



MOUNTRAIL COUNTY, ND

# Comprehensive Plan Update

Public Meeting #1 – January 22-23, 2020

# Who we are

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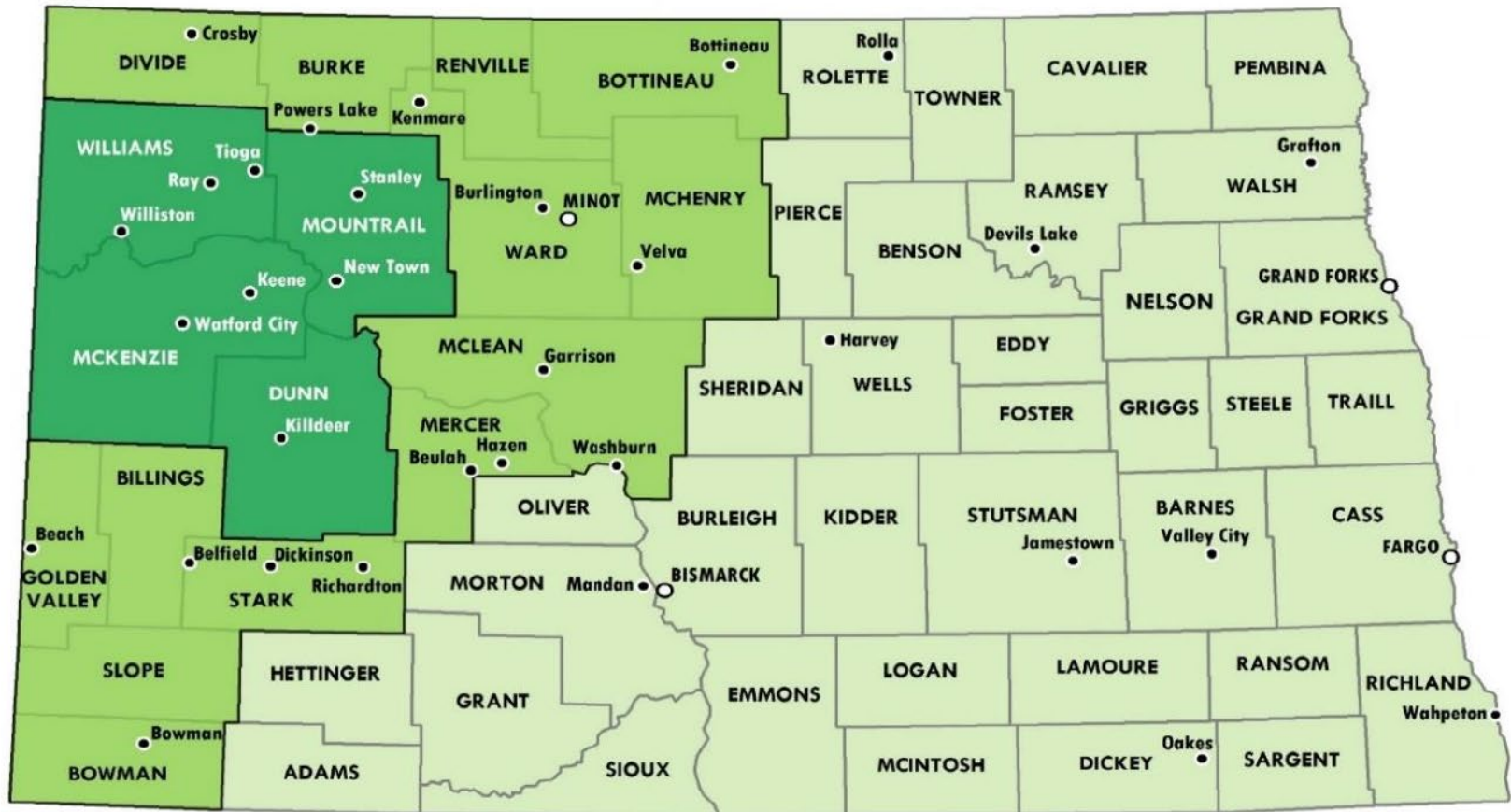
dsweeney@srfconsulting.com  
701.893.7426

# Where is Mountrail County in 2020?

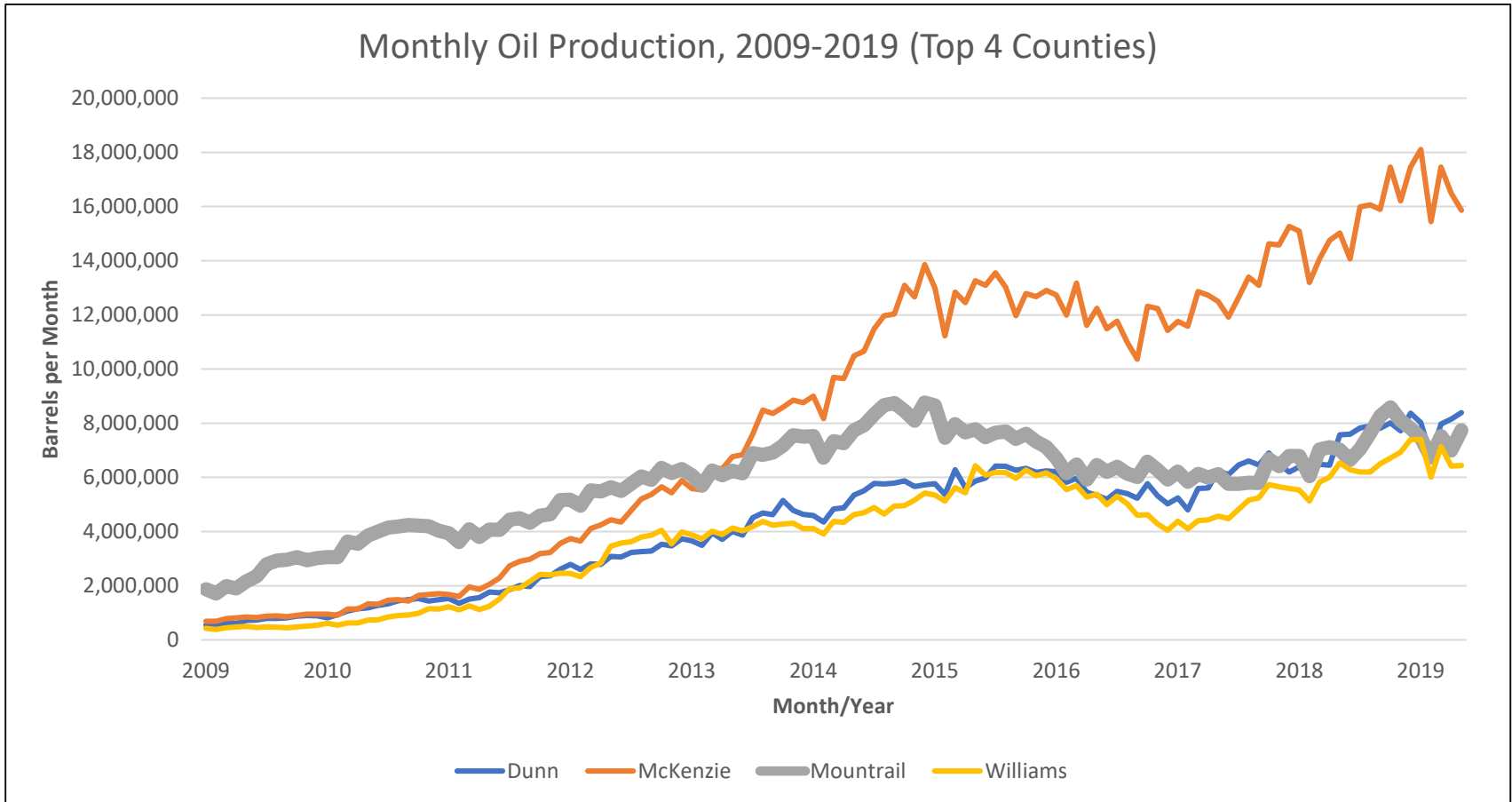
- Geography
- Natural Resources
- Energy
- Agriculture
- Growth Trends and Forecasts
- Demographics
- Housing
- Land Use and Zoning
- Transportation

# Energy

■ CORE OIL AND GAS PRODUCING COUNTIES ■ BALANCE OF OIL AND GAS PRODUCING COUNTIES ■ NON OIL AND GAS PRODUCING COUNTIES



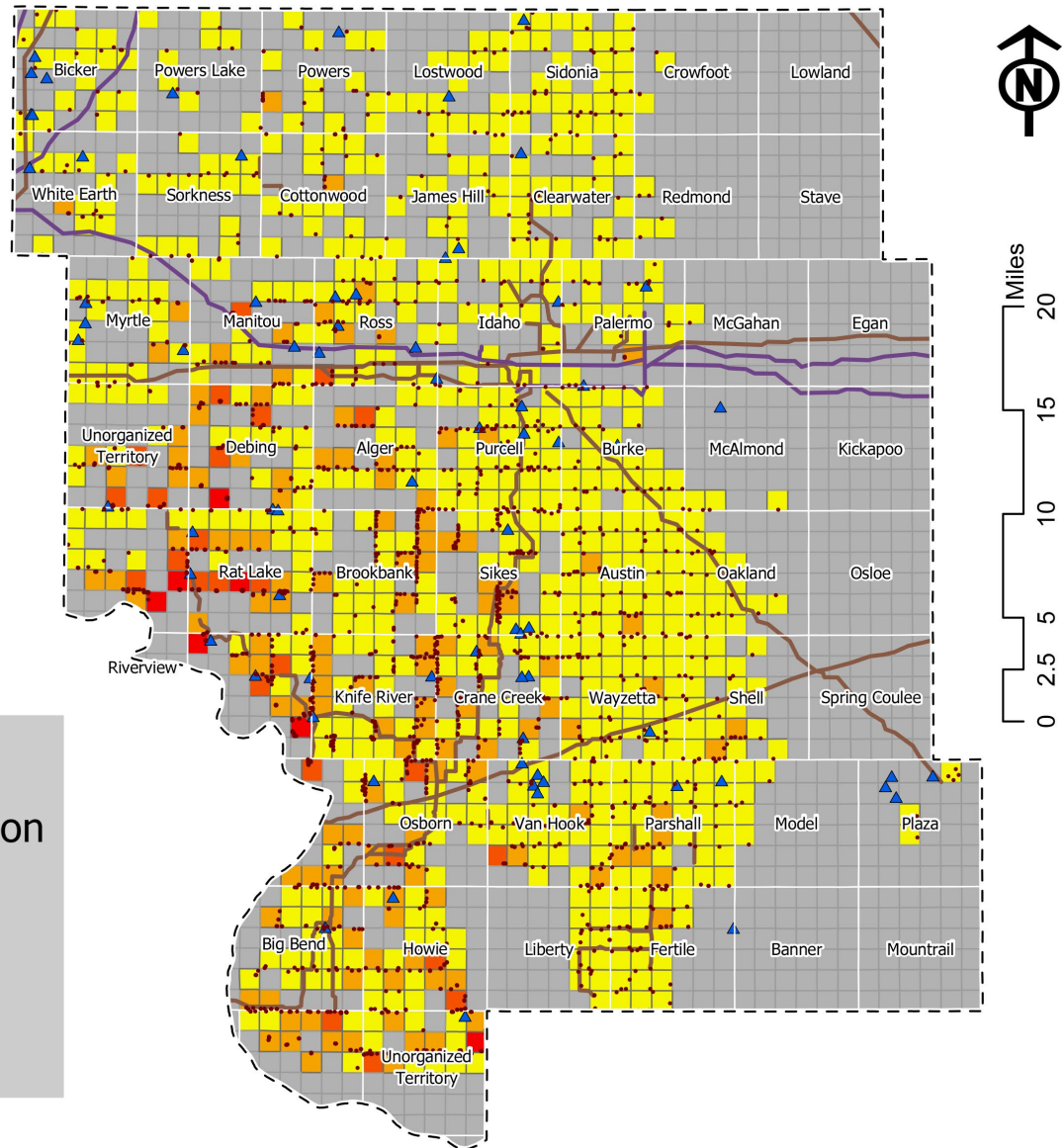
## Oil Production Trends



North Dakota Department of Mineral Resources

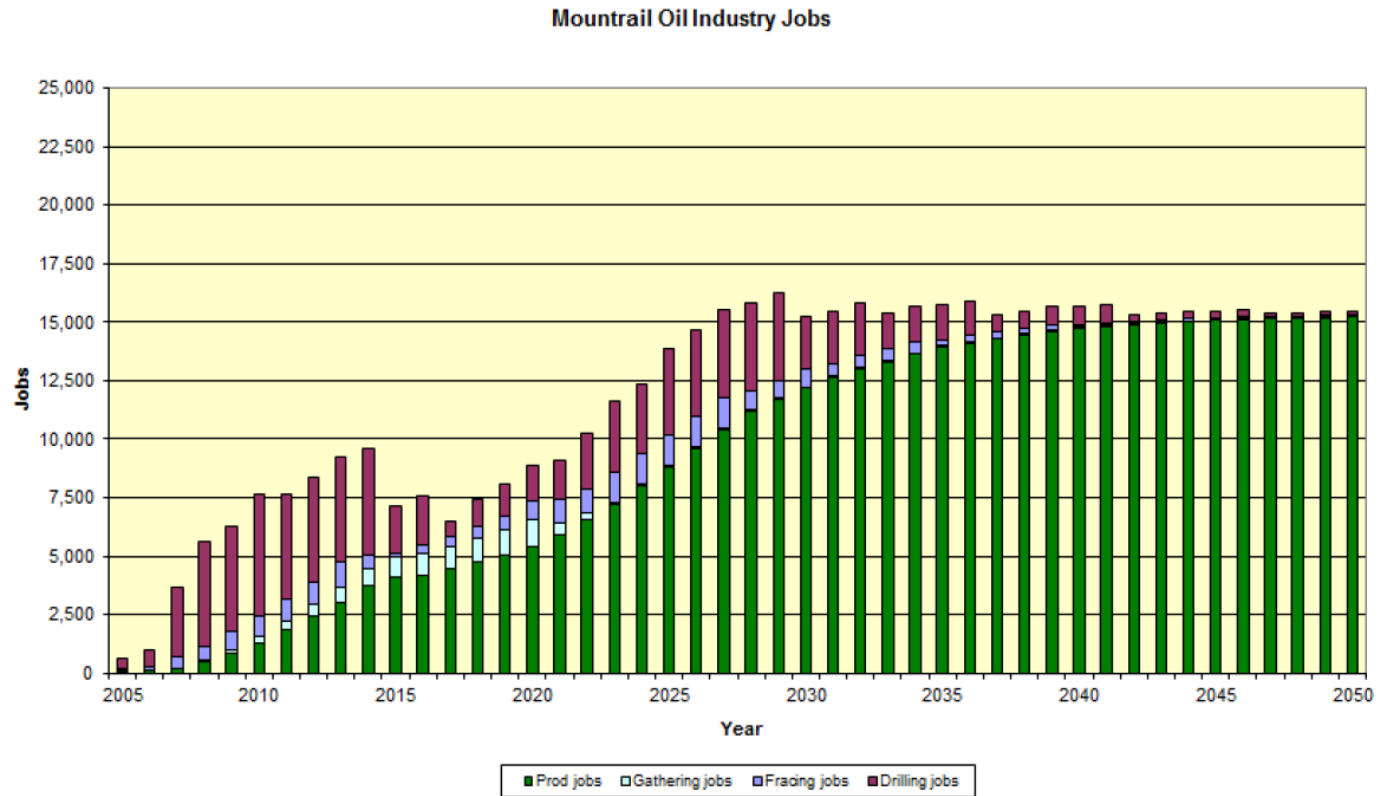


# Energy



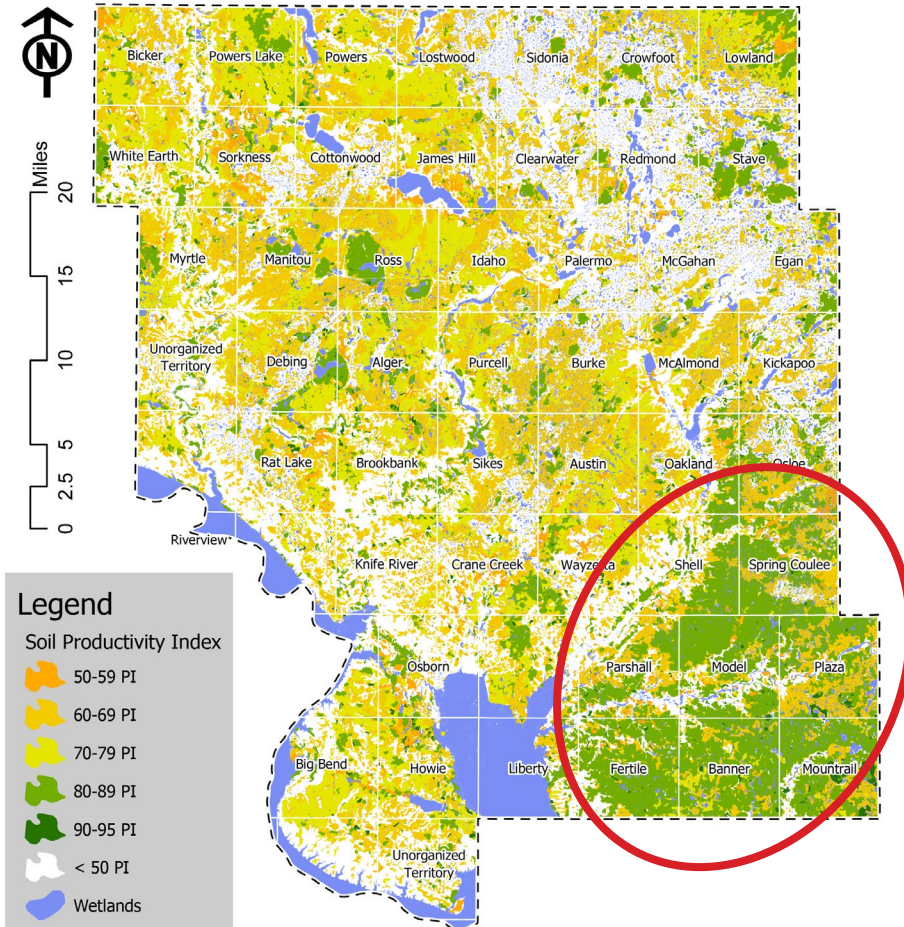
## Oil Industry Employment Forecast

- DMR forecasts 15,000 oil industry jobs in Mountrail County by 2025
- Gradual transition from drilling jobs (purple) to production jobs (green) has implications for planning. (e.g., long-term housing needs)

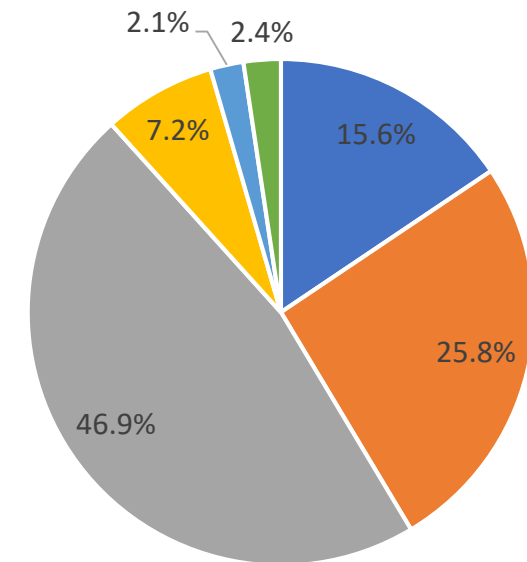


North Dakota Department of Mineral Resources: Oil & Gas Update. November 2018

# Agriculture



2016 Harvested Acres (Percentage)



■ Dry Edible Peas 
 ■ Canola  
■ Spring Wheat 
 ■ Hay  
■ Sunflower Oil 
 ■ Barley



# Growth and Development

## Historical Population Change

Year	Population			
	County	Incorporated Communities*	County Balance	Percent Balance
1960	10,077	5,545	4,532	45.0%
1970	8,437	4,945	3,492	41.4%
1980	7,679	4,546	3,133	40.8%
1990	7,021	4,064	2,957	42.1%
2000	6,631	3,982	2,649	40.0%
2010	7,673	4,708	2,965	38.6%
2018	10,218	6,885	3,333	32.6%

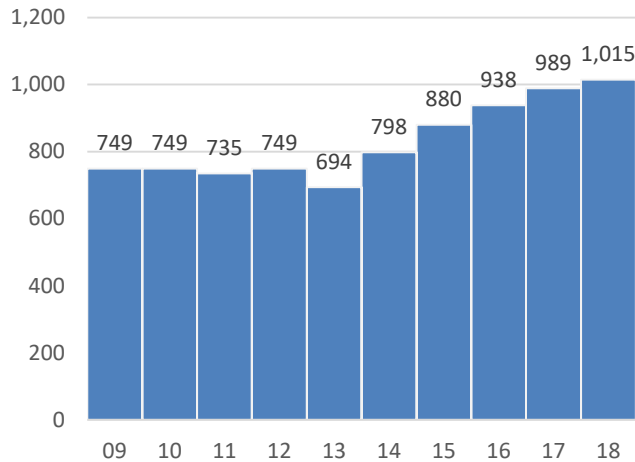
\*New Town, Palermo, Parshall, Plaza, Ross, Stanley, White Earth

- *The Western ND Oil boom has reversed decades of population decline*
- *Most growth is focused in incorporated communities (New Town, Parshall, Stanley)*
- *Unincorporated areas have grown by ~400 since 2010 and by ~700 since 2000.*

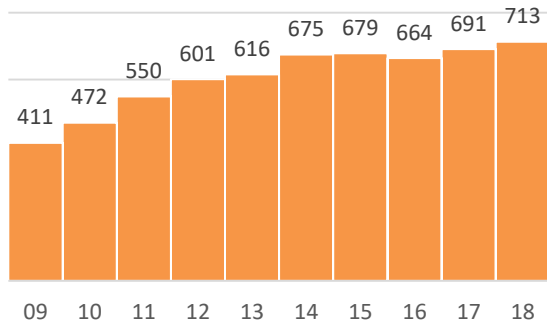
# Growth and Development

## Student Enrollment

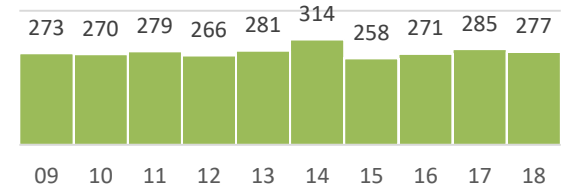
New Town 1



Stanley 2

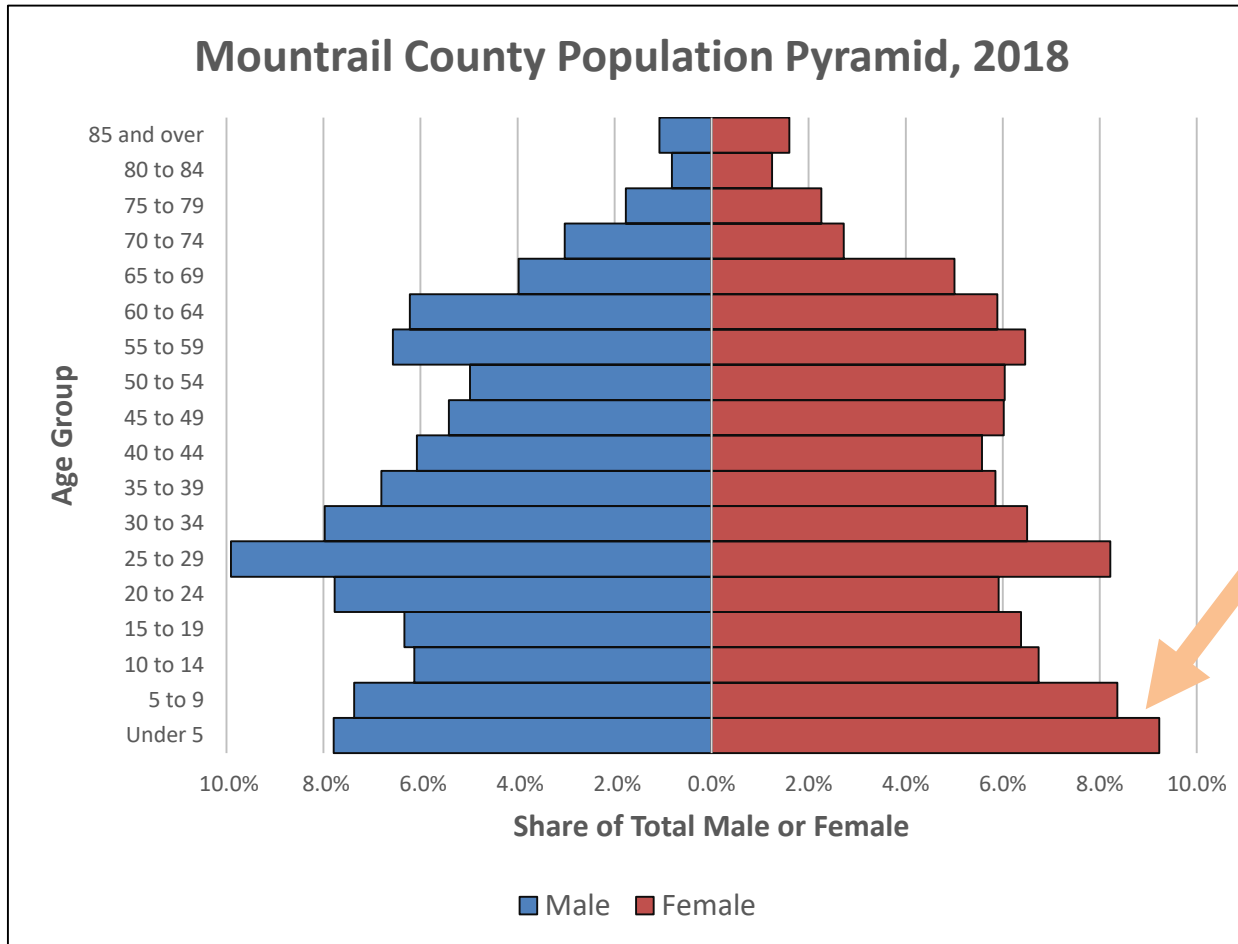


Parshall 3



*New Town 1: + 266 students in 10 years  
Stanley 2: + 302 students in 10 years  
Parshall 3: +4 students in 10 years*

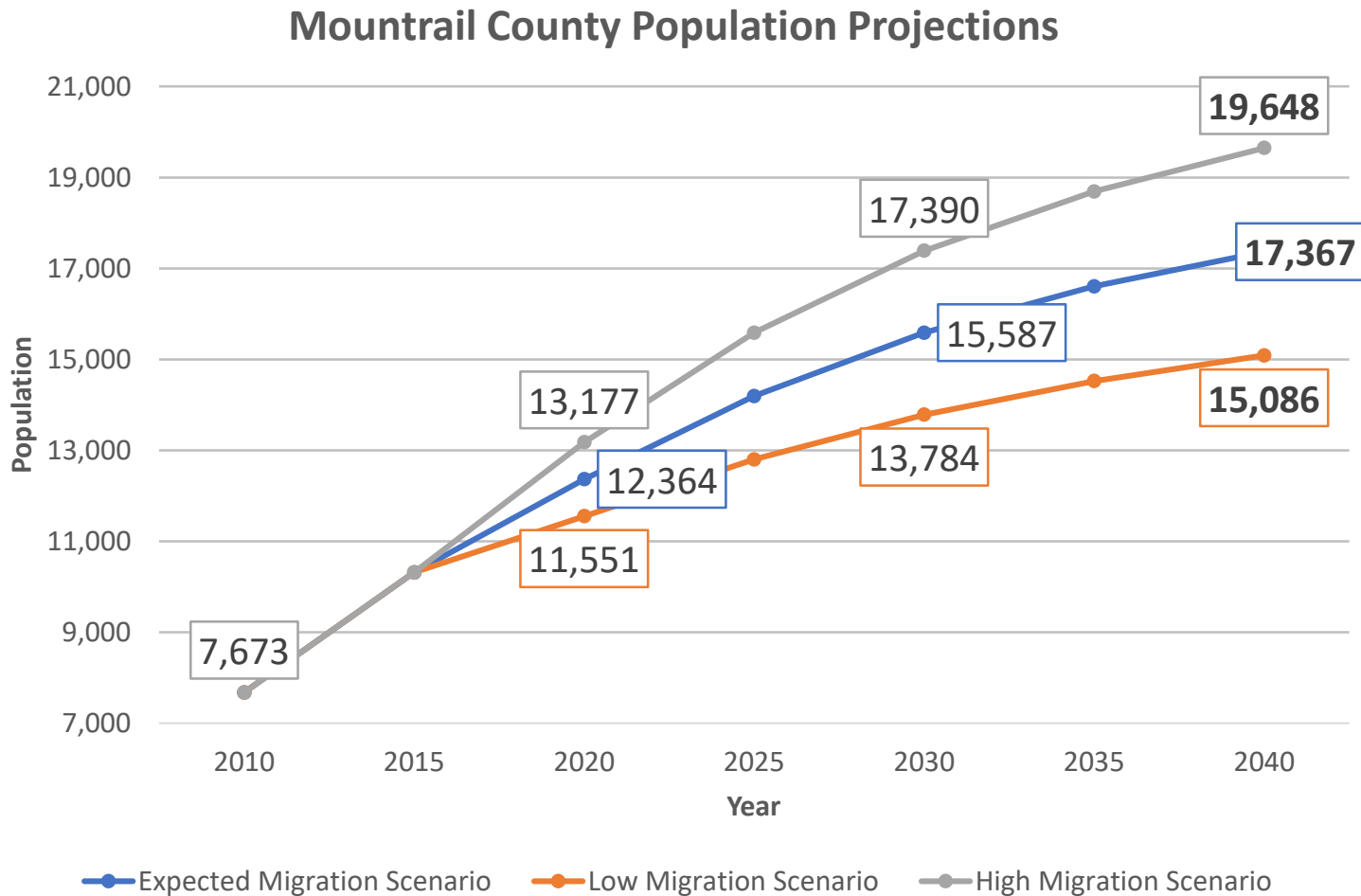
# Demographics – Age Breakdown



*Mountrail County is primed for more population growth and increased student enrollment.*

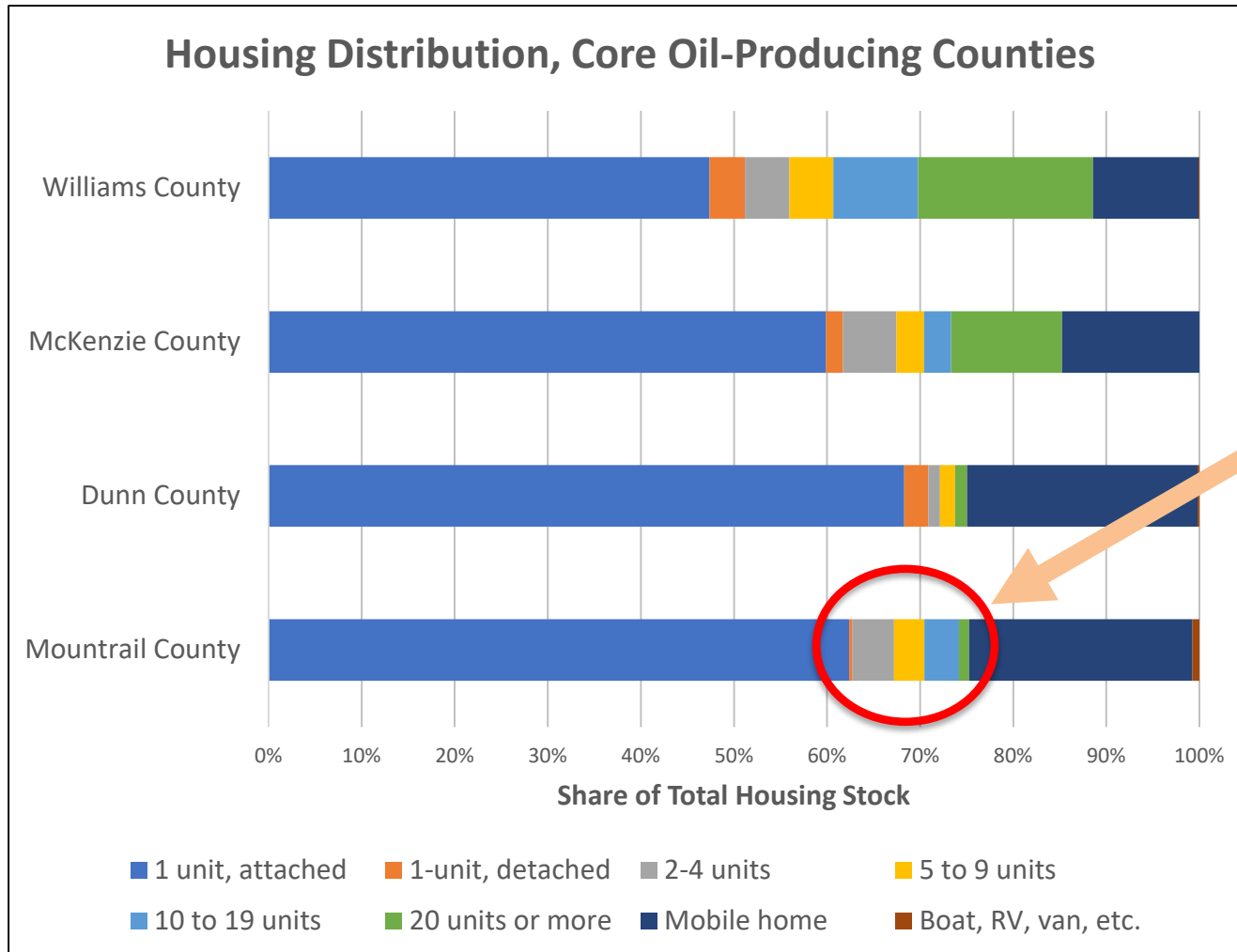
American Community Survey 2018 Estimates

# Growth and Development – Projections



*North Dakota Census Office Projections (2016)*

# Housing



*Alternative housing types are limited. A greater diversity of housing options may be needed as the County grows.*



# Where and how should growth occur?

## Alternative 1

### Map Key

#### Future Growth Area (1) Existing Land Use

- Rural Residential
- Recreation Residential
- Industrial
- Urban Growth Area

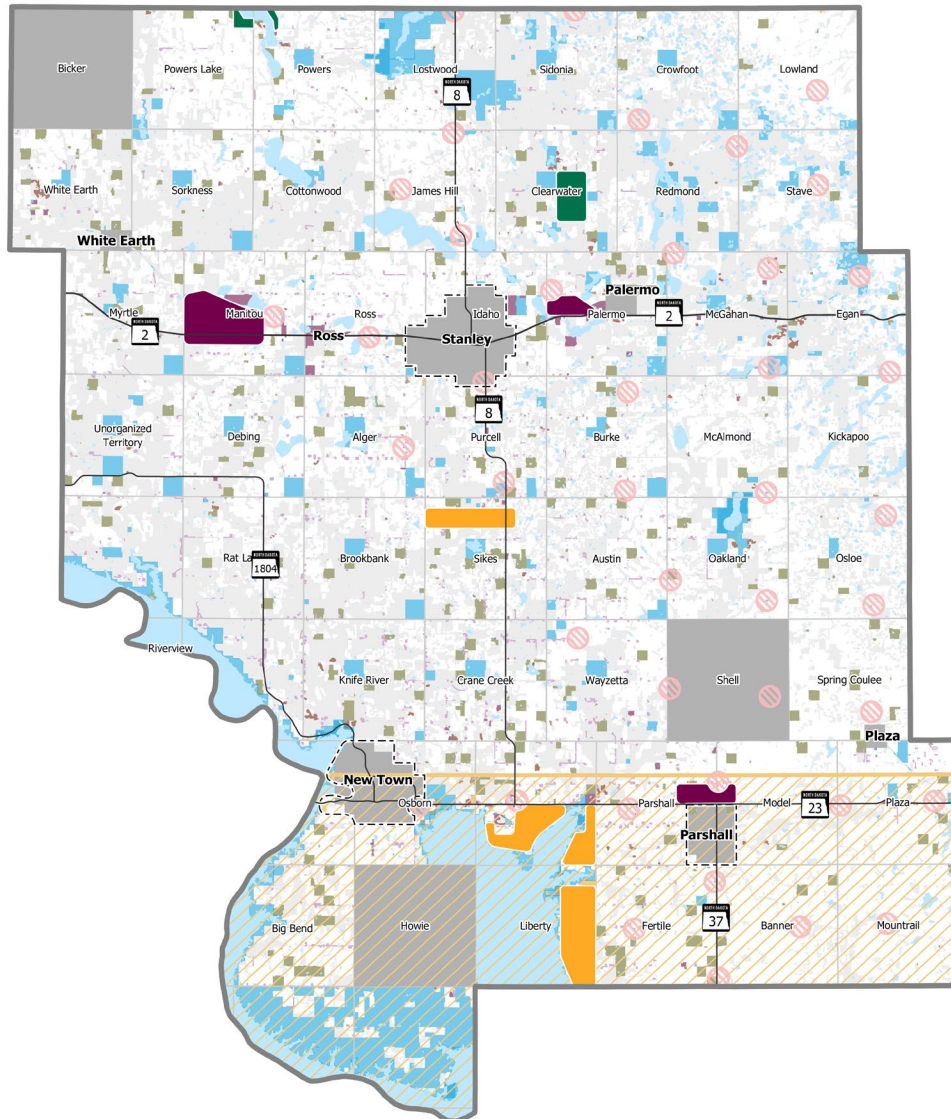
- Agriculture
- Agriculture, Non-Cropland
- Agriculture w/ Residential
- Farm Exempt/Public Lands
- Rural Residential
- Industrial/Commercial
- Gravel Pit
- Oil Site

#### Highways

- County Paved
- County Other
- State Highways

#### Boundaries

- Non-County Jurisdiction
- Townships
- Fort Berthold Reservation
- US Military Safety Area



# Where and how should growth occur?

## Alternative 2

### Map Key

#### Future Growth Area (2)

- Rural Residential
- Recreation Residential
- Industrial
- Commercial
- Urban Growth Area

#### Existing Land Use

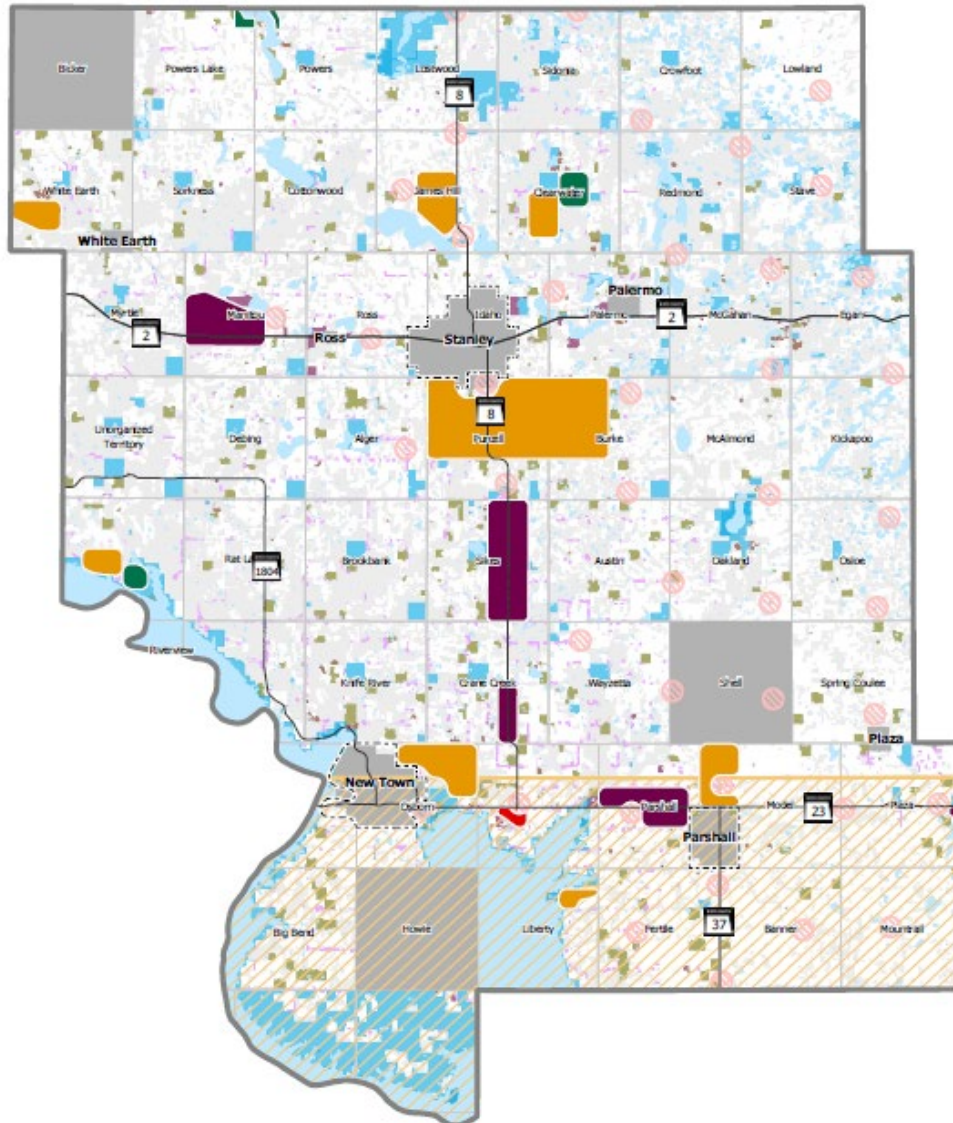
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# Where and how should growth occur?

What lot residential sizes are appropriate in rural, unincorporated areas of the county?



1-2 acres



3-4 acres



~5 acres



~10 acres

# Goals and Objectives

## **Example Goal: Conserve and sustain productive farmland**

### Example Objectives:

1. Limit farmland fragmentation
2. Protect farmland from conflicting uses
3. Minimize soil loss/degradation

Example policies and strategies: Zoning and subdivision regs, fiscal incentives, education, coordination with state and regional partners, etc.



# Goals and Objectives Development



What are the primary planning issues? (hot topics)

What is our desired future and what specific aims do we want to achieve? (goals and objectives)

How do we implement the plan? (Zoning and related policies)



# Draft Goals

## **LAND USE**

1. Protect the County's rural character and agricultural heritage.
2. Facilitate orderly and efficient development.
3. Conserve and sustain productive farm and ranch lands.
4. Protect and enhance the quality of natural resources and recreation areas.
5. Promote a positive visual perception of the County and active property maintenance.
6. Protect the quality and supply of the County's water resources
7. Support the operations of the United States military and preserve the integrity of military facilities and operations in Mountrail County.
8. Encourage ongoing communication and cooperation between different governmental entities within Mountrail County.

# Draft Goals

## **TRANSPORTATION**

1. Develop and maintain a transportation system that promotes safety for all users.
2. Develop a transportation system that is sustainable, maintains a state of good repair, and explores low-cost/high-benefit solutions to satisfy the public's transportation priorities.
3. Effectively and efficiently use available transportation funding.
4. Maximize intergovernmental cooperation and coordination to improve the transportation system.

# Draft Goals

## **INFRASTRUCTURE SERVICES**

1. Promote efficient extensions, connections, upgrades, and maintenance for water, gas, electric, and other infrastructure to serve development.
2. Development is served by rural water providers to the greatest extent feasible.
3. Development is served by adequate fire protection, law enforcement, schools, emergency, and non-emergency medical services.
4. Collaborate with State agencies to ensure proper wastewater disposal.

# Draft Goals

## **ECONOMIC DEVELOPMENT**

1. County core industries – agriculture and energy – continue to drive economic growth and development.
2. Align economic development goals with land use and infrastructure planning.
3. Actively support regional economic development efforts.
4. Promote sufficient permanent housing for a growing labor force.
5. Promote regional linkages between suppliers, producers, and end consumers.
6. Encourage the expansion of technical jobs and match workforce training to suit these jobs.
7. Encourage the expansion and enhancement of outdoor recreation opportunities.
8. Promote increased access to high-speed broadband and wireless communication.