MORTON COUNTY FUTURE LAND USE PLAN

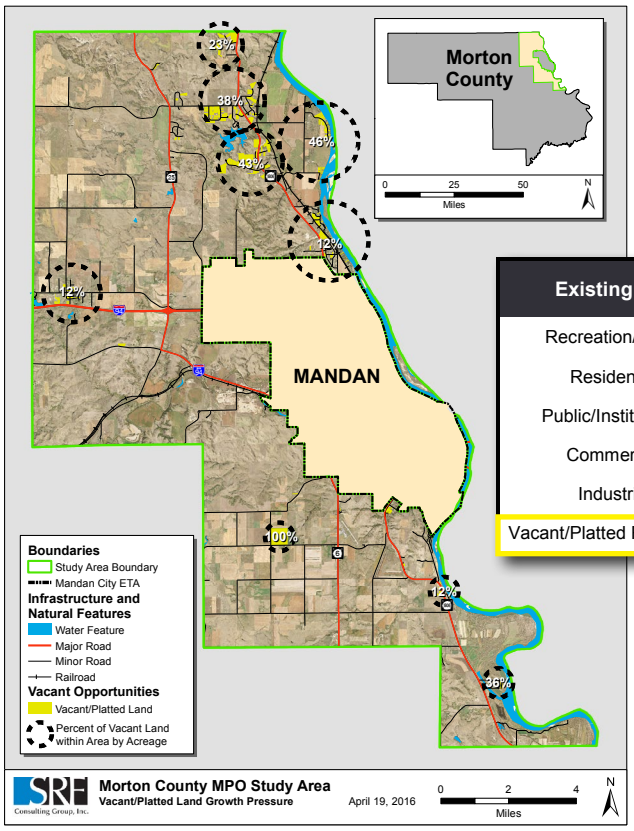
Future Land Use Plan Update: Spring 2016 Newsletter

Stakeholders Interviewed

- Fort Abraham Lincoln State Park
- North Dakota Veterans Cemetery
- Missouri West Rural Water
- Morton County Water Resources District Board
- Lower Heart Water Resource District Board
- US Army Corps of Engineers
- City of Mandan Planning and Engineering
- Morton County Soil Conservation District Board
- Mor-Gran-Sou Electric
- County Emergency Manger
- County Park District
- Mandan Municipal Airport

SRF Consulting Group, Inc.

Study Area & Existing Land Use



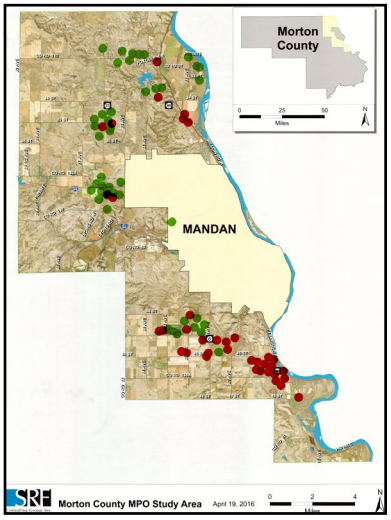
The study area for the Morton County Future Land Use Plan is comprised of the entire portion of the Bismarck-Mandan MPO area within Morton County, less the City of Mandan and its 1-Mile (ETA). Just shy of 90,000 acres, the primary land use (88%) of the study area is agricultural. The table above outlines the other land uses found within the study area and excludes agricultural uses. A significant finding from the study is the 1,000+ acres of vacant/platted land for residential uses.

Existing Use	Existing Acreage	Existing Distribution
Recreation/Parks	2,465	23.5%
Residential	3,129	29.8%
Public/Institutional	3,266	31.2%
Commercial	30	0.3%
Industrial	522	5.0%
Vacant/Platted Residential	1,067	10.2%

First Public Meeting Feedback

Held on May 17, the first public meeting included two public input opportunities. The initial exercise consisted of five posters of different locations throughout the study area (i.e. Harmon Lake, Airport, ND Highway, Interchange, and Veteran's Cemetery/Fort Lincoln State Park). Participants placed one dot per row on the image that represented the intensity of use they believed appropriate for the area in the future. An example of one of the posters (Harmon Lake) and the results from the meeting is provided **below**.

The other exercise consisted of a single map of the study area. Participants placed three green and red dots on the map in areas they believed growth/development should be encouraged or discouraged. The results from this exercise are illustrated on the **right** image.



Green dots illustrate where the public believes future growth should be encouraged, while red dots show where they believe future growth should be discouraged.

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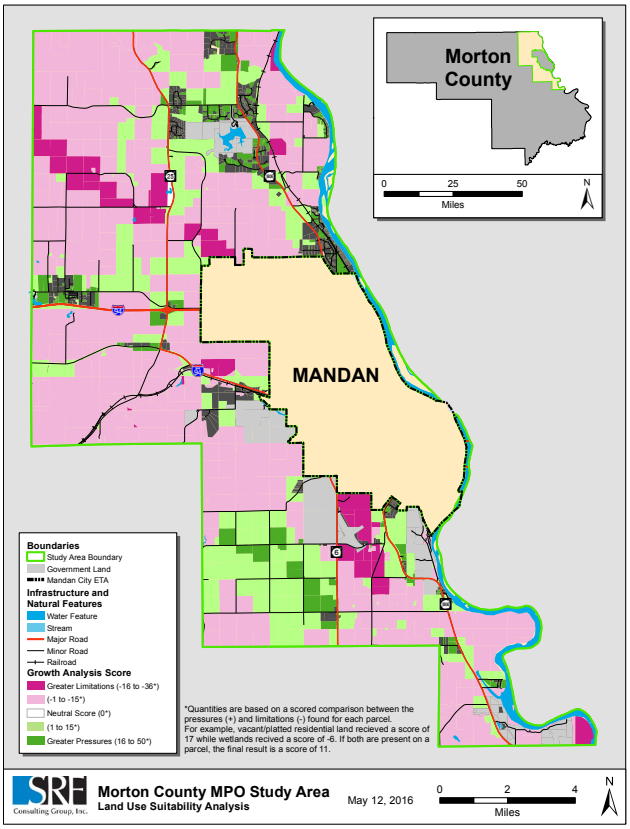
Land Use Suitability Analysis

A land use suitability analysis is intended to be an objective interpretation and explanatory documentation of growth conditions. The Land Use Suitability Analysis map (*right*) does not necessarily exhibit where future growth **should occur**, but rather where growth is **most likely to occur**.

The study found that approximately 69 percent of the study area's acreage had more growth limitations than pressures, less than one percent of the acreage scored neutrally, and around 31 percent had more growth pressures than limitations. This skew of results is the product of the identified pressures, limitations, and the parcel characteristics (i.e. acreage) impacted by such categories as outlined in the tables (*left*).

The analysis identifies where development is likely to occur in the absence of a clearly defined land use plan. With an understanding of where growth pressures and limitations can be found within the study area, designations of suitable growth areas and potential land uses can now be determined.



Growth Limitations Summary

Category	Number of Parcels	Total Acres	Study Area Acreage Distribution
Airport No Build Area	11	162	0.2%
Airport High Restrictions	30	1,958	2.1%
Hazardous Liquid Pipeline	12	717	0.8%
Gas Transmission Pipeline	10	100	0.1%
Slope >10%	962	65,880	73.3%
Flood Zone	334	11,724	13.1%
Wetland	45	1,624	1.8%
Airport Low Restriction	78	3,871	4.3%
Ft. Lincoln Viewshed	17	551	0.6%
Veteran's Cemetery Viewshed	50	1,631	1.8%
Harmon Lake Watershed	306	19,546	21.8%
Prime Farmland	78	2,203	2.5%

Growth Pressure Summary

Category	Number of Parcels	Total Acres	Study Area Acreage Distribution
Vacant/Platted Residential Land	300	1,146	1.3%
Developed Land	654	8,888	9.9%
Major Road Nodes	30	222	0.2%
Rural Water Line	580	12,518	13.9%
Slope <5%	1,529	77,563	86.3%

Future Public Meetings

Recommended Updates to Zoning Districts
July 12, 6 to 8 p.m.
Mandan Brave Center Gym, 901 Division St. NW

Alternative Future Land Use Scenarios
August 16, 6 to 8 p.m.
Mandan Brave Center Gym, 901 Division St. NW

Optimum Future Land Use Plan
October 12, 6 to 8 p.m.
Mandan Middle School

For More Information

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