

planning across borders in the bakken

montana state university extension
local government center webinar
wednesday may 1, 2013



presented by:

**Brent
Moore** AICP

assistance from:

**Dave
Dixon**



ARCHITECTS ENGINEERS





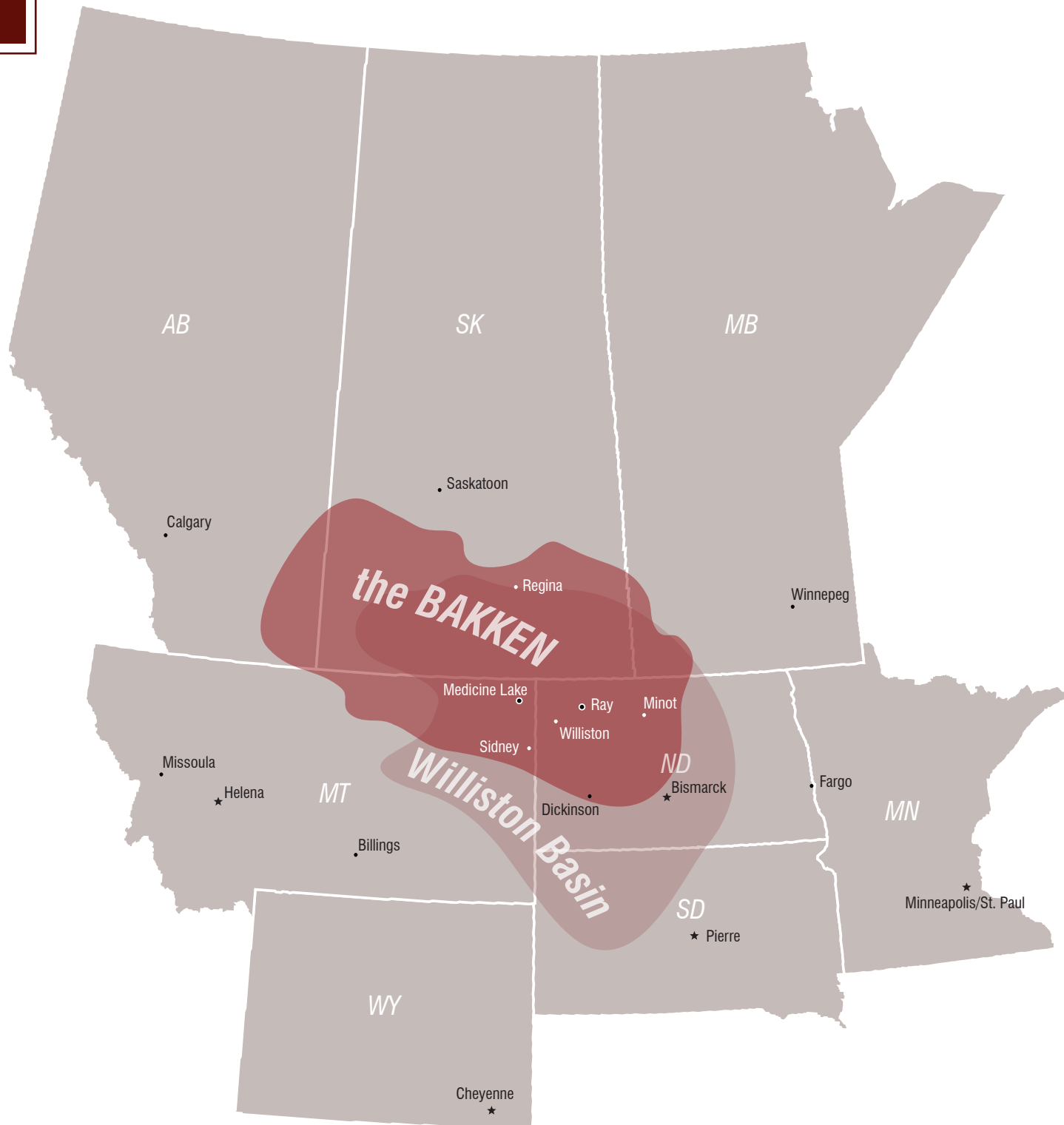


NATURE'S METROPOLIS

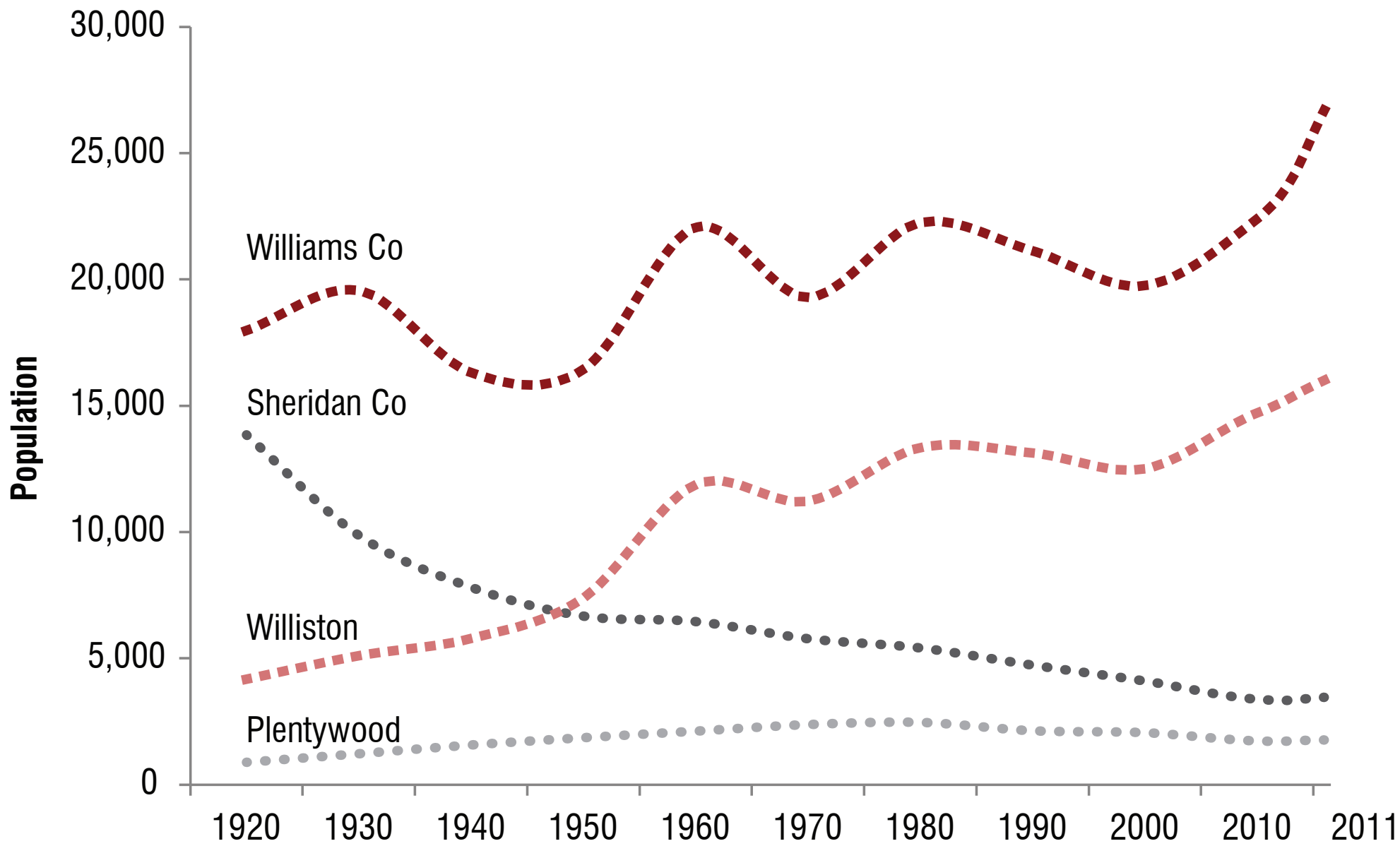
Chicago and the Great West

WILLIAM CRONON





bakken basics

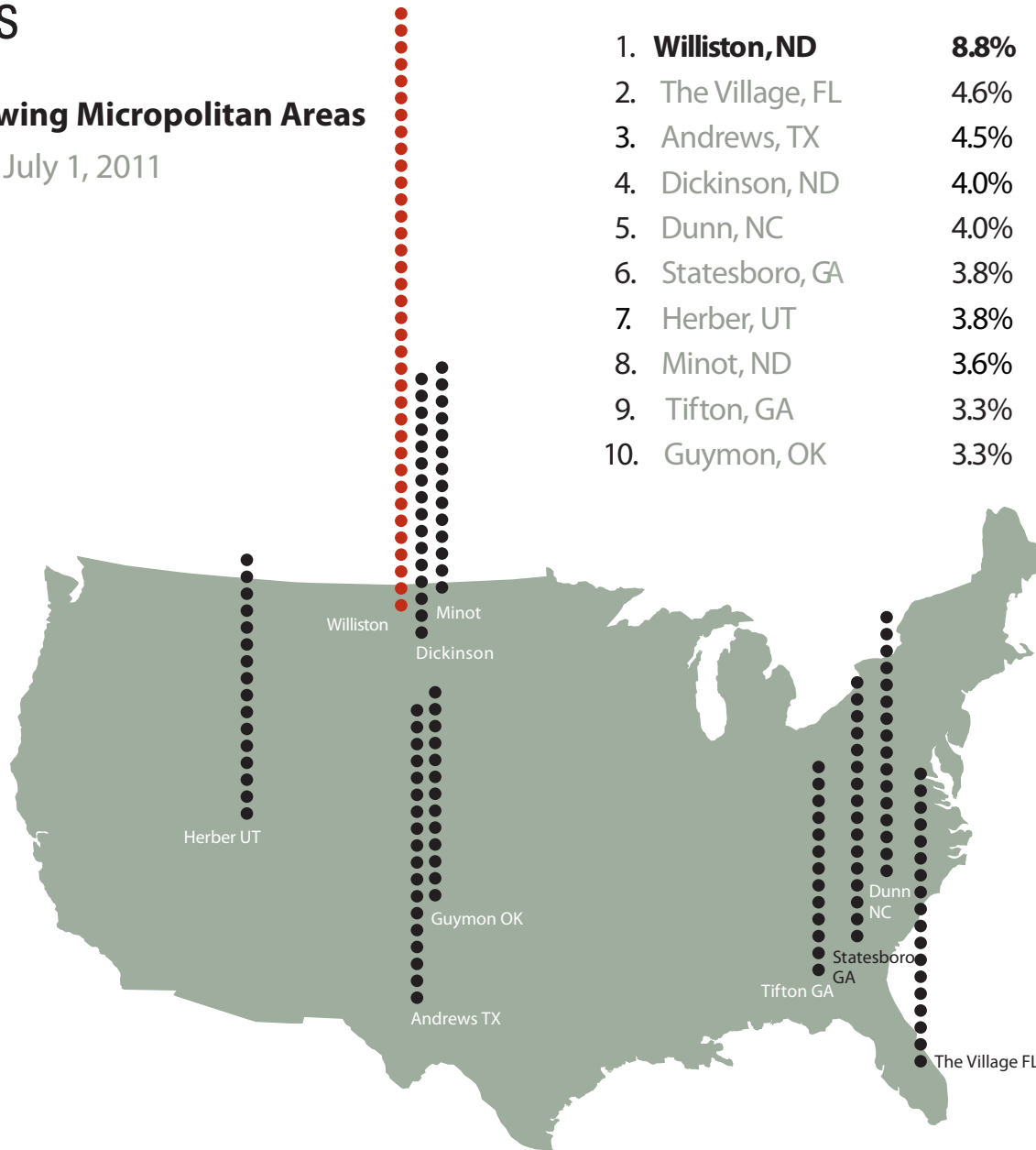


By the Numbers

USA 10 Fastest Growing Micropolitan Areas

From April 1, 2010 to July 1, 2011

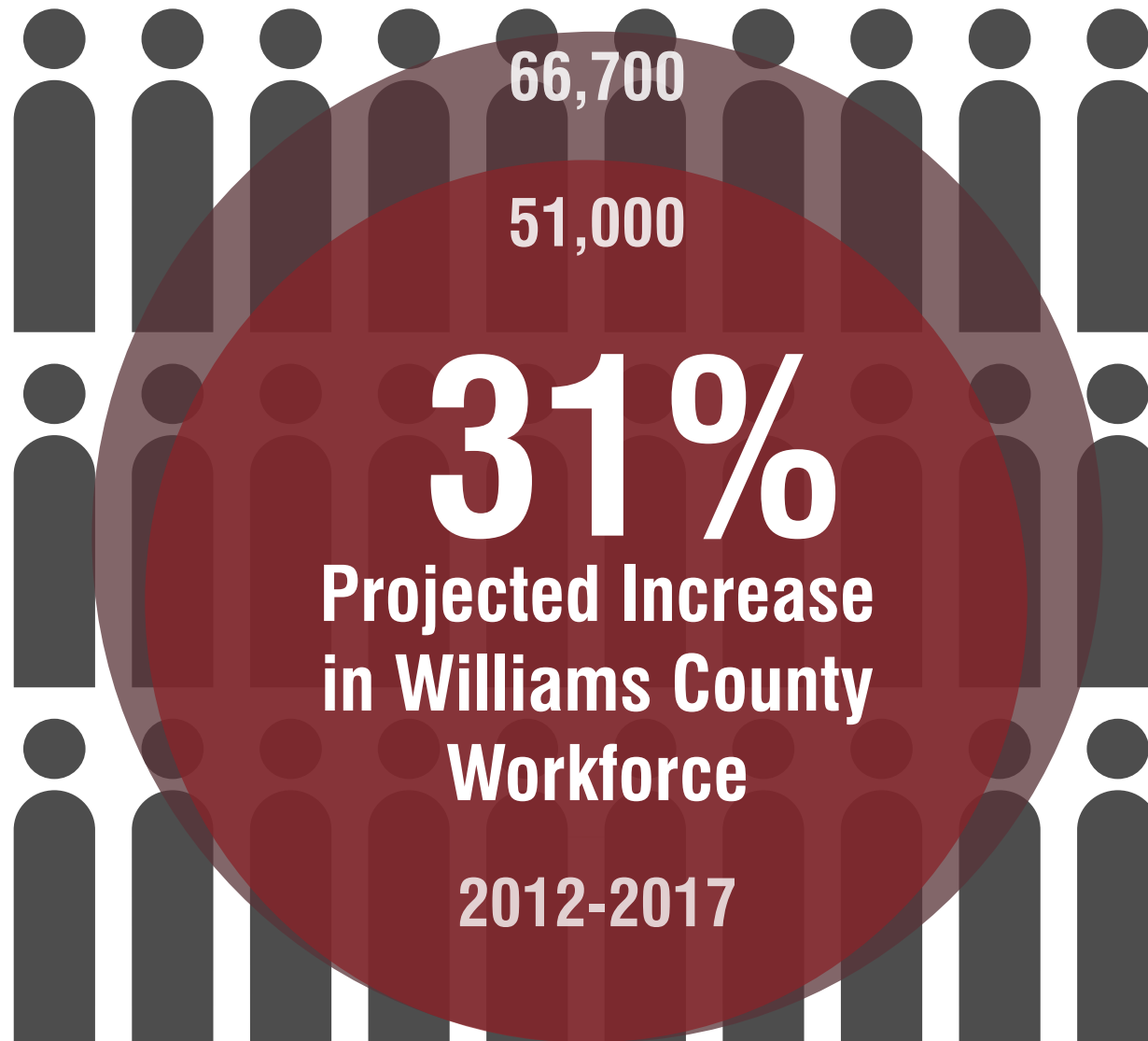
1. **Williston, ND** 8.8%
2. The Village, FL 4.6%
3. Andrews, TX 4.5%
4. Dickinson, ND 4.0%
5. Dunn, NC 4.0%
6. Statesboro, GA 3.8%
7. Herber, UT 3.8%
8. Minot, ND 3.6%
9. Tifton, GA 3.3%
10. Guymon, OK 3.3%



Williston Basin Subdivision!

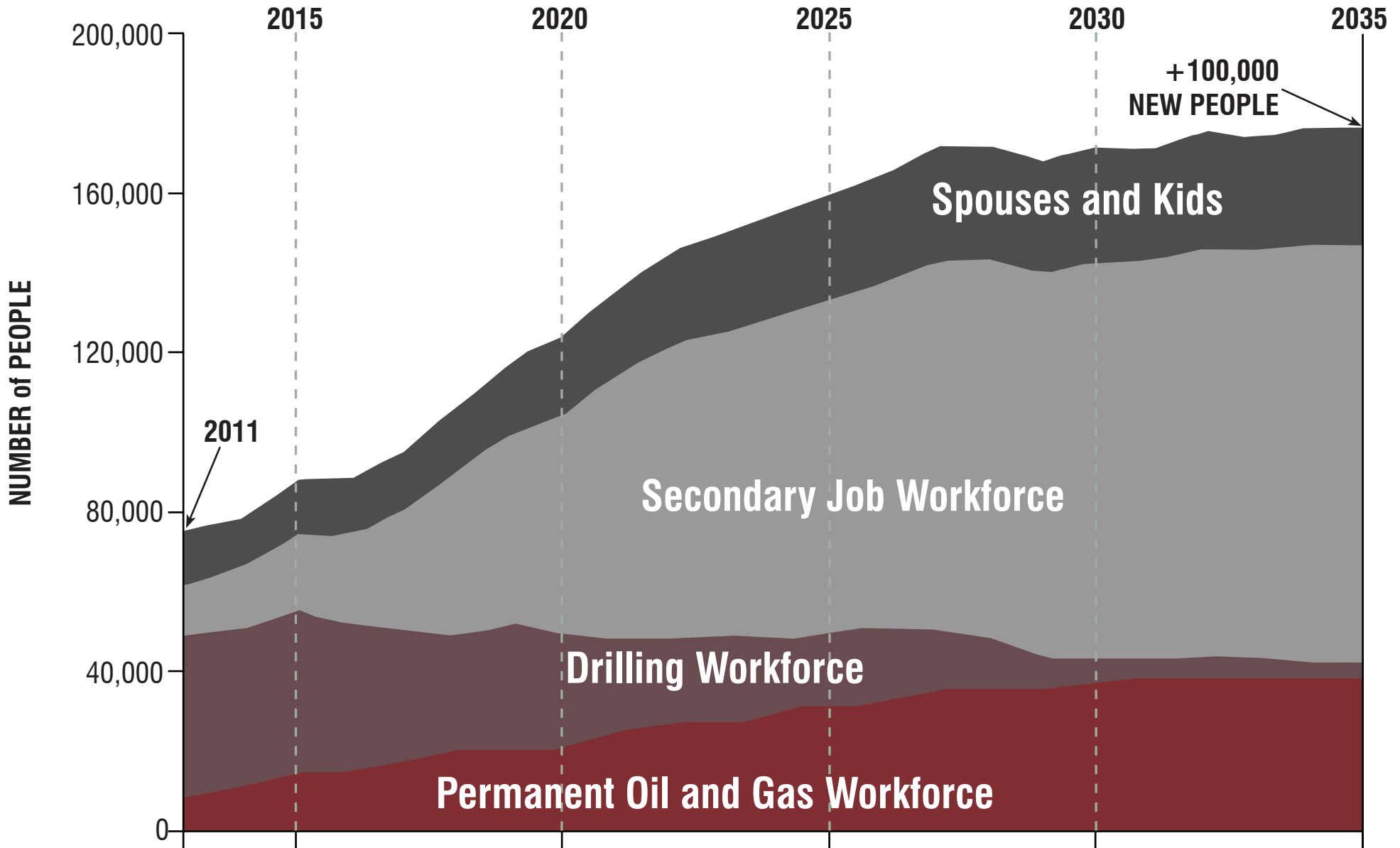


By the Numbers...5 Year Workforce Projection



(Source: North Dakota State University)

By the Numbers...20 Year Population Projection



(Source: Williston Economic Development)

By the Numbers...Truck Traffic

- Between 900 and 1500 truck trips per well
- Some estimates say 3900 trips!
- 200 rigs drilling at any time
- 50,000 more wells estimated
 - » $50,000 \times 1500 = 75 \text{ Million Trips}$



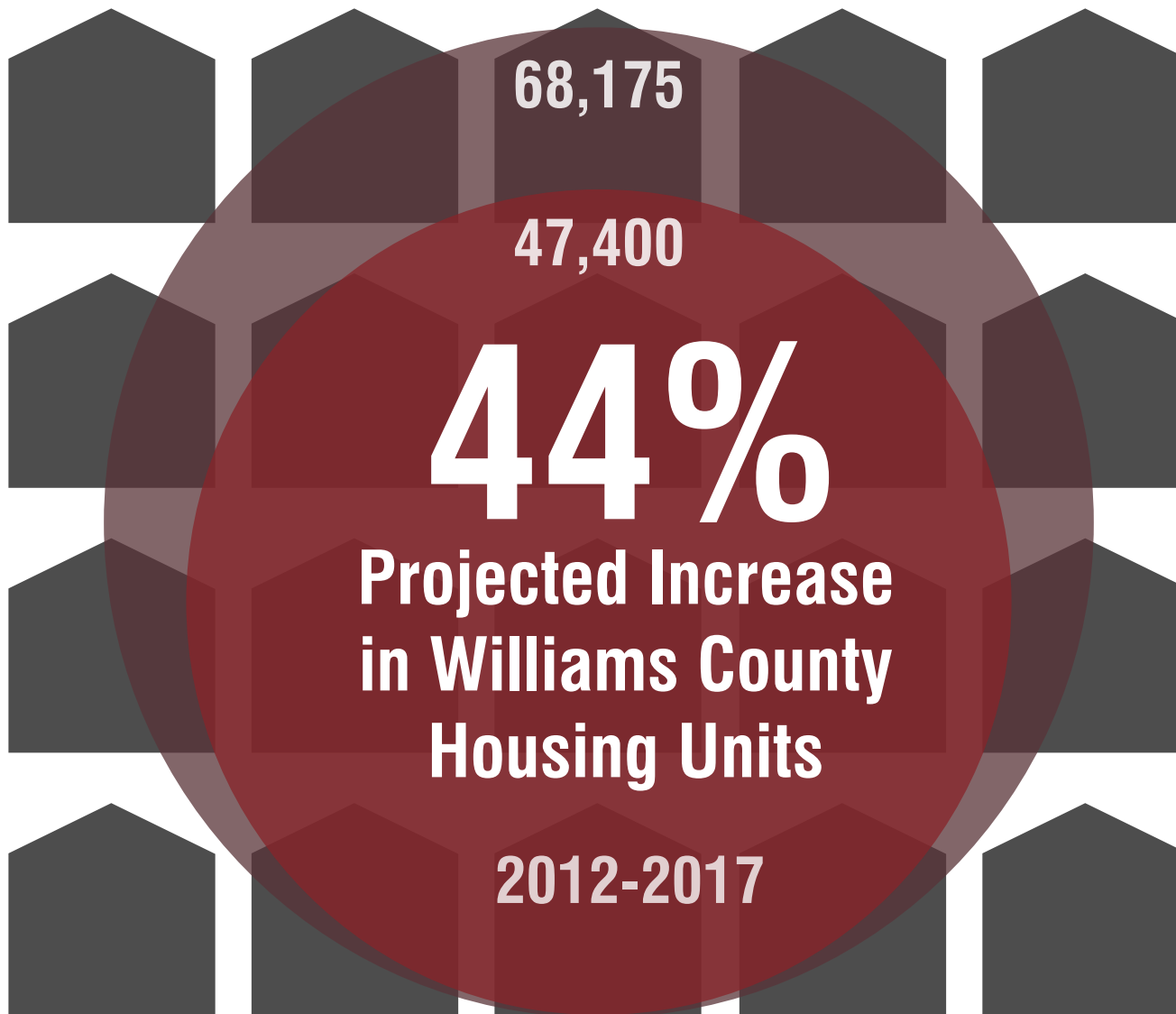
(Source: Dept. of Environmental Conservation)

trucks





By the Numbers...5 Year Housing Projection



(Source: North Dakota State University)

housing



housing



housing



housing



housing





TALKIN'
THE
bakken
a publication of the **Williston Herald**

The Big Camp

Capital Lodge is already the biggest man camp in North Dakota, soon it will double in size. Page 52

Also in this issue:

- Schedule for Williston Basin Petroleum Conference Pages 20-26
- New logistical software for oil field truckers Page 38



April 2012
Vol. 2 Issue 4

\$2.50



housing



(Source: Capital Lodge)

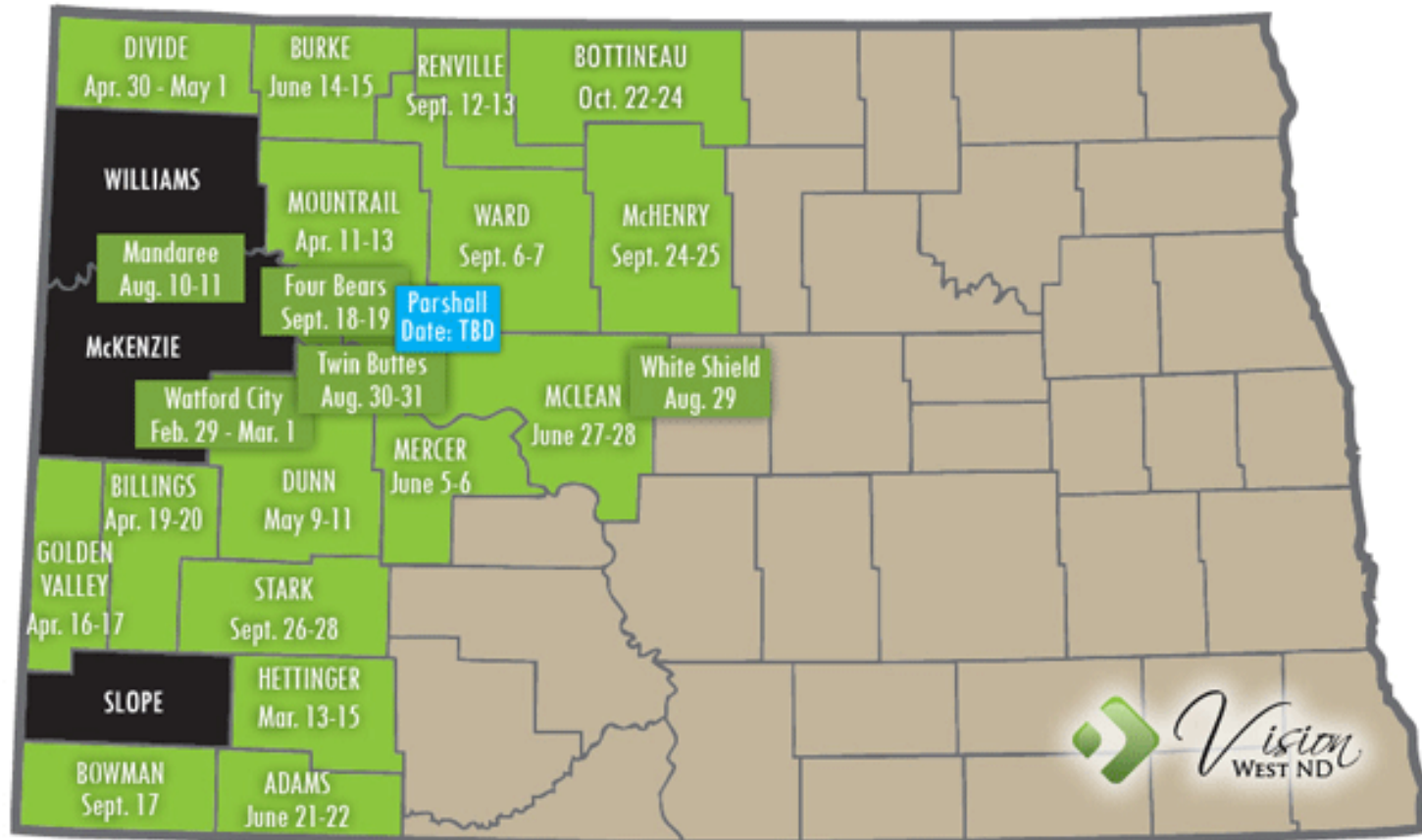
“

“There is plenty of money; it’s just not being invested in rural communities.”

-Garrison participant

”





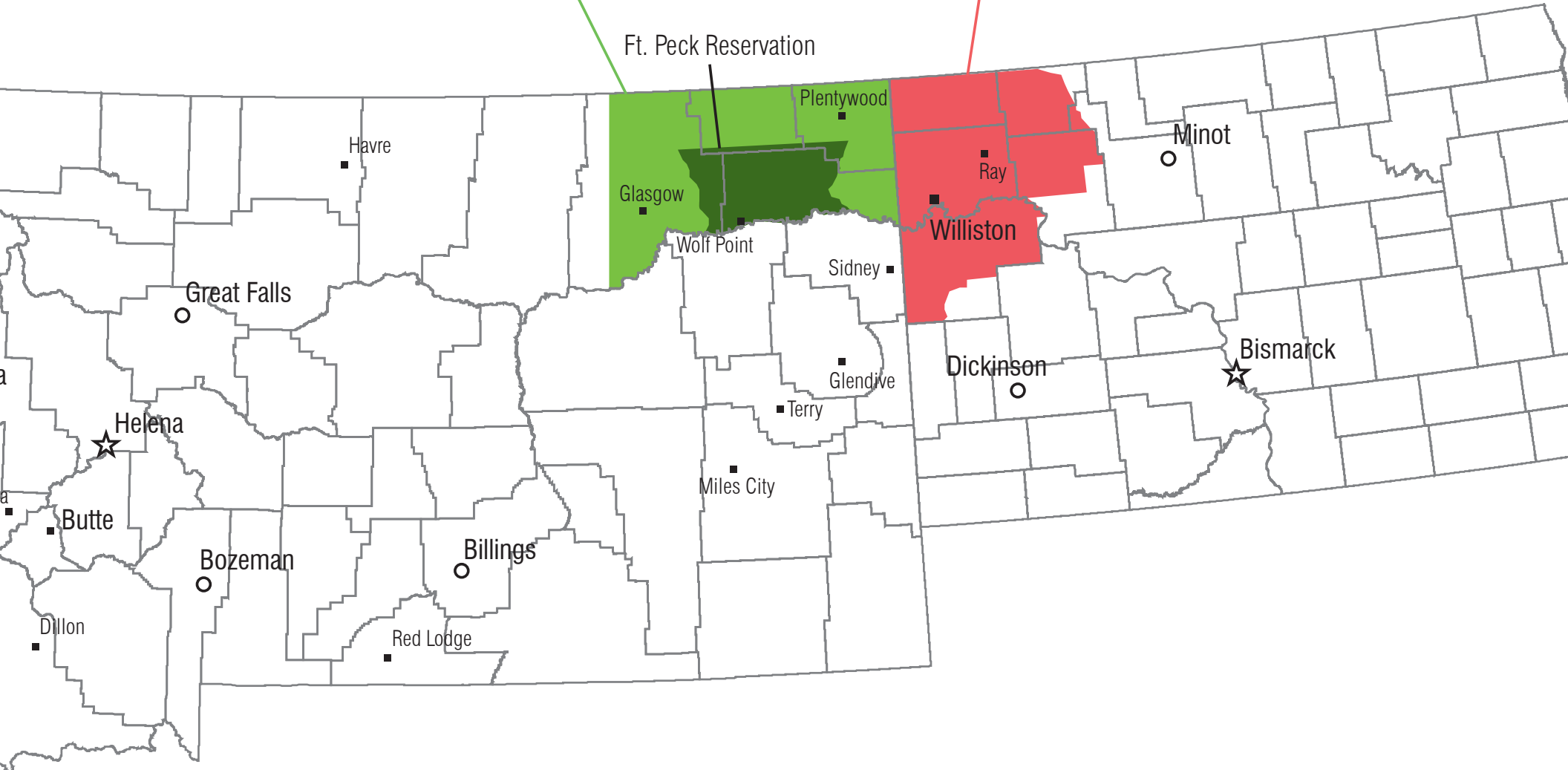
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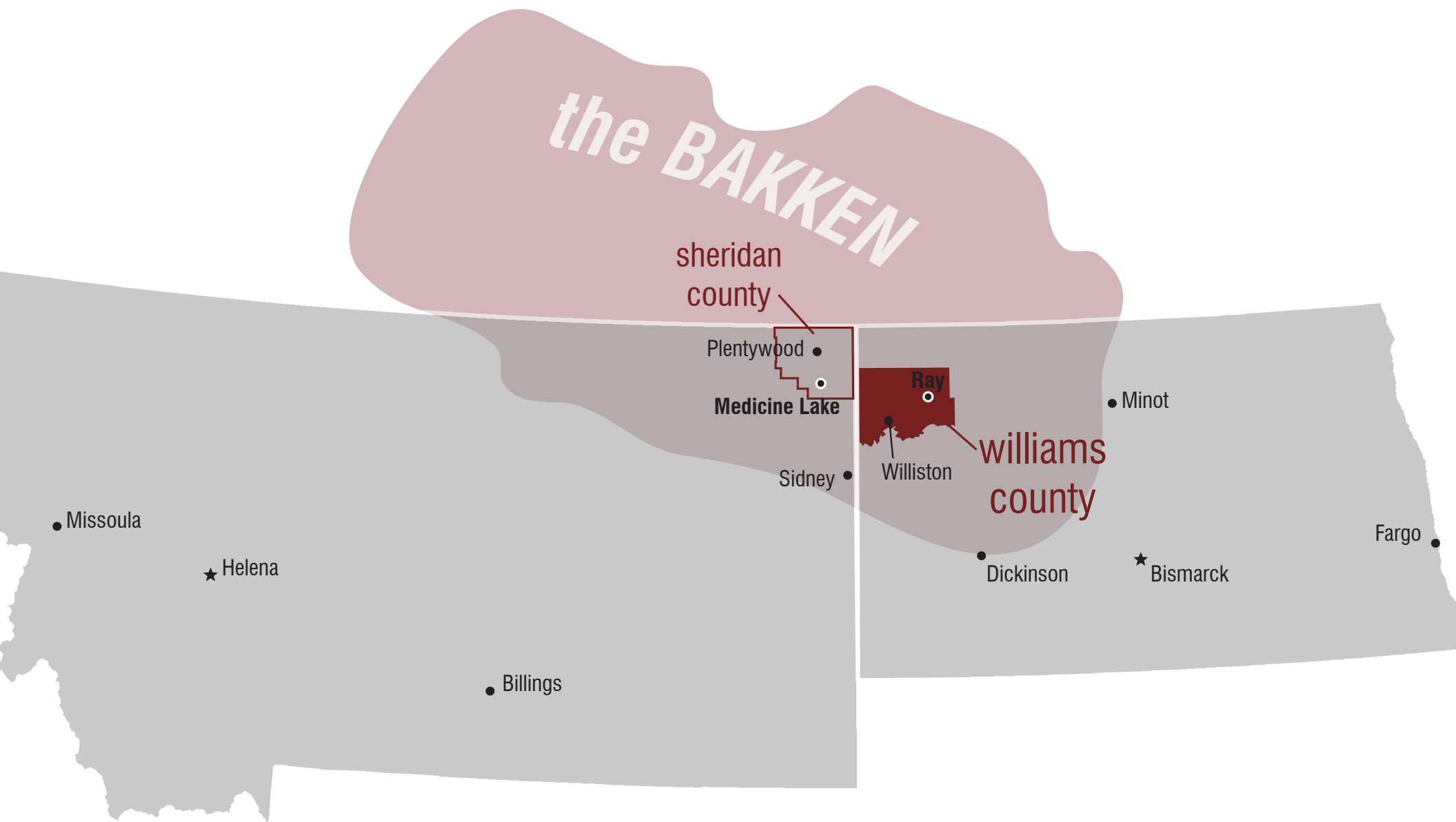
- PLAN WEEKS COMPLETED
- PLAN WEEKS SCHEDULED
- UNSCHEDULED COUNTIES

- Dept. of Commerce, Community Technical Assistance Program
- Legislative Tours to Northeast Montana
- State of Montana Agency Tours to NE Montana
- Corridor Planning Studies
- Appointment of Eastern Montana Energy Coordinator
- Eastern Montana Impact Coalition Study

Dry Prairie Rural Water Service Area

Western Area Water Supply Service Area





Williams County Planning and Zoning board is developing a comprehensive plan for growth

By Courtney Wilhelm

Williams County may see a population peak of 50,000 by the year 2025.

That was just one of the predictions presented at a meeting last week sponsored by the Williams County Planning and Zoning board.

The board and a consultant met with the public in Ray on Tuesday and in Tioga Wednesday to present ideas for a new comprehensive plan for growth.

According to information presented, Williams County now has about 37,000 people in residences including hotels and RV parks, even though the recent census counted just 22,000.

The meeting was the first of a series of three public meetings each for every community in the county, aimed at gathering community input through a group survey process conducted using a key pad and projector.

One of the questions the poll asked was how residents would like to see the county handle growth.

Of the three options given, 73 percent said the county should direct growth to the most appropriate locations; 9 percent said the county should not be directing growth; and 18 percent said they didn't know or had no opinion.

Representatives from Williams Coun-

ty Planning and Zoning and consultants from Winston Associates presented their ideas about the plan and polled attendees to better understand their opinions.

The plan, said Consultant Jeff Winston is "a guide for how we're going to accomplish whatever our vision might be. A comprehensive plan is a general sense about where we want to go."

Rapid growth and increased demands in the area have convinced county planners now is the time to act.

Williams County's last comprehensive plan was comprised in 1986 and the county now hopes to put together an updated plan with more direction for growth and expansion due to the continuing oil boom.

"We're not going to re-invent the wheel; we're going to build on that plan. We're going to start with what it gives us and move forward. There are still some good ideas in that plan," said Winston.

"We want to kind of harness the boom - we want to try and take advantage of what's going on and leave the legacy for the next generation."

Though only a few of the dozen residents present offered comments at the meeting, all participated in the survey

process, which asked a variety of questions about future development.

"The comprehensive plan influences the road master plan, the utility master plan, special district master plan, water and sewer and all those other kinds of things will take their cues from the comprehensive plan," said Winston.

Representatives plan to hold a second meeting in March that will be more of a work session. They plan to bring in county maps and have residents express ideas on how and where to plan for continued growth and expansion.

Once these ideas are obtained and considered, the planners and consultants will put together a draft plan for review.

The public will then have the opportunity to review the plan and a public hearing for the plan's adoption will be held.

Members of the Tioga community seemed pleased with the opportunity to attend the first meeting and share their ideas.

"It was a chance for the community to voice their opinion," said Jon Hersel. "I think it opened their eyes."

The second meetings are scheduled for March 27 and 28 in Ray and Tioga beginning at 7 p.m.

Tioga Tribune 3-7-12

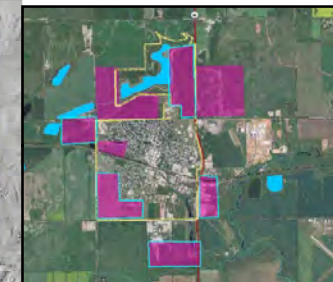
williams county ND



Grenora Growth Area



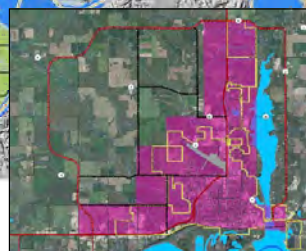
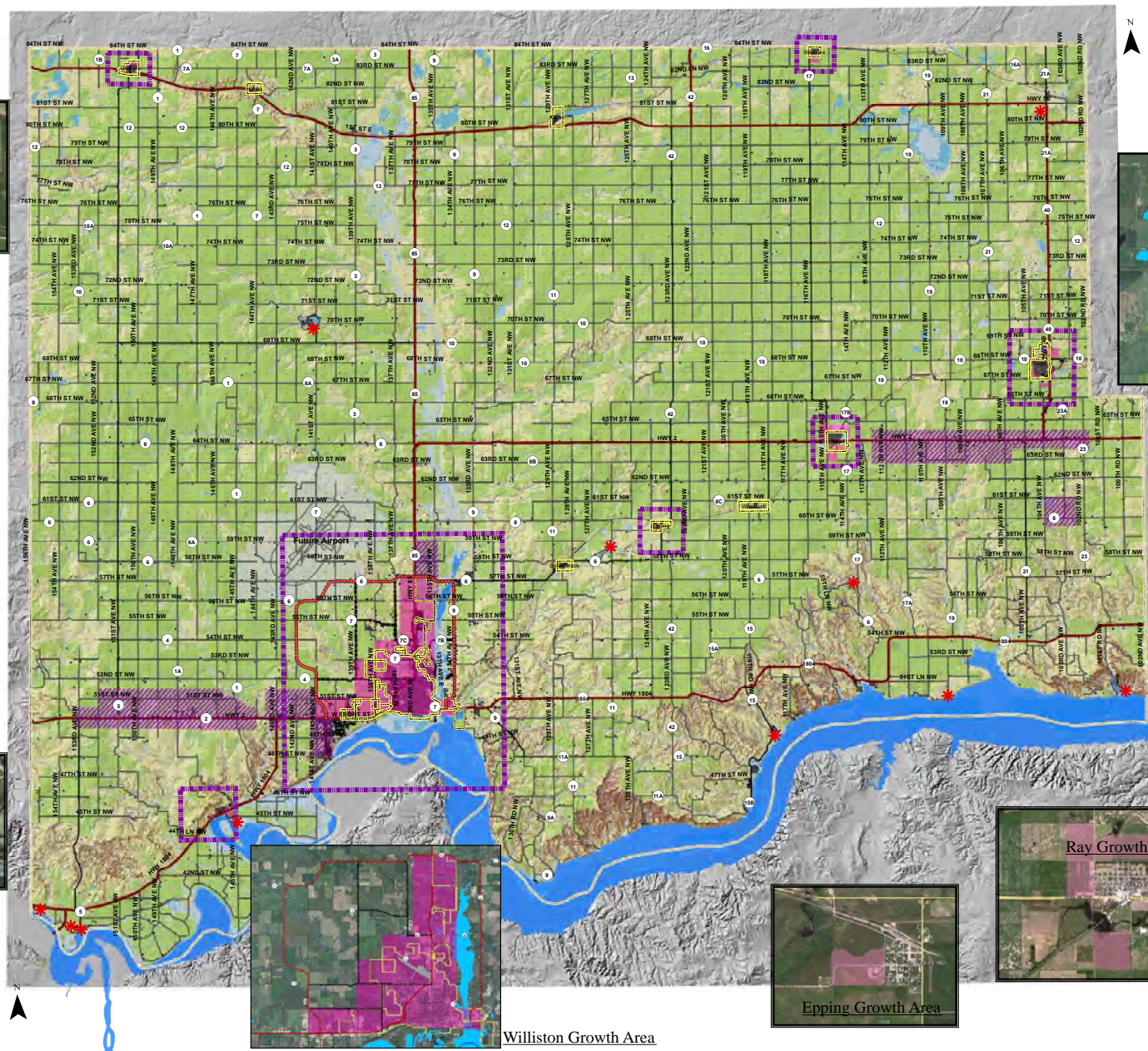
Wildrose Growth Area



Tioga Growth Area
(Areas edged in blue are Tier One Zones)



Trenton Growth Area



Williston Growth Area



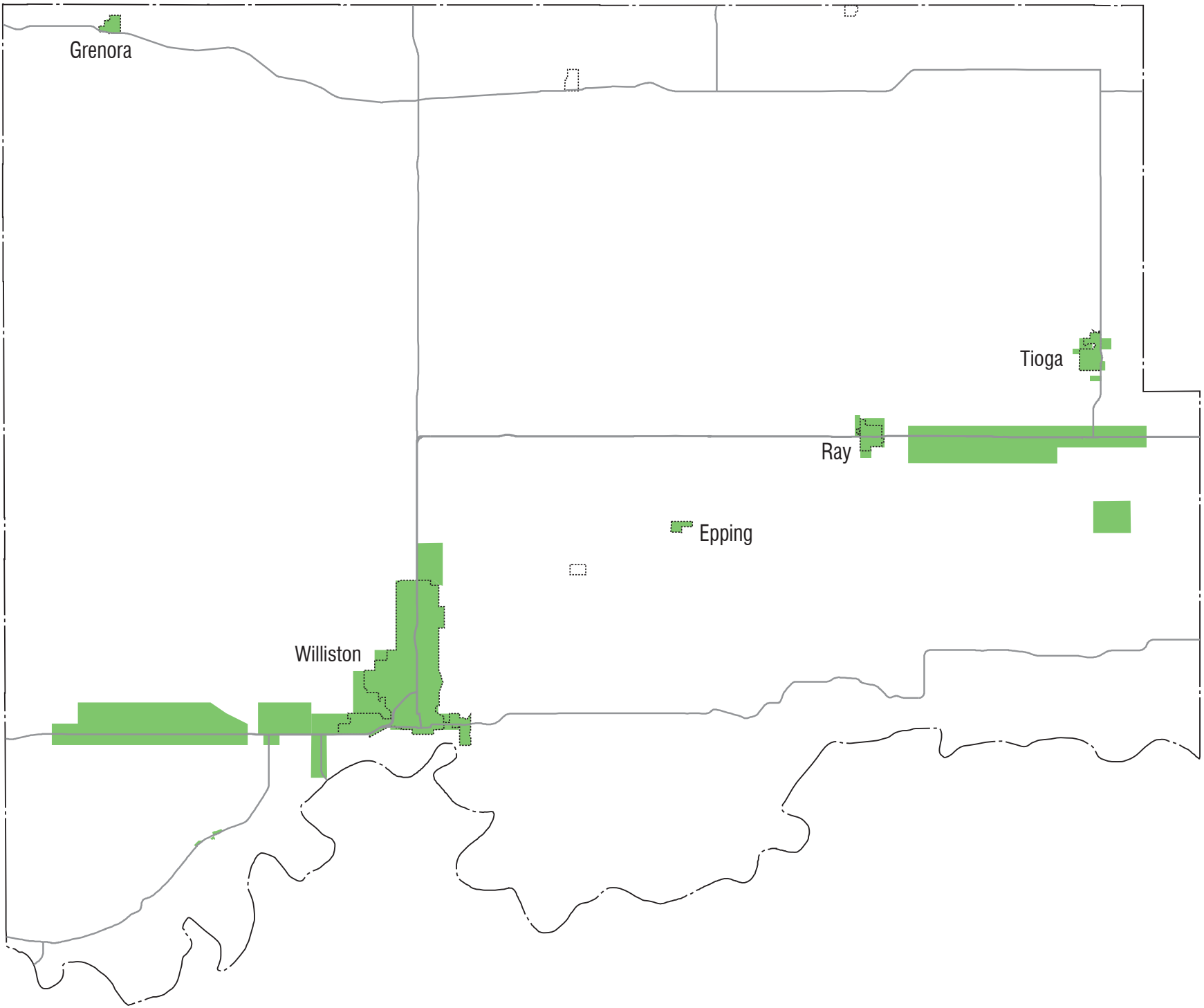
Epping Growth Area



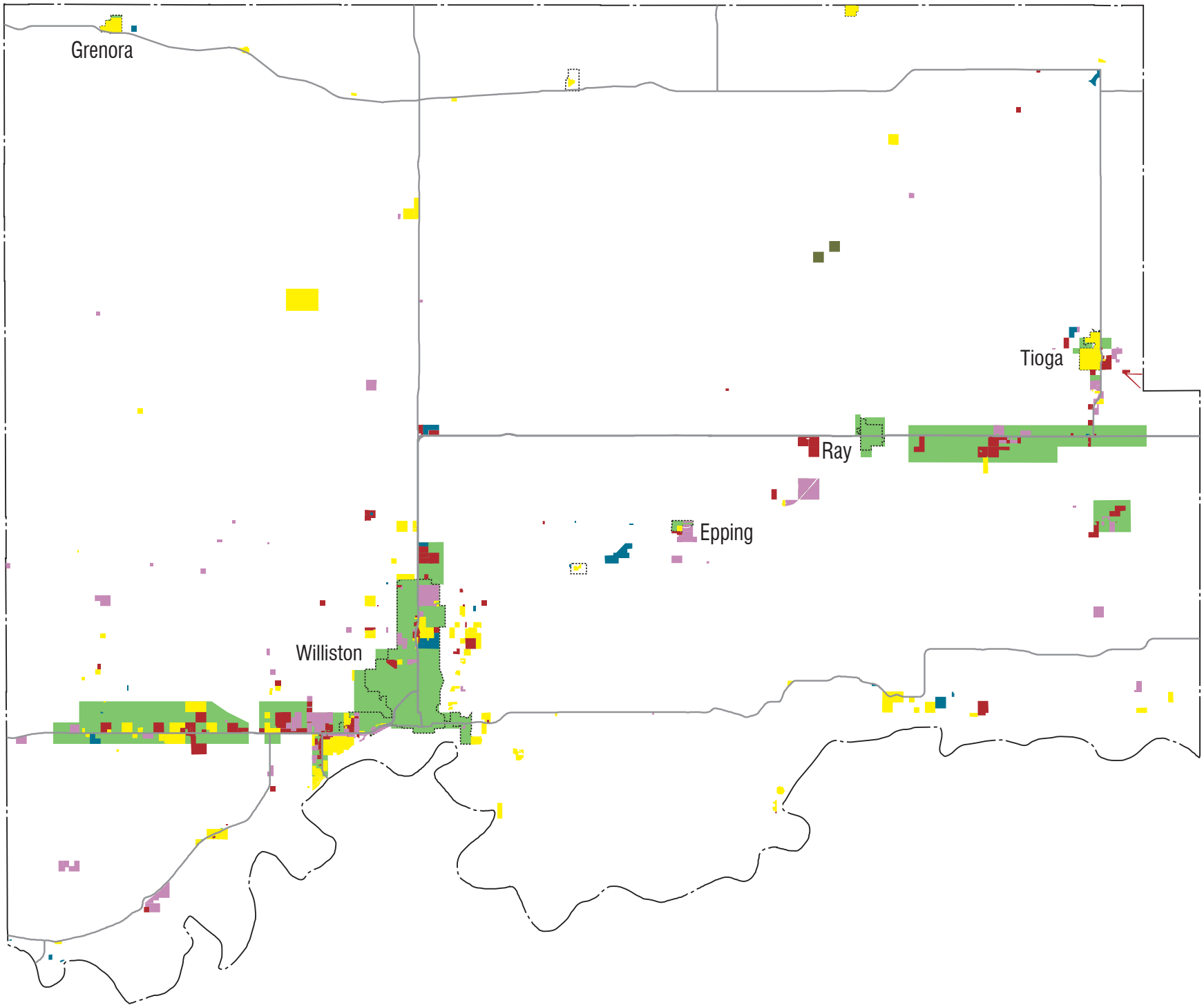
Ray Growth Area

Dec. 21, 2012

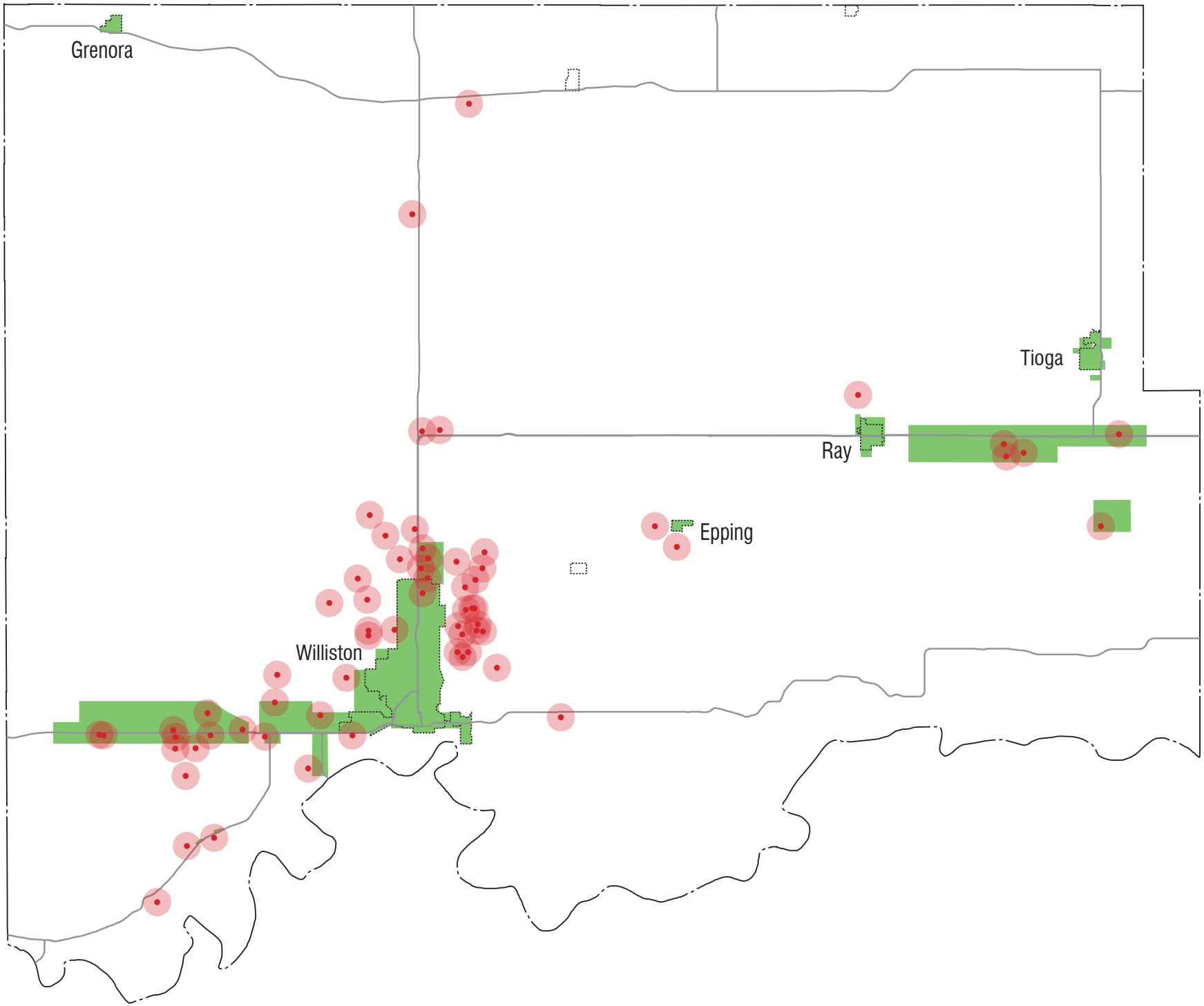
williams county ND



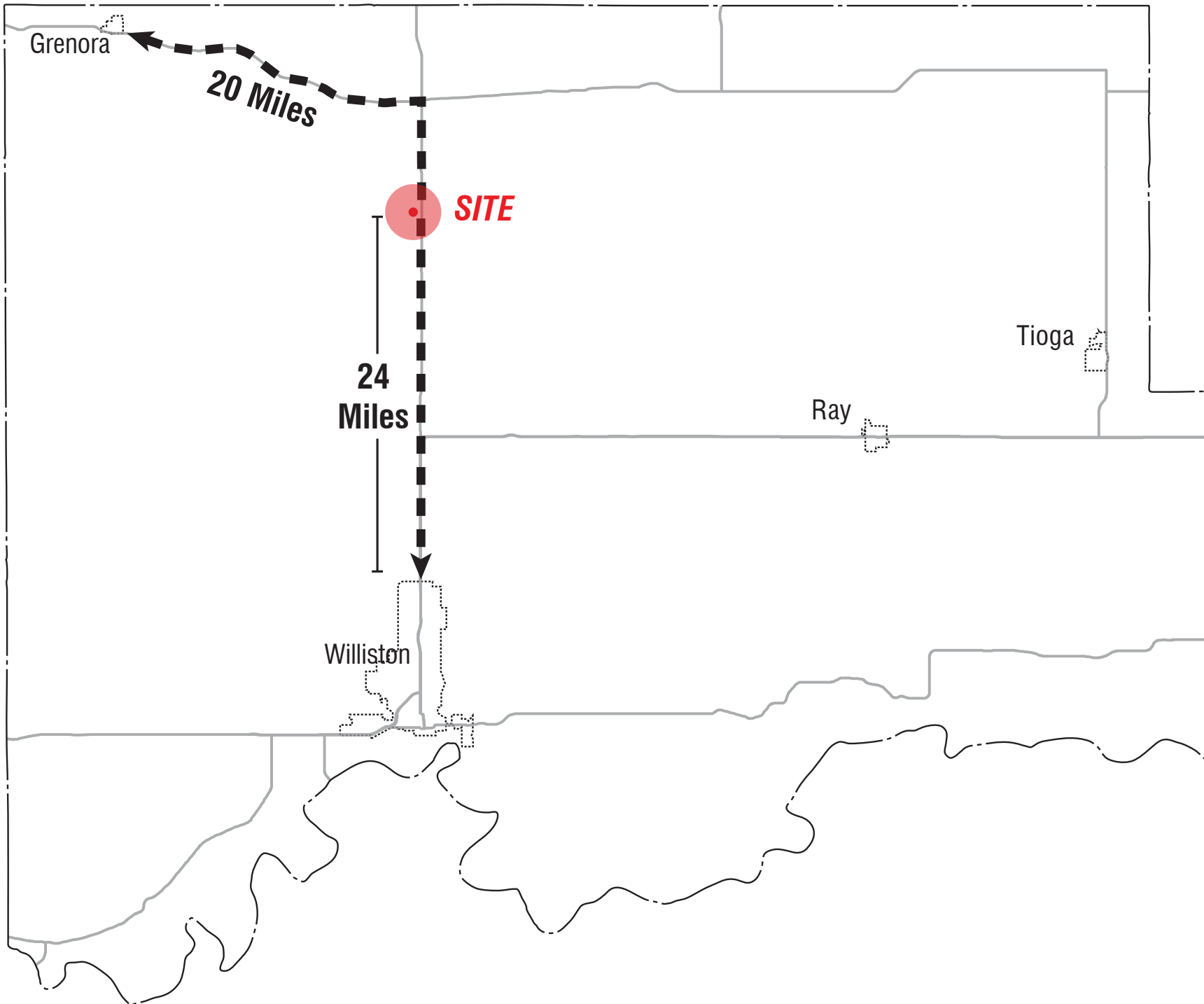
williams county ND



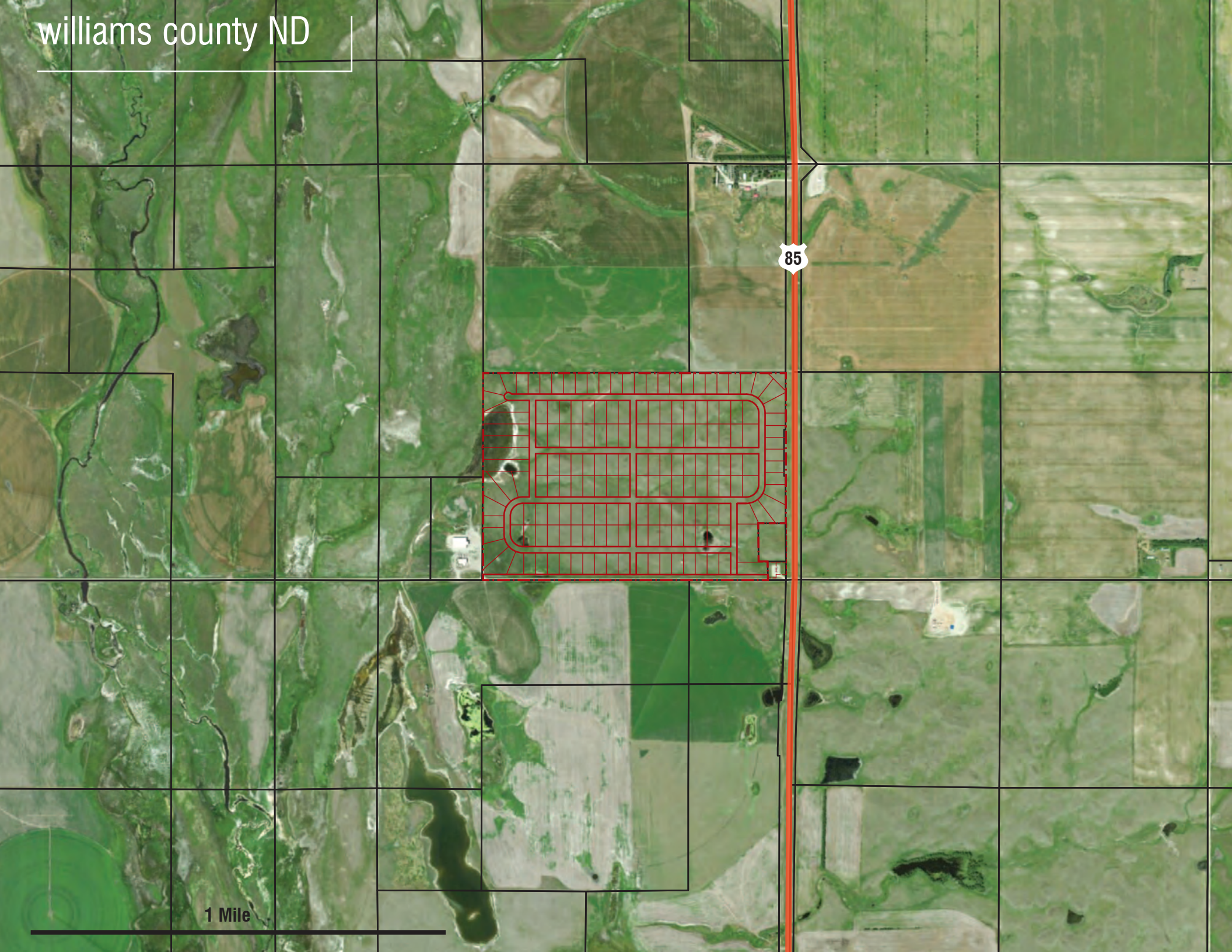
williams county ND



williams county ND



williams county ND



85

1 Mile

williams county ND



williams county ND

**Proposed
Williston
Truck Bypass**

Williston
Extraterritorial
Jurisdiction

City of Williston

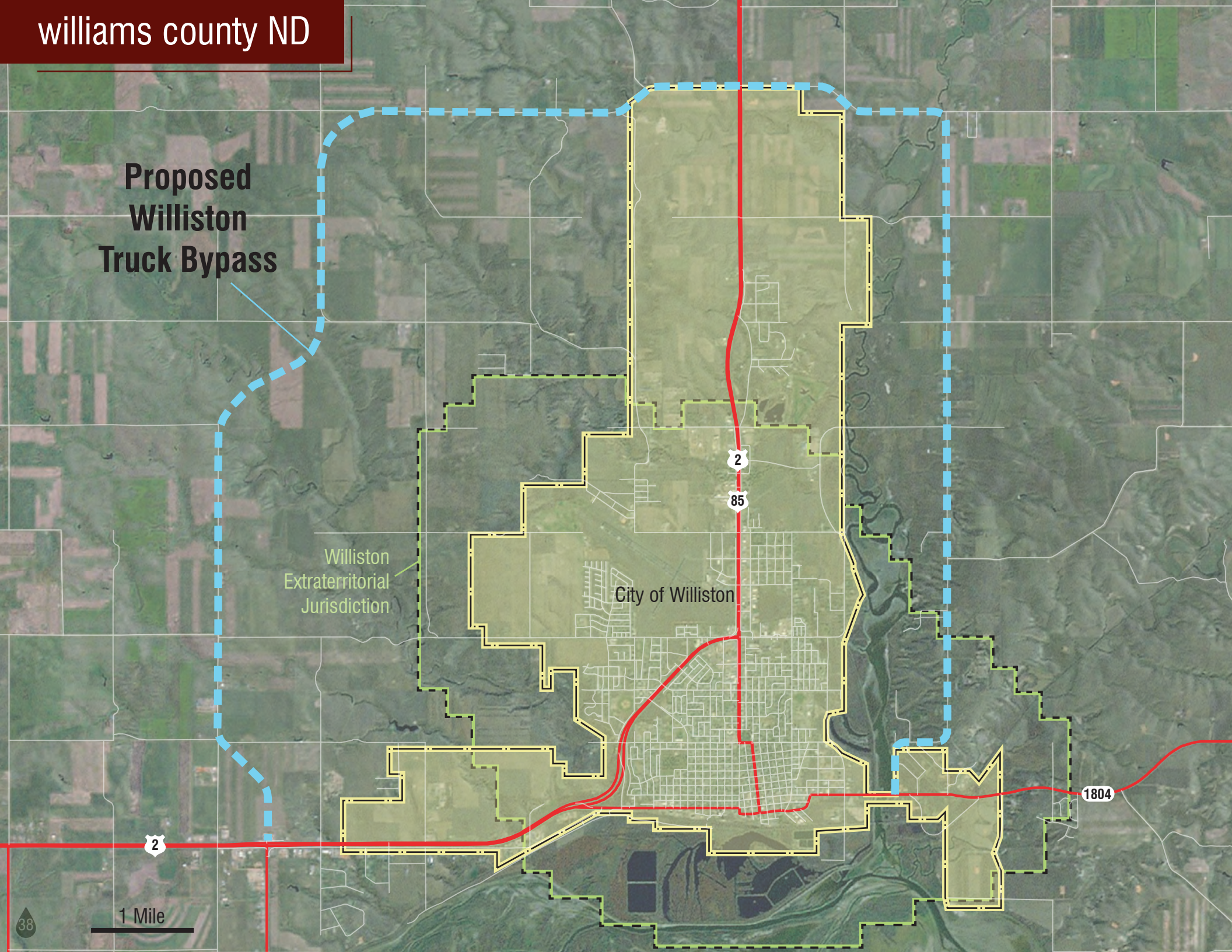
2
85

1804

2

1 Mile

38



williston ND



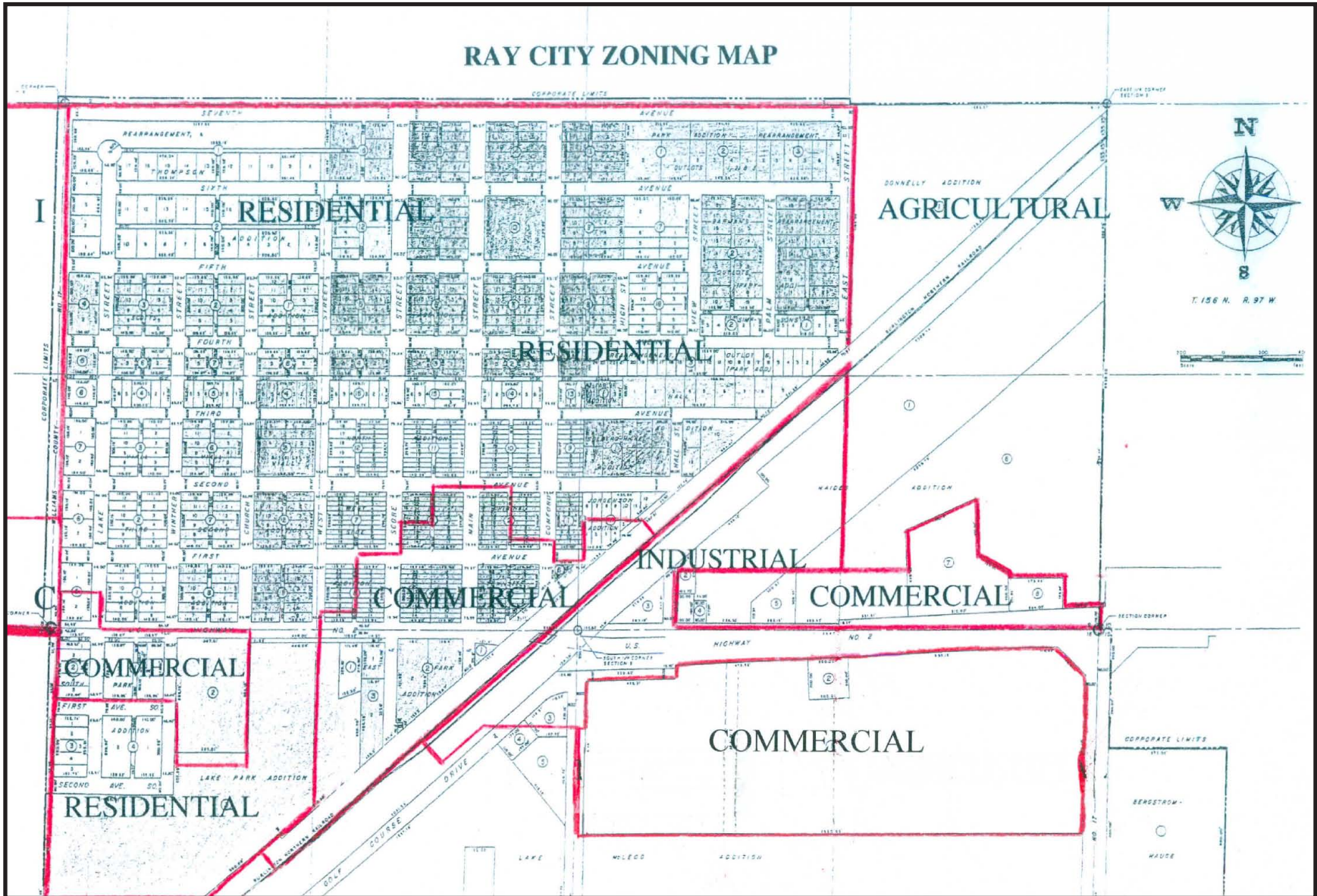
SECTION I INTRODUCTION

The City of Ray is a "small rural" community or town. Small is defined by Bureaus of the Census as a city having a population of 2,500 or less. A "rural" town is one that is not in a standard metropolitan area, or in a county adjacent to a standard metropolitan county. A further criteria is distance from a major city. A small city is one located 50 miles from a major city and is in an area that is dependent primarily on agriculture for its economic base.

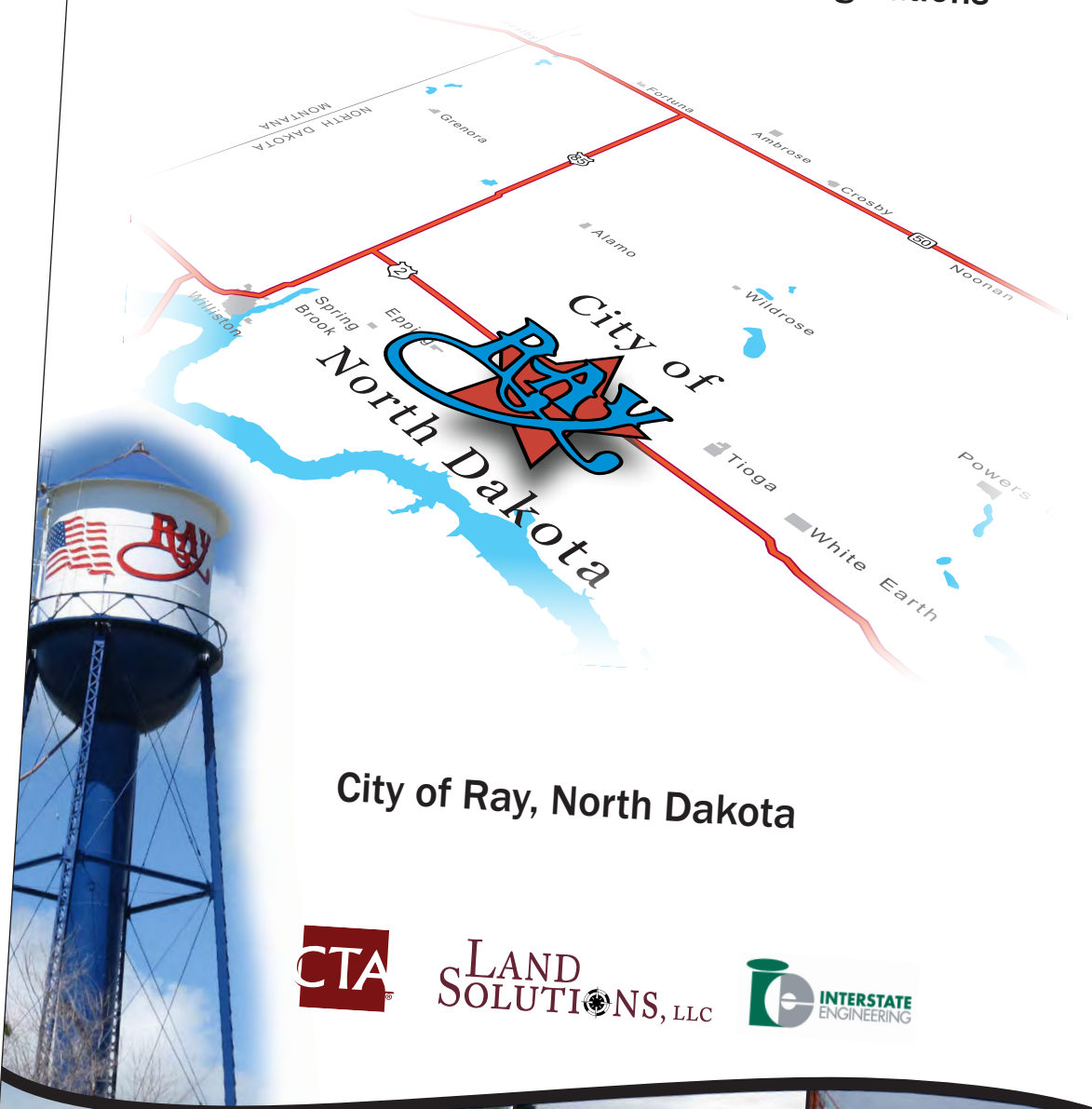
The reason for the existence of the small town is its function, that of supplying goods and services to the rural population engaged in agricultural pursuits. This function, alone, often established the locations of the community---a day's drive by team and wagon. This established its trade territory which was a major factor in sustaining the small city.

Today, the existence of the small city is being threatened by the very technology that has improved the lot of both the rural and urban dweller. Vastly improved transportation systems, improved methods of farming, larger farms and better educational opportunities have set in motion an out-migration of population from the rural areas flowing into the larger urban centers. The small city is not competitive and cannot offer the educational employment and cultural opportunities available in larger cities. Faced with a declining population, community leaders find it most difficult to raise revenue to provide essential services and improvements. Social services decline, religious institutions and schools cease to exist and business buildings become vacant. A great deal of public, as well as private investment, is lost.

RAY CITY ZONING MAP

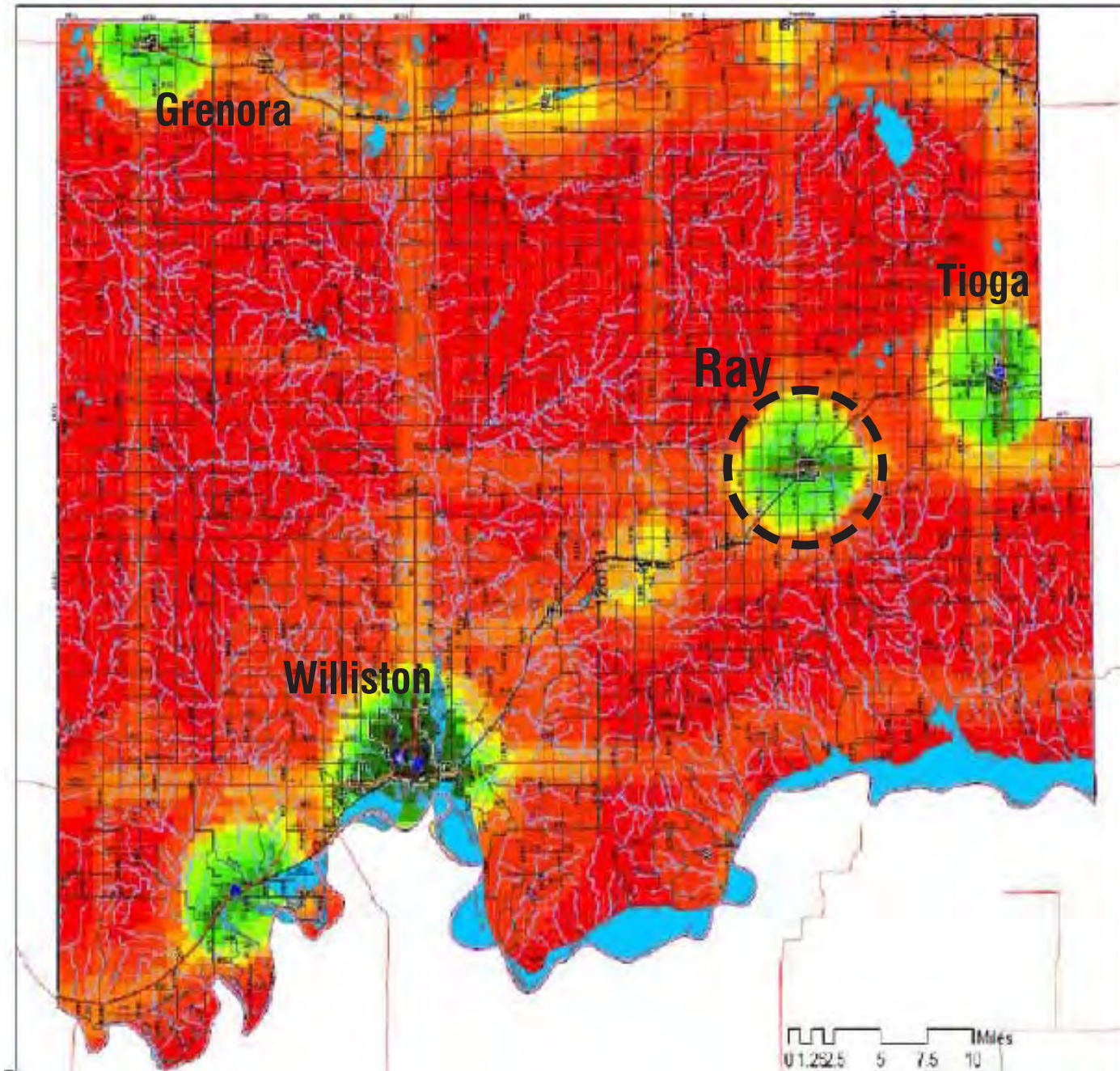


Chapter 6
Zoning Ordinance and Subdivision Regulations



City of Ray, North Dakota





Legend

PublicFacilitiesPoints

Type

- City
- College
- Courthouse
- FireStation
- PoliceStation
- Hospital
- Library
- PostOffice
- PostOffice

Water

City/100sq

SumAllWtThresh

- 0.00 - Lead Effect
- 0.01 - 4.26
- 4.27 - 8.51
- 8.52 - 12.75
- 12.76 - 17.00
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- 1653.26 - 1657.50
- 1657.51 - 1661.75
- 1661.76 - 1666.00
- 1666.01 - 1670.25
- 1670.26 - 1674.50
- 1674.51 - 1678.75
- 1678.76 - 1683.00
- 1683.01 - 1687.25
- 1687.26 - 1691.50
- 1691.51 - 1695.75
- 1695.76 - 1700.00
- 1700.01 - 1704.25
- 1704.26 - 1708.50
- 1708.51 - 1712.75
- 1712.76 - 1717.00
- 1717.01 - 1721.25
- 1721.26 - 1725.50
- 1725.51 - 1729.75
- 1729.76 - 1734.00
- 1734.01 - 1738.25
- 1738.26 - 1742.50
- 1742.51 - 1746.75
- 1746.76 - 1751.00
- 1751.01 - 1755.25
- 1755.26 - 1759.50
- 1759.51 - 1763.75
- 1763.76 - 1768.00
- 1768.01 - 1772.25
- 1772.26 - 1776.50
- 1776.51 - 1780.75
- 1780.76 - 1785.00
- 1785.01 - 1789.25
- 1789.26 - 1793.50
- 1793.51 - 1797.75
- 1797.76 - 1802.00
- 1802.01 - 1806.25
- 1806.26 - 1810.50
- 1810.51 - 1814.75
- 1814.76 - 1819.00
- 1819.01 - 1823.25
- 1823.26 - 1827.50
- 1827.51 - 1831.75
- 1831.76 - 1836.00
- 1836.01 - 1840.25
- 1840.26 - 1844.50
- 1844.51 - 1848.75
- 1848.76 - 1853.00
- 1853.01 - 1857.25
- 1857.26 - 1861.50
- 1861.51 - 1865.75
- 1865.76 - 1870.00
- 1870.01 - 1874.25
- 1874.26 - 1878.50
- 1878.51 - 1882.75
- 1882.76 - 1887.00
- 1887.01 - 1891.25
- 1891.26 - 1895.50
- 1895.51 - 1900.00

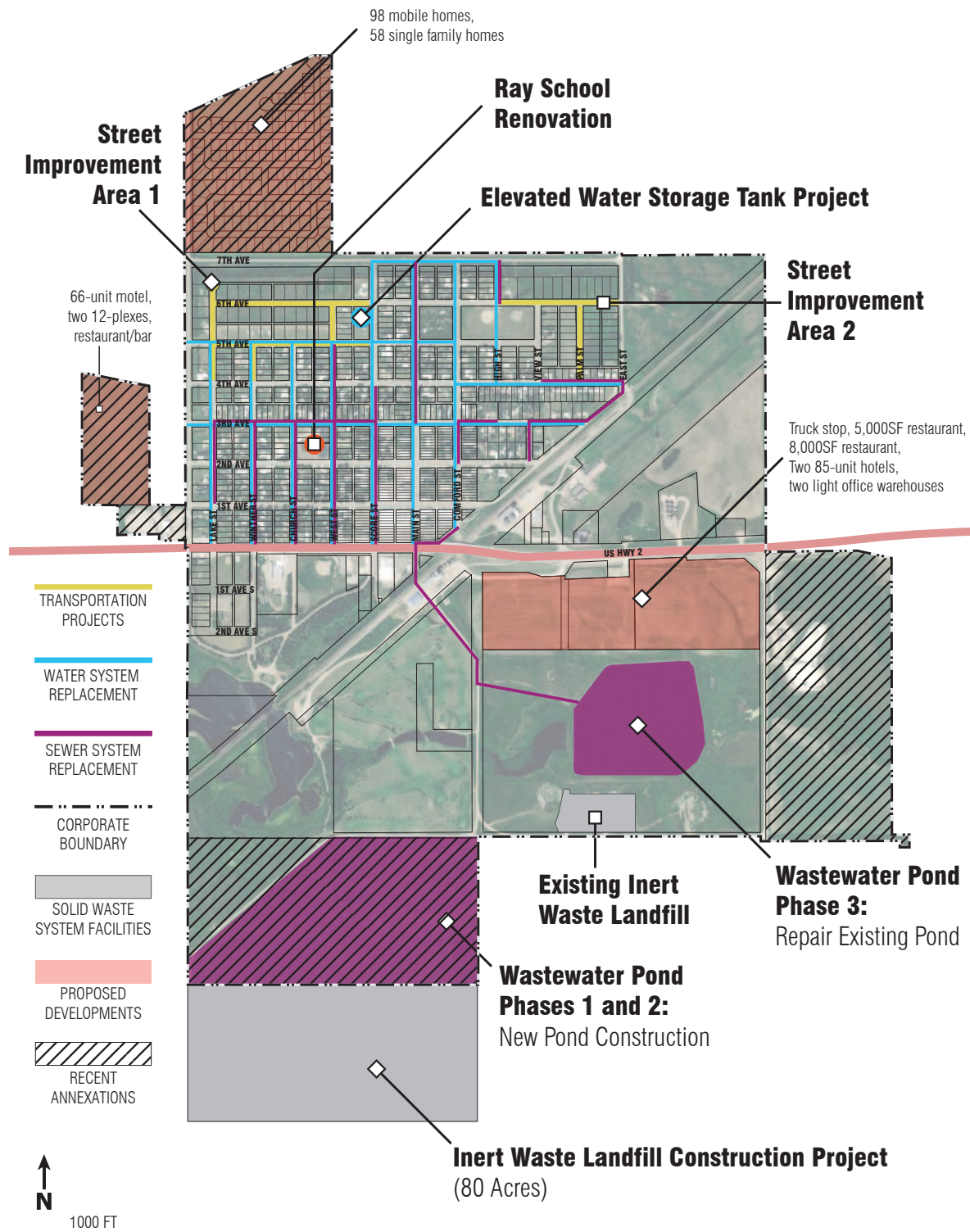
Growth Efficiency





Figure A6-8: Ray Growth Area

capital improvements planning



Williams County

(Agricultural Reserve Area)

65TH ST NW

113TH AVE NW

17

Boundary Aligns with Cemetery

Boundary Aligns with 1ST AVE
Extends 0.5 Miles from Co Rd 17

First Tier ETJ Limits

City Limits

Boundary Aligns with 1ST AVE S

GCI

HC

HC

CBD

R3

HC

R1

GCI

17

(Agricultural Reserve Area)

(Agricultural Reserve Area)

116TH AVE NW

115TH AVE NW


114TH AVE NW

113TH AVE NW

112TH AVE NW

Williams County

Zoning Designations

-  Agriculture Reserve Area
-  R1: Residential 1
-  R2: Residential 2
-  R3: Residential 3
-  HC: Highway Commercial
-  GCI: General Commercial & Industrial
-  CBD: Central Business District

--- Corporate Limits

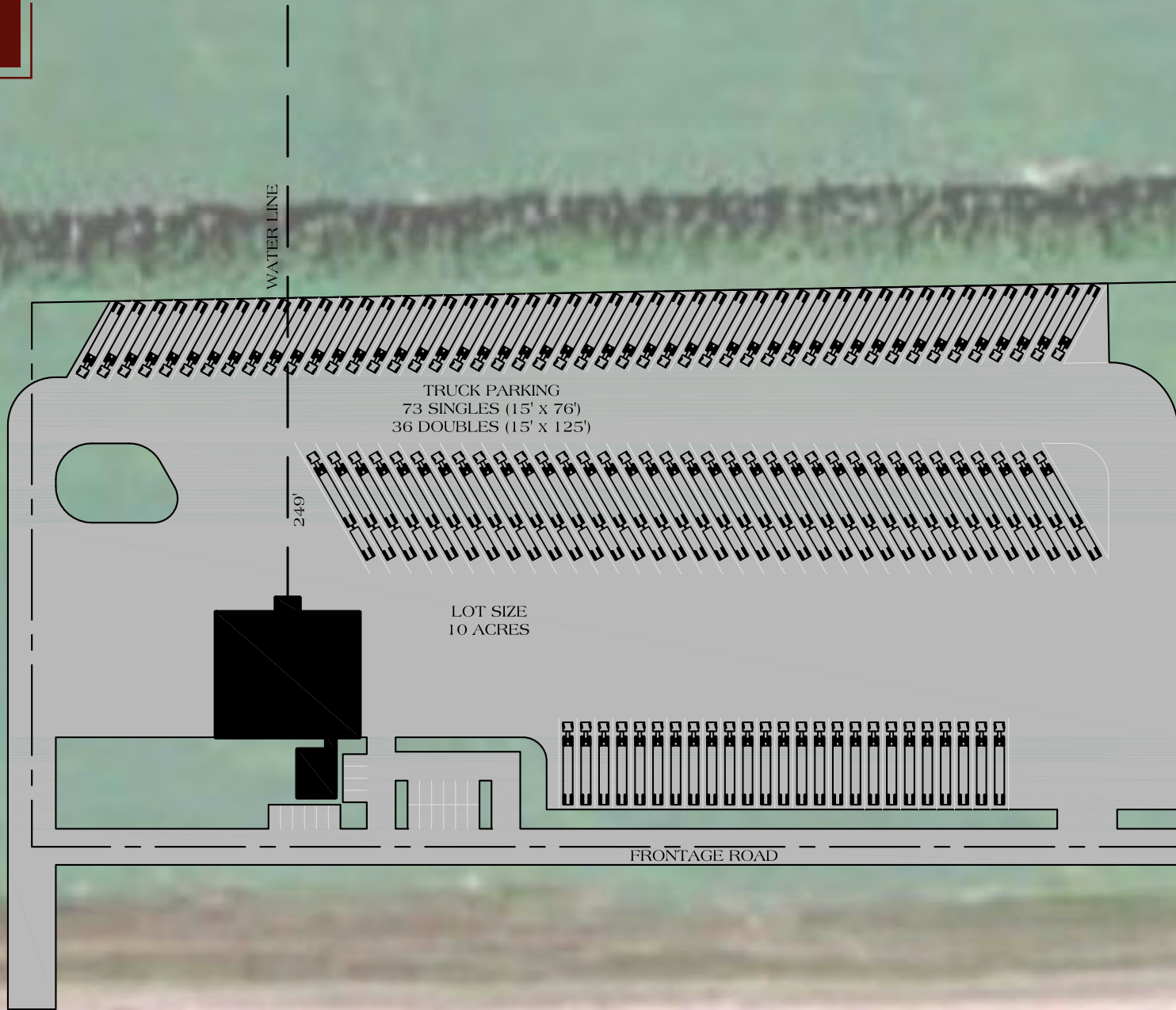
- - - Extraterritorial Jurisdiction Limits

Revised 04/25/2013









HESS
WELL SITE

US HWY 2



NORTH



0 50 100 200 300 FEET

commercial uses





OPERA HOUSE

NORTHSIDE



Modulated Facades

Projections

Recesses

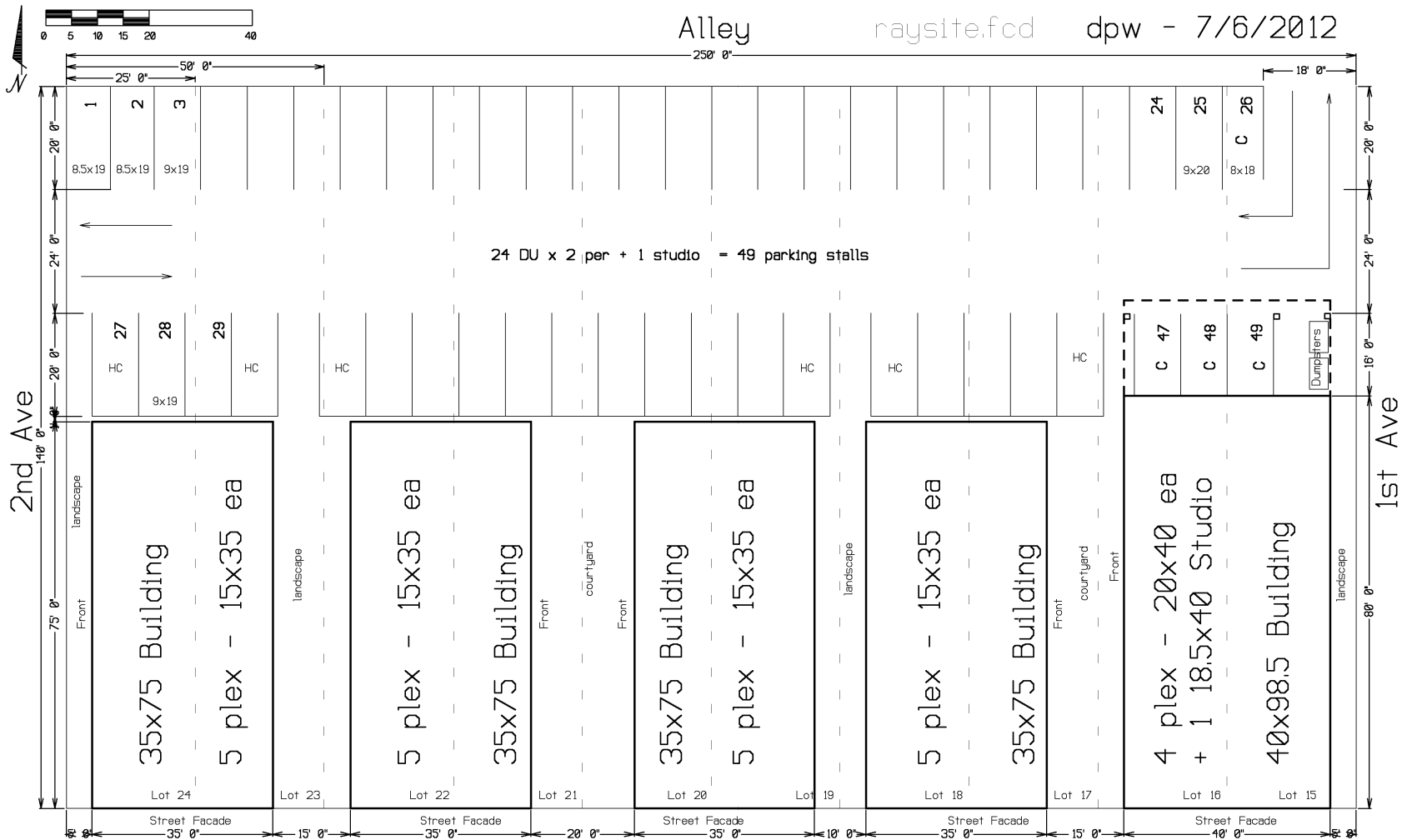
Glazing

“Modulate building wall planes through the use of projections, recesses and offset planes with a minimum depth of two feet...Windows or glazed area equal to at least 15% of the combined total of all the building’s facades.”

Commercial Zones



PARKING IN REAR
PROVIDE a minimum of
3BD - 2 parking stalls
2BD - 1 1/2 parking stalls
1BD/STUDIO - 1 parking stall



The Ray City Commission would like your opinion on the direction you, as a resident, would like to see the city develop. Growth is bound to happen, so please answer with that in mind.

1. Where do you think stick built homes, should be built?

North South East West

2. Which would you rather see be built on Main Street?

Commercial property Residential Housing

3. If a manufactured home development (mobile home park) is to be built, which location would you suggest?

by Laagon

4. What is your age? 42 How many years have you lived in Ray? 12

5. What is the most important thing you want the commissioners to know, relating to planning & zoning, and

development to the City of Ray? allow something! If you don't allow trade out for workers then you need to make monson and Cooper get rid of all their man camps they have west of town. Pretty hypocritical if you ask me. Let it go in

Public Information Meeting

MONDAY, APRIL 30, 2012
7 PM @ RAY CITY HALL

Come Here About Ray's Newest Project!

RAY CROSSING

“A Professionally Managed Manufactured Home Community & Commercial
Subdivision”

RAY CROSSING is a proposed 42 acre residential and commercial development located on the south side of Highway 2 in front of the city lagoon east of the golf course. RAY CROSSING will consist of a 91 space professionally managed Manufactured Home Community with large spacious lots, paved streets, curb, gutter, street lights and an architectural designed landscaped entrance. Units will be brand new 2012 singlewide manufactured homes with an attached carport, large decks and off street parking for at least 4 vehicles. The Commercial Subdivision is projected to include a hotel, convenience store, restaurants, fast food, retail and gas station / truck stop.



'Ray is a positive thinking community with an eye on the future. A small town it may be, but small town values, an excellent work ethic, and friendly ambitious people make Ray an excellent community.'

- City of Ray website



Paid for and distributed by private citizens of the City of Ray, for the future of Ray.



One way we are planning for the future is to ensure **growth** pays for itself while **providing opportunities** for current and **new residents**.

We urge you to vote for the Home Rule charter!

LOWER COSTS to city residents by voting **YES** to a Home Rule Charter.

What is Home Rule Charter?

It means exactly what it says. This gives the residents of the City of Ray the ability to govern themselves – and capacity to fund important service needs which more than just our residents enjoy.

Home Rule Charter will allow the city to implement a **city sales and use tax**.



A Home Rule Charter is one of the best ways to insure that the crucial infrastructure and services we provide to visitors and citizens will be maintained or improved for the near future and our upcoming generations.

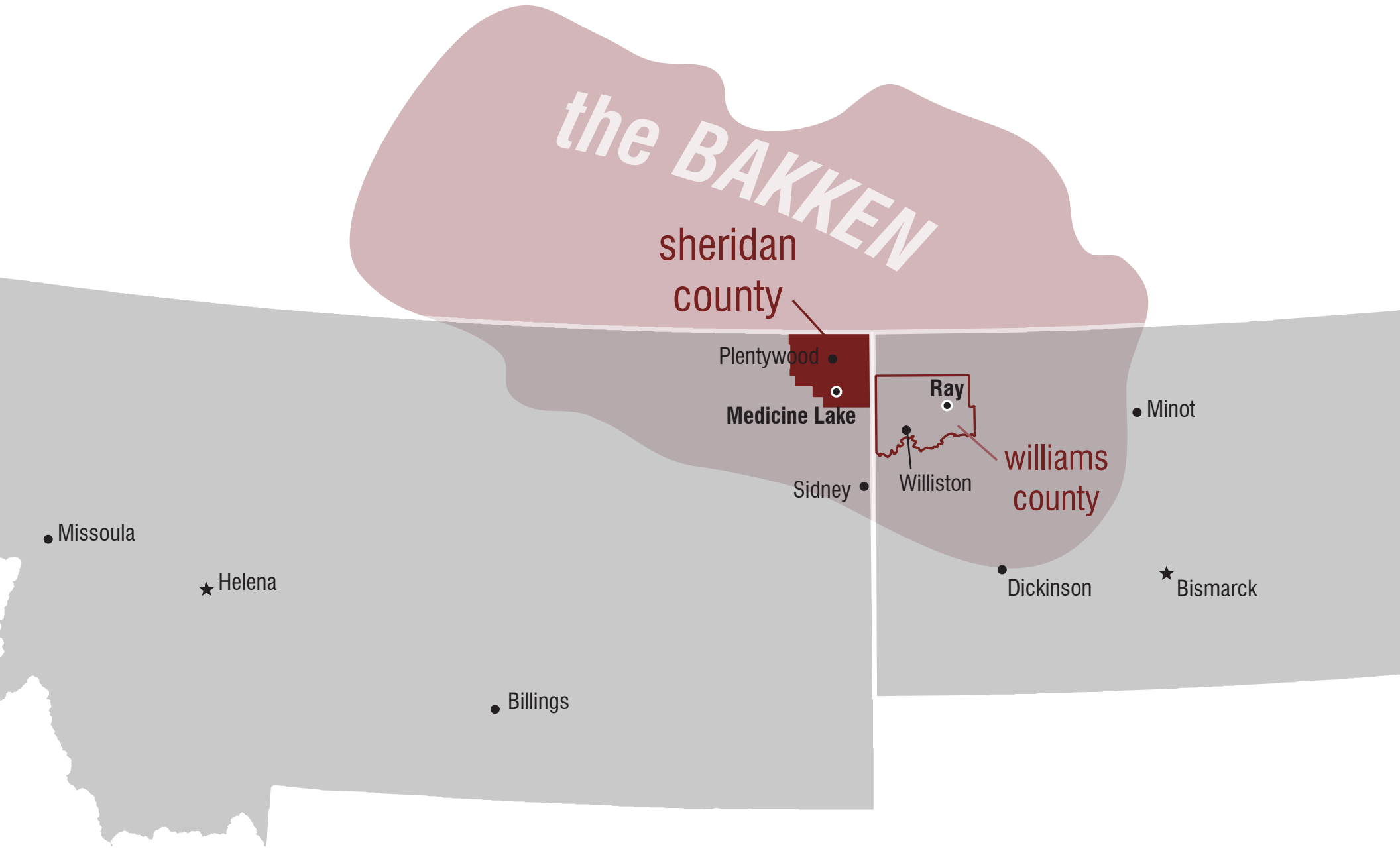
If a sales tax had been in place the past two years at any of the following rates, the city could have raised:

- 1.0% = \$249,495
- 1.5% = \$374,243
- 2.0% = \$498,991

Water and Sewer rates were increased significantly to cover payments for loans needed to repair water and sewer mains. It is possible this could have been avoided with a city sales tax.

Travelers through the city pay sales tax to every city located on Highway 2. Why not take advantage of the opportunity to allow the consumers who...
 ...do not live in Ray,
 ...do not pay taxes in Ray, or
 ...do not license vehicles in Ray, to pay for a portion of the city expenses currently paid by residents of Ray?





comprehensive plan © 1983

This comprehensive plan is, in part, a response to the rapid growth resulting from oil development. It also takes into consideration the similar growth potentials found in the area's large reserves of coal and potash. The oil boom has made community leaders aware of how fast development and change can occur and that there is a need for a public policy that can address rapid growth, particularly in relation to providing essential public services and the compatibility of land uses.

Sheridan County's brief history has been marked by rapid change which has been largely due to outside economic forces. Considering the scope of changes which have occurred in the past and today's accelerating rate of change, it is difficult to predict or plan the county's future development; however, minimum community standards and basic policies can be developed so that new growth is in harmony with the existing community. In developing policies for future growth, consideration must be given to future generations who will inherit what we have left. Taking a long-range view, our patterns of consumption and resource exploitation must eventually give way to values of conservation and sustained yields. Sheridan County's primary renewable resource is the land, and every effort should be made to ensure its continued productivity. Today's growth and development serves as the foundation for tomorrow's community. If development is planned and built wisely, it will be an asset; if not, it will be a liability to future generations.

To be effective, planning must involve more than compulsory standards and regulations. Planning must be included in the community's attitudes and values which cannot be regulated but are a matter of individual conscience. Today's economic climate increasingly supports values of conservation and durability, but it also rewards speculation and quick profits which, in many cases, run counter to sound community planning. The quality of future development will depend on the community's awareness of the need for planning and the values of individual landowners who make the decisions concerning land use.







PEPSI ANTELOPE BAR PEPSI

ATM

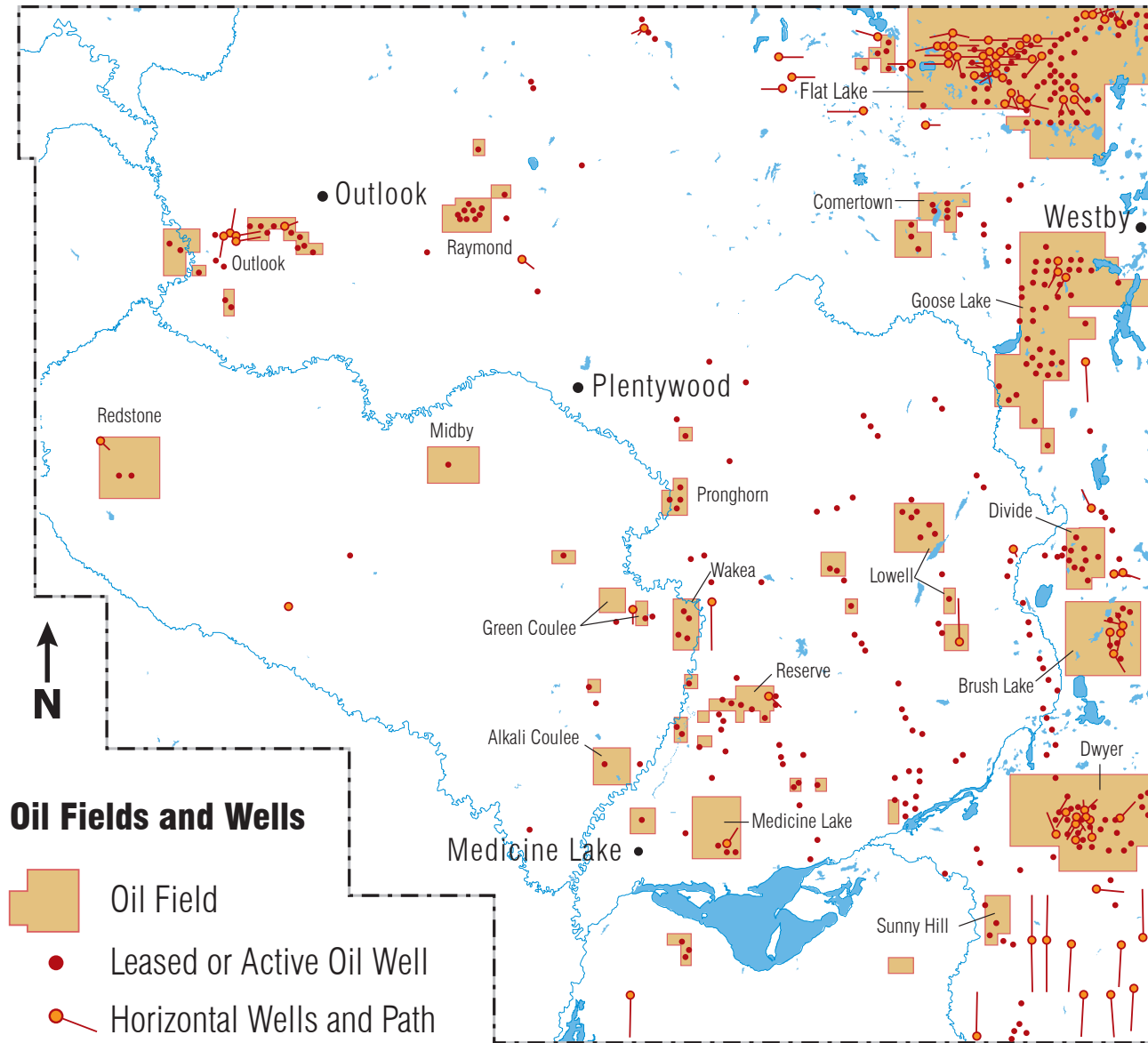
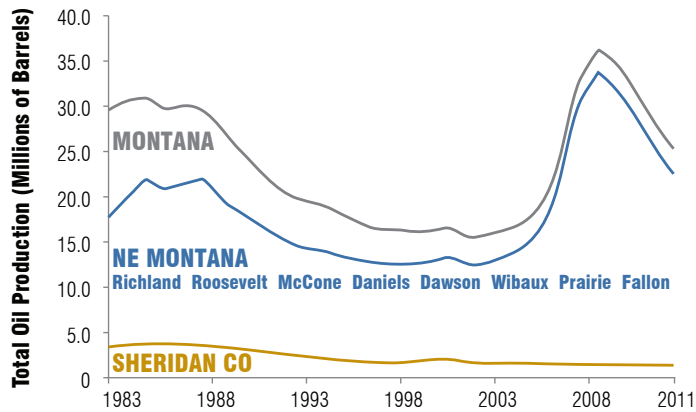
ANTHELOPE BAR
PEPSI & FISH

ICE
MACHINES

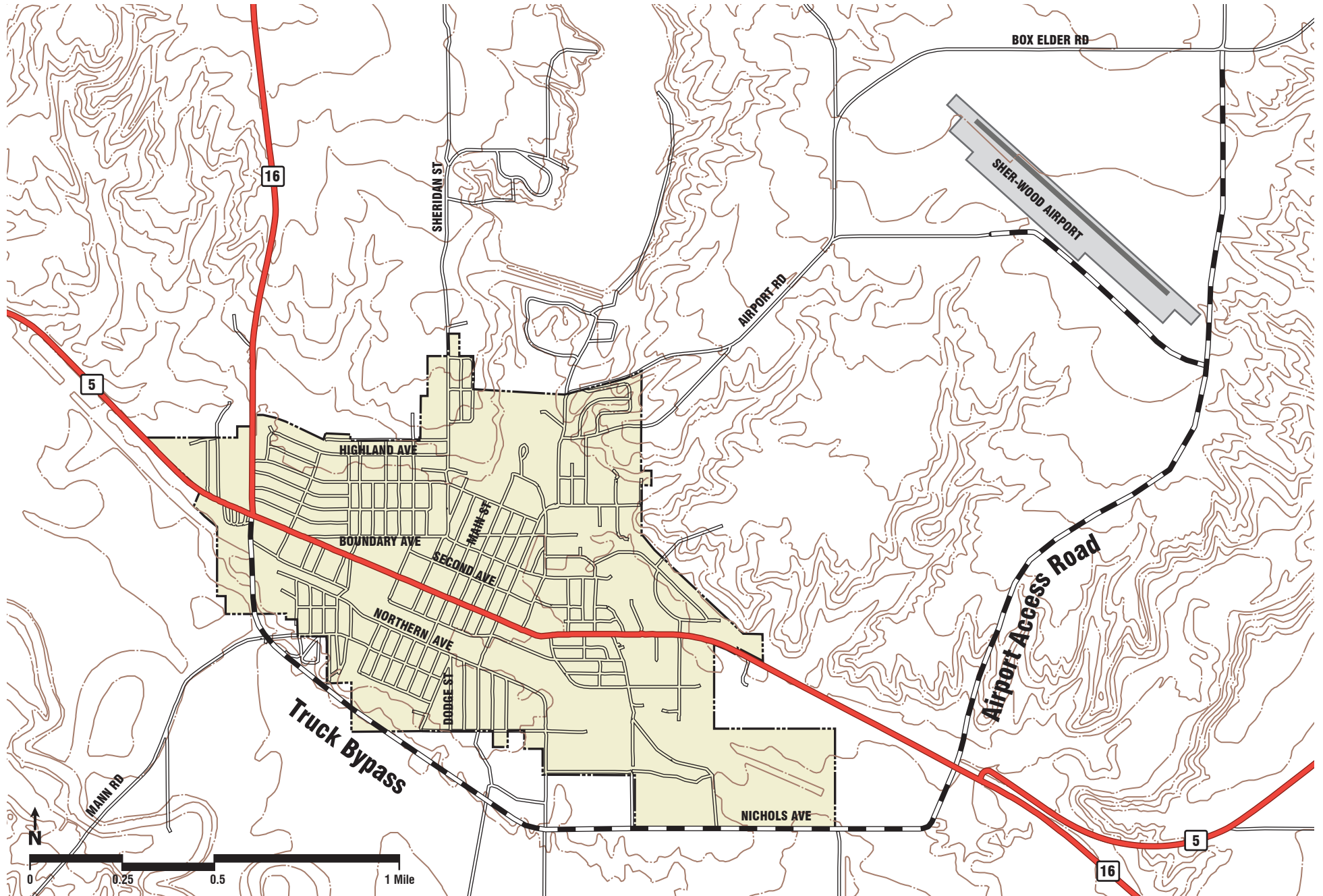




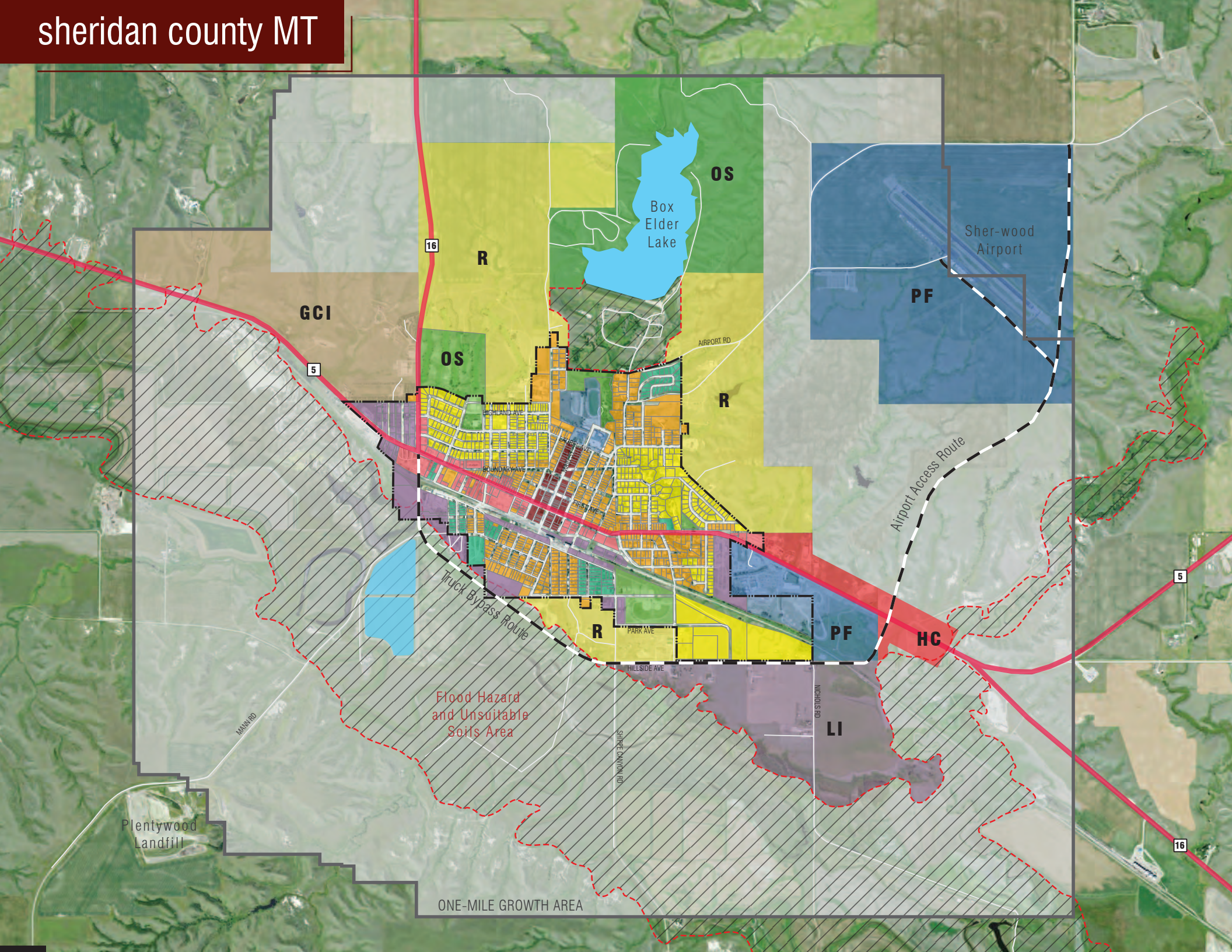
sheridan county MT



sheridan county MT



sheridan county MT



sheridan county MT



Medicine Lake



NATIONAL WILDLIFE REFUGE



U.S. Fish & Wildlife Service Department of the Interior





LUMBER



HUTLAR'S



HUTLAR'S







**Town of Medicine Lake
Resolution #06-25-2012
New Water and Sewer Moratorium**

WHEREAS, the Town of Medicine Lake's sewage lagoon is at full capacity and facing erosion issues needing immediate action and repair.

By order of the City Council of the Town of Medicine Lake, Montana, a moratorium on new water and sewer connections to the city infrastructure, shall be in place effective June 25, 2012,

This moratorium shall remain in place pending the results of the Town of Medicine Lake's "Preliminary Engineering Study" of the Town's sewer system and lagoon capacity and purposed upgrade. The Town of Medicine Lake is in the process of soliciting for designs and improvements to upgrade and increase sewage capacity. The exact date of this evaluation of the Town's system is unknown at this time.

No new water and sewer requests will be approved at this time.

Town of Medicine Lake

Tim Hutslar, Mayor

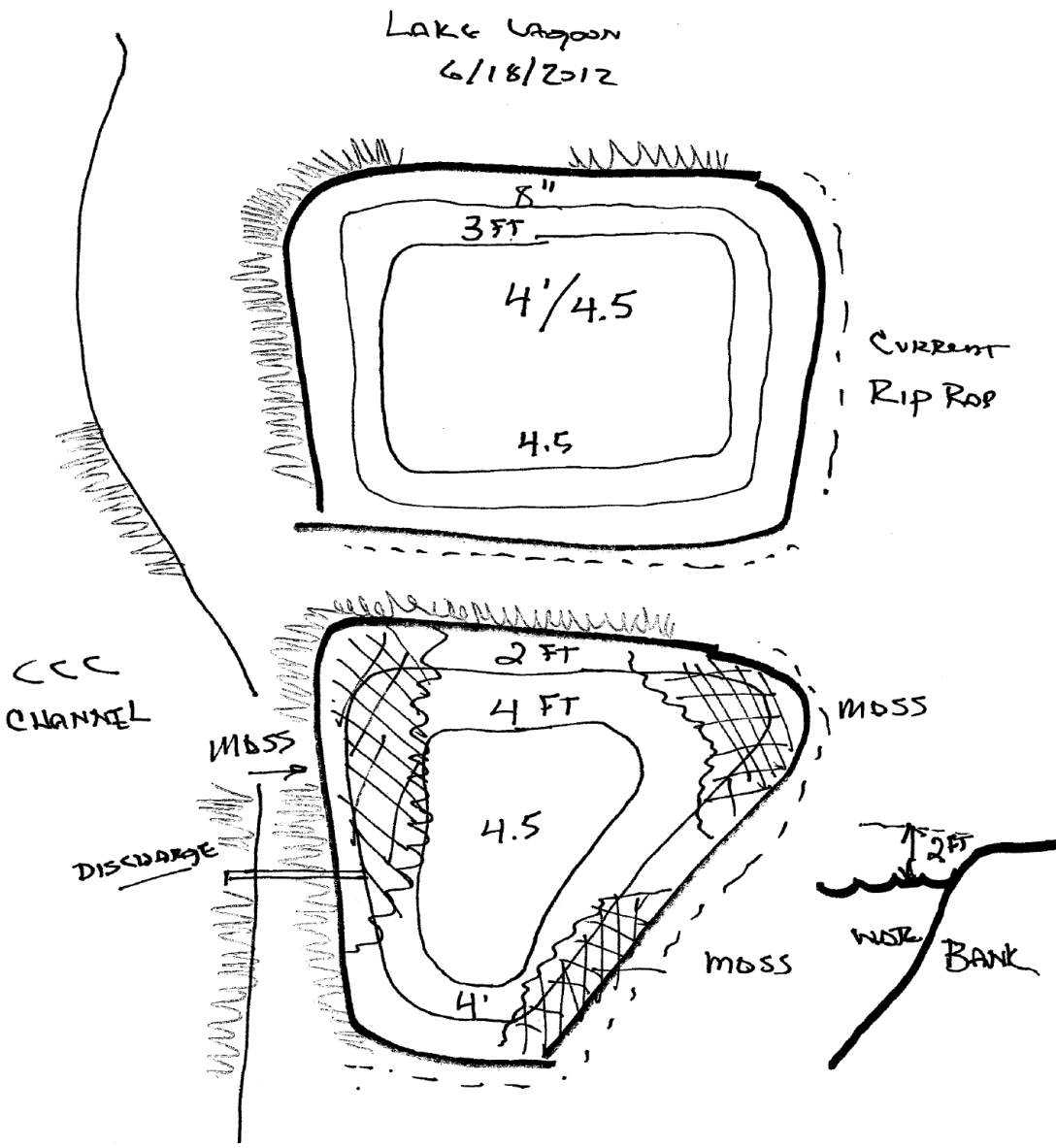
Town of Medicine Lake
Sewage Lagoon Project and Growth Plan

1. Preliminary Engineering Study (Advertised)
 - a. Lagoon inspection and photos.
 - b. System assessment.
 - c. Temporary moratorium on new water/sewer hookups.

2. Types of Service requests.
 - a. Residence
 - b. Commercial
 - c. Temporary RV
 - d. Seasonal (hunter)
 - e. Mobile homes.

3. Permit additions
 - a. Set back from property/alley lines
 - b. Water and sewer hook up fees
 - c. Fines.
 - d. Multiple hook up's (trailer courts and RV hookups)
 - e. Metering regulations

4. Permit rating system
 - a. Single family homes
 - b. Mobile homes
 - c. Apartments
 - d. R.V.'s
 - e. Personal history – references



history & true grit





how do you protect a
community's character...

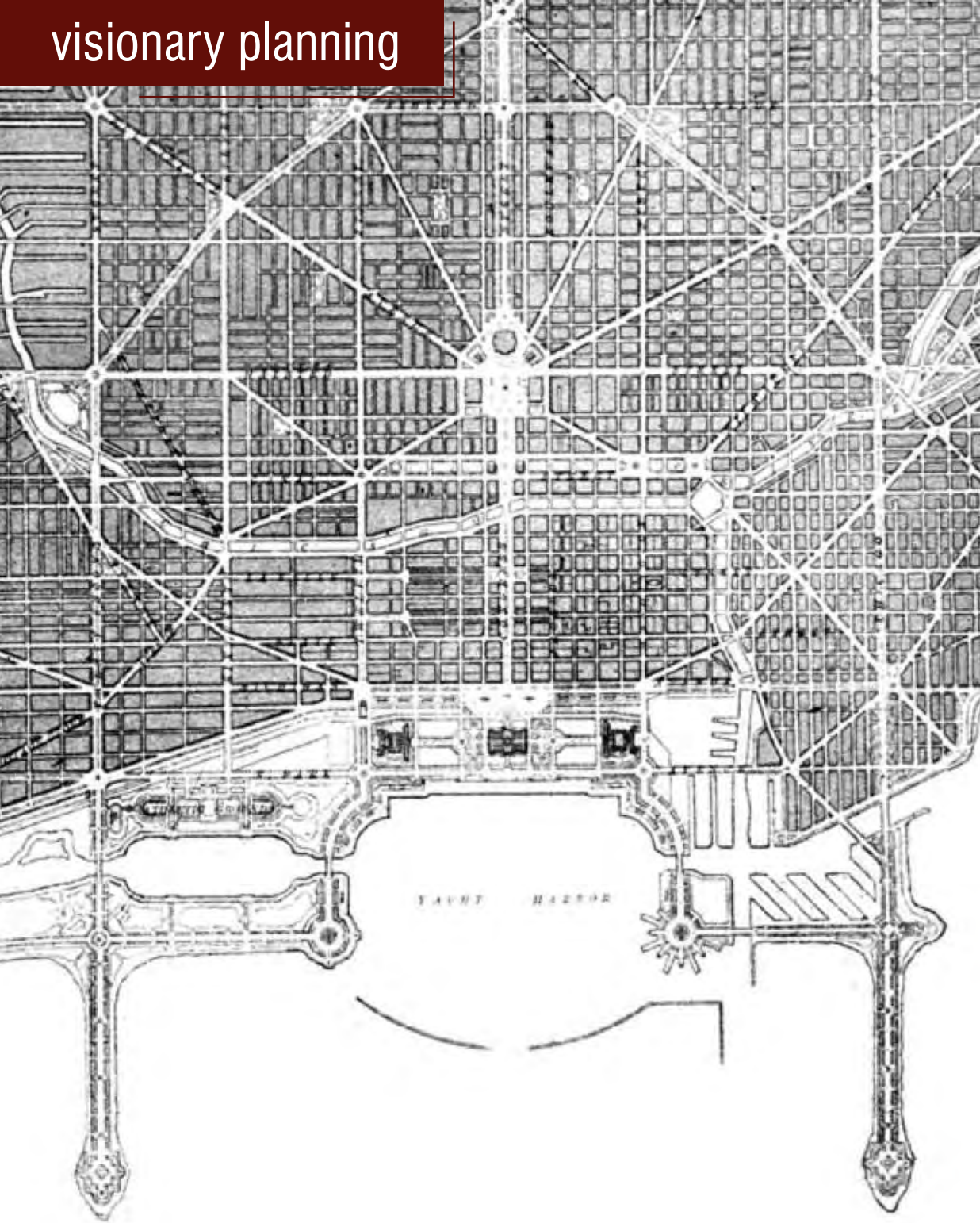
NOT FOR
SALE OR
RENT

...when that character
is rapidly changing?





visionary planning



thank you



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red lodge | montana
59068

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Moore AICP

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ph 406.896.6285