When Citizens Choose

Williams County
Comprehensive Plan 2035

Plans that Succeed.
-Creating Ownership / Authorship!
Community Dialogue Meeting #3

Century Code says 'zoning powers requires a local adopted 'comprehensive plan'.

Almost 100 local governments (towns, cities & counties) in western North Dakota we estimated 80-90% don’t have an updated comprehensive plan, thus vulnerable.

A halo of growth pressure exists for all communities in the west, thus lots of access decisions being made daily that affect transportation safety and efficiency.

Every community needs an updated community plan that depicts desired future land use, and materials prepared for this webinar are focused on helping those just beginning this effort and those that have updated plans.

Plans that don’t get adopted and implemented have no value.

Dramatically improve your plan’s success: Your local planning effort must engage local citizen’s (it is their plan!). Demonstrated support for plan translates into more adapted plans and greater implementation.
Success Community Planning isn’t a secret!!
No Reason to Reinvent the Process...

We don’t have enough familiarity with this process here – simply because we haven’t needed it. Until now!

The Comprehensive Plan is the Citizens Plan! This is how citizens direct staff and elected officials to achieve their desires. Staff and elected officials come and go... Citizens there for the long haul!

**HUGE CONSENSUS / OWNERSHIP in FINAL PLAN:**

FINGER PRINTS!! Citizens need to see their contributions in final plans!
- Each meeting reviews previous meeting results, present the assumptions /interpretations made from that input, ask if these interpretations are correct, then include new exercises for next meeting.
- Repeat for each meeting.....

Your plan won’t change the world if it isn’t adopted and implemented..................
Comprehensive Community Plan
Phasing Diagram

Project Organization
- 2 months

Public Engagement Phase
- 3 months
  - Three Public Meetings
  - Kick-off Event (goals)
  - Charrette (chip game)
  - Synthesis Plan / Satisfaction Survey
  - General Land Use Plan

Documentation/Approval
- 2 months

- Detailed Implementation Tools
- Plan Element Policy
- Documentation
- Final Document
- Development
- Adoption / Approvals
Our Process Diagram – Public Engagement:

THIS METHODOLOGY...
Our Process Diagram – Public Engagement:

Public Meeting #1

- Inventory: The interplay between community values and the Land
- Analysis: Landscape Sensitivity
- The People, Values & Desires
- Growth Efficiency

Public Meeting #2

- Plan Alternatives: Test the ‘Fit’ between Values and the Land
- Impact Analysis
- Local Goals

Public Meeting #3

- Draft and Final Plan: Demonstrate ‘The Fit’ Best Plan for This Place And Time
- Preferred plan (future landuse)

Meeting #1 – Value Surveys – Analysis Criteria – Goals & Objectives
Meeting #2 – Citizen Generated Growth Scenarios
Meeting #3 – Informed Choices for Future – Define Plan & Strategies
Public Meeting #1

will include an exercise that allow participants to rate the importance of all public facilities and services. With these results we can determine a county average for which elements are most important and weight them accordingly.

A survey asked citizens to weight the importance of each element, as they see it, for importance for future land use planning. 5’s being most important and 1’s (or 0’s) for the least important. The county average can then be assigned to each element as they are added together so the results directly reflect citizen values.
How will we know ‘good’ when we see it?

Curly Asks,
“What is the One Thing”?
(You’ll know it when you find it!)
What is the single most important issue this Comprehensive Plan needs to resolve?

Write in ‘The One Thing’

Do you agree that these goals reflect citizen values and what this plan needs to achieve?

- Strongly Agree: 44%
- Agree Somewhat: 49%
- Disagree Somewhat: 1%
- Strongly Disagree: 4%
- Don’t have an opinion: 3%

Public Facilities & Services:
- Retain existing facilities
- Where should we expand?
- Expand education / retain good schools
- Public safety / law enforcement / emergency Services
- Traffic / signalization
- Develop Recreation Opportunities
Which statement best describes your feelings about Emergency Response?

- Development that can't demonstrate they have emergency services in a timely fashion should be denied (31%)
- Developments without emergency services should be forced to develop that capacity prior to selling any real estate (41%)
- Emergency Services shouldn't be a criteria for approval of rural projects (23%)
- Don't Know / Don't have an opinion (5%)

How much do you agree with this result: development should pay for all or most additional costs for Public Facilities & Services?

- Very much support (56%)
- Somewhat support (35%)
- Somewhat do not support (7%)
- Do not support at all (2%)
- I don't know / no opinion (0%)

How much do you agree with this result: “the County should have plan, and depart from it only when there is a public benefit to do so”?

- Very much agree (47%)
- Somewhat agree (36%)
- Somewhat disagree (8%)
- Do not agree at all (5%)
- I don’t know / no opinion (4%)

These two maps (Growth Efficiency and Landscape Sensitivity), created using public values, should be used to assist us at defining the most appropriate locations for future growth.

- Strongly Agree (53%)
- Agree somewhat (38%)
- Disagree somewhat (6%)
- Strongly Disagree (2%)
- Don’t have an Opinion (1%)
What is a good plan? What have citizens said....?
Lessen Cost! Conserve & Develop Natural Resources!
Growth Efficiency Map
Landscape Sensitivity Map
Harness local knowledge regarding Future Possibilities - The Chip Game!
Siting Future Growth:
The Growth Challenge Game
Siting Future Growth:
The Growth Challenge Game
Siting Future Growth: The Growth Challenge Game
Williams County Goals & Objectives to Achieve!

- **Efficient Orderly Growth:**
  - Areas that are most cost-efficient to grow
  - Direct growth to most suitable locations
  - Emergency response times should be considered.
  - Commercial & industrial land in a few defined locations
  - Avoid incompatible adjacent uses
  - Direct growth to existing towns & developed areas

- **Highways & County Roads:**
  - Connect missing segments of road
  - Improved Road Maintenance
  - Truck route development
  - Safety / traffic control (signalization)

- **Protect Natural Resources:**
  - River & creek protection
  - Aquifer protection (clean water)
  - Habitat areas - riparian areas used by most species

- **Crime & Social Issues:**
  - Response time for emergency Services
  - Public safety & law enforcement
  - Improve Range of Housing Options
  - Reduce Cost of Living

- **Rural Character & Agriculture Protection:**
  - Rural character / small town Feel
  - Agricultural lands protection (prime)

- **Public Facilities & Services:**
  - Retain level of service we now have! Keep pace as we grow.
  - Where is sewer needed to support compact development
  - Expand education / retain good schools
  - Public safety / law enforcement / emergency Services
  - Traffic / signalization
  - Develop Recreation Opportunities

☑ Does Your Plan Measure Up?- Check Mark those goals you’ve achieved!!
Williams County Chip Set - Growth Challenge Game

Trails / Bikeways

Open Space/Park

Large Lot (estate) (1 du per 10 acre) 50 per 640 ac.

Rural Residential - .5 du/acre or 250 homes per 640 acre

Rural Cluster - .5 du/acre or 250 homes per 640 acre

Suburban Residential w/sw- 4 du/acre or 1500 homes per 640 acre

Town Residential (mixed) w/sw- 8 du/acre or 2500 units per 640 acre

Commercial Center (mixed)

Industrial Center

Man Camp Village

Traffic Light

Needed Public Facilities

Worst Thing!!

Major Roads
Grenora Played 4 Games
Grenora Played 4 Games
Ray Played 6 Games
Tioga Played 4 Games
Williston Played 8 Games
Trenton Played 2 Games

County Wide Citizens Played 24 Games
All Homes Placed by All 24 Tables – “Where Citizens See Growth being Directed!”
Individual Chip Games & Results:

G1

G2

G3

G4

ChipType:
- TownResidential
- SuburbanResidential
- RuralResidential
- ClusterResidential
- LargeLotResidential
Best becomes ’24’, 2\textsuperscript{nd} best=’23’, worst = 1, etc.
Our Process Diagram – Public Engagement:

Public Involvement: “your process; your plan!”

Public Meeting #1
- Inventory:
- Analysis:
  - The interplay between community values and the Land

Public Meeting #2
- Plan Alternatives:
  - Test the ‘Fit’ between Values and the Land

Public Meeting #3
- Impact Analysis
- Draft and Final Plan:
  - Demonstrate ‘The Fit’ Best Plan for This Place And Time.

The Land!
- Atlas of natural and built landscape

The People, Values & Desires

Landscape Sensitivity

Growth Efficiency

“Create lots of Alternatives from Which we can learn” Use Community Values as Performance Standards

Preferred plan
Four Scenarios

A - Current Trends

B - Growth Focused to all Towns and Service Areas

C - New Town

D - Big Town of Williston

Preferred Scenario
<table>
<thead>
<tr>
<th></th>
<th>Scenario A Current Trends</th>
<th>Scenario B Growth Focused to all Towns and Service Areas</th>
<th>Scenario C New Town</th>
<th>Scenario D Big Town of Williston</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential-in/near existing towns</td>
<td>Minor amount of town residential around existing towns</td>
<td>All small lot development is less than 5 acres occurs within existing towns and their growth areas with full range of services; Tier strategy for growth areas with Urban Residential Reserve pattern in Tier 2</td>
<td>Limited growth to existing towns with growth plans</td>
<td>Majority new development and most new homes focus around Williston - generally in NW quadrant</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Small amounts of residential around Tioga and Ray</td>
</tr>
<tr>
<td>Residential-outside of existing towns</td>
<td>Significant exurban residential occurs in scattered small to large subdivisions or 1 acre lots mostly along Hwy 2 and within 10 miles of Tioga, Williston or Ray</td>
<td>Modest exurban development is very large lots (5 ac+) that preserve agriculture throughout county</td>
<td>New town (maybe 8,000 units / 15,000 – 20,000 population) created to absorb growth and lessen growth pressure on existing communities; Modest exurban development is in small clusters or lot splits</td>
<td>No new exurban development only lot splits to support agriculture</td>
</tr>
<tr>
<td>Commercial</td>
<td>Commercial strip extends along Hwy 2 east of 13 mile corner and west of Williston</td>
<td>Some new commercial in all towns and growth areas and a few designated locations</td>
<td>New center at 13 mile corner</td>
<td>Commercial extends north of Williston to 64&lt;sup&gt;th&lt;/sup&gt; Ave, along truck route, and west of Williston along Hwy 2; employment at new airport</td>
</tr>
<tr>
<td>Industrial</td>
<td>New industrial in scattered sites along Hwy 2 east and west</td>
<td>New industrial grows around all existing towns plus designated locations outside of growth areas (including existing centers)</td>
<td>New industrial at 13 mile corner (modest development in existing centers)</td>
<td>New industrial focused around Williston along Hwy 2 west of town, truck route, and north to 64&lt;sup&gt;th&lt;/sup&gt; Ave; employment at new airport (modest development in existing centers)</td>
</tr>
<tr>
<td>Residential-recreational</td>
<td>Residential subdivisions along lakefront</td>
<td>Large-lot residential along lakefront</td>
<td>New recreation village north of lake</td>
<td>Recreation residential clusters along lakefront</td>
</tr>
<tr>
<td>New Man Camps</td>
<td>New man camps occur near industrial areas and along roadways</td>
<td>New man camps located within towns with sewer in Tier 1</td>
<td>New major man camp at 13 mile corner (temporary housing)</td>
<td>New man camps close to Williston along truck route</td>
</tr>
<tr>
<td>Schools</td>
<td>Several small schools in rural areas</td>
<td>New schools within towns</td>
<td>New schools at 13 mile corner; some in Tioga and Williston areas</td>
<td>New schools only in Williston (maybe some in Tioga)</td>
</tr>
</tbody>
</table>
Scenario A
5 Yr. Trend
BAU / No Plan
Baseline #
Baseline builds on this pattern
Scenario B
All Towns Grow/Dispersed / Local Growth Areas
Growth Areas - Grenora
Grenora Growth Area
Growth Areas - Ray
Growth Areas - Tioga

Tier One – growth area (now)
Tier Two – growth area
Growth Areas – Williston

Sewer extent (green)
Growth Areas – Trenton
Growth Areas – Epping
Growth Areas – Wildrose
Scenario C
New Town + Towns w Services
A Planned Community
Major Growth in a New Area
Scenario D
Big Town – Growth Directed to Two Locations with Improved Infrastructure
Benchmarks: (help measure ‘good’)
All Scenarios have 11,000 homes sited

Land needed varies due to density of development

Efficiency improves when development becomes more compact and located closer to existing towns & infrastructure.
Areas of concentrated growth are not environmentally sensitive.

Many locations can accommodate growth, with little impacts.

Proximity to Emergency Services gets better when compact development is located near first responders. Scenario B, C & D are all significant improvements of ‘baseline’ calculations.
Average distance to subdivisions or city limits.

Very ‘place specific’. The area around Williston has lots of Prime Farm Soils.
Road & Bridge Construction (lots of new miles needed)
Road & Bridge Maintenance
Cost of Gas
Cost of Cars
Air Quality (dust/exhaust)
Water Quality
## Summary

<table>
<thead>
<tr>
<th></th>
<th>A Baseline No Plan</th>
<th>B All Towns Disperse</th>
<th>C New Town w/Services</th>
<th>D Big Town Centralized</th>
</tr>
</thead>
<tbody>
<tr>
<td>Efficiency</td>
<td>4</td>
<td>3</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>Land Sensitivity</td>
<td>3</td>
<td>1</td>
<td>4</td>
<td>2</td>
</tr>
<tr>
<td>Adjacency</td>
<td>4</td>
<td>3</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>Distance to first responders</td>
<td>4</td>
<td>3</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>Vehicular Miles/day</td>
<td>4</td>
<td>3</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>Prime farm land lost</td>
<td>4</td>
<td>2</td>
<td>1</td>
<td>3</td>
</tr>
<tr>
<td>Wetlands Lost/impacted</td>
<td>4</td>
<td>2</td>
<td>3</td>
<td>1</td>
</tr>
<tr>
<td>Potential Flood Areas</td>
<td>4</td>
<td>3</td>
<td>2</td>
<td>1</td>
</tr>
</tbody>
</table>

**Small is Best!!**

- **4th**: A Baseline No Plan
- **3rd**: B All Towns Disperse
- **2nd**: C New Town w/Services
- **1st**: D Big Town Centralized
Implications of Directing Growth in General

• Does not happen without strong policy direction and new rules (takes effort to accomplish; increasing effort for Scenarios B, C and D)

• May require down zoning outside areas targeted for growth

• Have to say “no” sometimes (can’t allow uses that preclude key plan elements)

• May need new regulations / practices

• More revenue needed (road construction, rights –of-way acquisition, maintenance) but LESS FOR CONCENTRATED GROWTH!

• Need to address Quality too (good examples needed)

• Some scenarios are financially better than others

• Current conditions are not financially sustainable
Key Pad Polling

Define community values, goals, objectives, and desires for the future

A future land use plan that reflects these values - ‘The Fit’ for Williams County
Do you agree with these goals: efficient orderly growth in Williams County?

<table>
<thead>
<tr>
<th>Percentage</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>84%</td>
<td>1. Strongly agree</td>
</tr>
<tr>
<td>13%</td>
<td>2. Somewhat agree</td>
</tr>
<tr>
<td>0%</td>
<td>3. Somewhat disagree</td>
</tr>
<tr>
<td>0%</td>
<td>4. Strongly disagree</td>
</tr>
<tr>
<td>3%</td>
<td>5. No opinion</td>
</tr>
<tr>
<td>0%</td>
<td>6. I don’t know enough about the issue</td>
</tr>
</tbody>
</table>

**Efficient Orderly Growth:**

- Areas that are most cost-efficient to grow
- Direct growth to most suitable locations
- Emergency response times should be considered.
- Commercial & industrial land in a few defined locations
- Avoid incompatible adjacent uses
- Direct growth to existing towns & developed areas
Overall, which future growth scenario do you prefer for Williams County?

<table>
<thead>
<tr>
<th>Percentage</th>
<th>Scenario Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>0%</td>
<td>1. A – BAU / 5 yr. trend / No Plan</td>
</tr>
<tr>
<td>26%</td>
<td>2. B – All towns grow – Dispersed growth</td>
</tr>
<tr>
<td>18%</td>
<td>3. C – New Town – New Area / New Services</td>
</tr>
<tr>
<td>56%</td>
<td>4. D – Big Town – Focus growth on specific area</td>
</tr>
<tr>
<td>0%</td>
<td>5. None of the above</td>
</tr>
<tr>
<td>0%</td>
<td>6. No opinion / I don’t know</td>
</tr>
<tr>
<td>0%</td>
<td>7. This is not an issue that needs addressed in the plan</td>
</tr>
</tbody>
</table>
If directing future growth to the most appropriate locations required additional regulations, do you...

1. Strongly support (42%)
2. Somewhat support (39%)
3. Somewhat oppose (9%)
4. Strongly oppose (3%)
5. No opinion / I don’t know (6%)
6. This is not a topic that needs addressed in the plan (0%)
What level of support do you have for the following Growth Strategy:

**Town Growth Areas**
(with existing sewer & water)

<table>
<thead>
<tr>
<th>Percentage</th>
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</tr>
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<tbody>
<tr>
<td>56%</td>
<td>1. Strongly Support</td>
</tr>
<tr>
<td>32%</td>
<td>2. Slightly Support</td>
</tr>
<tr>
<td>3%</td>
<td>3. Slightly Opposed</td>
</tr>
<tr>
<td>0%</td>
<td>4. Strongly Opposed</td>
</tr>
<tr>
<td>9%</td>
<td>5. No Opinion</td>
</tr>
</tbody>
</table>