

Bismarck-Mandan

Regional Future Land Use Plan

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On Behalf of the
Bismarck-Mandan
Metropolitan Planning Organization

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Introduction

In the past there have been a number questions raised about the type and location of land uses in the Bismarck Mandan Metropolitan Planning Organization (MPO) study area. Some of these questions have related to the concern about the appropriate location of rural residential development. Others related to the lack of available land set aside for economic development purposes. Still others related to concerns about the efficiency of urban development patterns and the timely extension of city services.

The purpose of this study is to provide the Bismarck Mandan Metropolitan Planning Organization and its member jurisdictions with a regional future land use plan for extensive use in future studies and planning activities. This study will be the framework that many essential plans and studies will be built upon. Specific objectives of the Bismarck Mandan Regional Future Land Use Plan are to:

- Establish the general pattern of land uses in the study area surrounding the Cities of Bismarck and Mandan.
- Provide official land use plans for local officials to use in guiding land development in the study area.
- Provide a basis for assumptions by other planning studies about future land development in the study area.

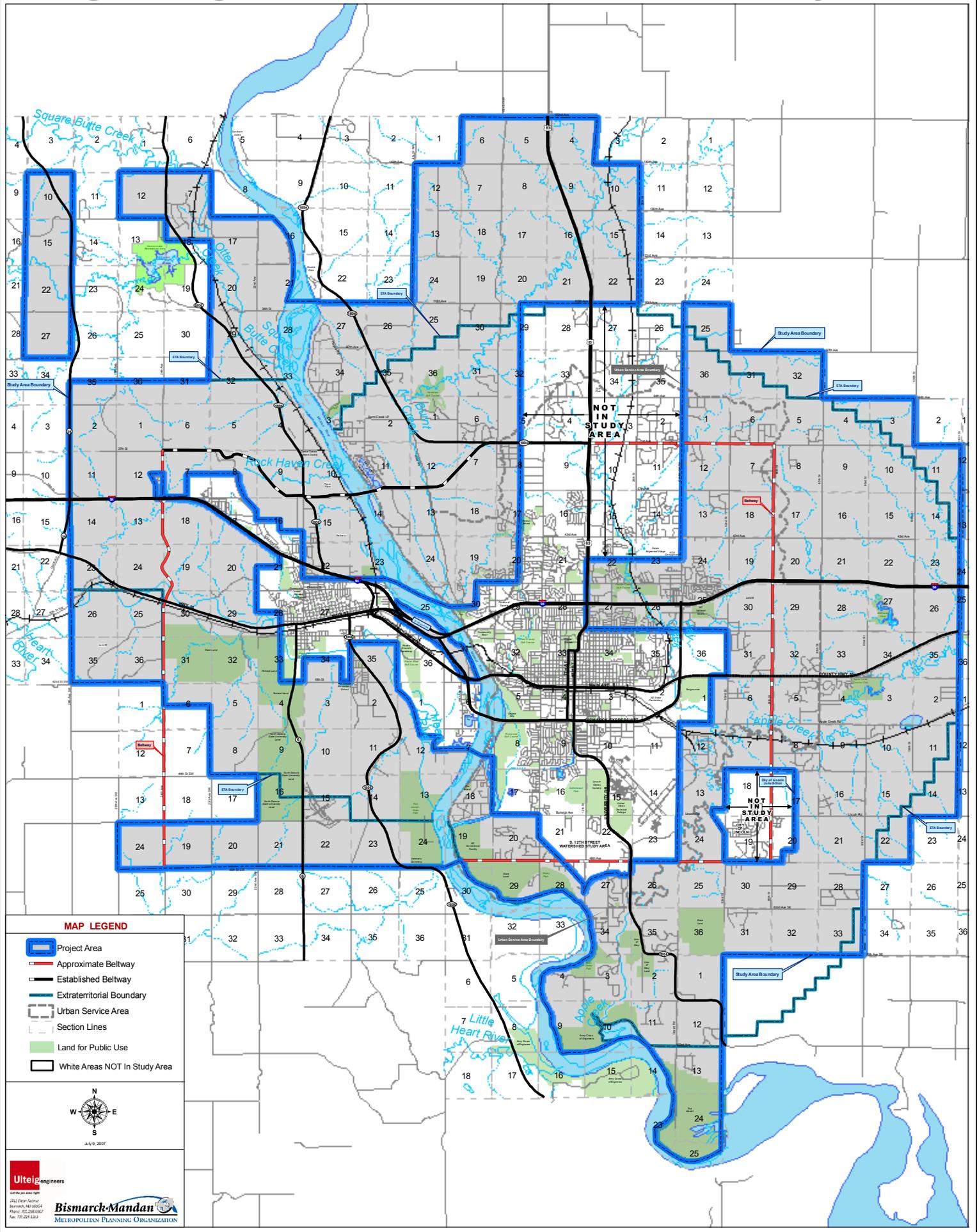
This study was sponsored by the Bismarck Mandan Metropolitan Planning Organization. The study was guided by a Steering Committee including the following members:

- Carl Hokenstad, Bismarck and Burleigh County Planning Director
- Kim Lee, Bismarck and Burleigh County Senior Planner
- Tom Little, Mandan City Engineer
- Paul Trauger, Morton County Auditor
- Steve Saunders, MPO Transportation Planner

Figure 1 illustrates the Study Area for this project. The Study Area was established by receiving recommendations from local jurisdiction staff and approved by the MPO Technical Advisory Committee (TAC) and Policy Board. It is comprised of land located outside the municipal boundaries of Bismarck and Mandan for a distance of up to five miles.

The Study Area did not include some areas where previous studies had already established future land uses or where the nature of land development was considered to already have been established. These areas included land in the U S Highway 83 Corridor Transportation Study, in the South 12th Street Storm Water Management and Land Use Plan, and in the developing Harmon Lake project.

Fig 1. Regional Future Land Use Plan Study Area



MAP LEGEND

- Project Area
- Approximate Beltway
- Established Beltway
- Extraterritorial Boundary
- Urban Service Area
- Section Lines
- Land for Public Use
- White Areas NOT IN Study Area



July 9, 2007

Study Process

The study process for developing the future land use plan involved the following general activities:

- Data Collection/Base Map Development
- GIS Model Development
- Suitability Analysis
- Optimal Land Uses Prioritization
- Composite Land Use Map Development
- Land Use Map Refinement
- Public Participation
- Adoption Activities

Data Collection/Base Map Development and GIS Model Development. The initial activities of the study accomplished two objectives: gathering pertinent information to help analyze appropriate land uses, and clarifying the anticipated results of the study. Primary sources of information were local government GIS and AutoCAD data, previous study recommendations which had been mapped, property ownership from local county atlases, and specific development plans from local development interests. Wherever possible this information was incorporated into a project database which put the data in a consistent coordinate system. This allowed the study consultants to create a spatial model of the study area.

Suitability Analysis and Factors of Influence. Once the data had been organized into a geodatabase, specific measures of the data which could influence the suitability of various land uses were established. The measures of each data type were called “factors of influence.” These factors of influence split each type of data into discrete elements of selected dimensions.

For example, land located adjacent to existing or planned intersections of arterial roadways may be highly appropriate for general commercial or industrial uses, whereas land located a considerable distance away from such intersections is not as suitable for commercial or industrial uses. As another example, floodplain status is an important factor in determining appropriate land uses. Land which is located in the floodway cannot be developed with any structures located on it which affect the capacity to carry or store water. Land not in the floodway is capable of being developed.

The factors of influence used to evaluate suitability and develop the land use pattern included:

- Existing land uses
- Floodways and floodplains
- Wetlands
- Known historic or archeological sites
- Slope

- Planned or existing arterial or collector roadways
- Intersections of planned or existing arterial or collector roadways
- Railroads
- Government owned land or land in a public use

The factors of influence were first used to identify where each of five general land use categories were considered feasible. The five land use categories modeled for suitability were industrial, commercial, parks/open space/greenways, low density residential and high density residential land uses. By mapping the results of the modeled factors of influence, the study consultants were able to calibrate the model so that it could appropriately illustrate the impacts of various factors on the suitability of these five general land use categories.

Optimal Land Uses Prioritization and Composite Land Use Map Development. After the factors had been modeled to identify suitability of specific locations for each of the five general land uses, additional factors were modeled to help identify optimum locations for the same general land use categories. The study consultants worked closely with the Steering Committee to model the optimal land use locations. These optimum locations were combined into a single map which showed the relationships between optimal locations of the generalized land uses. In many cases more than one land use was optimal for a single location.

In order to choose the appropriate land use when more than one land use was optimal, the study consultants worked with the Steering Committee to prioritize types of land uses that should be selected first.

- It was concluded that industrial land use locations should be established first because they had the most stringent requirements for appropriate siting.
- Commercial land was considered the next land use to prioritize because the amount of land needed for commercial development had more constraints than either low or high density residential land.
- Parks/Open Space/Greenways land use locations were especially difficult to designate because in addition to being suitable where there was rough terrain, large tracts of relatively flat ground were also important for such uses as playing fields. The Steering Committee concluded that while it was important to map recommended networks for open space and greenways it was not feasible to designate specific locations for future neighborhood or regional parks. Instead additional guidance on these uses was to be provided in the final report.

After these three general land use categories had been prioritized and sited, it was decided that the value of siting specific high and low density urban residential land use locations might be counterproductive. Often locations for high density urban residential land uses are on small scattered tracts. Consequently, it would be likely that the land use

map would receive a great number of requests for amendments to match development proposals for both low and high density residential uses. It was concluded that a single urban residential land use category would allow local jurisdictions the ability to make judgments about the appropriate density of residential development without tying them up in hearings for land use map amendments.

At this point in the study process, a preliminary land use map showing the general locations for industrial, parks/open space/greenways, commercial, and residential land had been identified. Existing land uses had been one of the factors of influence. The existing land uses were based on work previously done by local jurisdictions and the MPO. This data was found to have some gaps and inconsistent attributions pertaining to publicly owned or used land. Therefore the study consultants worked with the Steering Committee to review known land uses and public land ownership to identify those locations where it was felt land use would not change because it was in public ownership or use. These existing public land areas were not mapped with a future land use category.

Land Use Map Refinement. The next step in the study process was to refine the general land use map to show locations of the remaining land use categories, and refine the details for specific areas based on professional judgment and factors which had not been or could not be mapped. This involved:

- Providing suitable buffers for potentially conflicting land uses
- Adjusting the location and size of various land use categories based on more detailed information about existing land use patterns
- Working to provide greater levels of consistency in boundaries between land use categories on the map
- Responding to specific known development plans adjoining the study area
- Responding to specific comments from public involvement activities

This activity resulted in a draft future land use map which was presented to the MPO Technical Advisory Committee and Policy Board on June 18 and 19, 2007. During this same time period the draft map was presented to local government department heads and planning commission leaders to explain the overall process and results, and to obtain feedback about issues which may still need to be addressed. The comments received from the TAC, Policy Board, staff, and planning commissioners were incorporated into the draft land use map.

This revised draft land use map was then released to the public on June 27th for review and comment pending the upcoming adoption process. At the same time the draft map refinement was occurring, the draft report for the Regional Future Land Use Plan was prepared. This plan was refined on the basis of comments from the Steering Committee and then released to the public for review and comment on July 6, 2007.

Public Input and Plan Adoption

Public involvement activities used during the study process included:

- Two sets of public input meetings
- Meetings with key stakeholders including developers
- Interactive project website
- Various direct contacts with interested members of the public
- Public television and newspaper coverage
- Meetings with local government officials
- Planning Commission public hearings
- Governing Body public hearings

Two public input meetings were held in November 2006 to explain the overall planning process, study area, and objectives of the study. Two additional public input meetings were held in March 2007 to update the public on the study progress, explain the results of the land use suitability analysis, and obtain feedback on the study findings at that time. Summaries of these public input meetings are provided in Appendix 1.

It was recognized that a number of key landowners or developers would have significant stakes in the outcome of this land use plan. In order to obtain their input, these key stakeholders were invited to meet with the study consultants and provide their perspectives about future land uses in the study area, and in particular, about future development of their land. The input from these key stakeholders was taken into consideration during the preparation of the draft land use map, and in most cases, it was possible to incorporate their perspectives into the draft map.

A project website was established near the beginning of the project to provide opportunities to educate the public on the project objectives, process, and results. The website address is www.bismanregionalfuturelanduseplan.ulteig.com. The website is operational until January 1, 2008. Opportunity was provided on the website to provide comments or ask questions.

It was felt that the interim maps would result in too much confusion about what would ultimately be recommended by the Steering Committee, and that this confusion would disrupt the study process and frustrate interested members of the public. Therefore maps were not posted to the website until the draft land use plan map was posted on the website on June 27, 2007. The website URL was published in all public meeting notices and provided at the public input meetings so that interested parties could continue to review the site for updated information.

Over the study period, a number of people made direct contacts with the study consultants to learn more about some aspect of the study. The comments of these people were recorded and incorporated into the study and map development processes as appropriate. A summary of their input is provided in Appendix 1.

The Study Process section of this report explains that at the end of the draft land use map development process, the study consultants provided opportunity for local government department and planning commission leaders to review and comment on the draft land use map. Many of the comments received during this time pertained to the interests of specific members of the public.

The public input process used by this study included Open Houses and Public Hearings at each local jurisdiction's Planning Commission meeting in July 2007. The notice of public hearings and summaries of the hearings are provided in Appendix 2.

In August 2007 each local jurisdiction's governing body held a public hearing at which their respective Planning Commission recommendations were presented and public input obtained. The Bismarck City Commission and Burleigh County Commission approved consistent versions of the Land Use Plan for the study area east of the Missouri River. However, the Morton County Commission and Mandan City Commission approved different versions of the Land Use Plan for the study area west of the Missouri River. The Morton County Commission discussed changes to the Plan at a later meeting and authorized their representative to the Bismarck Mandan Metropolitan Planning Organization to approve the Mandan City Commission approved version of the Land Use Plan.

The Bismarck Mandan Metropolitan Planning Organization Policy Board considered approval of the Regional Future Land Use Plan at its September 2007 meeting, but only approved the Bismarck-Burleigh County part of the Plan. In October 2007, the Board approved the Mandan-Morton County part of the Plan to complete the adoption process.

Land Use Plan

As noted previously, the primary objectives of this project were to:

- Establish the general pattern of land uses in the study area surrounding the Cities of Bismarck and Mandan.
- Provide official land use plans for local officials to use in guiding land development in the study area.
- Provide a basis for assumptions by other planning studies about future land development in the study area.

Land Use Categories. A secondary objective of the study was to establish a land use classification system. The study consultants and Steering Committee evaluated several options for future land use categories to be used in the final report and land use map. The analysis and options are provided in Appendix 3. Ultimately there were nine land use categories used by the study. These categories and the map color scheme are summarized in Table 1.

Table 1. Land Use Categories		
Land Use Category	Description of Category	Color
Rural Residential	One unit residences on large lots	Tan
Urban Residential	Residences of any density in areas with urban services	Yellow
Parks/Open Space/ Greenways	Parks and recreational activities, and topographically undevelopable areas	Green
Mixed Use – Residential/Commercial	Transitional zone containing commercial, office, and residential uses	Striped Red
Commercial	Retail and service activities including big box sites	Red
Neighborhood Commercial	Small site retail, service, and office activities which are appropriate in a residential neighborhood.	Salmon
Mixed Use – Industrial/Commercial	Transitional zone containing industrial and commercial uses	Striped Purple
Industrial	Industrial, manufacturing, warehousing, distribution, and contractor activities	Purple
Agricultural	Currently agricultural or other land not intended for development in the foreseeable future	Striped Green

The rationale behind these land use categories is to:

- Provide sufficient direction to clearly indicate the intended land use pattern, and
- Maintain flexibility in the uses to minimize the need for land use plan amendments.

It should be noted that these land use categories are not the same as zoning districts. It is anticipated that development proposals will need to be consistent with this land use plan and with the applicable zoning districts in order to be approved for development. The land uses are general enough to allow a variety of zoning districts to apply to each land use category. However, it is recognized that some changes to local zoning regulations may be necessary to appropriately implement this land use plan.

The land uses are further explained in the following descriptions:

- Industrial is described as uses that will involve manufacturing; large volumes of freight movement; uses which generate noise, noxious fumes, lighting, or involve hazardous materials; and other uses which may be incompatible with most urban development.
- General Commercial is described as uses that pertain to retail trades, offices, services, and other uses typically generating or depending on relatively high volumes of traffic.
- Mixed Use – Industrial/Commercial is described as uses which involve both industrial uses and offices that serve industrial uses, as well as other general commercial uses which are not compatible with locations adjoining industrial uses. This land use also serves as a buffer between industrial and other incompatible land uses, and as an industrial use expansion area when located next to land designated for industrial uses.
- Mixed Use – Commercial/Residential is described as uses which involve both residential and commercial land uses. This use may include intermingling buildings containing residential and commercial land uses or mixing the types of uses within buildings. This land use also serves as a buffer between commercial and low density urban residential land uses, and as a commercial use expansion area when located next to land designated for commercial uses.
- Neighborhood Commercial is described as retail, office and service uses which are compatible with and serve nearby residential neighborhoods. These uses are developed at a much smaller scale than general commercial land uses, and are not dependent on high volumes of traffic.
- Urban Residential is described as residential uses of all densities (including multi-family dwellings) intended to be served by municipal services. If rural residential scaled subdivisions are approved as an interim use in areas designated as Urban Residential, the rural residential subdivision should be appropriately planned to allow urban scale redevelopment when urban services become available to it.
- Rural Residential is described as residential uses intended to be developed for the foreseeable future as rural residential land not dependent on municipal services.
- Parks/Open Space/Greenways is described as land uses which are reserved for public parks, recreation, open space and green space uses, or as private open space. They are anticipated to include areas which are inappropriate for development because of such factors as floodways, wetlands, historic or archeological sites. They are also anticipated to provide space for multi-functional public uses such as stormwater management systems, right-of-way for wastewater conveyance, and multi-use paths.

- Agricultural is described as the use of land for cultivation and harvesting of crops, grazing, or other uses closely associated with agricultural activities. Land designated within this category is not intended for rural residential subdivisions.

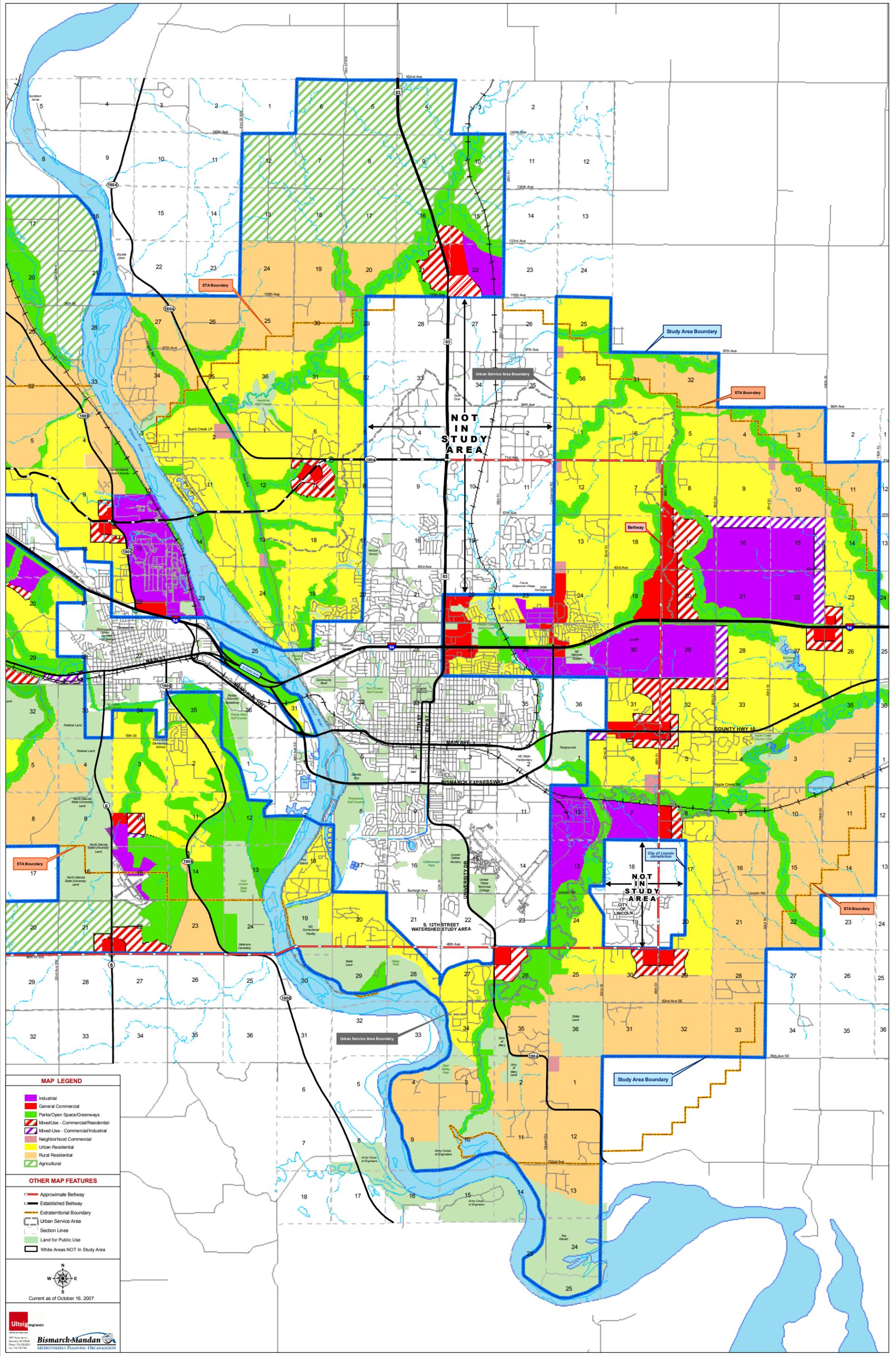
Land Use Plan. Figures 2 and 3 show the Regional Future Land Use Plan for the Bismarck/ Burleigh County and Mandan/Morton County study areas, respectively. The Plan shows the overall pattern recommended for future development in the study area. This overall pattern of land uses shows:

- Industrial land uses located adjoining primary arterial roadways, railroads, and existing industrial uses where there were relatively large tracts of flat land.
- General Commercial land uses centered at the intersections of arterial roadways where the largest traffic volumes are likely to occur.
- Mixed Use – Industrial/Commercial land uses adjoining Industrial land uses and acting as a buffer between Industrial and other land uses.
- Mixed Use – Commercial/Residential land uses adjoining Commercial or Industrial land uses and acting as a buffer between Commercial or Industrial and other land uses.
- Neighborhood Commercial land uses located at arterial or collector roadway intersections usually surrounded by residential land uses.
- Parks/Open Space/Greenways land uses as linked greenway corridors. The width of these corridors is anticipated to vary as development occurs. However, the linkages and the obvious use as green space should be protected.
- Urban Residential land uses forming a contiguous area of future urban development between the above listed land uses.
- Rural Residential land uses as areas outside the contiguous urban development where the land uses can appropriately be allowed for the foreseeable future.
- Agricultural land use as areas generally at the extreme edges of the study area where land should ultimately be reserved primarily for agricultural uses. Usually this land use is separated from urban development patterns by rural residential land use.

In order to clearly illustrate the recommendations of the Plan, the Future Land Use Map does not show existing or proposed land uses outside the study area. One exception to this is Parks/Open Space/Greenways land use in the vicinity of I-94 at the eastern edge of the Study Area and in the vicinity of the Harmon Lake development occurring north of Mandan. The Parks/Open Space/Greenways land use is shown in these exceptions to illustrate the continuity of the Parks/Open Space/Greenways land use pattern.

In order to clearly illustrate the intent for future land use in the study area, the land use plan does not generally show the existing land uses in the study area. One exception to this is that land in public ownership and/or public use has often been mapped as existing public land instead of one of the nine future land use categories. This is because it is unlikely to be changed to another land use, and is anticipated to remain in that public use for the foreseeable future.

Fig 2. Bismarck/Burleigh County Approved Plan



MAP LEGEND

- Industrial
- General Commercial
- Parks/Open Space/Greenways
- Mixed-Use - Commercial/Residential
- Mixed-Use - Commercial/Industrial
- Neighborhood Commercial
- Urban Residential
- Rural Residential
- Agricultural

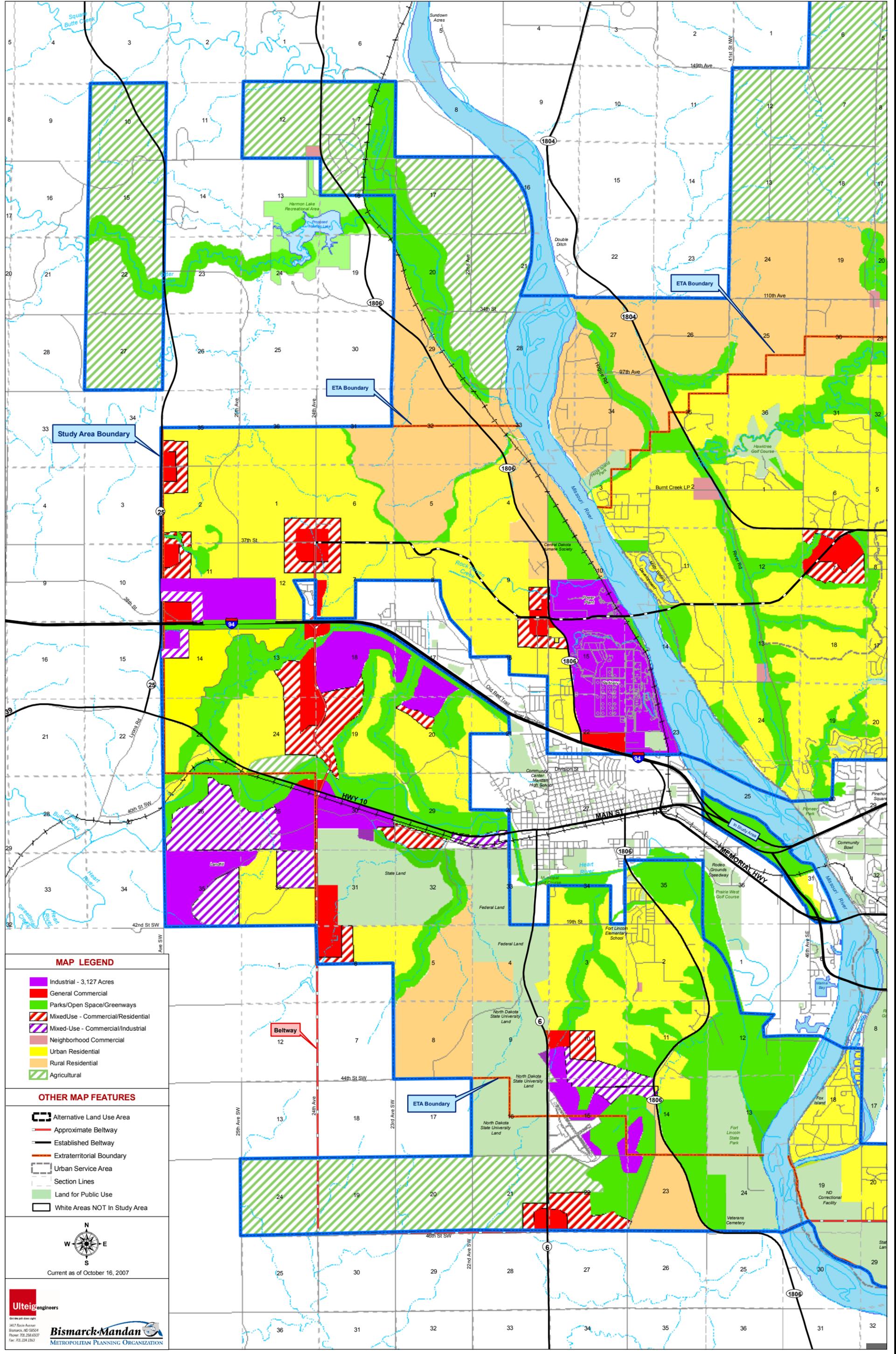
OTHER MAP FEATURES

- Approximate Beltway
- Established Beltway
- Extraterritorial Boundary
- Urban Service Area
- Section Lines
- Land for Public Use
- White Areas NOT in Study Area



Current as of October 16, 2007

Fig 3. Mandan/Morton County Approved Plan



MAP LEGEND

- Industrial - 3,127 Acres
- General Commercial
- Parks/Open Space/Greenways
- Mixed-Use - Commercial/Residential
- Mixed-Use - Commercial/Industrial
- Neighborhood Commercial
- Urban Residential
- Rural Residential
- Agricultural

OTHER MAP FEATURES

- Alternative Land Use Area
- Approximate Beltway
- Established Beltway
- Extraterritorial Boundary
- Urban Service Area
- Section Lines
- Land for Public Use
- White Areas NOT In Study Area



Current as of October 16, 2007

In some cases the overall mapped pattern of land uses does not illustrate the full extent of the Regional Future Land Use Plan. Specific additional recommendations pertaining to some of the land uses include:

- Land not mapped as Rural Residential or Agricultural is intended to become a part of a city at some point in the foreseeable future. If new residential subdivisions are approved in any area not identified as Rural Residential or Agricultural, they should be designed in such a way that they may easily be replatted into urban residential developments which typically have smaller lots and less front footage. This may require plat approval conditions which will ensure the feasibility of redevelopment or increased density in the future.
- There is a need for Parks/Open Space/Greenways land beyond that designated on the land use map. It is premature to identify the exact locations for these additional Parks/Open Space/Greenways areas because they should be sited to serve as neighborhood or regional park facilities which fit into the emerging urban land use pattern of the future. At present, there is no mechanism in place to ensure that such lands are systematically acquired and developed during the development of new urban areas. It is essential that a mechanism be established to provide for this need. One common method to accomplish this is to require developers of residential land to set aside land within their development for parks, or to provide an equivalent value in cash to the local park district to help pay for the development of a park at an appropriate location.
- Several areas on the future land use map which are adjacent to arterial roadways leading to the Cities of Mandan and Bismarck have been designated for industrial uses. The future land use map often designates narrow buffers of Parks/Open Space/Greenways along these roadways to enhance the quality of these gateways to the communities. It is recommended that local jurisdictions include requirements for this kind of visual buffer in their development regulations.

Growth Management Guidance. Another secondary objective of the study was to develop a land use plan with a 25 year planning horizon. It was recognized that not all the land in the study area would likely be developed in 25 years. As the draft land use map was refined in early June, 2007, this issue was addressed. Three guiding principles were identified.

The first principle was to plan for sufficient extents. The land use map is to show those areas in which it was reasonable to assume there could be significant urban development within 25 years, depending on the rate and specific direction of growth due to market forces. This resulted in a future land use map which shows locations for the key land use categories: industrial and general commercial land uses; and a pattern including the other urban land uses as contiguous areas around the key land use areas.

Table 2 illustrates the total acres and the comparative amount of land in each land use category in the study area. Since the existing land use map within City limits uses different categories no direct comparison of ratios between land uses is possible. However, the existing land uses within City limits are provided in Table 3 for reference.

Land Use	Bismarck-Burleigh County		Mandan-Morton County	
	Acres	% of Total	Acres	% of Total
Rural Residential	21157	27.7%	4569	11.6%
Urban Residential	25255	33.0%	9976	25.3%
Parks/Open Space/ Greenways	12165	15.9%	9106	23.1%
Mixed Use – Residential/Commercial	2214	2.9%	1532	3.9%
Commercial	1955	2.6%	976	2.5%
Neighborhood Commercial	304	0.4%	28	0.1%
Mixed Use – Industrial/Commercial	694	0.9%	9106	3.6%
Industrial	5438	7.1%	3554	9.0%
Agricultural	7272	9.5%	8240	20.9%
Total	76454	100.0%	47087	100.0%

Land Use	Bismarck City Area		Mandan City Area	
	Acres	% of Total	Acres	% of Total
Residential – Rural	2.0	0.01%	1.8	0.05%
Residential – Single-family	2,764.0	19.62%	1,113.9	31.20%
Residential – Two-family	256.9	1.82%	9.3	0.26%
Residential – Medium Density	138.6	0.98%	44.3	1.24%
Residential – High Density	231.7	1.65%	59.1	1.66%
Residential – Institutional	150.7	1.07%	0	0.00%
Residential – Manufactured Home	504.1	3.58%	213.5	5.98%
Commercial	742.6	5.27%	254.9	7.14%
Mixed Commercial – Residential	4.8	0.03%	30.9	0.87%
Office	296.1	2.10%	29.6	0.83%
Industrial	861.5	6.11%	333.7	9.34%
Social & Institutional	1,316.9	9.35%	295.8	8.29%
Health & Medical	60.5	0.43%	15.8	0.44%
Transportation & Infrastructure	2,962.4	21.03%	126.5	3.54%
Parks & Leisure	1,506.7	10.69%	475.3	13.31%
Agriculture/Undeveloped/Vacant	2,290.4	16.26%	565.9	15.85%
Total	14089.9	100.00%	3570.3	100.00%

The second principle was to retain capacity for critical land uses. The future land use map is to show locations for industrial and commercial land uses which should be reserved for those land uses even if development was not likely within 25 years. The rationale was that if the appropriate locations for industrial and commercial land were not identified now, the opportunity for their future development could be lost. The most common example of this circumstance is the development of rural residential land use.

The end result of the first two principles is a land use map which shows the location of key land uses in the future and a recommended contiguous urban development pattern surrounding them. Therefore rural land uses (rural residential and agricultural land uses) appear at the fringes of the study area where they do not impede the ability of urban development to be contiguous.

The third principle was to encourage compact urban scale development. Although the future land use map shows urban development being planned for much of the study area, this does not mean that it is appropriate for urban development to occur throughout the planned urban development area. The future land use map shows the intended overall pattern of development when urban scale development becomes appropriate. The appropriate time for the indicated urban development is when urban utilities and services are readily available, and the land to be developed is nearly contiguous to existing urban development. Premature development is inconsistent with the intent of this Regional Future Land Use Plan. Until urban services are available it is anticipated that the current land uses would be continued.

Plan Implementation

Each of the local jurisdictions have adopted the Regional Future Land Use Plan as an official document. As an official document it has been through the public hearing and adoption process identified in the North Dakota Century Code. Therefore, it is to be used as a guide for any land use and development decisions made by local jurisdictions.

When development applications are considered by the local jurisdictions, the resulting decisions must be made in accordance with the Plan. It would be inappropriate to make a decision which is inconsistent with the Plan. Instead, the appropriate action is to go through the public hearing and amendment process to change the Plan, so that any proposed decision can be made consistent with the Plan.

As an MPO planning document, this Plan also serves as a basis for MPO transportation plans and decisions. Since the Plan reflects the adopted intention of the local jurisdictions pertaining to land use, it should be used as a tool and basis for other MPO planning studies.

In the manner of Comprehensive or Master Plans, over time this Plan can start to become obsolete. When changes within a community or the metropolitan area warrant it, this Plan should be updated to keep the Plan current, and to respond to those changes occurring in the communities or the metropolitan area.

Appendix 1

Public Involvement Documentation

PUBLIC INPUT MEETINGS

TOPIC: Regional Future Land Use Plan

Primarily applying to the area up to five miles outside Bismarck and Mandan City Limits

Thursday, November 16, 2006

5:15pm – Tom Baker Room,
City-County Building (221 N 5th Street) Bismarck

7:30pm – Mandan Commission Room,
Mandan City Hall, (205 2nd Avenue NW) Mandan

Meetings' Purpose: To provide information and to obtain comments from all interested persons regarding land use issues in the area surrounding the cities of Bismarck and Mandan.

Study Objective: To recommend the type and location of land uses in the study area. The resulting land use plans will be used by local officials to guide development in the study area.

Notice is hereby given that the Cities of Bismarck and Mandan, Burleigh and Morton Counties, and Ulteig Engineers will hold two public input meetings on Thursday, November 16th, 2006.

The 5:15 meeting will include a formal presentation at 5:30 p.m. and will be broadcast live on Community Access Television. This broadcast may also be viewed via the internet at www.freetv.org. During the broadcast, an expert panel will respond to submitted questions.

Submit your questions early!

Questions may be phoned in or emailed before the television broadcast. **Before the meeting** call (701) 258-6507 ext 8579. To email your questions, go to the project website <http://bismarregionalfuturelanduseplan.ulteig.com> and click on the email address listed for the meeting.

The 7:30 meeting will begin with an open house and end at 9 p.m. A formal presentation will be given around 8 p.m. with opportunities to review project materials before and after the presentation. No broadcast will be done of this meeting.

All interested persons are invited to participate in this meeting.

If you are unable to attend, but wish to provide comments or requests for special facilities, please submit them by November 30, 2006 to Joel.Quanbeck@Ulteig.com; or mail to: Joel Quanbeck, Ulteig Engineers, 1412 Basin Avenue, Bismarck, ND 58104; or by phone at 701-258-6507 ext 8579.

Bismarck Mandan Regional Future Land Use Plan Project

November 16th Public Input Meeting - Sign-in Sheet (Bismarck)

Name

Address

- 1 Joel Quanbeck 1412 Basin Avenue Bismarck ND 58504
- 2 Steve Saunders 221 N 5th Bismarck
- 3 Jon Tommeson 3196 Blueston Dr N, Mandan, ND 58554
- 4 Don + Dorothy 2951-1804-S Bis., ND 58504
- 5 Alexis Duxbury 1014 N. 4th St Bis. ND 58501
- ↳ I would like to be added to the (a) mailing list regarding this project including getting notices of ^{any and all} future meetings of involving landowners, citizens, developers and MPO Policymakers + TAC
- 6 BRUCE BLMER BARTLETT WEST ENB
- 7 Ken Nysether Bartlett West Eng.
- 8 WILLIAM BANDY 6375 CRESTED BUTTE, BISMARCK 58503
- 9 JAKE PATIENCE PO BOX 1135 BIS

-
- 10 JOEL QUANBECK 1412 BASIN AVENUE BISMARCK ND 58504
- 11 CAROLYN LARSON 104-3rd Ave NW. MANDAN, ND
- 12 Ken Johnson 1100 Johnson R D mandan
- 13 Julia Steinhilber 4350 Hwy 1806 3/06

WELCOME!

Welcome to the first public input meeting for the
BISMARCK-MANDAN
REGIONAL FUTURE LAND USE PROJECT

1. Please sign your name and address and pick up handouts at this table.
2. Please review the posters and maps along the wall.
They describe:
 - Project Background Information
 - Project Area
 - Project Process
 - Opportunities for Public Involvement
 - Existing Land Use
3. There will be a formal presentation at 5:30 p.m.
THIS PRESENTATION WILL BE BROADCAST LIVE on
Cable Access Television.
 - a. There will be two parts to the formal presentation
 - i. Project Overview Presentation
 - ii. Panel Discussion - questions will be taken from the audience and callers, and answered by the panel
4. There will also be time after the broadcast for additional questions and answers.
5. The meeting will end at 6:45 p.m.

WELCOME!

Welcome to the first public input meetings for the
BISMARCK-MANDAN
REGIONAL FUTURE LAND USE PROJECT

1. Please sign your name and address and pick up handouts at this table.
2. Please review the posters and maps along the wall.
They describe:
 - Project Background Information
 - Project Area
 - Project Process
 - Opportunities for Public Involvement
 - Existing Land Use
3. There will be a formal presentation at 8 p.m.
4. There will be time after the formal presentation for questions and answers.

PROJECT BACKGROUND INFORMATION

Project Objectives

1. Prepare a future land use plan to provide land use assumptions for various planning studies
2. Provide a common understanding of future land use for private property owners, prospective property owners, and local officials responsible for managing the development of our community
3. Provide a tool to help guide the decision-making process of local planning commissions and governing bodies pertaining to development applications

Project Participants

1. This project is being initiated by the Bismarck-Mandan Metropolitan Planning Organization. Local jurisdictions participating in the project are the Cities of Mandan and Bismarck, and both Morton and Burleigh Counties.
2. The lead consulting firm assisting the MPO and local jurisdictions in the preparation of the future land use plan is Ulteig Engineers, Inc. Swenson Hagen and Company is assisting Ulteig Engineers in the project.
3. The MPO, local jurisdictions, and consulting team recognize that a wide range of people and organizations may be affected by this planning project. All affected people and organizations are invited to participate in the project by observing the project progress via the project website and special public involvement events, and by offering comments throughout the study process. A separate poster provides specific additional information about public involvement.

OPPORTUNITIES FOR PUBLIC INVOLVEMENT

This project will provide a variety of opportunities for public involvement. They include:

1. Advertised Public Input Meetings

- a. there will be two sets of public input meetings where the project leaders invite the public to learn about the project and comment on it
- b. the first set of meetings is occurring now on November 16, 2006
- c. the second set of meetings will be announced at a later date

2. Community Access Television Broadcasts

- a. it is anticipated that one meeting during both sets of public input meetings will be broadcast live on community access television
- b. the public will be invited to phone or email questions and comments to the project leaders during and after these broadcasts

3. Project website (<http://www.bismanregionalfuturelanduseplan.ulteig.com>)

- a. a project website has been established and will be updated on an ongoing basis to inform the public about project progress, findings and recommendations
- b. the project website lists contact information and provides an email link to the project leaders

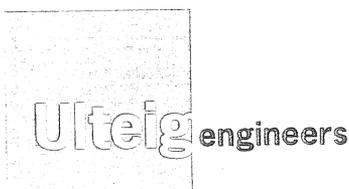
4. Individual and small group communications

- a. as opportunities present, project leaders will provide presentations to small groups of key stakeholders and obtain their input
- b. as individuals choose to comment on the project, their comments will be documented and addressed by the project leaders

5. Public Input During the Adoption Process

- a. during the adoption process, individuals will be invited to provide comments to the applicable local jurisdictions
- b. formal public hearings by planning commissions

Project Website: <http://www.bismanregionalfuturelanduseplan.ulteig.com>



Project Contact Information: Joel Quanbeck, AICP
Ulteig Engineers
1412 Basin Avenue
Bismarck, ND 58504
(701) 258-6507 Ext.8579
Joel.Quanbeck@ulteig.com

PROJECT PROCESS

There are five primary phases to the Project Process:

1. **Inventory.** Activities taking place during this phase include:
 - a. Preparing base maps
 - b. Collecting background information
 - c. Developing a project website

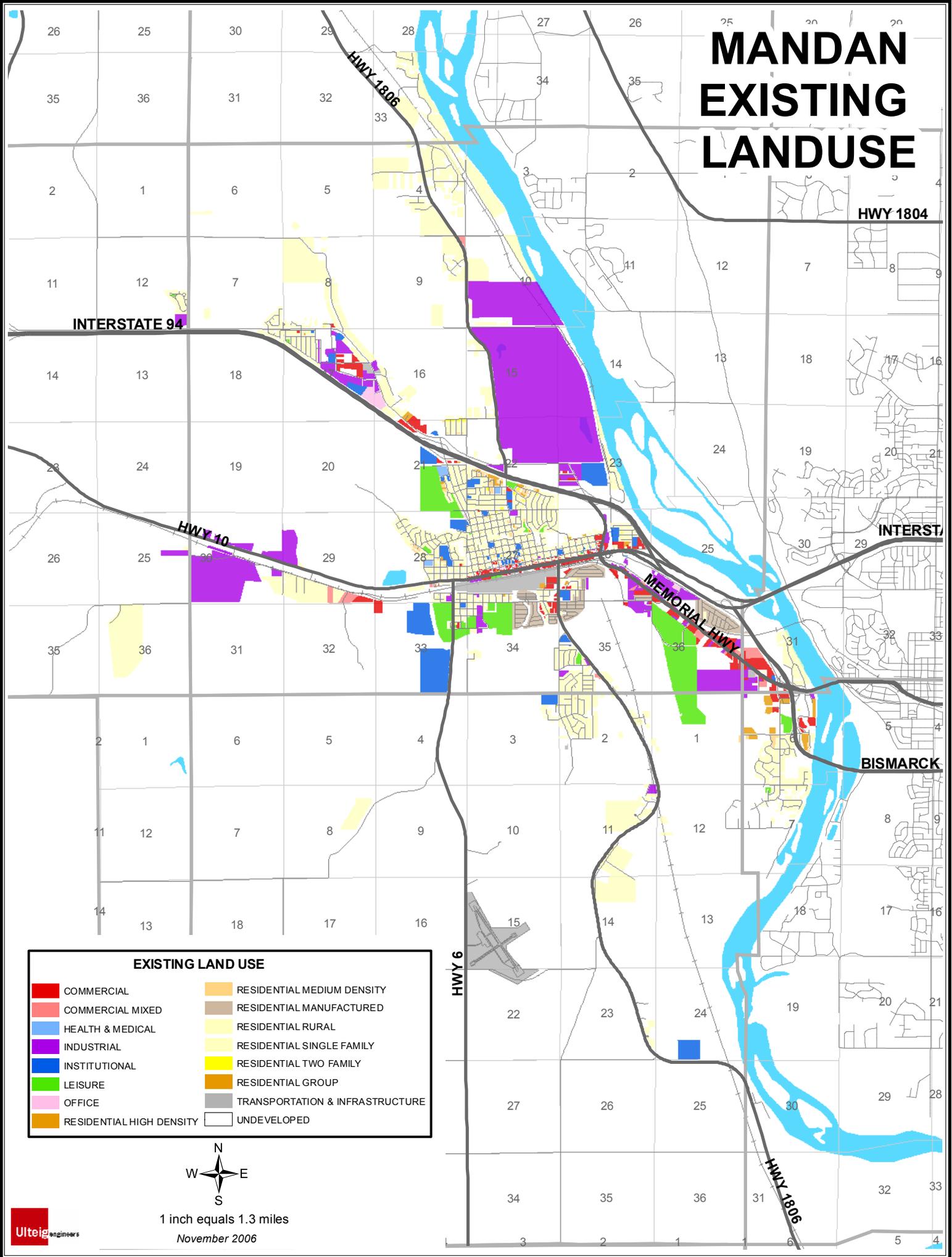
2. **Capacity/Suitability Analysis.** Activities taking place during this phase include:
 - a. Developing the land use categories to be used in the land use plan
 - b. Identifying the capacity to provide utilities to various land areas
 - c. Evaluating the suitability of various land areas to serve various land uses
 - d. Initiating opportunities for public involvement

3. **Conceptual Framework Development.** Activities taking place during this phase include:
 - a. Developing guiding principles to prioritize land use choices
 - b. Preparing a prioritized framework for future land uses
 - c. Meeting with key stakeholders to discuss land use needs and alternatives
 - d. Initiating additional opportunities for public involvement

4. **Plan Development.** Activities taking place during this phase include:
 - a. Preparing draft land use maps based on the analysis and input previously received
 - b. Refining the draft land use maps based on input from the project steering committee, planning commissions, and public input
 - c. Preparing the project report
 - d. Obtaining input from the MPO Technical Advisory Committee and Policy Board on the draft documents

5. **Plan Adoption.** Activities taking place during this phase include:
 - a. Presenting the regional future land use plan to local governing bodies
 - b. Presenting the regional future land use plan to the MPO Technical Advisory Committee and Policy Board
 - c. Distributing the final project documents

MANDAN EXISTING LANDUSE



EXISTING LAND USE

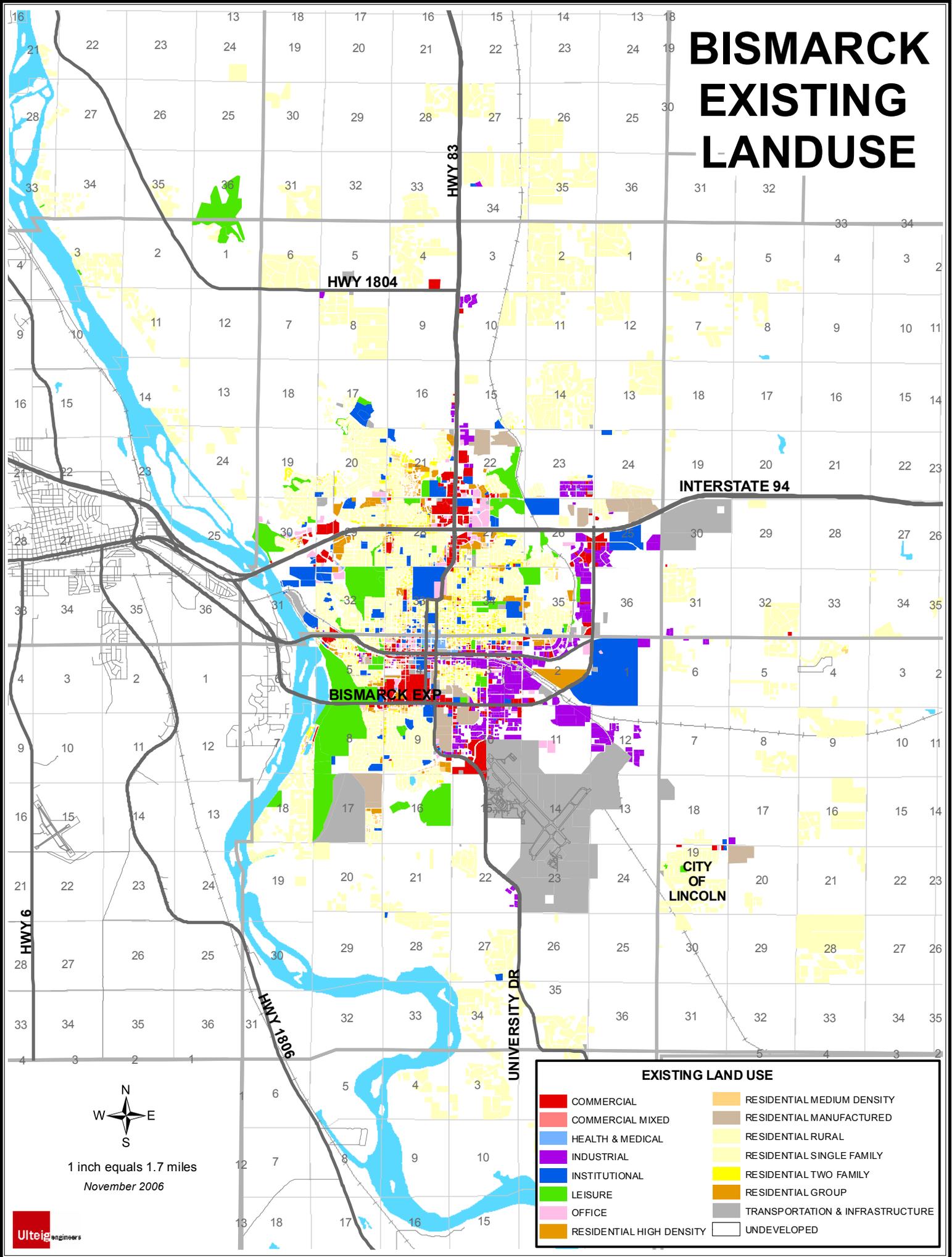
- | | |
|--|---|
| ■ COMMERCIAL | ■ RESIDENTIAL MEDIUM DENSITY |
| ■ COMMERCIAL MIXED | ■ RESIDENTIAL MANUFACTURED |
| ■ HEALTH & MEDICAL | ■ RESIDENTIAL RURAL |
| ■ INDUSTRIAL | ■ RESIDENTIAL SINGLE FAMILY |
| ■ INSTITUTIONAL | ■ RESIDENTIAL TWO FAMILY |
| ■ LEISURE | ■ RESIDENTIAL GROUP |
| ■ OFFICE | ■ TRANSPORTATION & INFRASTRUCTURE |
| ■ RESIDENTIAL HIGH DENSITY | ■ UNDEVELOPED |



1 inch equals 1.3 miles

November 2006

BISMARCK EXISTING LANDUSE

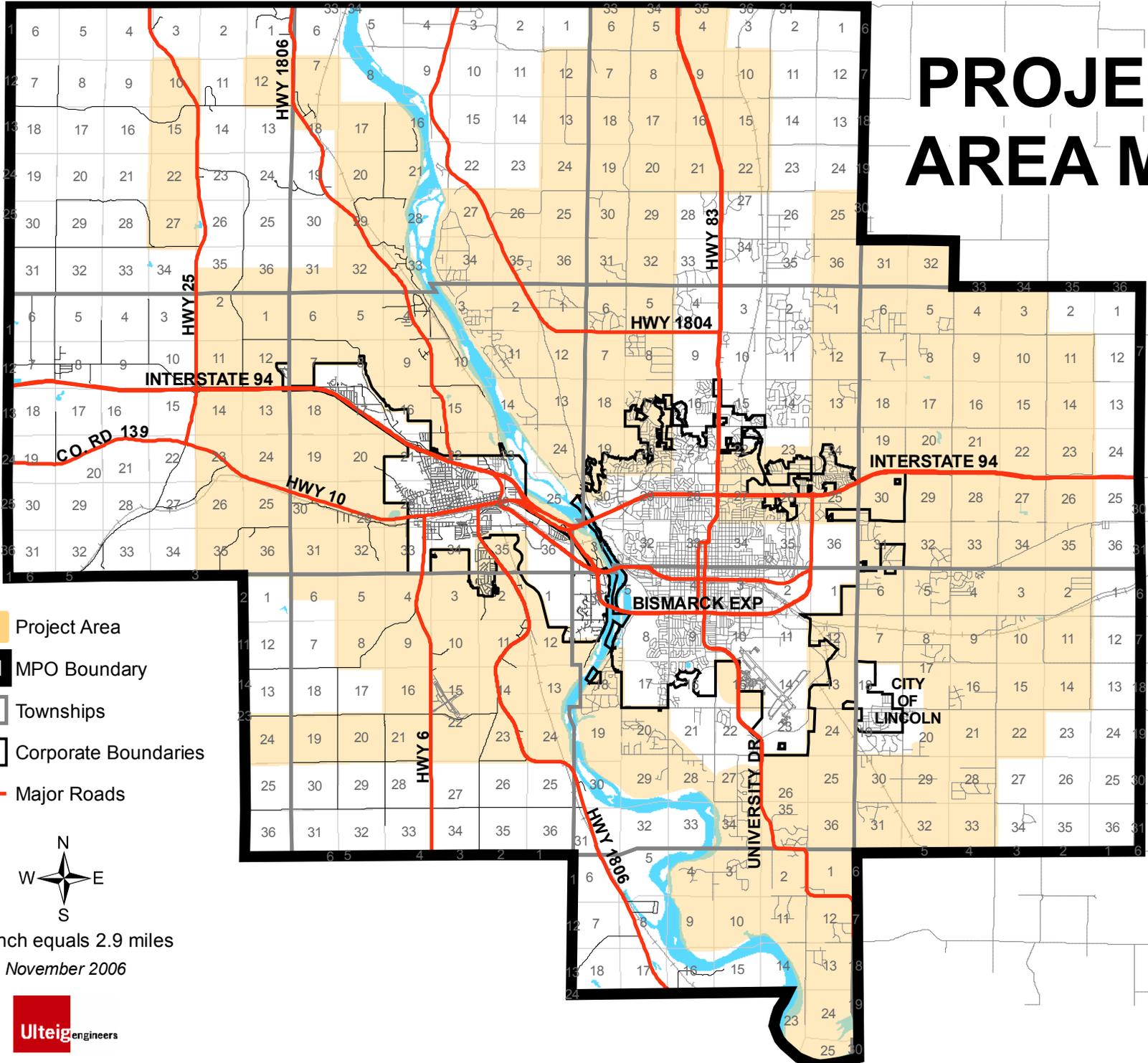


1 inch equals 1.7 miles
November 2006



EXISTING LAND USE	
■	COMMERCIAL
■	COMMERCIAL MIXED
■	HEALTH & MEDICAL
■	INDUSTRIAL
■	INSTITUTIONAL
■	LEISURE
■	OFFICE
■	RESIDENTIAL HIGH DENSITY
■	RESIDENTIAL MEDIUM DENSITY
■	RESIDENTIAL MANUFACTURED
■	RESIDENTIAL RURAL
■	RESIDENTIAL SINGLE FAMILY
■	RESIDENTIAL TWO FAMILY
■	RESIDENTIAL GROUP
■	TRANSPORTATION & INFRASTRUCTURE
■	UNDEVELOPED

PROJECT AREA MAP



-  Project Area
-  MPO Boundary
-  Townships
-  Corporate Boundaries
-  Major Roads



1 inch equals 2.9 miles
November 2006



PUBLIC INPUT MEETINGS

TOPIC: Regional Future Land Use Plan

Primarily applying to the area up to five miles outside Bismarck and Mandan City Limits

Wednesday, March 21, 2007

4:30pm – Tom Baker Room,
City-County Building (221 N 5th Street) Bismarck

Thursday, March 22, 2007

6:00pm – Mandan Commission Room,
Mandan City Hall, (205 2nd Avenue NW) Mandan

Meetings' Purpose: To review preliminary findings for future land use plans and to obtain comments from all interested persons regarding land use issues in the area surrounding the cities of Bismarck and Mandan.

Study Objective: To recommend the type and location of land uses in the study area. The resulting land use plans will be used by local officials to guide development in the study area.

Notice is hereby given that the Cities of Bismarck and Mandan, Burleigh and Morton Counties, and Ulteig Engineers will hold public input meetings on Wednesday, March 21st and Thursday, March 22nd, 2007.

The Wednesday meeting will begin with an open house at 4:30 p.m. and will include a formal presentation at 5:15 p.m. which will be broadcast live on Community Access Television. This broadcast may also be viewed via the internet at www.freetv.org. During the broadcast, an expert panel will respond to previously submitted questions. There will be opportunities to review project materials before and after the formal presentation. The meeting will end at 7:00 p.m.

Submit your questions early!

Questions may be phoned in or emailed before the television broadcast. **Before March 21st**, call (701) 258-6507 ext 8579. To email your questions, go to the project website <http://www.bismanregionalfuturelanduseplan.ulteig.com> and click on the email address listed for the meeting.

The Thursday meeting will begin with an open house at 6:00 p.m. and will include a formal presentation at 6:45 p.m. There will be opportunities to review project materials before and after the formal presentation. No broadcast will be done of this meeting. The meeting will end at 8:30 p.m.

All interested persons are invited to participate in this meeting. If you need special facilities, please submit requests for assistance by March 19th to Joel.Quanbeck@Ulteig.com; or mail to: Joel Quanbeck, Ulteig Engineers, 1412 Basin Avenue, Bismarck, ND 58104; or by phone at 701-258-6507 ext 8579. Comments or questions regarding the meeting or the preliminary findings may also be submitted to the above phone number or email address.

Name

Address

Jake R Spitzer Bismarck ND

Rachel - Clarence Hein Baldwin

Stanley + Kathleen Heffen

Mandan, N.D.

KEVIN MAGSTADT

BISMARCK, ND

Greg Dierling

Bismarck ND

Karen Arnold

14101 15TH ST NW B19 ND 58503

Name

Address

Doug Schowert 14600 201st Ave NE Bldg 100
Bob/Olivia Huber 225 W Burleigh Ave
Paul Deb Andahl 7799 149th Ave NW Bismarck

Bismarck Mandan Regional Future Land Use Plan Project

March 21/22 Public Input Meetings

Sign-In Sheet (MANDAN)

<u>Name</u>	<u>Address</u>
Randy Ressler	4703 Highland Rd Mandan
Richard Mower	BMDA
Andy Mark	3362-22 Fox Mandan
Willet O Fisher	249 8 th Rd 135 Salen
Esther Vogel	PO Box 484 Mandan
Tim HELBING	904 23RD ST SE MANDAN
Mike Kennitz	PO Box 176 Mandan ND
JACK STROCK	8280 Willow Rd N. MANDAN
Tom Hansen	633 3RD AVE SE MANDAN
Don Schelske	4482 Ft Willow Rd Mandan
Gill Magnus	5442 Rock Haven Nrb Rd Mandan
Raymond Ralshove ^{Dist. Comm. Bank}	809 Tauer Pl Mandan
Kelly Seckler	4410 Pleasant Vly Rd Mandan
KEVIN MAGSTADT	BISMARCK - MDU
Nike Winer	2485 Mustang Dr S
JAY SKABO	MDU 122 E Broadway, Bismarck
Wilbert L. Fisher	1908 Lincoln Place, Mandan
MARK BITZ	P.O. BOX 1022 MANDAN ND 58554
DuWayne R Kochmeier	2801 Hwy 1806 N Mandan N.D. 58554
Bryan Turnbow	405 N 13th St Bis 58501
Olen Huber	2385 37th St Mandan, 58554 (also City of Mandan Business Development)

Name

Address

Brad Fisher 2496 GRD 135 Solon
John A. Schaefer 417 Church St. Flasher
Jenni Rember 4530 Hwy 6 Mandan
Steve Sands Downtown Bismarck MPO
PAT WACHTER PO Box 838 Bismarck ND
Michele Doyle 1612 7th St NW Mandan
Mark Larson 1727 State St Bismarck
Gregg Greenquist Bis. Planning Dept. " "
Steve Thompson 4205 S. Bay Mandan
Wendy Steiner 100-12th Ave NW Mandan
Donna Burns 1620 E Calgary Bismarck
Leo Klein Jr. 1914 Ryan Drive, Bismarck
Loak Clement 2248 Sunny Rd 5 - Mandan
Jim Nartbauer 131 3rd Ave SE Mandan ND 58504
Helen Steukler 1210 1st St. NW Mandan
The All Track 104-3rd Ave N.W. Mandan (mailing)
WARRIN FEIGER 2625 CT RD. 140. MANDAN

Regional Future Land Use Plan

March 21-22, 2007
Public Input Meetings

Overview

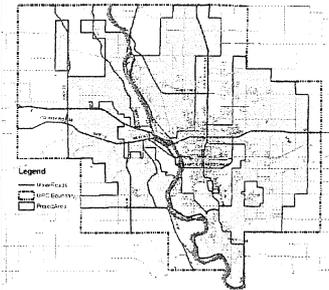
- Background
- Process
- Current Activities
- Remaining Activities

Background

- Objective is a common basis for decision-making
- Study sponsors
 - Bismarck-Mandan Metropolitan Planning Organization
 - Bismarck and Mandan
 - Burleigh and Morton Counties
- Study Area

Study Area

- 198 sq mi
- Perimeter of Cities
- Excluded Areas
 - US 83 Study
 - S 12th Street
 - Harmon Lake



Process

- Inventory
- Suitability Analysis
- Prioritized Land Use Framework
- Detailed Land Use Plans
- Plan Adoption

Current Activities

- Developing Prioritized Land Use Framework
- Determining Optimal Land Use Locations
- Obtaining Input from Stakeholders
- Refining the Criteria for Detailed Land Use

Factors of Land Use Choices

- Wetlands
- Transmission lines
- Known archeological or historical sites
- Existing or planned roadways
- Slope/terrain
- Planned community facilities
- Existing land uses
 - Commercial
 - Residential
 - Industrial
 - Parks/open space
 - High density residential
- Floodways
- Floodplains

Factors of Land Use Choices

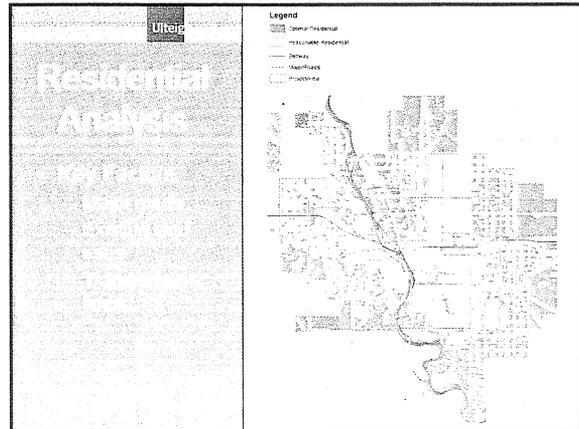
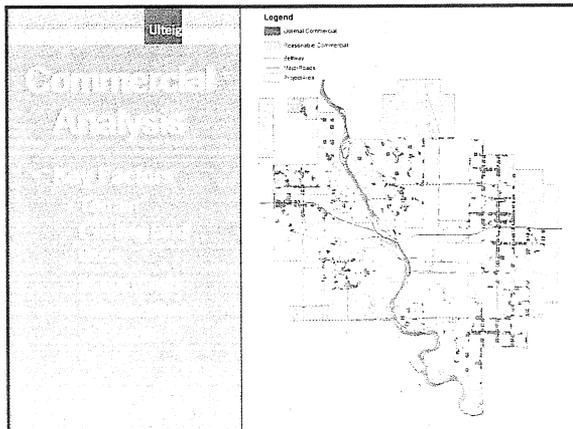
- Distance from collector roads
- Distance from arterial roads
- Key intersections
 - Arterial/arterial
 - Arterial/collector
 - Collector/collector
- Interchanges
- Existing Plans
 - Development Master Plans
 - Infrastructure Master Plans
 - Parks/Rec Strategic Plans
- Others?

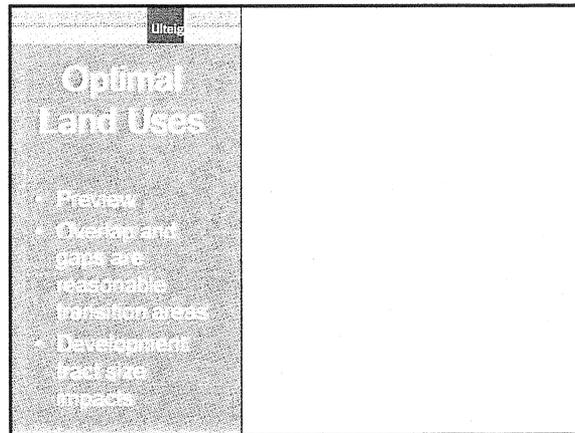
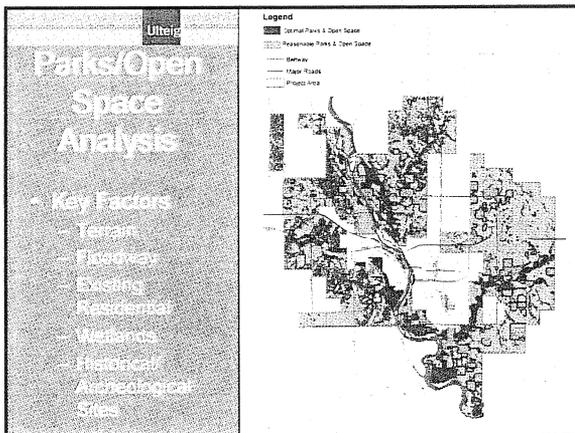
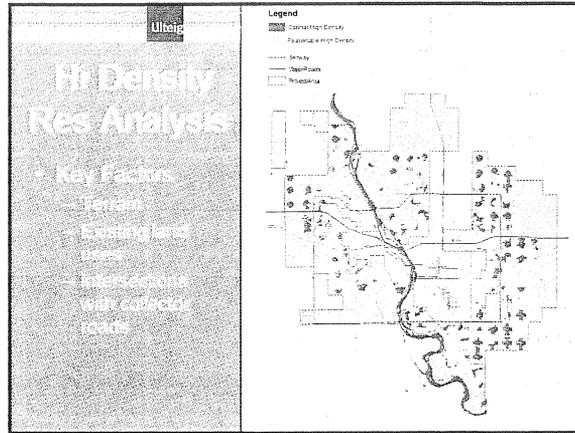
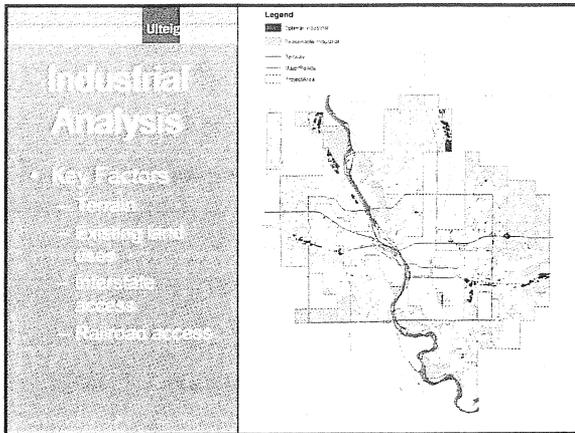
What Else Should Be Considered?

- Significant and valid concerns
- This opportunity precedes detailed decisions
- Now is the best time to get involved

Analysis Format

- Five general land uses
 - Residential
 - High density residential
 - Commercial
 - Industrial
 - Parks/Open space
- Two levels of analysis
 - Reasonable
 - Optimal





- Remaining Activities**
- Refine Criteria for Land Use Locations
 - Stakeholder Input
 - Existing Plan Details
 - Site Specific Factors
 - Draft Detailed Land Use Maps
 - Continue Obtaining Input from Stakeholders
 - Plan Adoption Process

- Detailed Land Use Categories**
- Rural Residential
 - Low Density Urban Residential
 - Medium Density Urban Residential
 - High Density Urban Residential
 - Neighborhood Commercial
 - Office
 - Commercial
 - Mixed Use
 - Industrial
 - Parks/Open Space
 - Agriculture/Urban Reserve

Input Opportunities

- Website –
www.bismanregionalfuturelanduseplan.ulteig.com
- Public Organization Meetings
- Direct contact –
Joel Quanbeck
701-258-6507 ext 8579
landuse@ulteig.com
1412 Basin Avenue
Bismarck, ND 58504

Bismarck Mandan Regional Future Land Use Plan Project – Comment Sheet

NAME WILLIAM BANDY
ADDRESS 6375 CRESTED BUTTE BISMARCK
EMAIL _____
PHONE _____

COMMENTS PLEASE DESCRIBE THE MPO:
HOW ARE ITS MEMBERS SELECTED?
FROM WHAT SOURCE DOES IT DERIVE ITS
AUTHORITY TO MAKE LAND USE DECISIONS?
WHAT /WHO DECIDED WHAT LAND IS INCLUDED
IN THE MPO'S JURISDICTION?

~~FOLKS~~

SOME LAND OWNERS OUTSIDE THE CITY LIMITS
PERCEIVE THIS EFFORT AS ANOTHER LAND "GRAB"
BY THE CITY, SIMILAR TO THE CITY'S
EXTRA TERRITORIAL ZONING AUTHORITY.
CAN YOU ADDRESS OR DISPELL THIS THOUGHT?

How do you decide
where a Commercial
Area is developed?
As south of the

Airport a Commercial
Area has been
located near a
very nice Residential
Area -

Burlington Co in early stages
of revised Comp. Plan in Co and use
How will this affect this Study
will it compliant it or be in conflict

The MPO should tekvise the
meetings would like them to
do that.

Joel Quanbeck

From: Dave Patience [patience@swensonhagen.com]
Sent: Wednesday, March 21, 2007 4:03 PM
To: Joel Quanbeck
Subject: Future Land Use Plan

I interviewed several parties regarding the creation of the future land use plan. These are the people and a brief synopsis of their comments. Other comments may have been presented but were found to be outside the study area.

- Steve McCormick was most interested in an I-94 interchange west of Mandan approximately a mile past the Sunset Drive exit. This interchange should then provide access south across the Heart River to Old Highway 10. The proposed use of the property along this corridor would be industrial.
 - Ken Lohestreter expressed the same interest as Steve McCormick. Jim Small owns properties south of Bismarck & south of Lincoln. He stated that his expectations are residential for any of his properties.
 - Ed Boehm said he will attend the meeting in Mandan.
 - Ester Vogel said her expectations are for heavy commercial activity at the property she owns at the intersection of Highway 25 and I-94 but only along the Highway. A residential use is expected for properties away from the highway. She plans to attend the Mandan meeting.
 - pet Hague said his property will all be residential in nature.
 - Lawrence Renner said he is retiring and his son Dennis plans on continued farming.
- Other parties failed to return my calls but I will continue to attempt contact

Bismarck Mandan Regional Future Land Use Plan Project – Comment Sheet

NAME Alexis Duxbury
ADDRESS 1014 N 4th Street Bismarck
EMAIL _____
PHONE _____

58501

COMMENTS _____

I would like to receive written
notice of all future stakeholder
meetings.

Bismarck Mandan Regional Future Land Use Plan Project – Comment Sheet

NAME BILL KARY
ADDRESS 9400 292 AVE N.E. WILTON N.D. 58579
EMAIL BILL KARY @ BTINET.NET
PHONE 255-6144

COMMENTS
This is an excellent idea which
should have been gone over years
ago. I'm glad this is happening.

Bismarck Mandan Regional Future Land Use Plan Project – Comment Sheet

NAME Harold Karch
ADDRESS 3351 175 Ave NW Beldun ND 58521
EMAIL _____
PHONE 701 223 3271

COMMENTS Mr Sir: I am a property owner in
River view Township. At a recent meeting it was
decided that Riverview Twp. would not be included
in the future use plan. This seems very unusual. This
is an area that will see a lot of potential development
in the future. It is unfair to the property owners
to not have any idea of the future plan for this area.

What kind of development will be allowed? What
kind of rules and infra structure is being considered?

Please re consider this decision.

Thank you.

Harold Karch

Bismarck Mandan Regional Future Land Use Plan Project – Comment Sheet

NAME RAYMOND ROLSHOVEN
ADDRESS 809 TOWER PLACE, MANDAN, N.D. 58564
EMAIL _____
PHONE 663-6248

COMMENTS 1. MAP SCALE SHOULD BE USED TO DOUBLE THE
N-S, AND E-W DIMENSIONS.

2. MAJOR ROADS- INTERSTATE, AND RAILROADS SHOULD
BE SHOWN FOR BETTER VISIBILITY.

3. EXCLUSION AREAS SHOULD SHOWN ON ALL 5
CATEGORIES TO INCLUDE THE FOLLOWING:

A. CEMETERIES

B. SCHOOLS AND SCHOOL LAND

C. ADVERSE SOIL CONDITIONS

4. SOIL INFORMATION SHOULD BE INCORPORATED INTO
PLAN

D. FORT ABRAHAM LINCOLN

To: Project File – UEI Project No. 305.117
From: Joel Quanbeck
CC: Steve Saunders, Tom Little, Brant Malsam, Steve Grabill
Re: Bismarck-Mandan Regional Future Land Use Plan
Date: March 22, 2007
Summary of Public Input Meeting
March 22, 2007

A public input meeting was held on March 22, 2007 at the Mandan City Commission meeting room. The meeting began at 6:00 pm with an open house. The formal presentation began at 6:20 pm. The meeting was adjourned at 8:46 pm. Approximately 50 people were in attendance. See attached attendance roster and meeting agenda.

Steve Grabill opened the meeting with introductions and the meeting purpose. Joel Quanbeck provided a PowerPoint presentation that included the project background, study area, study process, current activities, factors for land use choices,

He pointed out that gaps in the study area were due to previously completed studies that the process did not duplicate efforts.

He said it was a five step process that included inventory, analysis, prioritized land use choices, detailed land use plans and plan adoption. He said we were in the process now of developing prioritized land use choices. He said public input was a major element of that process.

Joel said the current activities included developing prioritized land use choices, determining optimal land use locations, obtaining input from stakeholders and refining the factors for land use choices.

Joel reviewed the factors for land use choices, which included wetlands, transmission lines, distance from collector or arterial roads, key intersections, interchanges, existing plans, and floodways and floodplains to name a few.

Joel asked what other factors and issues should be considered. He said input could identify significant and valid concerns and that now was the best time to get involved. He also suggested that there may be specific land use recommendations from the public.

Joel reviewed the analysis format. He said there were five general land use types: industrial, commercial, residential, high density residential and parks.

Joel discussed the commercial analysis. Key factors included terrain, existing land uses, major roadways and intersections. For residential analysis, key factors included major roads, existing land uses and transmission lines. For industrial analysis, the key factors included terrain, existing land uses, interstate access and railroad access.

For high density residential analysis, the key factors included terrain, existing land uses, and intersections with collector roads. Parks and recreation factors included terrain, floodway, existing residential, wetlands, and historical/archaeological sites.

Remaining activities included receiving public input. Further, he needed to incorporate existing plan information, refine the factors for land use choices. After information is incorporated, it will be possible to identify specific land use locations.

Joel reviewed the detailed land use categories. Later in the process, he will extrapolate the detailed land use categories from the five analyzed categories.

Joel presented future input opportunities. These included the website, public organizational meetings, and direct contact. He said the website will cover ongoing changes to the plan as they develop. Finally, the adoption process will provide opportunity for input.

Questions and Answers

What is the timeframe for future land use? Joel responded that the window included 20-25 years, though it depends on the rate of development. The ag/reserve category included provision for additional growth.

How can there be 32-plexes so far out in the study area? Joel said we are looking at the pattern of development. Eventually, maybe well beyond 25 years, there may be that type of development out there.

Andy – I'm shocked with all maps that little is said about agricultural preservation. This should be identified. This should be a basic map. Joel responded that two people last night had similar comments. He mentioned this

may apply also to buffers. We are putting this into our consideration and it will be brought before the steering committee.

I have no desire to change my land into park land. Joel said the maps only show optimal and reasonable for more than one land use and the maps show relative feasibility.

From planning and zoning committee, do other entities use this to push development back to these boundaries? What stopped the study at the western boundaries. Tom Little responded that the boundaries were based on distance from the corporate limits. The City of Mandan stuck to the 2 mile jurisdiction. Morton County added areas beyond the 2 mile jurisdiction.

The terrain played a big role in identifying the land uses, but there are many tracks where agriculture is the highest and best use. Soils in many Morton County areas dictate that the land cannot support development.

Will this impact tax rates? Joel responded that it wouldn't, based on North Dakota law. Plans don't change the use. Platting might.

Can you talk about additional Missouri River bridges? Joel said that the last long range transportation plan, there were two corridors identified for future corridor preservation study. The northern one has been studied and the southern one hasn't yet. The maps represent that possibility as a concept. That location could easily change. Changes to plans may lead to needed changes in land use plans.

When you lay out the study area, isn't that a long way west from Mandan? Joel said the further out line is the MPO Study Area Boundary.

The formal presentation was adjourned at 7:05 p.m.

Bismarck Mandan Regional Future Land Use Plan March 21/22 Public Input Meetings Comments

1. Meeting was informative but should have included Riverview Twp and Highway 1804 in study area. Should include all areas affected by future growth.
2. Timeframe of future land use?
3. How can there be 32 plexes so far out.
4. Not enough emphasis on agricultural preservation.
5. I want my land to be industrial.
6. What stopped the study at the study area boundaries?
7. Agriculture is the highest and best use in many locations. Soils are a consideration too, not just terrain.
8. Will this study change my taxes?
9. What is the relationship of this study to the Missouri River bridges?
10. Other factors to consider should include: cemeteries, schools and school land, adverse soil conditions
11. Fort Abraham Lincoln and other state or federal park or other land should be considered.
12. Need to consider new bridge over Heart River.
13. Need to provide known landmarks as a starting point in the presentation.
14. There is a refinery crude transmission line with a 300' ROW heading NW not represented on the maps.
15. Small industrial sites are also important.
16. Need another public input meeting before PC hearings
17. Need buffers along natural areas.

Joel Quanbeck

From: Paul Andahl [plardg@msn.com]
Sent: Tuesday, March 27, 2007 11:05 AM
To: Joel Quanbeck
Subject: Bismarck-Mandan Regional Future Land Use

The public meeting was very informative, however very disappointed that Riverview Township and Highway 1804 was not included in the study. If The MPO study is intended for future planning, it seems necessary to include these areas also. I feel it is necessary to reopen the contract or amend the contract to include these areas or deem the study short sighted at best What' s the point of spending money and resources on a study that does not include all of the areas affected by Bismarcks future growth?

Respectfully submitted,

Paul Andahl

Joel Quanbeck

From: HarmsRbrt@aol.com
Sent: Sunday, April 01, 2007 10:13 PM
To: Joel Quanbeck
Cc: ssaunder@nd.gov; HarmsRbrt@aol.com
Subject: MPO land use study and Lincoln Land Development LLP property

Joel,

This is to follow up our meeting and the public meeting that I attended recently regarding this issue. Lincoln Land Development LLP, plans to use our property in the following manner:

1. Most of the property east of Applecreek to 66th Street will be developed for single and multi-family residential housing.
2. The property lying east of and adjacent to Applecreek will be developed in less dense, more high end single family homes that will have a common, undivided interest in approximately 200 acres west of Applecreek to be used as a private greenway/ park/recreational area as a common incident of ownership in this property. (The west property may also be retained for agriculture purposes as an alternative--a use that is currently being applied at present).
3. Property lying west of Applecreek and on the north end of our property will be utilized as a stormwater retention and conveyance area (approximately 10 acres).
4. Property lying west of Applecreek and west of dike alignment will be available for primarily light industrial/commercial development with select office complexes/ and limited retail use along Lincoln Road and Airway Avenue.

I just wanted to reiterate our views and intended use of our property.

Final point: I know there has been some concern expressed about the MPO entering the "land use planning" arena as being outside the MPO's authorization. One thing that might help alleviate that concern is to make a clear statement in the study that the "land use plan" is only a guide as one factor to assist in decision-making by local officials. (I think the concern is that between MPO, and the local planning and zoning jurisdictions private property owners will have a number of limitations placed upon their private property, for which they may not be compensated). Just a thought.

Thank you.

Robert W. Harms
Lincoln Land Development, LLP
815 Mandan Street
Bismarck, ND 58501

See what's free at AOL.com.

Joel Quanbeck

From: Lorraine Bourgois [rbourgois@msn.com]
Sent: Tuesday, March 27, 2007 7:00 PM
To: Joel Quanbeck
Subject: FW: Future Land Use Plan

It is our understanding that Riverview Township is not included in this plan. If so rational please?

There already is a fair amount of development in this township and Highway 1804 could be defined as a feeder route.

An omission of this township seems to be a little shortsighted.

Lorraine/Roger Bourgois
5400 104th Ave. NW
Bismarck, ND 58503-9258
<mailto:rbourgois@msn.com>

L

Joel Quanbeck

From: Mary Mitchell [hopefulinnd@yahoo.com]
Sent: Thursday, April 19, 2007 1:54 PM
To: Joel Quanbeck
Subject: prison land

To the Bismarck-Mandan MPO:

I want a large portion, if not all, of the state farm prison land that abuts the river to be set aside for public use. This could be a multiple use area, and may include trails, a fishing area, an arboretum of native plantings, etc.

This area should NOT be developed for residential or commercial ventures.

Very Sincerely,

Mary Mitchell
910 E Ave F
Bismarck

258-7932

Ahhh...imagining that irresistible "new car" smell?
Check out [new cars at Yahoo! Autos.](#)

Joel Quanbeck

From: ramona redding lopez [rreddinglopez@hotmail.com]
Sent: Friday, April 20, 2007 1:45 PM
To: Joel Quanbeck
Subject: Prison Land Use

Hello - I am writing because I have recently heard through email about a great idea. I have been following the prison land sale issue, and have heard of an idea to use part of the prison land that is located along the river to create a public use space.

Public access to the river is a topic that I have discussed with numerous people on numerous occasions. Many people are concerned that there are so few access points for the general public, in spite of all the developing that creates so many new access points for landowners. Also, there are currently very few safe recreational areas where people can swim or otherwise use the river, especially if they don't own a boat. It would be great to have a recreational area that was safe, had some bathroom/picnic facilities, and had adequate parking.

River access is definitely an issue that could be solved with long-term planning, and your organization is I'm sure aware that riverside private property is a big component in the problem. I would urge you to definitely consider the setting aside of river land for public use, and perhaps the prison land I mentioned above would be a possibility.

Thank you for your time!

Ramona Redding Lopez

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<http://www.classesusa.com/clickcount.cfm?id=866146&goto=http%3A%2F%2Fwww.classesusa.com%2Ffeatureschools%2Fonlinedegreesmp%2Fform-dyn1.html%3Fsplov%3D866144>

Joel Quanbeck

From: Mary Redding [maryandsteve@bis.midco.net]
Sent: Monday, April 30, 2007 9:56 PM
To: Joel Quanbeck
Subject: Prison Land - River Access

To whom it may concern,

As a 20 year resident of Bismarck, I have been repeatedly and continuously discouraged by the lack of river access for the general public. I am not a boating person or a fisherman, but on a hot summer day I love to spend time by the river. When I look longingly at the calm waterways created for private use, I wonder why the same type of water-use areas are not available to those of us who dwell further inland.

It is my opinion that something needs to be done to change the situation. Recently it was brought to my attention that prison land along the river could potentially be sold to developers. Allowing that land to become a public use area would be a perfect opportunity to give something back to the taxpayers. What I have envisioned is a dredged-out area, similar to Marina Bay, where the threat of a strong current wouldn't be an issue. A place where you could depend on a shoreline being there from one summer to the next. Otherwise, it would just be another Pioneer Park, where river usage is non-existent.

I'm certain that making the Missouri River more available to all area residents would bring happiness to many people, including me and my family.

Thank you for your consideration,

Mary Redding

Joel Quanbeck

From: Russ Staiger [rstaiger@bmda.org]

Sent: Thursday, July 05, 2007 2:48 PM

To: Joel Quanbeck; ssaunder@nd.gov

Cc: Jim Dahlen

Subject: FW: Reasons for changing future land use in Burleigh & Morton Counties from proposed residential to industrial.

Joel/Steve:

The following are the points I will talk to you about tomorrow.

See you at 10 AM in the Ulteig office.

Russ

The following are some of the reasons why we are recommending that the proposed future land use of several sections of land in both Burleigh and Morton Counties be designated as industrial rather than residential as now proposed. The particular pieces of property we are suggesting be changed are:

Burleigh County - Sections 21, 22, 16, & 17 all in Gibbs Township.

Morton County - Sections 13, 14 and parts of 17 and 18. All located west of Mandan, immediately on the south side of I-94 out to Exit 140 (the truck stop).

- 1) Contrary to the belief that if you designate the property as residential now, that you can then change it to whatever other use you want to at some time in the future, you will have a problem changing it at some later date. It is human nature that once the public has accepted a proposed use for a particular site, they will resist changing it to some other use at some future time. It would be much easier to propose the ultimate use at this time then to try to change it later.
- 2) By identifying it as industrial at this time it will put the developers of other uses, especially residential, that these areas are intended to be industrial and as they begin to move closer to this sites with residential development, they do so with the knowledge that they will have to buffer their planned residential developments from the industrial activities on this site as they get closer to the area.
- 3) It has also been suggested that the controlling political subdivisions might consider the establishment of incentives to the property owners of the land designated as industrial to encourage them to not sell their property for uses other than industrial without providing the City or County some right of first refusal. No specific incentives have been set at this time.
- 4) If we do not specify these areas for industrial use they will be gradually infiltrated by residential or other activities which will make it difficult if not impossible to assemble parcels for large industrial projects without going a great distance outside of the cities.
- 5) Delivery of infrastructure is a major expense in developing an industrial park. Currently the four sections in Burleigh County which we are proposing being designated as industrial have immediate access to electrical service on the south edge. Water could be provided by the City of Bismarck right down 43rd. Waste water could be move back to the city waste water treatment facility with lift stations essentially by moving it west from the sites along I-94 back to the City. I-94 access down 80th would also be possible with the ramps having been partially graded into place at the time I-94 was built. On the Morton County side delivery of water and the handling of waste water may prove to be a bit more challenging. Also there will be need for access to the sites from the north

side of I-94 somewhere in the area of where the Mandan Industrial Park is located.

6) By designating the future use of these sites as industrial now, the respective cities/counties can begin planning for the delivery of services now rather than to be caught in a time crunch when a possible economic growth opportunity occurs requiring fairly immediate action. In some instances the respective political subdivision simply may not be able to react in the needed time frame and the growth opportunity may be lost.

7) Worst case scenario, the land is not needed for industrial growth within a reasonable period of time, it can be changed to residential (or possibly some other use) much easier than changing it from residential to industrial.

8) Development of industrial parks is an extremely expensive process. A great deal of front end investment must be made in infrastructure and then it may not be used up in as short a time frame as was projected. Consequently the City has added carrying costs. If suitable sites of appropriate size and feature are not available close to existing infrastructure and as a result sites further out have to be developed, the cost is even higher.

9) Having the future use of the identified areas scheduled for industrial use, would generally result in reduced vehicular traffic as a consequence of fewer users covering a larger area.

Russell Staiger
President/CEO
Bismarck-Mandan Development Association
400 East Broadway, Suite 417
PO Box 2615
Bismarck, ND 58502
Phone: 701-222-5530
Fax: 701-222-3843

Joel Quanbeck

From: joelandkaren [joelandkaren@bis.midco.net]
Sent: Wednesday, July 18, 2007 8:32 PM
To: Joel Quanbeck
Subject: Future land use study

Thank you for the letter about the Bismarck-Mandan Regional Land use plan underway. I own land in section 15, SE 1/4 of Gibbs township. I had not heard of any study being done so I am not aware of any plan to set aside land for industrial purposes in our area. Unfortunately, I will be out of state on the week of July 25th, otherwise, I would be very interested in attending the conference. If possible, would it be possible to send a short draft of what this consists of, what plans, uses of the land, or what this all means to me or what can be expected in the fairly near future. Perhaps, after the meeting has taken place, there will be more information. I appreciate being kept informed and please let me know if I can be of any help or take part in any discussions.

Sincerely,

Joel Anderson
1500 Reno Dr
Bismarck, ND 58504

19 July 2007

36 minutes

Gabe Brown
section 22 owner

701-222-8602

515 renting
520 2 gtrs NWSE in the family

* 20 miles of trees

Ranch in family over fifty years

18 months - countless offers - residential - no industrial

son who wants to ranch age 19

no way they will sell for industrial uses - rather donate for conservation
forced into selling for a specific purpose

last year - award for ^{national} environmental stewardship only 1/3 in ND
black eye on the city of Bismarck to turn the land into industrial

can't operate because

- health concerns for livestock

- 106 43 80 71 have too much traffic impedes operations

~~with~~ ^{with} ~~hangers~~

- hazardous waste - ground and surface water quality
- and air quality

These need to
be addressed

- no buyers but industrial limited options (not they plan on selling, but
if can't b/c of city growth.

- plan is almost too late - should have been done 30 years ago

- we are being paralyzed for ^{not} taking up an offer before

- wish earlier on ~~it~~ had been notified so could have provided input

Joel Quanbeck

From: Sam Turnbow [Sam@Johnsentrailer.com]

Sent: Tuesday, July 24, 2007 2:57 PM

To: Joel Quanbeck

Subject: land use plan

To whom it may concern,

The Turnbow family currently owns property in section 24 at the corner of century and centennial road which part of this is Turnbow industrial park.

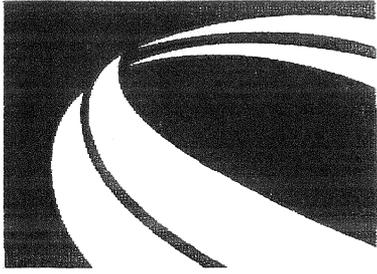
It is now zoned industrial but the surrounding residential is growing at a fast rate leading us to believe that this will be better suited as commercial property.

I am planning to attend to meeting on the 25th if possible.

If you have any question concerning this matter you can call me at work 255-0480 or home 223-0048.

Thanks,

Sam Turnbow
Service Manager
Johnsen Trailer Sales
Bismarck ND



THE CHAMBER

www.bismarckmandan.com

P.O. Box 1675 • Bismarck, North Dakota 58502-1675

Memo

To: Joel Quanbeck, Ulteig Engineers
From: Bismarck Mandan Chamber of Commerce
Re: Regional Future Land Use Plan
Date: July 27, 2007

The Local Issues Committee would like to thank you for coming to our meeting and providing an in-depth review of the proposed regional land use plan. The Bismarck Mandan Chamber of Commerce agrees with the overall concept and design of the regional future land use plan as developed by Ulteig Engineers. However, there are some areas our organization would like to see addressed before the plan is finalized.

- **City entrances/corridors:**

Where the entrances to the city are zoned for industrial, it is important to plan sufficient buffers and set-backs so as to avoid an overly industrial view of the city. The landscape in and around Bismarck Mandan is filled with natural beauty, and entrances should be planned to provide an inviting view of the city. This is especially important at the entrances along Interstate 94.

- **Industrial/commercial access to major corridors:**

Industry and commerce need access to major corridors and a plan to address those needs. Where industrial and commercial zones are planned, it is vital to provide access to current or realistic future roads.

- **Review of the Land Use Plan:**

Our committee supports the idea of designating a general designation and land use for specific areas of the community. However, as the plan is projecting out 25 years, it is also essential that some flexibility be maintained. It is our understanding and we support the idea of a review of the plan every few years to ensure the plan and growth move concurrently together.

- **Parks and Open Spaces**

Without question, one of the reasons that Bismarck Mandan is such a great place to live is because of the access to recreational opportunities to include the parks and trails in our community. In reviewing the land use plan, it is apparent a community discussion will be pursued about how best to accommodate future parks and trails in Bismarck Mandan. As this discussion moves forward, it is requested that our organization be briefed and have the opportunity to gather and provide input on any proposed ordinance.

Thanks again for briefing our Local Issues Committee on this important issue. Bismarck Mandan is in a dynamic transition and forward looking studies such as the regional land use plan ensure our transition from a big town to a small city is a smooth one.

We commend the hard work put into this project by the elected officials, consultants and the community. Our organization looks forward to the final draft and to assisting on the issues important to the business community.

Bismarck Mandan Regional Future Land Use Plan Project - Comment Sheet

NAME Debra Boechler
ADDRESS 818 Brome Avenue Bismarck, ND 58503
EMAIL _____
PHONE 391-6278

COMMENTS I bought my new home in 2003. The area of my neighborhood is a nice family type residential area. Last year work was begun on a park & playground area north & west of Menards. This year it seems all work has stopped there. Now I see why. I do not want to see commercial &/or apartment buildings approaching on my home & neighborhood. I seriously doubt that the families with children living in my neighborhood want that either.

Appendix 2

Adoption Process Documentation

PLAN ADOPTION HEARINGS

TOPIC: MPO's Bismarck-Mandan Regional Future Land Use Plan

Primarily applying to the area up to five miles outside Bismarck and Mandan City Limits

Hearing Purposes: To seek board acceptance of the Regional Future Land Use Plan for the Bismarck - Mandan Metropolitan Planning Organization.

Study Objective: To recommend the type and location of land uses in the study area. The resulting land use plans will be used by local officials to guide development in the study area.

Notice is hereby given that the Cities of Bismarck and Mandan, Burleigh and Morton Counties, and Ulteig Engineers will hold public hearings throughout July and August to receive final public input during adoption of the Bismarck-Mandan Regional Future Land Use Plan.

Scheduled Open Houses and Adoption Hearings:

Tom Baker Room, City-County Building (221 N 5th Street) Bismarck

✓ July 11	4:15 p.m. Open House
July 11	5:15 p.m. Burleigh County Planning Commission Public Hearing
✓ July 25	4:00 p.m. Open House
July 25	5:00 p.m. Bismarck Planning Commission Public Hearing
August 6	5:00 p.m. Burleigh County Commission Public Hearing
August 14	5:15 p.m. Bismarck City Commission Public Hearing

Mandan Commission Room, Mandan City Hall (205 2nd Avenue NW) Mandan

✓ July 16	4:15 p.m. Open House
July 16	5:15 p.m. Mandan Planning Commission Public Hearing
August 7	5:30 p.m. Mandan City Commission Public Hearing

County Commission Room, Morton County Courthouse (210 2nd Avenue NW) Mandan

✓ July 26	4:30 p.m. Open House
July 26	5:30 p.m. Morton County Planning Commission Public Hearing
August 7	11:00 a.m. Morton County Commission Public Hearing

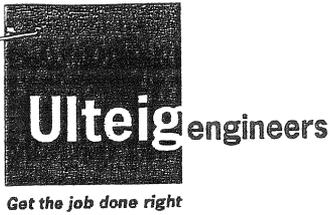
Bis-Man Transit Conference Room (3750 East Rosser Avenue) Bismarck

August 20	10:00 a.m.	MPO Technical Advisory Committee
August 21	1:00 p.m.	MPO Policy Board Meeting

Copies of the draft Regional Future Land Use Map are available at local City/County Planning Offices, the Bismarck and Mandan Public Libraries, at the MPO Planning Office located in the City/County Building, and at <http://www.bismanregionalfuturelanduseplan.ulteig.com>.

Copies of the draft Bismarck-Mandan Regional Future Land Use Plan will be available at the same locations after July 5, 2007.

If you wish to comment prior to the meeting or are unable to attend, please check out our website at <http://www.bismanregionalfuturelanduseplan.ulteig.com> or contact us by July 9, 2007 at Joel.Quanbeck@Ulteig.com; or mail to: Joel Quanbeck, Ulteig Engineers, 1412 Basin Avenue, Bismarck, ND 58104; or by phone at 701-258-6507 ext 8579.



PLEASE PRINT

SIGN-IN SHEET

PROJECT Bismarck-Mandan MPO Regional Future Land Use Plan – Burleigh County
Planning Commission Open House/Public Hearing

MEETING LOCATION Tom Baker Meeting Room - City-County Office Building

DATE/TIME Wednesday, July 11, 2007 4:00 PM

Name	Phone	Email
Joel Quanbeck	701-261-8694	joel.quanbeck@ulteig.com
Chuck Peterson	701 222 1111	C. peterson@Sabbor
Ray Ziegler	258-2010	Warehese - Com
Steve Saunders	355-1848	
BEW KARETA	355-1850	
Steve Grabill	701-280-8533	
DAVE PATRICK	223-2600	

**Bismarck Mandan Regional Future Land Use Plan
Project
July 16, 2007 Open House Meeting
Sign-In Sheet**

Name

Address

Joel Quanbeck	1412 Basin Avenue, Bismarck 58104
BEN EATYETU	1311 NORTH 18 STREET, BISMARCK, ND 58501
DENNIS HAIDER	BMDA
Mavis Hall	102 Holstrom Circle, Norato CA 94947
George Wall	102 Holstrom Circle, Norato CA 94947
Esther Vogel	PO Box 484 Mandan, ND 58554

PLEASE PRINT

SIGN-IN SHEET

MEETING NAME Bismarck Planning Commission Public Hearing

MEETING LOCATION 221 N. 5th St. City/County Office Building, Bismarck, ND 58506

DATE/TIME Wednesday, July 25, 2007 4:00 PM

Name	Phone	Email
Todd Quenbeck	701-280-8579	tod.qquenbeck@ulteig.com
WALTER WEGNER	355-0063	
Gabe Brown	822-8602	kbrown@extendlwireless.net
Richard Sander	258-6820	
Sole Street	288-9371	Cobb's township
Doug Lee	222-7999	
Brian KHERBETH	355-1850	b.kherbeth@nd.gov
Doug Sykes	455-1141	
John A. Pedersen	223-8173	

ULTEIG ENGINEERS

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Name	Phone	Email
Maureen O'Brien	463-7001	
Dan Mangler - Bis Planning Comm.	258-8305	
James Rice - Bis	258-6033	
Scott & Judy Carlen Bis.	258-5446	
Lila Kalvoda	663-9464	
Prest Strait Bis	258-6850	
Pat Strait Bis	258-6850	
Marlene Staden	258-1667	
Arnold Staven	258-1667	
Kerry T. Carpenter	400-6000	
Roger Stern	258-5156	STERN@Bis.Midco.NET
David Turner	663 0115	
Jane Anderson	223-9519	

ULTEIG ENGINEERS

Bismarck and Fargo, ND
Detroit Lakes and Minneapolis, MN

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Name	Phone	Email
†Helen Candace Barth	255-3387	
Rose Sandy Hanson	258 4247	
Ken Eric	221-5863	
Mary Donl Dahl	359 3409	
Mark Donl Boehler	319-3277	
Gary Kenneth Wickard H. Blank	391-6279	
	889-4770	
	400-0526	

ULTEIG ENGINEERS

Bismarck and Fargo, ND
 Detroit Lakes and Minneapolis, MN
 Sioux Falls, SD

PLEASE PRINT

SIGN-IN SHEET

MEETING NAME Morton County Planning Commission Public Hearing
 MEETING LOCATION Morton County Courthouse
 DATE/TIME Wednesday, July 26, 2007 4:30 PM

Name	Phone	Email
Joel Guenbeck	701-280-8579	joel.guenbeck@ulteig.com
Michelle Kennedy	663-8549	
Nic Gauthier	663-6023	
John Schwan	597-3810	
Steve Strabill	285-8533	Steve.Strabill@ulteig.com
J.P. Gleason	667-0122	jgleason@ndarec.com
Bill Vogel	663-6495	
Bob Davis	663-3839	
Tom Stanger	222-5538	

ULTEIG ENGINEERS

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Name	Phone	Email
Kent Morrill	663.3215	
DAVID SMUNSCY	843-7628	
NIER KRAFT	667-3360	
El Estigarribia	667-3300	

ULTEIG ENGINEERS

Bismarck and Fargo, ND
Detroit Lakes and Minneapolis, MN
Sioux Falls, SD



Ulteigengineers

Get the job done right

1412 Basin Avenue
Bismarck, ND 58504
Phone: 701.258.6507
Fax: 701.224.1163

July 17, 2007

Dear Property Owner,

You are being contacted because you own land in Sections 15, 16, 21, 22 or the east half of Sections 17 or 20, all in Gibb Township. Your land is in the Study Area for the Bismarck Mandan Regional Future Land Use Plan which is currently underway. You may be aware of the study from public notices of public meetings or articles appearing in the local newspapers. This Study is being sponsored by the Bismarck Mandan Metropolitan Planning Organization. The Plan is recommending future land uses for land outside the Cities of Mandan and Bismarck in order to provide guidance to local governments about proposed land development applications.

The draft recommendations of this Plan have been prepared, and include a recommendation to designate your land in the Sections noted above as land to be set aside for industrial uses. This recommendation stems from comments recently received from the Bismarck Mandan Development Association indicating that there is a large need for available large tracts of land for economic development in the Bismarck Mandan area.

The Study is currently in the draft review and approval stage. Public hearings are being held by the Planning Commissions of Bismarck, Mandan, Morton County and Burleigh County.

The Bismarck Planning Commission will be meeting on July 25th at 5:00 p.m. at the Tom Baker Room of the City County Building located at 221 North 5th Street in Bismarck. An open house informational meeting is being held at 4:00 p.m. on the same date and at the same location. The open house is a great opportunity for you to learn about the plan and its objectives and recommendations if you have not been following the Study progress.

You may also review information about the Study on the project website. The website address is www.bismanregionalfuturelanduseplan.ulteig.com. Please also feel free to contact me by email or phone. My email address is Joel.Quanbeck@Ulteig.com and you can call 888-557-9090 and ask for me by name and the receptionist will forward you to my office phone.

Sincerely,



Joel Quanbeck, Project Manager
Ulteig Engineers, Inc.

Cc: Steve Saunders, Bismarck Mandan Metropolitan Planning Organization

Bismarck Mandan Regional Future Land Use Plan Frequently Asked Questions

Q: Why is this study being done?

A: The primary objectives of this project were to:

- Establish the general pattern of land uses in the study area surrounding the Cities of Bismarck and Mandan.
- Provide official land use plans for local officials to use in guiding land development in the study area.
- Provide a basis for assumptions by other planning studies about future land development in the study area.

Q: What are the Land Use Categories?

A: There are nine land use categories used by the study. These categories and the map color scheme are summarized in Table 1.

Land Use Category	Description of Category	Suggested Color
Rural Residential	One unit residences on large lots	Tan
Urban Residential	Residences of any density in areas with urban services	Yellow
Parks/Open Space/ Greenways	Parks and recreational activities, and topographically undevelopable areas	
Mixed Use – Residential/Commercial	Transitional zone containing commercial, office, and residential uses	Striped Red
Commercial	Retail and service activities including big box sites	
Neighborhood Commercial	Small site retail, service, and office activities which are appropriate in a residential neighborhood.	Salmon
Mixed Use – Industrial/Commercial	Transitional zone containing industrial and commercial uses	Striped Purple
Industrial	Industrial, manufacturing, warehousing, distribution, and contractor activities	Purple
Agricultural	Currently agricultural or other land not intended for development in the foreseeable future	Striped Green

Q: What is the timetable for the completion of this project?

A: The draft plan is being presented to Bismarck, Mandan, Burleigh County and Morton County Planning Commissions in July, and to the governing bodies of the same jurisdictions, and the Metropolitan Planning Organization in August.

Q: What is the schedule of meetings for the adoption process?

A: The schedule of meetings is as follows:

Tom Baker Room, City-County Building (221 N 5th Street) Bismarck

July 11 4:15 p.m. Open House

July 11 5:15 p.m. Burleigh County Planning Commission Public Hearing

July 25 4:00 p.m. Open House

July 25 5:00 p.m. Bismarck Planning Commission Public Hearing

August 6 5:00 p.m. Burleigh County Commission Public Hearing

August 14 5:15 p.m. Bismarck City Commission Public Hearing

Mandan Commission Room, Mandan City Hall (205 2nd Avenue NW) Mandan

July 16 4:15 p.m. Open House

July 16 5:15 p.m. Mandan Planning Commission Public Hearing

August 7 5:30 p.m. Mandan City Commission Public Hearing

County Commission Room, Morton County Courthouse (210 2nd Avenue NW) Mandan

July 26 4:30 p.m. Open House

July 26 5:30 p.m. Morton County Planning Commission Public Hearing

August 7 11:00 a.m. Morton County Commission Public Hearing

Bis-Man Transit Conference Room (3750 East Rosser Avenue) Bismarck

August 20 10:00 a.m. MPO Technical Advisory Committee

August 21 1:00 p.m. MPO Policy Board Meeting

Q: Where can I get more information on the project and recommendations?

A: More information is available by reviewing the project website or by contacting the project manager. The website is located at:

www.bismanregionalfuturelanduseplan.ulteig.com

Contact information for the project manager is:

Joel Quanbeck

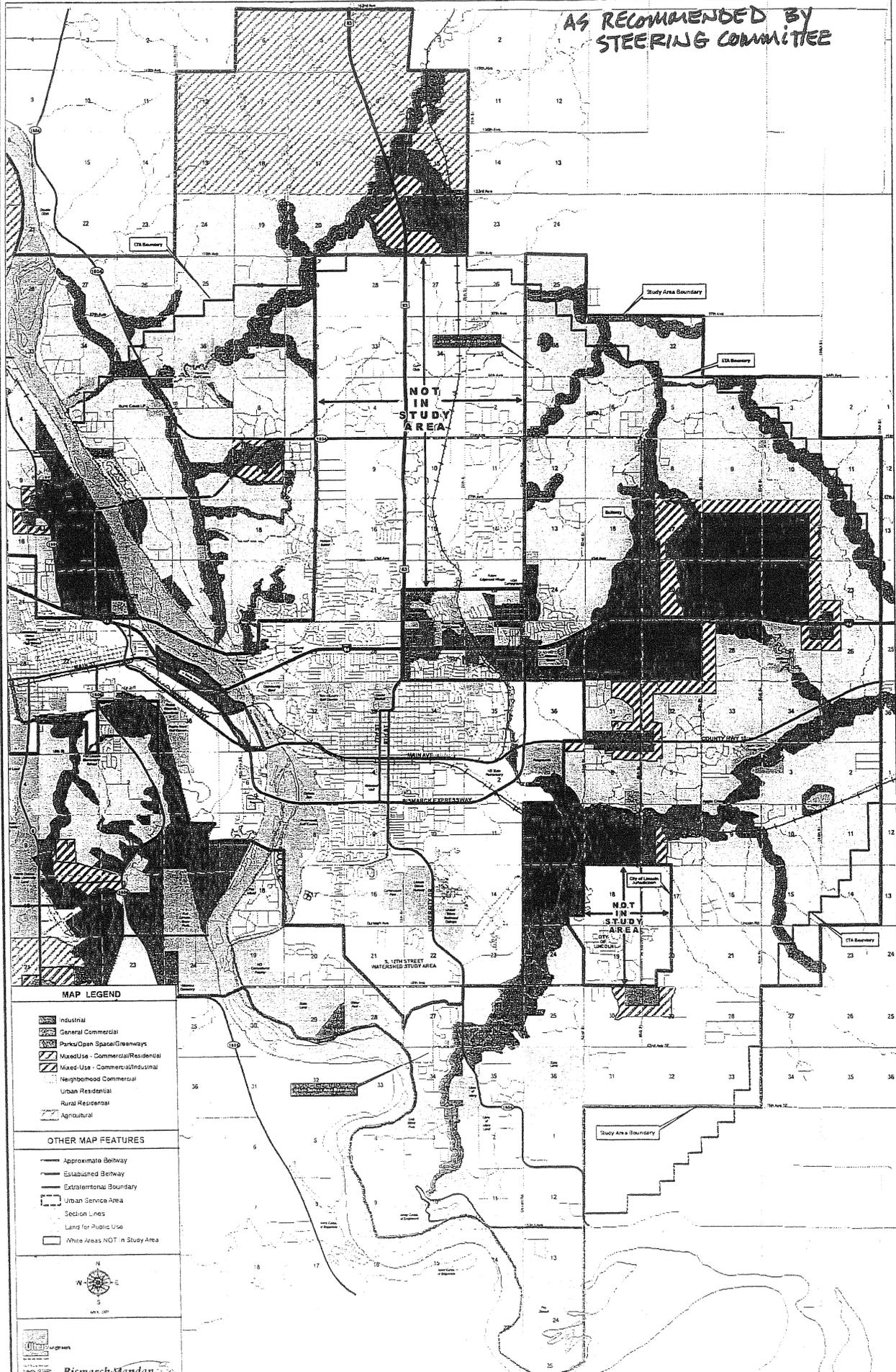
Ulteig Engineers, 1412 Basin Avenue, Bismarck, ND 58104

701-258-6507 ext 8579

Email: Joel.Quanbeck@Ulteig.com

Fig 2. Bismarck/Burleigh Co. Area Future Land Use

AS RECOMMENDED BY STEERING COMMITTEE



MAP LEGEND

- Industrial
- General Commercial
- Parks/Open Space/Greenways
- Mixed-Use - Commercial/Residential
- Mixed-Use - Commercial/Industrial
- Neighborhood Commercial
- Urban Residential
- Rural Residential
- Agricultural

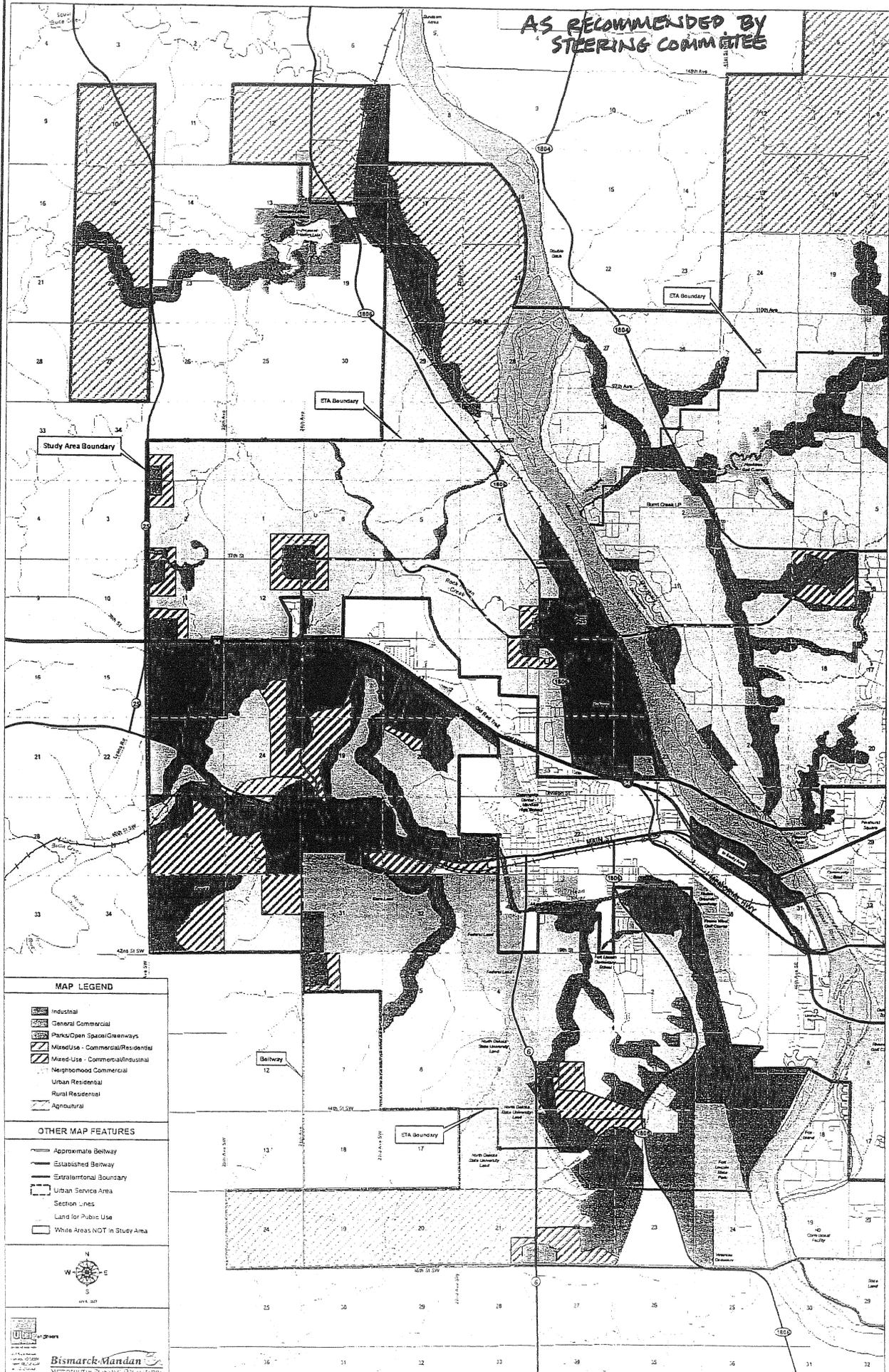
OTHER MAP FEATURES

- Approximate Beltway
- Established Beltway
- Extra-territorial Boundary
- Urban Service Area
- Section Lines
- Land for Public Use
- White Areas NOT in Study Area



Fig 3. Mandan/Morton Co. Area Future Land Use

AS RECOMMENDED BY
STEERING COMMITTEE



MAP LEGEND

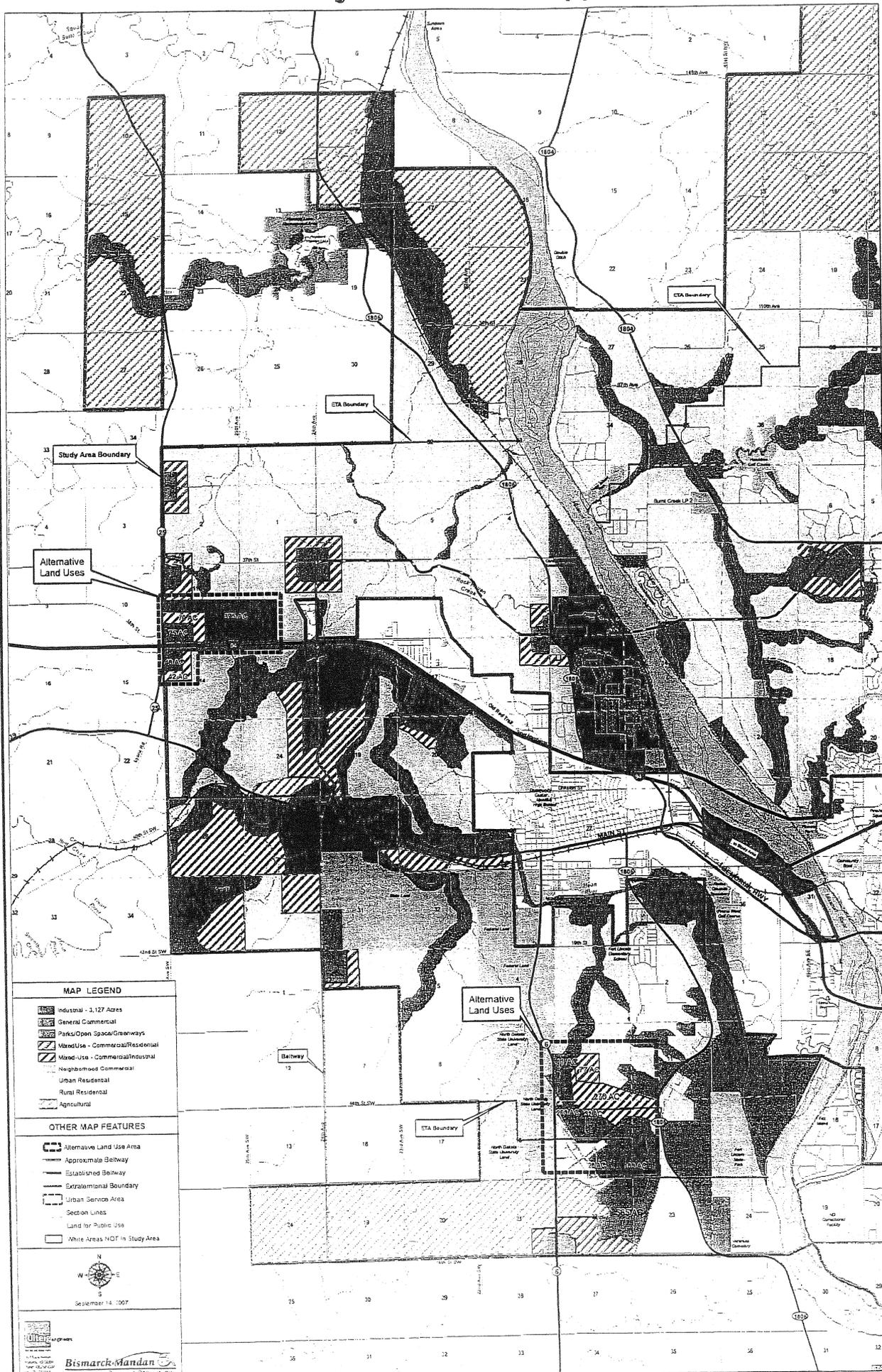
- Industrial
- General Commercial
- Parks/Open Space/Greenways
- Mixed-Use - Commercial/Residential
- Mixed-Use - Commercial/Industrial
- Neighborhood Commercial
- Urban Residential
- Rural Residential
- Agricultural

OTHER MAP FEATURES

- Approximate Beltway
- Established Beltway
- Extrajurisdictional Boundary
- Urban Service Area
- Section Lines
- Land for Public Use
- White Areas NOT in Study Area



Mandan City Commission Approved Plan



MAP LEGEND

- Industrial - 3,127 Acres
- General Commercial
- Parks/Open Space/Greenways
- Mixed-Use - Commercial/Residential
- Mixed-Use - Commercial/Industrial
- Neighborhood Commercial
- Urban Residential
- Rural Residential
- Agricultural

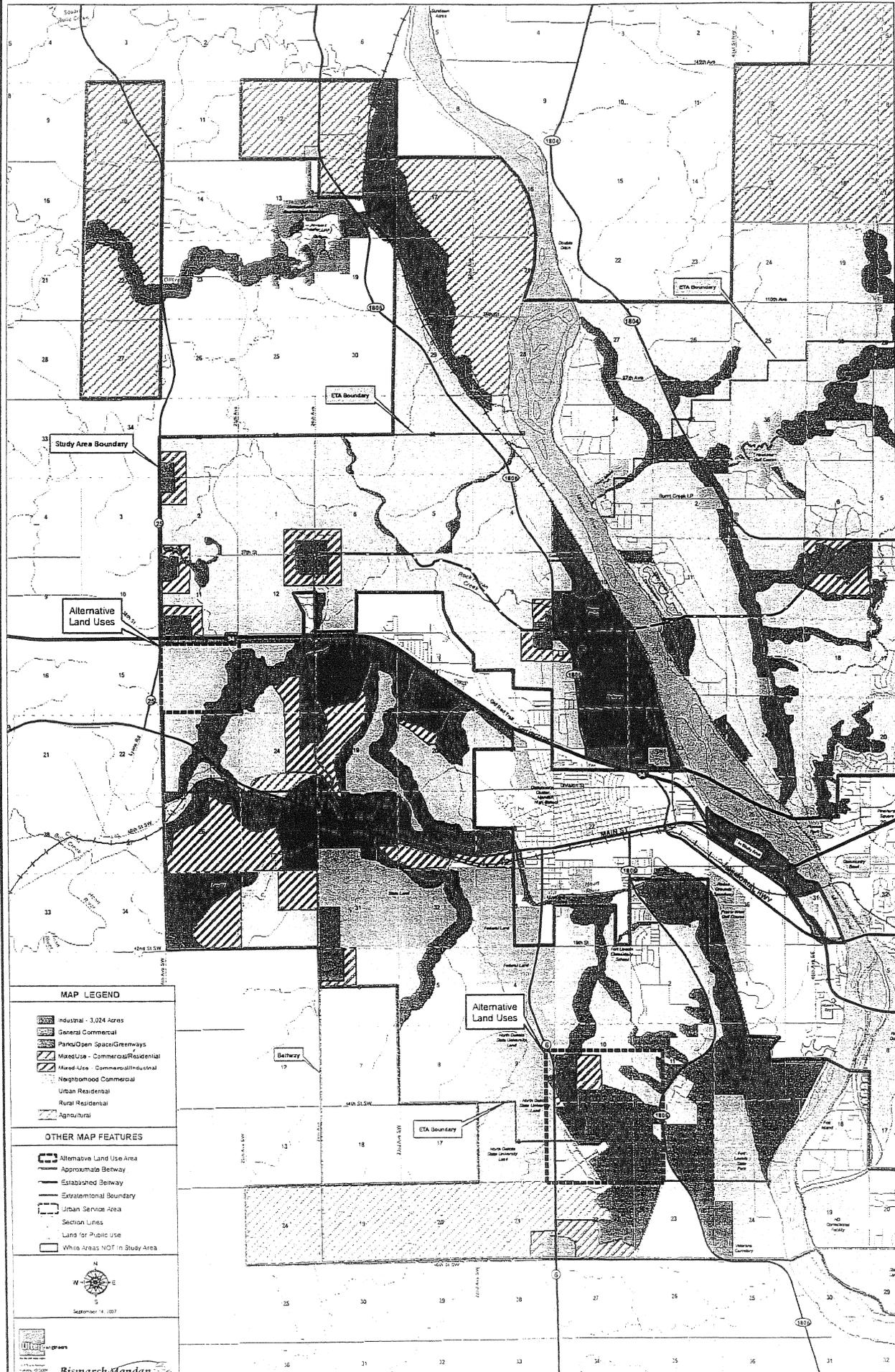
OTHER MAP FEATURES

- Alternative Land Use Area
- Approximate Beltway
- Established Beltway
- Extrajurisdictional Boundary
- Urban Service Area
- Section Lines
- Land for Public Use
- White Areas NOT in Study Area



September 14, 2007

Morton County Commission Approved Plan



MAP LEGEND

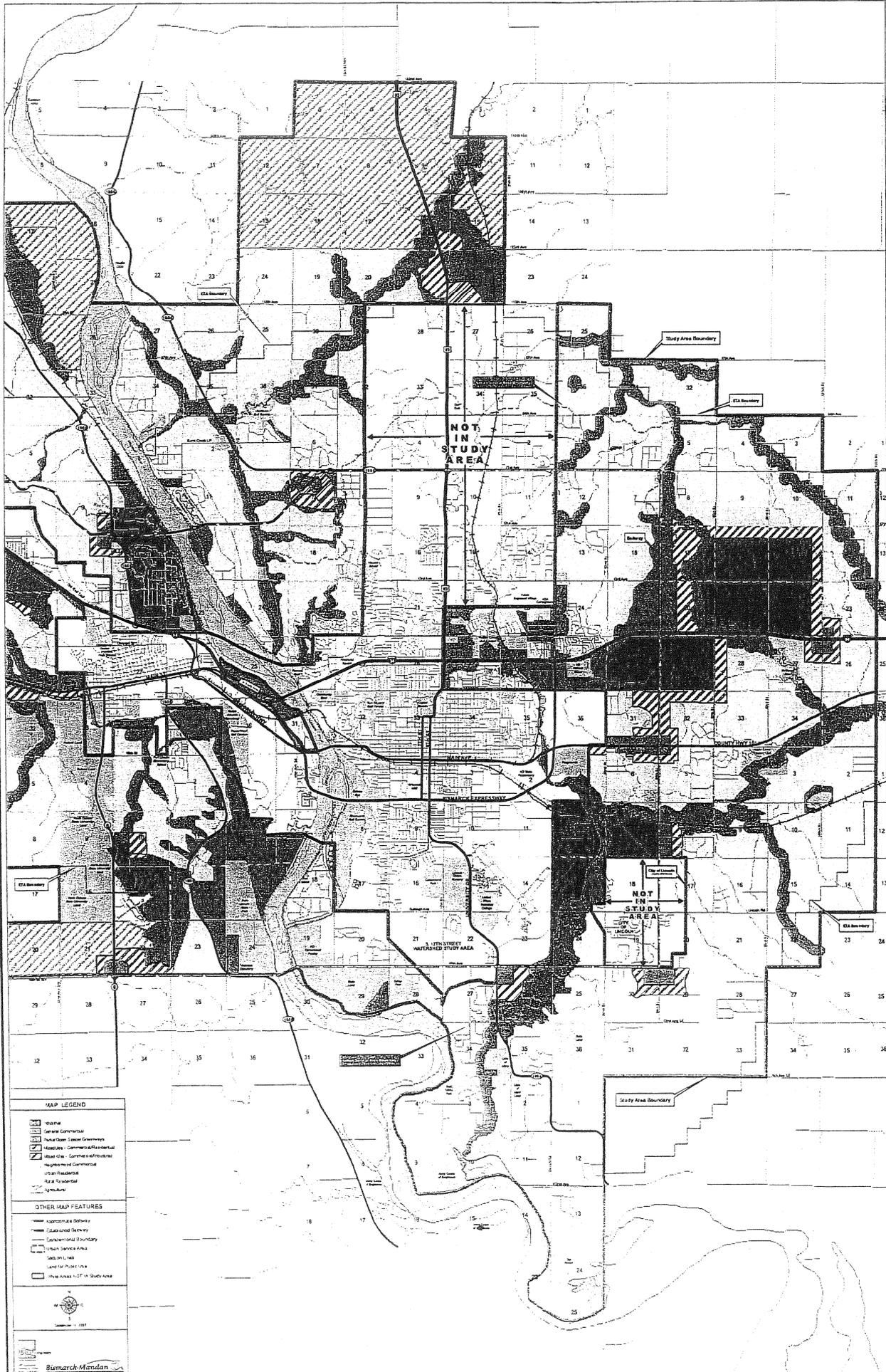
- Industrial - 3,024 Acres
- General Commercial
- Parks/Open Space/Greenways
- Mixed Use - Commercial/Residential
- Neighborhood Commercial
- Urban Residential
- Rural Residential
- Agricultural

OTHER MAP FEATURES

- Alternative Land Use Area
- Approximate Betway
- Established Betway
- Extraterritorial Boundary
- Urban Service Area
- Section Lines
- Land for Public Use
- White Areas NOT in Study Area

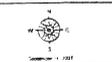


Bismarck/Burleigh County Approved Plan



MAP LEGEND

- Office
 - General Commercial
 - Professional - Service/General
 - Medium Density Residential
 - Single-Family Residential
 - High-Density Residential
 - Medium-Density Residential
 - Single-Family Residential
 - Agriculture
- OTHER MAP FEATURES**
- Interstate Highway
 - State Highway
 - County Road
 - City Boundary
 - Urban Service Area
 - Section Lines
 - Quarter Section Lines
 - Area Not in Study Area



**BURLEIGH COUNTY PLANNING COMMISSION
MEETING MINUTES
JULY 11, 2007**

The Burleigh County Planning Commission met on July 11, 2007, at 5:15 p.m. in the Tom Baker Meeting Room in the City-County Building, 221 North 5th Street. Chairman Peterson presided.

Commissioners present were David Andahl, Mark Armstrong, Eldor Goetz, Gary Maher, John Warford, and Chuck Peterson.

Commissioners absent were Marlan Haakenson, Kevin Magstadt, and Steve Schwab.

Staff members present were Carl Hokenstad – County Planner, Kim Lee – Planner, Jason Tomanek – Planner, Ray Ziegler – Building Official, Steve Saunders – MPO, Ben Ehreth -MPO, and Diana Nadeau – Office Assistant.

Others present were Dave Patience – 909 Basin Avenue, Russ Staiger, Box 2615, Dennis Haiden – Box 2615, Joyce & Quentin Spitzer – Bismarck, Jason Gerving – 909 Basin Avenue, Jake Axtman – 909 Basin Avenue, Joel Quanbeck, Steve Grabill, Mike Schnetzer and Brant Malsam.

MINUTES

Chairman Peterson called for consideration of the minutes of the May 9, 2007, meeting.

MOTION. Commissioner Warford made a motion to approve the minutes of the June 13, 2007, meeting. Commissioner Maher seconded the motion and it was unanimously approved with Commissioners Andahl, Armstrong, Goetz, Maher, Warford, and Peterson voting in favor of the motion.

PUBLIC HEARING

MPO BISMARCK-MANDAN REGIONAL FUTURE LAND USE PLAN

Chairman Peterson called for the public hearing for the MPO Bismarck-Mandan Regional Future Land Use Plan.

Mr. Joel Quanbeck, Ulteig Engineers, handed out a Bismarck-Mandan MPO Regional Future Land Use Map (*Attached to the minutes as Exhibit A*). Mr. Quanbeck stated that the Bismarck/Mandan Development Association (BMDA) had indicated that they would like to see more industrial land than what was proposed. The steering committee met with BMDA to discuss this area. He added that the recommendation was agreed with by the steering committee and changes were made to the maps to reflect that.

MANDAN PLANNING AND ZONING COMMISSION
MANDAN CITY HALL BUILDING
July 16, 2007

The Planning and Zoning Commission of Mandan duly met in session in the meeting room of the Mandan City Hall Building on July 16, 2007, at 5:15 p.m. CDT. Commissioners Present: Bitz, Hilfer, Keidel, Klein, Leingang, McNichols, Robinson, Knoll, Schott, Kelly. Commissioners Absent: Feraus, LaMont, Little.

Commissioner Leingang motioned to approve the July 2, 2007, minutes as presented. Commissioner Hilfer seconded the motion. Upon vote, the motion received the unanimous approval of the Board.

First Order of Business: A request from Ulteig engineering for review and acceptance of the final Regional Land Use Plan.

Joel Quanbeck, Ulteig Engineering, presents the MPO Regional Future Land Use plan. *Joel hands out current version of the map.*

Three specific objectives the report outlines to accomplish, by completing this plan:

1. Establish a general pattern of land uses in the study area, surrounding Bismarck and Mandan.
2. Provide an official land use plan, for local officials to use as a guide when making decisions.
3. Provide a basis for planning studies that will take place in the future.

A steering committee helped guide the project. Included staff on both sides of river who is involved in the planning process . Project started over a year ago. The project is now at the adoption stage and this is a public hearing meeting.

The colored areas on the map indicate the study area. The staff sought to include areas that were higher priority. There were some areas left out of the study, including the Harmon Lake area, that was already planned.

The project aims at two basic categories: Urban and Rural Development. The orange areas and the striped green areas are deemed for Rural Development. The remaining colored areas are deemed Urban Development.

The lighter, sea-green areas are existing public land. They did not define a Future Land Use for these areas other than what it currently is.

The first step in the process was looking at the suitability of land, using the Geographic Information System data. For example, looking at slopes, floodways, etc.

Five categories of land use

Low density residential

High density residential

Open space

Industrial

Commercial

The next step involved looking at optimal uses for the available land:

- Commercial and Industrial were looked at first, due to having the most problems in being sited properly, and insufficient availability of land. Industrial land is shown in purple. Prime land for Industrial use would be tracts of flat land with access to major roadways and trains. Commercial land, in red, would have good access to interchanges or intersections with major roadways.
- The bypass route, Northern Bridge Corridor is black dashed. Potential to be a major roadway in the future.
- Urban development is shown in yellow. This is a general location to allow flexibility in approving residential.
- The green areas are for parks, bike paths, green space, public utilities, etc.
- Orange for rural residential. These areas not served by city services. Joel points out an area close to city limits that would be difficult to provide city services to. It is suggested the area remains rural.
- Striped colors are buffer zones which allow transition. The red striped area is for mixed commercial and residential. The purple stripe for mixed use commercial and industrial.

The map does not reflect gateways. Communities often have one chance to make a good impression, with their gateways. Commercial and industrial land is found along the gateway. One way to try and protect the gateways is a 200 ft. wide greenspace corridor along interstate roads.

Recommended change in land use surrounding the airport. Was rural residential then changed to industrial. New recommendation is green space. This is also for the purple striped space north of the airport area.

(CD is faulty at this point. Several minutes of meeting are inaudible or missing.)

Esther Vogel comes to podium. She opposes changing the area, which includes her land, to industrial use. She explains she would not sell her land for industrial use and the only offers she has received are for residential. She also does not want to live down wind from anything industrial.

Commissioner McNichols asks her what her intentions are. Esther requests the purple (industrial) be changed to yellow (rural residential). She figures there is over 500 acres.

Commissioner McNichols asks Joel Quanbeck why they want to put industrial there. Joel explains the parcel is relatively flat and it has good access to the interstate without an interchange having to be built. Joel also says that just north of this area would be a good area for industrial also, however there is currently a lot of residential going up there and it is a question of where they want residential to stop or continue.

Dennis Hyder, Executive Vice President, Business Development, MDU, also Chair of Bismarck-Mandan Development Association, comes to the podium.

Dennis, "I've been involved on the Executive Committee and the Board of Directors, BMDA, for a number of years. Increasingly, over the last two or three years, requests we are getting from industrial/ potential industrial customers have been for larger tracts of land than we have available in the area. Seems kind of strange in our area, North Dakota, Bismarck-Mandan, Morton-Burleigh, that we're running out of land. But we are doing that with respect to bringing in wealth and creation of wealth from industrials. We have had some smaller requests; we've had some larger requests. We had a request in the last year and worked very diligently and unfortunately were unable to induce them into the area, largely through competitive forces through other areas of the nation. I guess I can tell you at this time it was Google. Google was coming in, wasn't heavy industrial, they were coming in as a data center. They needed two sections of land. They were bringing in a lot of jobs and high paying jobs; it was a wealth creation for our area. That wasn't entirely why we weren't able to land Google. There are other Google's out there and there's other industrials, agri-processing, in our particular area, that shows great promise and we're looking for more land than we have available. Northern Plains Commerce Center obviously has some land available, we want to develop that, but as we look out to the future we want to make sure we got adequate land that we are not running into issues with respect to infringing on somebody's residential privileges as well. Now, um, bottom line is I want to see a lot of purple on these maps. As Joel indicated, we didn't particularly take a look at that section over there by the truck stop for industrial. Joel kind of added that through his looking at it, with the criteria he looks at, I just wanted to make sure that you understood that we seem to have a lot of land around the area, but when you really look at it from a development standpoint, it's getting tougher and tougher to work with these people that have interest to bring that in. I also work with a number of communities, two hundred communities, with my job in business development, and seven states. There isn't a community that's more dear to me than Mandan and Morton County because that's home. I want to keep my family here. I want to create some jobs so that we can have a more robust community. That's why we are really focusing on making sure that we have enough industrial lands. We're looking to the future. Whether that future is next year or whether it's ten years we can begin planning for that).

Commissioner McNichols says the area west of the truckstop may be a more suitable area for industrial.

Esther Vogel, "I guess I would just like to rebut a few things. Sounds like, just listening to the gentleman, they haven't had a lot of time to look at section 14, my property. Sounds like maybe a week, a week and a half. I do believe if they take a closer look, the topography is probably only a 100 acres out of that section, I feel, fits that criteria, less than 8 % slope. The other thing I'd like to ask the planning commission to take into consideration is I don't plan to sell it ever as industrial and if you do tag it as that, my hands will be tied as selling the property for any other use, thank you".

A commissioner asks if this report would change any zoning. Joel replies, no, this is only a guide for making zoning decisions.

Commissioner Leingang motioned to accept plan as proposed with the following exceptions: change sections 13 and 14 to yellow and green and the area around the airport changed to green. Commissioner McNichols seconded. Upon vote, the motion received unanimous approval of the Board.

Second Order of Business: A request from Steve Thilmony for final plat approval of Volk Hills Estates. Said plat is part of Auditor's Lots G & H of the NW ¼ of Section 2, Township 138N, Range 81W. The property is located on the west side of 8th Ave SE, approximately 2 blocks south of Ft Lincoln Elementary. The purpose of this request is to develop single-family homes.

Planner BaeHurst presents and identifies the area.

Fire Department commented they would be looking for a turn around or cul de sac to be on the west end of that new street for fire safety.

Steve Thilmony, "I don't own the land, I have an option to purchase it, so I can't stand here and represent the land owner when I've never approached her on that. That is the first I've heard about it, but I think that could be included in this street project, because that is going to be special assessed. When the street project is put in, then they would have to get the easement from her. But it is open field, and yes, you can drive fire trucks on it. But, it will probably take ten years, or five years to complete 100 % develop all of it, by then we'll probably have the street tied into it anyway. So, I don't really look at that as an issue. Plus, what can burn there. There's nothing there behind it."

Commissioner Leingang motioned to approve as presented. Commissioner Hilfer seconded. Upon vote, the motions received unanimous approval of the Board. .

Third Order of Business: A request from the Mandan Architectural Review Commission for a zone change with modified uses regarding the east end of Memorial Highway, approximately between 40th Avenue SW and the Memorial Bridge.

Ellen Huber comes to the podium to make presentation.

In response to questions from the Commission, Mr. Quanbeck stated that zoning will manage the overall buffer distance for land use buffers and 600' is plenty unless the use is obviously a nuisance. He added that light and heavy industrial uses were not differentiated on the map. The map shows a general pattern and the Planning Commission would have to more or less determine the land use buffer widths.

MOTION. Commissioner Warford made a motion to approve the MPO Bismarck-Mandan Regional Future Land Use Plan and forward it to the Board of County Commissioners with a favorable recommendation. Commissioner Goetz seconded the motion and it was unanimously approved with Commissioners Andahl, Armstrong, Goetz, Maher, Warford, and Peterson voting in favor of the motion.

OTHER BUSINESS

● BY-LAWS/CONFLICT OF INTEREST

Mr. Hokenstad reviewed the changes to the by-laws after the last meeting. Chairman Peterson asked if attendance by phone would meet the meeting requirement. Commissioner Maher felt that it would not. Commissioner Andahl stated because of all the traveling he does that he would need phone attendance to meet the meeting attendance requirement. Commissioner Warford felt that phone attendance should be adequate.

MOTION. Commissioner Warford made a motion that telephone attendance will be allowed and will meet the attendance requirement. Commissioner Maher seconded the motion and it was unanimously approved with Commissioners Andahl, Armstrong, Goetz, Maher, Warford and Peterson voting in favor of the motion.

Commissioner Warford stated he liked the verbiage for the ex-parte communication and complimented staff on all the work that has been done on this document.

MOTION. Commissioner Andahl made a motion to approve the by-laws/conflict of interest document. Commissioner Armstrong seconded the motion and it was unanimously approved with Commissioners Andahl, Armstrong, Goetz, Maher, Warford and Peterson voting in favor of the motion.

● COMPREHENSIVE PLAN UPDATE

Mr. Hokenstad gave an update on the Comprehensive Plan. He stated that there is a technical committee, which consists of staff and interested people, and an advisory committee, which consists of elected officials and appointed people. The kickoff meeting was held today. There was a lot of good input. Next week there will be a series of meetings and input meetings. Also a mass mailing will be done for the input meetings.

**CITY PLANNING COMMISSION
MEETING MINUTES
JULY 25, 2007**

The Bismarck Planning & Zoning Commission met on July 25, 2007, at 5:00 p.m. in the Tom Baker Meeting Room in the City-County Building, 221 North 5th Street. Chairman Blackstead presided.

Commissioners present were Mark Armstrong, Rick Becker, Mel Bullinger, Jo Conmy, Jack Hegedus, Curt Juhala, Doug Lee, Jan Wangler, John Warford, Wayne Yeager, and Dave Blackstead.

Staff members present were Carl Hokenstad – City Planner, Kim Lee-Planner, Gregg Greenquist- Planner, Jason Tomanek – Planner, Charlie Whitman – City Attorney, Ray Ziegler – Building Official, Jon Mill – County Engineer, Ben Ehreth - MPO and Diana Nadeau – Office Assistant.

Others present were Kerry J Carpenter – 1209 Prairie Drive, Michael Gunsch – 3712 Lockport Street, David Turner – 1504 3rd Street NE, Mandan, Ron Knutson – 555 Highway 1804 NE, Brian Eiseman – 3208 Daytona Drive, Debby Boechler – 818 Brome Avenue, Ron Frei – 3617 Dominion Street, Mark & Mary Dahl – 3602 Dominion Street, Dan Schmaltz – PO Box 2219, Doug Sabot – 1119 University Drive, Nancy Riedinger – 6251 Apple Creek Road, Ken Nysether – 610 Browning Avenue, Tom Wald – 819 Brome Avenue, Marlene & Arnold Stoner – 810 Brome Avenue, JoAnn & Allen Blotske – 4110 England Street, Pat & Ernest Strait – 727 Brome Loop, Sandra & Ron Haugom – 1942 Jackson Avenue, Joel Quanbeck, Wilbert Wegner, Gabe Brown, Richard Sander, John Hauck, Marlene Olson, Scott & Judy Carlen, Lila Kalvoda, Roger Stern, Jane Anderson, Hero & Candace Barth, Gary Kramlich and Michael Blazek.

MINUTES

Chairman Blackstead called for consideration of the minutes of the June 27, 2007, meeting.

MOTION. Commissioner Lee made a motion to approve the minutes of the June 27, 2007, meeting. Commissioner Yeager seconded the motion and it was unanimously approved with Commissioners Armstrong, Becker, Bullinger, Conmy, Hegedus, Juhala, Lee, Wangler, Warford, Yeager, and Blackstead voting in favor of the motion.

**PUBLIC HEARING
MPO BISMARCK-MANDAN REGIONAL FUTURE LAND USE PLAN**

Chairman Blackstead called for the public hearing for the MPO Bismarck-Mandan Regional Future Land Use Plan.

Mr. Joel Quanbeck, Ulteig Engineers, reviewed the Future Land Use Plan. He stated that the Bismarck/Mandan Development Association (BMDA) had indicated that they would like to see more industrial land than what was originally proposed. He met with BMDA to discuss the topic and this area (Sections 15, 16, 21 & 22, Gibbs Township). He added that the recommendation was agreed with by the steering committee and changes were made to the maps to reflect that.

Mr. Gabe Brown, owns Section 22 and rents Section 15, 16 and 20, stated he had received a letter last Wednesday regarding this meeting and the proposed industrial zoning to his property. He talked to Mr. Quanbeck and was told that nobody went to the area and looked at the property, they just looked at a map. Mr. Brown said he has lived on this property for many years and his son will take over the ranch. Over 16,000 trees have been planted on this land and many conservation awards have been received over the years. Mr. Brown added that he is opposed to the industrial designation. He has talked to an attorney and his property will have permanent conservation easements put on it so it will not become industrial.

Mr. Roger Stern, owns Section 17, stated he has been farming this land for years. He would prefer the land to be residential or agricultural. He added that the land could do without the industrial tag. He also questioned why only a portion of Section 17 was designated industrial and not all of it.

Commissioner Juhala stated that his property is designated for park land.

In response to questions from the Commission, Mr. Quanbeck stated that if this plan is adopted it will carry a fair amount of weight and any changes from the plan should then have an amendment to go with the plan. He added that it is a guide for regulations.

Mr. Hokenstad stated the plan is a guideline for the Commission and staff benefit. Land use is a Commission decision and the plan would not be cast in stone. He added that it is a snapshot of what the area could look like.

Mr. Quanbeck stated that this is a pattern use for future use, it is not bound by exact amounts of land, it just shows a pattern.

Commissioner Becker stated the land would stay zoned agricultural. This plan is not forcing any zoning on anyone.

Mr. Quanbeck stated that the Chamber of Commerce's local government committee is concerned about the appearance of gateways into the communities and would like to encourage wise development to improve people's perceptions of the communities.

Commissioner Lee stated that there are alternative areas to have industrial zoning.

Mr. Dave Patience, Swenson, Hagen & Company, stated that several years ago, the BMDA, with the help of URS, reviewed 13 sites within the Bismarck-Mandan area looking for areas that could function for industrial uses. It is hard to find areas that have city water and sewer, flat terrain and are close to the interstate where an overpass exists. He added the 80th Street and 66th Street is targeted for a future by-pass and that is why this is such a great site.

In response to questions from the Commission, Mr. Patience stated that it would not be feasible to extend city services farther east.

Mr. Doug Sabot, Section 22, stated he does not want industrial in the area and it should move further east. He feels it should be left agricultural or residential.

Mr. Hero Barth, SE1/4, Section 20, stated he agrees with the previous gentlemen.

Ms. Deb Boechler, 818 Brome Avenue, stated she moved into a pretty area in 2003 with a park and playground nearby, now Menard's is there, she can see offices and commercial. She added that she has no positive comments.

Mr. Quanbeck stated after listening to the comments and talking to staff, there would be some amendments to this map, they are as follows: 1. Section 26 – Intersection of 1804 and 48th Avenue S – change from urban residential to some amount of commercial (presumably with a commercial-residential mixed use for the remainder); 2. Section 7 and 8 – on either side of 66th Street – verify if the zoning on the east side is industrial already and if any development exists in that half section. Depending on current status, consider flipping commercial to west side and putting industrial on the east side; 3. Section 24 – at intersection of Centennial and Century – change from industrial to commercial; 4. Section 7 – at future intersection of 1804 and Northern Bridge Corridor – reduce amount of land shown as commercial – changed area should be commercial-residential mixed use; and 5. Section 22 – at intersection of US 83 and 110th Avenue N – change industrial-commercial mixed use to commercial or commercial-residential mixed use.

In response to questions from the Commission, Mr. Hokenstad stated the Planning Commission was asked to host the public hearing and make a recommendation to the City Commission. He added that if the Planning Commission would like to make changes it is within their rights to do so.

Commissioner Lee stated that he felt there would be a stigma in the area that is recommended for industrial and a false sense of security for BMDA that this area would be an industrial area in the future. If there is no chance to zone it industrial it would be false information being provided for economic development purposes. He added that the industrial designation should be changed.

MOTION. Commissioner Becker made a motion to approve the MPO Bismarck-Mandan

Regional Future Land Use Plan with the following changes: 1. Section 26 – Intersection of 1804 and 48th Avenue S – change from urban residential to some amount of commercial (presumably with a commercial-residential mixed use for the remainder); 2. Section 7 and 8 – on either side of 66th Street – verify if the zoning on the east side is industrial already and if any development exists in that half section. Depending on current status, consider flipping commercial to west side and putting industrial on the east side; 3. Section 24 – at intersection of Centennial and Century – change from industrial to commercial; 4. Section 7 – at future intersection of 1804 and Northern Bridge Corridor – reduce amount of land shown as commercial – changed area should be commercial-residential mixed use; and 5. Section 22 – at intersection of US 83 and 110th Avenue N – change industrial-commercial mixed use to commercial or commercial-residential mixed use. Commissioner Armstrong seconded the motion and it was approved with Commissioners Armstrong, Becker, Bullinger, Conmy, Hegedus, Juhala, Warford, Yeager and Blackstead voting in favor of the motion. Commissioner Lee and Wangler voted against the motion.

**CONSIDERATIONS –
ZONING CHANGE & PRELIMINARY PLAT – SONNET HEIGHTS
SUBDIVISION 2ND REPLAT
ZONING CHANGE & PRELIMINARY PLAT – EAST MEADOWS ESTATES**

Chairman Blackstead called for consideration of the following items:

- A zoning change from R5-Residential, R10-Residential & RM(30)-Residential to R10-Residential and RM(30)-Residential (conditional) and the preliminary plat for Sonnet Heights Subdivision 2nd Replat. The property is a 14 acre tract containing 38 lots located in north Bismarck between Canada Avenue and 57th Avenue, 500-feet west of Highway 83 and is in a replat of all of Blocks 8 & 9, Lots 1-12 and 18-24, Block 6, Banff Drive, and part of Calvert Drive of Sonnet Heights Subdivision in the east half of the NE1/4, Section 16, T139N-R80W/Hay Creek Township.
- A zoning change from A-Agricultural to RR-Residential and the preliminary plat for East Meadows Estates. The property is a 40 acre tract containing 18 lots located five miles east of US Highway 83 along the south side of 71st Avenue and along the east side of 80th Street in the NW1/4 NW1/4, Section 9, T139N-R79W/Gibbs Township.

MOTION. Commissioner Lee made a motion to accept the consent agenda.

Commissioner Yeager seconded the motion and it was unanimously approved with Commissioners Armstrong, Becker, Bullinger, Conmy, Hegedus, Juhala, Lee, Wangler, Warford, Yeager, and Blackstead voting in favor of the motion.

July 26, 2007 Planning & Zoning Meeting Minutes

THE MORTON COUNTY PLANNING AND ZONING COMMISSION MINUTES

Chairman John Schafer called the Morton County Planning and Zoning Commission meeting to order at 5:30 P.M. on July 26, 2007 in the County Commission Room in the Morton County Courthouse, Mandan, North Dakota. Other Commissioners present were Mark Bitz, Steve Kilen, Mike Kemnitz, George Saxowsky and County Auditor Paul E. Trauger. Also present were Nick Kraft, Morton County Road Department, Carl Vender, James Wolf, Eileen Wolf, Dennis E. Daniel, Carol Daniel, Russ Staiger Ester Vogel, Kent Morrell, Elaine Morrell J.C. Balcom, David Munsch, Joel Quanbeck, Steve Grabill and Sue Bartholomew.

Absent were Commissioners: Ken Lamont, Jackie Buckley, Sandy Tibke and Andrew Zachmeier.

Commissioner Bitz moved and Commissioner Kilen seconded to approve the minutes for June 28, 2007 meeting as presented. On roll call vote, all commissioners present voted "Aye."

Joel Quanbeck from Ulteig Engineers presented the Regional Future Land Use Plan. Mr. Quanbeck fielded questions about the plan from people in attendance of the public hearing on the plan.

Chairman Schafer closed the public hearing on the Regional Future Land Use Plan.

Commissioner Bitz moved and Commissioner Kemnitz seconded to recommend to the County Commissioners for approval of the Regional Future Land Use Plan with the following changes: change Section 14, Township 139 North, Range 82 West from Industrial to Urban Residential, and changes recommended by the steering committee to around the Mandan Airport some Industrial to Green Space and mixed use Commercial/Industrial to Green Space. On roll call vote, Commissioners Bitz, Kemnitz, Kilen and Schafer voted "Aye." Commissioner Saxowsky voted "Nay." Motion carried four (4) to one (1).

Commissioner Kemnitz moved and Commissioner Bitz seconded to recommend to the County Commissioners to approve the request for a short form subdivision for Kent Morrell on a two point three tenths (2.3) acre tract to place a residence on Auditor Lot A of the NW ¼ of Section 24, Township 136 North, Range 82 West and zone change from "A" Agricultural to "R" Residential. On roll call vote, all commissioners present voted "Aye."

Commissioner Kemnitz moved and Commissioner Saxowsky seconded to table the Preliminary plat of Wolf Country Estates, because the Planning members questioned the size of the lots, percolation tests and storm water management plan. On roll call vote, all commissioners present voted "Aye."

Commissioner Bitz moved and Commissioner Saxowsky seconded to adjourn the Morton County Planning and Zoning meeting at 8:30 P. M. On roll call vote, all commissioners present voted "Aye."

John Schafer, Chairman

Paul E. Trauger, Secretary

**RESOLUTION OF ADOPTION
for the
2007 Bismarck-Mandan
Regional Future Land Use Plan**

WHEREAS, the Bismarck-Mandan Metropolitan Planning Organization (MPO) and its member jurisdictions: the Cities of Bismarck and Mandan, and Morton and Burleigh Counties have initiated the development of a Regional Future Land Use Plan; and

WHEREAS, the Bismarck-Mandan MPO and its member jurisdictions, after two public involvement meetings and substantial consultation with local planning and engineering staff, have prepared the Bismarck-Mandan Regional Future Land Use Plan; and

WHEREAS, notices were published in the official newspapers of each jurisdiction for Planning Commission public hearings in accordance with State law, and the Planning Commissions of each jurisdiction have held public hearings on and reviewed the Bismarck-Mandan Regional Future Land Use Plan, and have approved it as a guide for their future planning and development policies, and have certified it to their respective governing bodies; and

WHEREAS, notices were published in the official newspaper of the Morton County for a Board of Commissioners public hearing in accordance with State law, and the Board of Commissioners held a public hearing on the Bismarck-Mandan Regional Future Land Use Plan; and

WHEREAS, the Bismarck-Mandan Regional Future Land Use Plan will be used as a policy tool in conjunction with the Bismarck-Mandan Long Range Transportation Plan and the Mandan-Morton County Fringe Area Road Master Plan;

NOW, THEREFORE BE IT RESOLVED, by the Morton County Board of Commissioners that it adopts the Bismarck-Mandan Regional Future Land Use Plan and directs staff to publish the final document and distribute copies to all appropriate agencies and interested parties; and

BE IT FURTHER RESOLVED, that staff be directed to implement the policies and plans of Bismarck-Mandan Regional Future Land Use Plan.

CERTIFICATE

The undersigned, duly qualified members of the Morton County Board of Commissioners certify that the foregoing is a true and correct copy of a Resolution, adopted at a legally convened meeting of the Morton County Board of Commissioners held on August 7, 2007.

Attest:

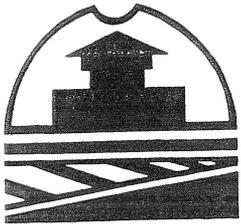


Mark Bitz, Chairman
Morton County Board of Commissioners



Paul E. Trauger
Morton County Auditor





"WHERE THE WEST BEGINS"

CITY OF MANDAN

MANDAN CITY HALL - 205 2nd Avenue NW
MANDAN, NORTH DAKOTA 58554

CITY DEPARTMENTS

ADMINISTRATION	667-3215
ASSESSING/BUILDING INSPECTION	667-3230
ENGINEER/PLANNING	667-3225
FINANCE	667-3213
FIRE	667-3288
PERSONNEL	667-3217
POLICE	667-3250
PUBLIC WORKS	667-3240
SPECIAL ASSESSMENTS	667-3211
WASTE WATER PLANT	667-3278
WATER BILLING	667-3219
FAX	667-3223

RESOLUTION OF ADOPTION for the 2007 Bismarck-Mandan Regional Future Land Use Plan

WHEREAS, the Bismarck-Mandan Metropolitan Planning Organization (MPO) and its member jurisdictions: the Cities of Bismarck and Mandan, and Morton and Burleigh Counties have initiated the development of a Regional Future Land Use Plan; and

WHEREAS, the Bismarck-Mandan MPO and its member jurisdictions, after two public involvement meetings and substantial consultation with local planning and engineering staff, have prepared the Bismarck-Mandan Regional Future Land Use Plan; and

WHEREAS, notices were published in the official newspapers of each jurisdiction for Planning Commission public hearings in accordance with State law, and the Planning Commissions of each jurisdiction have held public hearings on and reviewed the Bismarck-Mandan Regional Future Land Use Plan, and have approved it as a guide for their future planning and development policies, and have certified it to their respective governing bodies; and

WHEREAS, notices were published in the official newspaper of the City of Mandan for a City Commission public hearing in accordance with State law, and the City Commission held a public hearing on the Bismarck-Mandan County Regional Future Land Use Plan; and

WHEREAS, the Bismarck-Mandan Regional Future Land Use Plan will be used as a policy tool in conjunction with the Bismarck-Mandan Long Range Transportation Plan, the Mandan-Morton County Fringe Area Road Master Plan, and the Mandan Comprehensive Plan;

NOW, THEREFORE BE IT RESOLVED, by the Mandan City Commission that it adopts the Bismarck-Mandan Regional Future Land Use Plan and directs staff to publish the final document and distribute copies to all appropriate agencies and interested parties; and

BE IT FURTHER RESOLVED, that staff be directed to implement the policies and plans of Bismarck-Mandan Regional Future Land Use Plan.

CERTIFICATE

The undersigned, duly qualified members of the Mandan City Commission certify that the foregoing is a true and correct copy of a Resolution, adopted at a legally convened meeting of the Mandan City Commission held on September 4, 2007.

Attest:

Ken LaMont, Mayor
Mandan City Commission

Phyllis Hager
Mandan City Auditor

RESOLUTION OF ADOPTION
for the
2007 Bismarck-Mandan
Regional Future Land Use Plan

WHEREAS, the Bismarck-Mandan Metropolitan Planning Organization (MPO) and its member jurisdictions: the Cities of Bismarck and Mandan, and Morton and Burleigh Counties have initiated the development of a Regional Future Land Use Plan; and

WHEREAS, the Bismarck-Mandan MPO and its member jurisdictions, after two public involvement meetings and substantial consultation with local planning and engineering staff, have prepared the Bismarck-Mandan Regional Future Land Use Plan; and

WHEREAS, notices were published in the official newspapers of each jurisdiction for Planning Commission public hearings in accordance with State law, and the Planning Commissions of each jurisdiction have held public hearings on and reviewed the Bismarck-Mandan Regional Future Land Use Plan, and have approved it as a guide for their future planning and development policies, and have certified it to the Burleigh County Board of Commissioners; and

WHEREAS, notices were published in the official newspaper of the Burleigh County for a Board of Commissioners public hearing in accordance with State law, and the Board of Commissioners held a public hearing on the Bismarck-Mandan Regional Future Land Use Plan; and

WHEREAS, the Bismarck-Mandan Regional Future Land Use Plan will be used as a policy tool in conjunction with the Bismarck-Mandan Long Range Transportation Plan, the Bismarck-Burleigh County Fringe Area Road Master Plan, and the Burleigh County Comprehensive Plan;

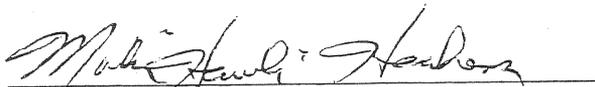
NOW, THEREFORE BE IT RESOLVED, by the Burleigh County Board of Commissioners that it adopts the Bismarck-Mandan Regional Future Land Use Plan and directs staff to publish the final document and distribute copies to all appropriate agencies and interested parties; and

BE IT FURTHER RESOLVED, that staff be directed to implement the policies and plans of Bismarck-Mandan Regional Future Land Use Plan.

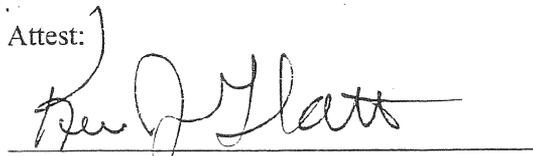
CERTIFICATE

The undersigned, duly qualified members of the Burleigh County Board of Commissioners certify that the foregoing is a true and correct copy of a Resolution, adopted at a legally convened meeting of the Burleigh County Board of Commissioners held on August 7, 2007.

Attest:



Marlan "Hawk" Haakenson, Chairman
Burleigh County Board of Commissioners



Kevin J. Glatt
Burleigh County Auditor

RESOLUTION OF ADOPTION
for the
2007 Bismarck-Mandan
Regional Future Land Use Plan

WHEREAS, the Bismarck-Mandan Metropolitan Planning Organization (MPO) and its member jurisdictions: the Cities of Bismarck and Mandan, and Morton and Burleigh Counties have initiated the development of a Regional Future Land Use Plan; and

WHEREAS, the Bismarck-Mandan MPO and its member jurisdictions, after two public involvement meetings and substantial consultation with local planning and engineering staff, have prepared the Bismarck-Mandan Regional Future Land Use Plan; and

WHEREAS, notices were published in the official newspapers of each jurisdiction for Planning Commission public hearings in accordance with State law, and the Planning Commissions of each jurisdiction have held public hearings on and reviewed the Bismarck-Mandan Regional Future Land Use Plan, and have approved it as a guide for their future planning and development policies, and have certified it to the Bismarck Board of City Commissioners; and

WHEREAS, notices were published in the official newspaper of the City of Bismarck for a Board of City Commissioners public hearing in accordance with State law, and the Board of City Commissioners held a public hearing on the Bismarck-Mandan Regional Future Land Use Plan; and

WHEREAS, the Bismarck-Mandan Regional Future Land Use Plan will be used as a policy tool in conjunction with the Bismarck-Mandan Long Range Transportation Plan, the Bismarck-Burleigh County Fringe Area Road Master Plan, the Bismarck Growth Management Plan, and the Bismarck Comprehensive Plan;

NOW, THEREFORE BE IT RESOLVED, by the Bismarck Board of City Commissioners that it adopts the Bismarck-Mandan Regional Future Land Use Plan and directs staff to publish the final document and distribute copies to all appropriate agencies and interested parties; and

BE IT FURTHER RESOLVED, that staff be directed to implement the policies and plans of Bismarck-Mandan Regional Future Land Use Plan.

CERTIFICATE

The undersigned, duly qualified members of the Bismarck Board of City Commissioners certify that the foregoing is a true and correct copy of a Resolution, adopted at a legally convened meeting of the Bismarck Board of City Commissioners held on August 14, 2007.

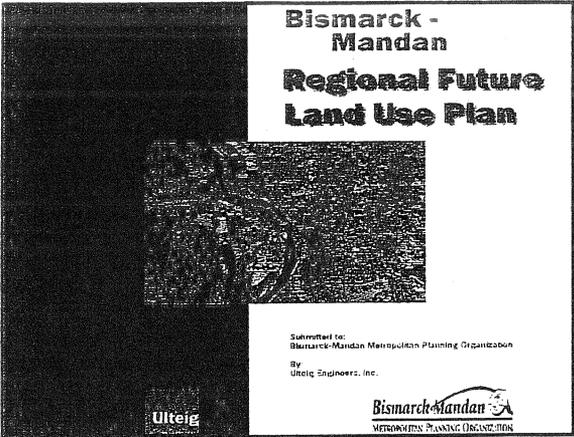
Attest:



John Warford, Mayor
Bismarck Board of City Commissioners



W. C. Wocken
Bismarck City Administrator



Project Status

- 99% complete
- Planning Commission hearings completed
- Governing Body hearings completed
- TAC recommended approval of the Bismarck-Burleigh County plan
- TAC took no action on the Mandan-Morton County plan
- Policy Board decision needed

Project Status

- Bismarck and Burleigh County concurrence

Project Status

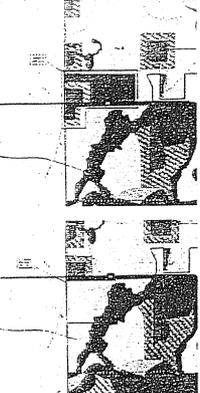
- Morton County approved version

Project Status

- Mandan approved version

Differences

- Mandan Airport
- Mandan prefers more area designated industrial
- Morton County prefers more area designated green space



Differences

- I-94/Hwy 25 Interchange
- Mandan prefers more area designated industrial
- Morton County prefers more area designated urban residential

Discussion Points

- Rationale for Airport differences
 - Same objective - to avoid conflicts with inappropriate development
 - Which is more capable of precluding inappropriate development?
(Industrial vs Open space designation)

Discussion Points

- Rationale for I-94/Hwy 25 area differences
 - Mandan objective - to provide more land for industrial development now
(vs)
 - Morton County objective - to concur with landowner perspective and designate more land for industrial development at a later time

Appendix 3

Land Use Category Analysis

Memorandum on Land Use Classification Bismarck-Mandan Regional Future Land Use Plan UEI Proj. No. 106.0268

This memo addresses the project objective of establishing a land use classification system. The memo

- discusses objectives for establishing a metropolitan wide land use classification system,
- reviews the existing land use classification system used by the recent existing land use mapping project,
- illustrates eight classification systems, and
- provides points for discussion by the Regional Future Land Use Plan Steering Committee.

Objectives

The intended use of the land use classification system should determine the characteristics of the system. It will be used for transportation planning projects, for land use planning, and may be used for other local government purposes as well. The primary objectives of the land use classification system are anticipated to be as follows:

Transportation objectives

- Separate uses into those which are retail, service, and other type uses because these three types of uses have respectively high, medium, and low traffic production capabilities. This captures the effect of land use type on the traffic model. (Land use density will not be fully captured by land use classification.)
- Identify future land uses for future transportation planning studies because the studies can more accurately assess impacts and issues when future land uses are defined.

Land Use objectives

- Identify appropriate future land uses by location which are consistent with the market and community needs.
- Assign future land uses to minimize incompatibility with adjoining land uses.
- Separate uses into those which correlate well with existing zoning districts. This is a critical issue. If certain uses are mapped which provide one connotation of future activities, but relevant zoning districts allow additional uses than those connoted, the result may be unintended land use conflicts. There should be a crosswalk table showing how zoning districts relate to future land uses. This may cause some pain and may need to result in formation of new zoning districts, etc.

Tax System objectives

- Is there a need to correlate with tax categories?
- Is public or private entity ownership, or tax exempt status relevant?

Mapping objectives

- It is valuable to limit the number of categories in order to maintain comprehension and map readability.
- It is valuable to delineate future use boundaries as closely as possible.
- It is impractical or too resource intensive to delineate future use boundaries as closely as possible. The most reasonable future land use unit boundaries are parcel boundaries and standard Public Land Survey System (PLSS) units such as quarter-sections and quarter-quarter-sections. Parcel boundaries are not universally available.

Existing Land Use Classification

The existing land use classification system created to serve the recent existing land use mapping projects of MPO member jurisdictions is based on activity and not function or ownership. It is parcel based with a single value assigned to each individual parcel. It is divided into ten primary categories and varying numbers of subcategories:

Residential Activities – Shades of Yellow to Brown (Five subcategories)

- Rural residential
- Single-family
- Two-family
- Three to eight-family (medium density residential)
- Multi-family (high density residential)
- Manufactured home parks
- Institutional residential

Commercial Activities – Red

- Shopping, business or trade activities (except free-standing office)
- General retail sales and service uses, including multi-tenant malls & strip centers
- Hospitality – bars, restaurants, hotels, motels, camp grounds, gaming, etc.

Mixed Commercial-Residential Activities – Dark Red

- Downtown uses – retail on first floor with apartments above
- Combination commercial and retail in one building (owner-occupied)

Office Activities – Pink

- Free-standing primary office use (not office accessory to other use)
- Does not include offices that are part of multi-tenant commercial centers
- Does not include free-standing medical office (doctor/dentist/chiropractor)

Industrial Activities - Purple

- Industrial and manufacturing activities
- Warehousing, including mini-storage/self-storage
- Distribution facilities
- Contractor yards

Maintenance facilities with outdoor storage, such as City public works facility
Warehousing facilities with showrooms, such as flooring and window sales

Social & Institutional Activities – Blue

Social and institutional activities
Public gathering spaces – auditoriums, civic centers, fairgrounds
Educational & religious facilities
Civic facilities – city, county, state, federal
Funeral homes & cemeteries
Military facilities
Historic sites (Governor’s Mansion, Camp Hancock)
Fraternal & similar organizations (Elks, Eagles, Teamsters, etc.)

Health & Medical Activities – Light Blue

Hospitals
Clinics (free standing only)
Doctor/dentist/chiropractor Office (free standing only)
Nursing schools
Blood product facilities (United Blood Services, Plasma Services)

Transportation, Utilities, Communications & Infrastructure Activities - Gray

Airports, transit facilities, train stations, bus garages, etc.
Parking lots (not accessory to principal use)
Infrastructure, water towers, utilities, landfills, storm water detention/drainage ways,
etc.
Communication facilities, such as publishing facilities & broadcasting studios

Parks & Leisure Activities - Green

Parks and open space
Leisure activities – both active & passive (indoor recreational facilities, swimming pools,
ball fields, recreational trails, etc.)

Agricultural/Undeveloped/Vacant – White (No color)

Agricultural Land
Undeveloped platted land
Vacant land (if vacant building, use most recent use)

Local and National Classification Systems

In order to provide some additional context to the topic of land use classification, this section briefly describes a national and seven local community land use classification systems.

APA Land Based Classification Standards. The American Planning Association has published online the results of a recent project to develop a land classification system which would serve a

variety of needs and users throughout the United States. "The principal purpose of the project is to ensure that a broad variety of land-based data now being collected and stored at the local, regional, state, and national levels in a variety of formats and classification systems be standardized so that such data would be compatible and, thus, easily transferable between jurisdictions, agencies, and institutions. It is essentially an expansion of the 1965 Standard Land Use Coding Manual which addressed only matters pertaining to land use. Today, practitioners collect, store, and manipulate three broad categories of land-based information: (a) land-cover information related primarily to the existing natural environment; (b) land-use information related primarily to the existing built environment; and (c) land-rights information related primarily to fee and less-than-fee ownership and to development rights, such as those prescribed by zoning and other regulatory measures. The purpose of the project was to create a classification system capable of accommodating all three categories of land-based information and not just land use." This information was cited from, and more information is found, at <http://www.planning.org/lbcs/GeneralInfo/ProjectInfo.html>.

The LBCS addresses land classification in five different dimensions: Activity, Function, Structure, Site Development Character and Ownership. The Activity function most closely parallels the system used by the recent BisMan MPO land use mapping project. There are ten primary activity categories which are identified in Table 1.

Local Systems. Four of the major cities in North Dakota have all completed land use plans since 2000. And, the Fargo-Moorhead MetroCOG completed an existing land use mapping project in 2001. Each used a slightly different land use classification system. Table 1 illustrates the primary categories of the BisMan existing land use mapping project, the US 83 project and the land use categories of land use maps for MetroCOG, Fargo, Grand Forks, Minot, and West Fargo. It should be noted that secondary activity categories of the LBCS match many of the primary categories listed for these local systems.

MetroCOG. There are fifteen categories. Four residential categories are used including manufactured housing and "twin home, duplex, and triplex." Public is separated from semi-public. Schools are also their own category.

Fargo. There are eight primary categories. Mapping includes a number of combinations of primary categories in addition to the primary categories themselves. This is intended to provide more options for future development where compatibility issues are not evident. Residential is classified as high or low density. There is a separate category for storm water which is differentiated from their park/open space category.

Grand Forks. There are eight primary land use categories. They distinguish three categories which could be considered commercial, including office park. Open space is used to refer to land along drainage ways.

Minot. There are ten primary categories. Office park is distinguished from other commercial. Parks and schools refers to land ownership. Public Land is also about land ownership. Green

space refers to land intended to be left as open space to protect or provide views. Wetlands and Water is applied only to the river corridor. There is a separation of single family from high density residential.

West Fargo. There are twelve categories. Use undeveloped as a category for land which is likely to change use in the future which is separate from parks/open space. There are four residential categories with both twin homes and manufactured homes being called out. This system also separates light from heavy industry.

US 83. There are nine primary categories. However, Mixed Use is intended to address three different mixes of use: office-light industry, office-residential or commercial-residential, and commercial-office. Residential uses are not mapped into any density or housing type splits.

Table 1. Land Use Category Systems

Land Use Category	B-M MPO	US 83	LBCS	Metro COG	Fargo	Grand Forks	Minot	West Fargo
Agricultural						x	x	
Undeveloped								x
Ag, Undeveloped, Vacant	x			x				
Natural Resource Related			x					
Wetlands and Water				x			x	
Storm Water					x		x	
Residential		x	x			x		
Single Family	x			x			x	x
Twin Homes	x			x				x
Low Density Residential					x			
Medium Density Residential	x							
High Density Residential	x				x		x	
Multi-Family Residential				x				x
Manufactured Housing	x			x				x
Mixed Com-Res	x	x			x	x		
Mixed Office-Res		x			x	x		
Shopping, Business, Trade			x					
Commercial	x	x		x	x	x	x	
Neighborhood Commercial		x						
Office	x	x		x	x			
Office Park						x	x	
Health & Medical	x							
General Commercial								x
Industrial	x			x	x	x	x	
Indust, Manuf, Waste			x					
Light Industry		x						x
Heavy Industry								x
Social/Institutional	x	x						
Schools				x				
Semi-public				x				
Public/Semi-public						x		
Public		x		x	x		x	
Mass Assembly			x					
Travel or Movement			x	x				
Trans, Util, Commun, Infrastr	x							
Utilities				x				x
Parks and Schools							x	
Parks & Leisure	x			x				
Park/open space					x			
Leisure			x					
Green Space							x	
Open Space		x				x		
No Human Activity			x					

Discussion Points

It is likely that there are competing objectives for the land use classification system. It seems essential that the objectives for land use planning be met. It would be short-sighted not to meet the objectives for transportation planning. Other objectives may be less important. The following comments and questions are for discussion:

1. For land use planning purposes, what housing type distinctions should be made? (manufactured housing, 1, 2, or 3 unit housing, 4 to 8 unit housing, and 9+ unit housing)
2. For land use planning purposes, should distinctions be made between big box retail and other retail?
3. For transportation planning purposes, should distinctions be made between retail/service malls and smaller local retail/service locations?
4. For transportation purposes, should distinctions be made between traffic producers with high peak hour traffic activity and others?
5. For land use and transportation planning purposes, is it important to make distinctions between uses which involve heavy equipment, frequent large truck trips, and other uses?
6. Should there be a correlation between land use categories and NAIC codes?
7. Is there a benefit to separating out campus type uses such as hospitals, colleges, and government centers?
8. Is there a benefit to separating out mass assembly locations such as fairgrounds, event centers, and large outdoor sporting event locations from other social/institutional sites?

The recently developed existing land use categorization may meet most of the needs of the project. Possible additional categories include: Mixed Use-Service, and splitting off Mass Assembly from Social/Institutional. Table 2 illustrates how such a categorization may address many of the key distinctions needed. What other distinctions are needed?

Table 2. Potential Land Use Categorization for Regional Future Land Use Plan

	High traffic	Med traffic	Low traffic	Large parcel	High peak hr	High off site impacts	Low off site impacts
Rural Res			x				x
1-2 unit Res			x				x
3-8 unit Res			x				x
9+ unit Res		x		x	x	x	
Parks/Open Space			x	x			x
Mass Assembly	x			x		x	
Social/Institutional		x				x	
Office	x				x		
Retail	x					x	
Service		x					
Industrial		x		x	x	x	
Mixed Use-Retail		x					
Mix Use-Service		x					
Infrastructure							x

Preferred Land Use Classification System
Bismarck-Mandan Regional Future Land Use Plan
 UEI Proj. No. 106.0268

This chart summarizes the Steering Committee's preferred Land Use Classification System as it was revised as of October 13, 2006.

Table 1. Land Use Categories		
Land Use Category	Description of Category	Suggested Color
Low Density Residential - Rural	1 unit residences on large lots	Pale Yellow
Low Density Residential	1 or 2 unit residences	Bright Yellow
Medium Density Residential	3 to 8 unit multi-family	Pale Orange
High Density Residential	9 or more unit multi-family	Bright Orange
Parks/Open Space	Parks and recreational activities, and topographically undevelopable areas	Green
Office	Free-standing office uses (not office accessory to other uses)	Pink
Commercial	Retail and Service activities including big box sites	Red
Neighborhood Commercial	Small site retail, service, and office activities which are appropriate in a residential neighborhood.	Dark Red
Mixed Use	Transitional zone containing commercial, office, residential, and industrial uses	Khaki
Industrial	Industrial, manufacturing, warehousing, distribution, and contractor activities	Purple
Ag/Reserve	Currently agricultural or other land not intended for development in the foreseeable future	White