%	172
No	14.0%	28

**If you plan to move away from Burleigh County, why?**

- Because of the treatment we received from the planning committee destroying our quality of life and privacy
- Change of pace; new challenges
- Cost of living and too much expansion coming our way
- Cost of Living is as high as much larger cities, with lower salaries and less public services and entertainment.
- Crime, lack of good paying jobs, cost of living, and corruption in local law enforcement agencies.
- Don't like the direction this state is moving. Oil ruined the people, views of movement, and the land.
- Employment.
- Housing is too expensive.
- I can't wait to leave ND!! As soon as our obligations of our parents are gone, we want to move out of state. We grew up in ND but not happy here. We lived in VA & MN and I wish we never moved back to ND. Should have stayed in MN.
- I may for a larger city and more employment opportunities, but would like to come back to raise a family.



- I will be living here if I cannot retire in 10 yrs. but will move as soon as retired or sooner if possible
- I'd prefer to live closer to home around Illinois where my family is located.
- If oil and gas doesn't come back I'll be forced to move to find a good paying job. The city and county need to get other well-paying industries into the area that are not heavily influenced by the oil and gas industries.
- If Rural Development grows out to where we live.
- If taxes keep increasing and services and roads decreasing with no improvements I will be forced to move because I will not be able to afford to live in Burleigh County.
- If the price of living in Burleigh County continues to outpace wages - I may be forced to move.
- It has become way too expensive to live here. Since moving here in 2006 my salary is still average for my industry yet my cost of living and housing have skyrocketed.
- It is far too concerned with maintaining its "small town" feel. It needs to become the Capital City of a Modern North Dakota. It could learn a lot for Fargo and even more from Minneapolis
- Lack of infrastructure, crime, social change of the community
- Might move to other side of river if it is friendlier for building on large acre lots. I would like to get a place on 10+ acres, prefer 40+ if possible.
- More outdoor (ATV) recreation in Black Hills - you can ride an ATV in town there - can't in Bismarck.
- Mountains
- Move to a more rural area.
- My son will move on to college in 10 years and then I want to travel more and possibly relocate.
- My wife and I plan on living and retiring in Burleigh County unless our chosen way of life is forced to change. That being, the current rural/agricultural area in which we live now is forced to become or converted into a more Rural Residential area. We have already discussed a plan of leaving the county and moving into a more rural neighboring county should our current way of life and area of land use be forced to change. Thank you.
- No infrastructure
- No recreation and too much wind
- Not planning to move but the increased insurance rates due to distance to rural fire department does cause concern
- Old age
- Possible opportunity to move upon retirement?
- Pursue outdoor recreation in the mountains and/or by lakes.
- Retire to rural area in 35 years
- Retirement to warmer climate
- Retirement.
- Smaller communities, less people, less crime. There is something to be said about getting back to basics, where they know you by your first name....
- Taxes are too high for retirement.
- To be nearer to family (3)
- Too busy for my lifestyle
- Too restrictive on hobby farms - I'd like to do the full gamut of agricultural activities on a lot sized under 40 acres. 10-15 would be ideal for one couple to manage as an orchard, with small animal assistance in some of the maintenance requirements.
- Want to have more recreation opportunities.
- Weather
- Work

### What would keep you here or bring you back?

- This is our home. We like our quality of life, community opportunities, our neighborhood and this is where we have established our roots. We also have elderly parents here and our children live here as well. Finally, at our age the medical community is important to us. As we age, options exist for whatever our medical and health needs might dictate.
- A diverse business community. Outdoor recreation areas.
- A more walkable city, more beautiful public architecture and incentives for more beautiful private architecture, more green space and opportunities to live an agricultural lifestyle within the city
- Access to medical attention.
- Affordable housing (to build a home) and employment opportunities
- Affordable land near job opportunities. Not everyone buying more than 5 acres intends to develop the property or use it for industrial purposes. Local land owners expect developer prices for agricultural land.
- Affordable living
- Availability of smaller rural lots that allowed full agricultural uses. The reasonably-sized lots I've found have been very skewed towards city-style covenants.
- Better traffic regulations. The drivers are terrible.
- Better wages, so children could afford to move back here.
- Control or proper planning of how the City and County Grows.
- Crime rate staying relatively low and of course, sustainability of current employment
- Don't crowd people into smaller lots in Bismarck.... Keep the 1 - 5 acre lots an option. I am seeing in Bismarck, larger and larger houses on lots that making them look like a house with a sidewalk in between the buildings.
- Employment. (2)
- Ensuring that the Agricultural area we now have stays as is and no further Rural Residential development occurs in our general area since we now are 10 miles from Bismarck City Limits. Thank you.
- Family (2)
- Fix the traffic flow and build a larger variety of places to eat and shop. MOST importantly attract more college age citizens to help hold jobs at those new businesses.
- I really don't know.
- If the city offered more activities such as game stores with game nights, or trivia nights at local bars through triviamafia based out of the Twin Cities.
- If the weather changed and it wasn't so cold in the winters
- Improved cost of living compared to services and entertainment available.
- Increased flights at more reasonable rates to up hub cities.
- Interstate 94 access on 80th street. It would be nice to go to the school closest to our property instead of the middle of town. I think Burleigh County has done a great job so far.
- It would be nice to have a community center on the east side of Expressway that also might have an exercise center, recreation (pool, tennis courts, basketball courts, bike paths. Playground) and a place to hold larger outdoor events.
- Keep the area where I live the same no city taxes or specials and minimum traffic
- Large Mountain to snowboard
- Larger lots, lower cost of living, better traffic flow, more grocery shopping options, family still in area
- Let me live on my land the way I want to without subdivisions or commercial or industrial property too close. I like it quiet.
- Longer summers
- Low crime, good education for my kids and affordability
- Low taxes, space, view, quiet, low traffic
- Lower cost of living.
- Lower housing costs. Lower property taxes and specials.
- Lower property taxes and cost of living.
- Lower taxes and less regulation.
- Lower taxes, more affordable housing choices, higher wages



- Major increase in cultural events.
- Medical Services
- More affordable housing
- More affordable housing and land options.
- More affordable housing options
- More employment opportunities, reasonable commutes, safety (low crime), more open-mindedness
- More opportunity for my kids
- Moving to a farm outside of town
- My family and friends are here.
- Nice, affordable housing.
- Nothing (4)
- Organized development with retail and industrial growth.
- Proper and responsible development
- Proper management of the future land use. If the County continues to approve industrial and commercial zoning near rural residential we will probably move. If we move it will be out of state.
- Protect the land.
- Quality of life
- Quality of life, family in the area
- Quality of life...but if it deteriorates any further here (like it has in the last 10 years), I will retire elsewhere. Maybe someplace where the leaders and residents aren't so desperate to be noticed and feel the need to seek approval and validation from people from other cities/states. Someplace where the residents have enough self-esteem that making some stupid Forbes list of "Top Ten Cities to..." doesn't make them giddy with excitement.
- Quality of life; mix of urban and rural
- Retail, healthcare, growth, event center
- Road improvements for increased traffic flow.
- Still own property north of Bismarck.
- Stop increasing taxes for rural residents to pay for things that apply only in city of Bismarck. Have a fair tax rate. Your property tax should not be pulled from a sheet of numbers based on a property value for a house a mile away or same size house in Bismarck. Burleigh County has become greedy, and wasteful increasing fees on building permits etc. Not everyone works in the oil industry with oil field wages. Spending out of control and the tax payers get burdened with the debt. Stop being greedy and wasteful.
- Sustained growth all the while keeping Bismarck-Bismarck
- The community being a safe place to live. If crime increases then for me the good can't outweigh the bad.
- Work

Attachment 3-32 – Planning Commission Meeting and Hearing Sign-In Sheets

February 10, 2016 Meeting



**Burleigh County Planning Commission Meeting  
February 10, 2016  
Attendees**

Name (Please print so name is spelled correctly on minutes)	Address	Signature
Roberta Klusmann	2110 Bay Hill Loop Bismarck	<i>Roberta Klusmann</i>
Lori Klusmann	2110 Bay Hill Loop Bismarck	<i>LK</i>

Burleigh County Planning Commission  
February 10, 2016



March 9, 2016 Meeting



**Burleigh County Planning Commission Meeting**  
**March 9, 2016**  
**Attendees**

Name (Please print so name is spelled correctly on minutes)	Address	Signature
Joel Grubbe		
Pam Schonert		
Marcus J. Hall		
Doug Scherbert		
Mike Voigt		
Rachel Drenlow		
Blaine KITEK		

Burleigh County Planning Commission  
March 9, 2016



**BURLEIGH GROWTH 2015**  
BURLEIGH COUNTY LAND USE PLAN

Written Comments Received

APPENDIX  
**four**



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# BURLEIGH GROWTH 2015

BURLEIGH COUNTY LAND USE STUDY  
COMMENT SHEET



www.BurleighGrowth2015.com

Tuesday September 29, 2015 – Horizon Middle School – 6:30 to 8:00 pm  
Please use the space below to provide comments regarding the Burleigh County Land Use Study.

PLEASE  
PRINT

Name: Raymond Parsons

Address: 8990 Palamida Dr., Bismarck

—THIS SPACE  
OFFICE USE  
ONLY—

- Very good presentation, good presenters
- Concerned about services keeping in pace w/development
- Discouraged at the intermingling of industrial w/ residential on the east side of Lincoln as well as the close proximity of industrial to main roadways
- Keep subdivisions in Apple Creek Township to 5 acres or more
- What is the status of managing traffic, Apple Creek Township/Lincoln to Bismarck.
- Address the possibility of 80th St. + overpass as future link for traffic to I-94

Thanks!

Please leave comments with meeting conductors or mail comments to:

Wade Kline  
KLJ  
4585 Coleman Street, PO Box 1157  
Bismarck, ND 58502-1157  
Email: wade.kline@kljeng.com  
Note "NE Bismarck Subarea Study" in the e-mail subject heading



**BURLEIGH GROWTH 2015**  
BURLEIGH COUNTY LAND USE STUDY



**COMMENT SHEET**

www.BurleighGrowth2015.com

Tuesday September 29, 2015 — Horizon Middle School — 6:30 to 8:00 pm

Please use the space below to provide comments regarding the Burleigh County Land Use Study.

PLEASE  
PRINT

Name:

Arnold A. Lusain

Address:

238 Redstone Drive - Bis 58503

—THIS SPACE  
OFFICE USE  
ONLY—

If the Land use plan is adopted,  
do planning commissions and the Burleigh  
County Commission have to follow the  
plan?

Police  
Fire  
medical

Has second access provisions been  
considered for

- (1) Residential Subdivision
- (2) Commercial
- (3) Industrial ?

Please leave comments with meeting conductors or mail comments to:

Wade Kline  
KLJ  
4585 Coleman Street, PO Box 1157  
Bismarck, ND 58502-1157  
Email: wade.kline@kljeng.com  
Note "NE Bismarck Subarea Study" in the e-mail subject heading



# BURLEIGH GROWTH 2015

BURLEIGH COUNTY LAND USE STUDY

Bismarck-Mandan  
METROPOLITAN PLANNING ORGANIZATION



Please use the space below to provide comments regarding the Burleigh County Land Use Study.

PLEASE  
PRINT

Name: Dwight Malske  
Address: 17755 5th Street NE, Bismarck, ND 58524

—THIS SPACE  
OFFICE USE  
ONLY—

- Excellent Job with explanation of word Definitions
  - o Survey Results
  - o Mapping Definitions
  - o Number of Representation of Diff. Dept.
- Involved in Study.
- Suggestions for Next Meeting's:
  - o Better Sound
  - o Better way of Voting (Had to raise hands to vote)
- Excellent Job overall

Please leave comments with meeting conductors or mail comments by August 3, 2015 to:  
Carron Day, AICP  
4585 Coleman Street  
Bismarck, ND 58503  
Email: carron.day@kljeng.com  
Note "Burleigh Growth 2015" in the e-mail subject heading



TO: Burleigh County and  
Bismarck-Mandan Metropolitan Planning Organization (MPO)

FROM: Larry Stockert *LS*  
2903 123<sup>rd</sup> Ave. NW  
Bismarck, ND 58503  
258-2217

RE: Burleigh County Land Use Study  
Horizon Middle School Meeting Location

Date: July 13, 2015

Thank you for the opportunity to share my concerns and opinions regarding development in Burleigh County.

I live approximately ten miles north of Bismarck on forty-acres and have seen what I would characterize as an unorganized approach to development. My comments and suggestions are intended to present sound long-rang strategic alternatives to the current situation from not just the brick and mortar perspective but through a much broader and necessary perspective.

### **1. Administrative.**

At a recent Planning Commission meeting I became aware Burleigh County employees apparently felt restricted regarding what they could (should) recommend to the Planning Commission. Their recommendations were contrary to the established policies of Burleigh County and provided the Planning Commission the “cover” to approve a re-zoning over the objections of area residents. This has unfortunately occurred numerous times throughout the County.

If Burleigh County and the MPO are genuinely sincere about organized development they should establish a process whereby County employees will feel free to tell the Planning Commission what they need to know, not what they want to hear. Bureaucrats typically do not want to rock the boat in fear of losing their jobs.

Additionally, Burleigh County and the MPO must recognize and adopt the results of the Study and include verbiage preventing “work-a-rounds” or “waivers”. These have been previously developed by the bureaucrats, for the Commissions, against the will of the people, and have resulted in significant problems. If Burleigh County and the MPO were to make it know that the “Study” results will be consistently, uniformly, and strictly adhered to, most problems will be eliminated. The Study, in other words, must be carved in stone in order to be effective and provide the desired outcome.

### **2. Planning Commission.**

The structure of the Planning Commission must be addressed. It has become necessary that representation must originate from all areas of the County. A process needs to be implemented whereby each Township, or a combination of two or three Townships, are responsible for the election (appointment) of their representatives. The Planning Commission should be expanded to nine members with the majority representing rural areas.

If Burleigh County and the MPO were to adopt the “Study” as presented above, the Planning Commissions function would become significantly clearer, consistent, and uniform. The Planning Commission would subsequently not become bogged down with what to do (work-a-rounds, waivers, etc.).

### **3. County Commissioners.**

The County Commissioners must formally recognize and adopt the “Study” and its requirements. They must also recognize and understand that to deviate from it opens the proverbial Pandora box. If everyone understands the parameters it effectively eliminates expectations of the previously noted “work-a-rounds” and “waivers”.

### **4. Transportation.**

Transportation seems to have been ignored in past zoning and re-zoning activity. This must be recognized and considered integral to any future development. Local area residents know and are keenly aware of their road situation and should have significant considerations when any potential development is being considered. Transportation concerns and requirements must be address with infrastructure and maintenance commitments in place prior to approval of any future zoning or re-zoning activity. The County must recognize and understand development necessitates additional expenses such and road maintenance.

### **5. Land Use.**

Previously approved land use re-zoning has been conducted to the detriment of County tax payers. Case in point; in my location a landfill approval, and lack of will by the County Commissioners to address problems, has resulted in severe degradation of the areas gravel roads. Routine road maintenance is less than half what it was five years ago with area residential traffic expanding from that of two households to twelve and with the explosion of landfill haulers.

As population densities increase the County must also be aware that the co-mingling of residential, industrial, and commercial activity will be a problem unless properly controlled. Two situations come to mind. A rural residential area was developed with many homes built. After the fact a developer wants to re-zone several adjoining lots to industrial, the status of this is unknown at present but the sentiment of the Planning Commission and County Commissioners seems to be to approve. Second, cropland regularly receives aerial crop spraying with applicators flying dangerously close to and within a few feet of residential rooftops. These two situations must be addressed.

### **6. Law Enforcement and Fire Department.**

The County has not maintained the size of the sheriff and fire departments at sufficient levels. Response time regarding law enforcement is upwards of 45-60 minutes if in fact they arrive at all. The departments are spread too thin with staff overworked. This issue must be included in and study.

### **Summary:**

The “Study” must cut to the chase and not be wishy-washy. The study area is at a point where all parties must conduct an honest, legitimate, strategic assessment and address long-term needs.

A straight forward assessment of the needs, with the necessary safeguards included regarding performance by the commissions involved, will go a long way to dispel the perception that “big money” and self-serving interests prevail.

Thank you.



# **BURLEIGH GROWTH 2015**

**BURLEIGH COUNTY LAND USE PLAN**

[www.BurleighGrowth2015.com](http://www.BurleighGrowth2015.com)