



MOUNTRAIL COUNTY, ND

Comprehensive Plan Update

Public Meeting #2 – February 26-27, 2020

Who we are

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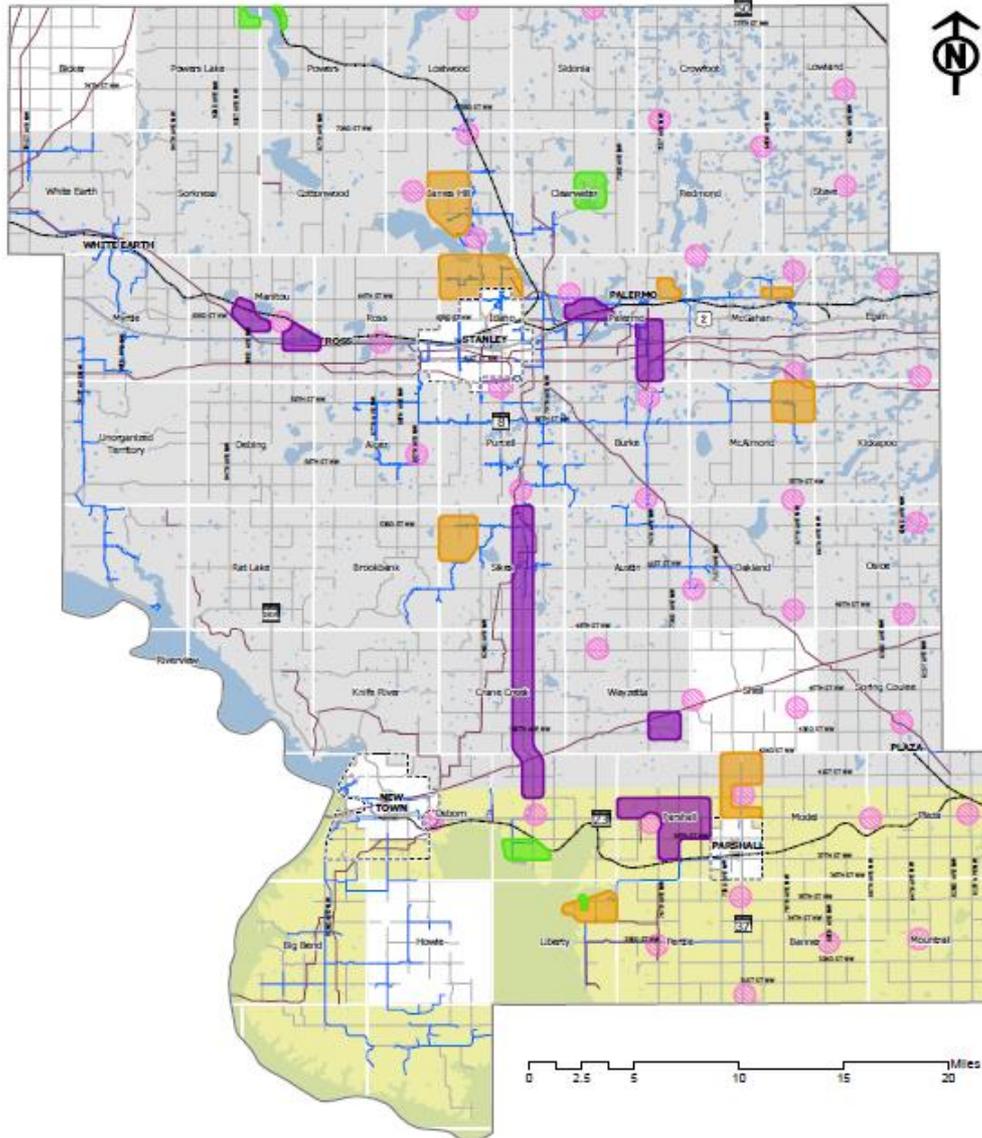
Last Meeting | RECAP

- **Existing conditions** – overview of where we are now
- **Land use plan** – compare and refine 2 alternatives
- **Lot sizes** – what is appropriate? w/ and wo/ animals?
- **Transportation** – roadway safety and connectivity issues
- **Draft goals and objectives** – received public feedback
 - Need a vision statement

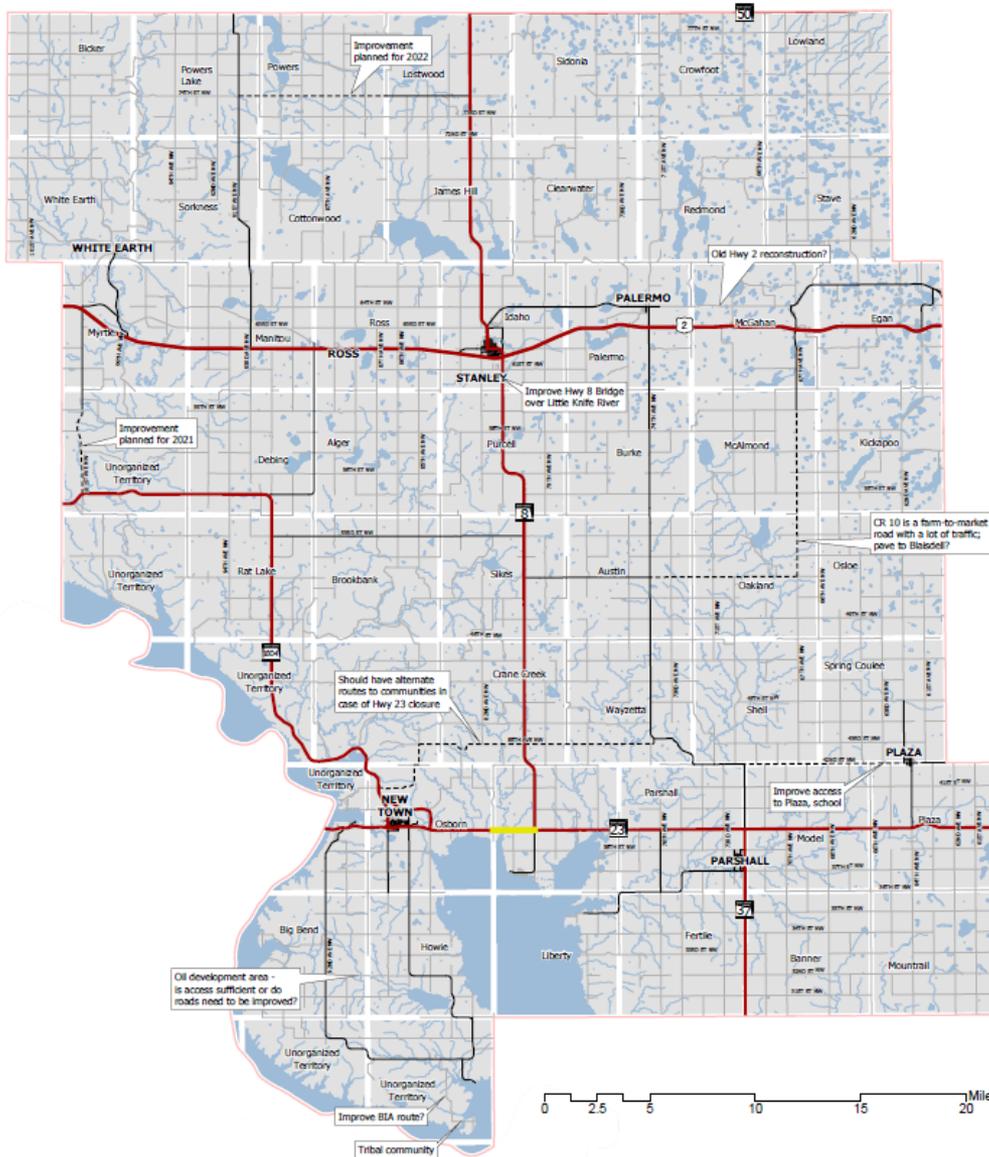
Vision Statement | DRAFT

Mountrail County is **thriving** in 2030. Its identity remains **rooted** in its rural values and agricultural heritage, but its citizens and leaders are also **prepared** to confront new challenges and seize opportunities created by growth and change. Government is fiscally responsible and **responsive** to community needs and desires. Citizens are **committed** to one another and work together to promote common interests. Communities are **safe** and **connected** as infrastructure, services, and critical facilities are expanded and improved. All have **access** to education and training, meaningful employment, livable housing, recreation opportunities, and essential services.

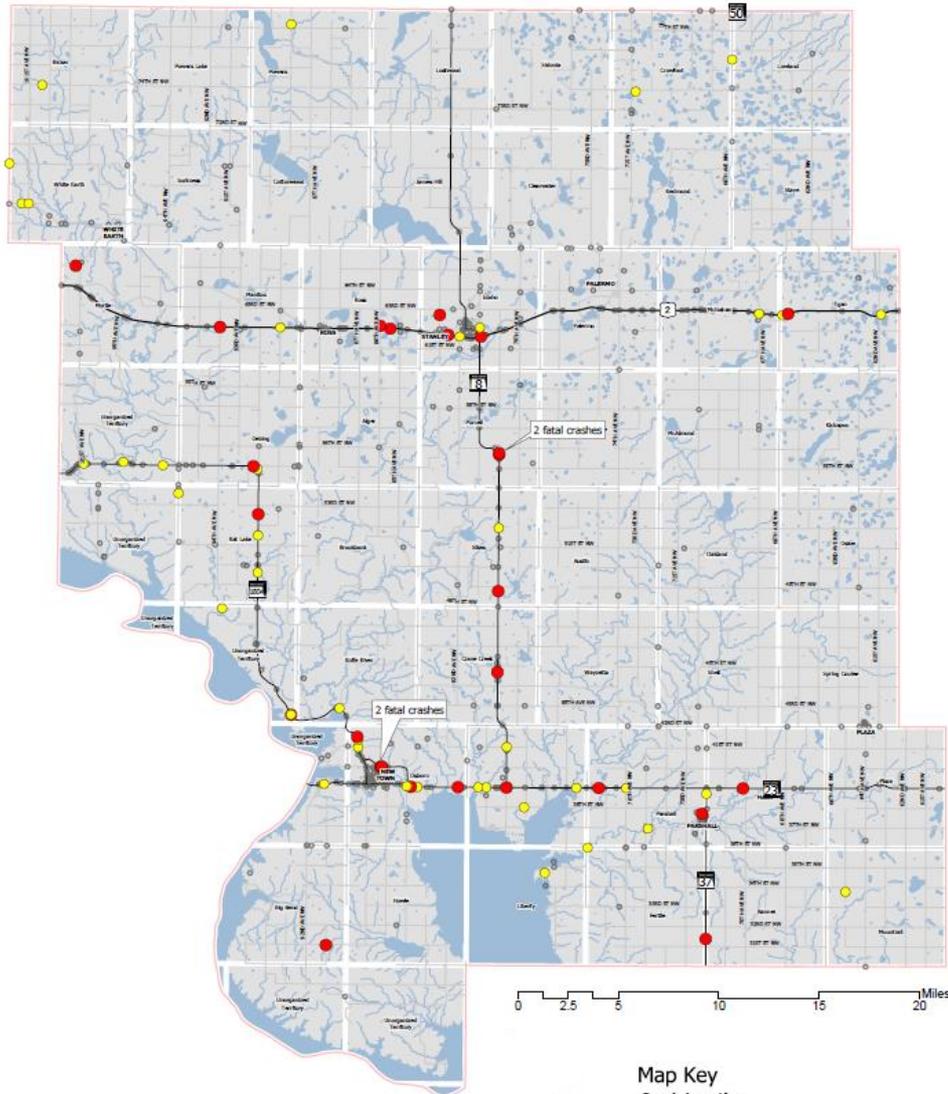
Land Use Plan | REVISED



Transportation | CONNECTIVITY



Transportation | SAFETY



Lot Size | WHAT WE HEARD

What should residential development look like?

- 1. 10 acres**
2. 5 acres
3. 3-4 acres
4. 1-2 acres



10 Acres | PROS & CONS

Pros

- Protect water quality
- Protect rural character
- Privacy
- Space for animals

Cons

- Farmland conservation
- Higher cost to build/develop
- Higher cost of infrastructure/user

10 Acres | PROS & CONS

10-acre lot size may be ideal for many people, but it shouldn't be the **minimum** requirement.

Lot Size | PROPOSED

SMALL ANIMALS

Minimum lot: 2 acres

Target range: 2-4 acres

- Appropriate for multi-lot subdivisions
- Locate within/near ETAs
- Provide flexibility for lots to expand?

LIVESTOCK

Minimum lot: 5 acres

Target range: 5-10 acres

- Most single-lot subdivisions would fall within this category (i.e., splitting a quarter)
- Limit the number of subdivisions per quarter?

Economic Development | WHAT IS IT?

Definition

Public policy that promotes private investment (e.g., tax abatement, targeted infrastructure investment)

Objectives

- Support job growth
- Target well-paying jobs (> median income)
- Support private activity which **would not occur** without the policy (small business startups vs. oil development)

Economic Development | DISCUSSION

1. Threats/Blockers

What obstacles to economic success exist today and in the foreseeable future (e.g. state and federal regulation/control)?

2. Opportunities

What types of industries/businesses should be benefitting (e.g. recreation-based industry, agriculture and support businesses)?

What else is key to workforce and business growth (e.g. housing, workforce training)?

DISCUSSION | AG & ENERGY

How will these industries change over the next 10 years?

Example

Technology advances and efficiency improvements are changing the nature of work new opportunities (e.g., automation and artificial intelligence in farming).

What does this mean for the future of Mountrail County?

Discussion Prompts

1. What are the key issues for County landowners and administrators?
2. How can the comprehensive plan support sector growth?
3. How can it help mitigate development impacts (i.e., to property owners)

Discussion Prompts

1. What are the pros and cons of renewable development?
 - Wind
 - Solar
2. Should the Plan promote renewable energy development?
 - Why or why not?
 - If so, how?
 - Is there a middle ground?

Energy | WIND & SOLAR

Current wind development provides benefits to individual landowners. Neighbors do not benefit but they may bear negative impacts (i.e., externalities), including loss of rural character, light pollution, noise pollution, and potentially lower property values.

How can costs and benefits be more equitably distributed?

Are certain areas for renewables preferred over others?

ND Energy Tax Revenue

<https://www.cfra.org/sites/default/files/publications/ND%20Wind%20Tax%20Revenue%20Fact%20Sheet.pdf>