

40-47-03. Regulation f The regulations provi comprehensive plan and sh

Lessen congestion

Provide for em vve estimated 80-90% o

A halo of growth pressu decisions being make d

Every community needs use, and materials prep beginning this effort and

Plans that don't get ado

Dramatically improve yo local citizen's (it is their adapted plans and grea







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 pervious 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

Public Engagement Project Organization Documentation/Approval Phase 2 months 3 months 2 months Start-up Meeting Three Public Meetings **Detailed Implementation** Tools Working Committees Kick-off Event (goals) Plan Element Policy Information Gathering Charrette (chip game) Documentation Synthesis Plan / Public Engagement Plan Final Document Satisfaction Survey Development Interviews General Land Use Plan **Draft Goals** Adoption / Approvals



Our Process Diagram Prolic Prangement HODOLOGY....



planning

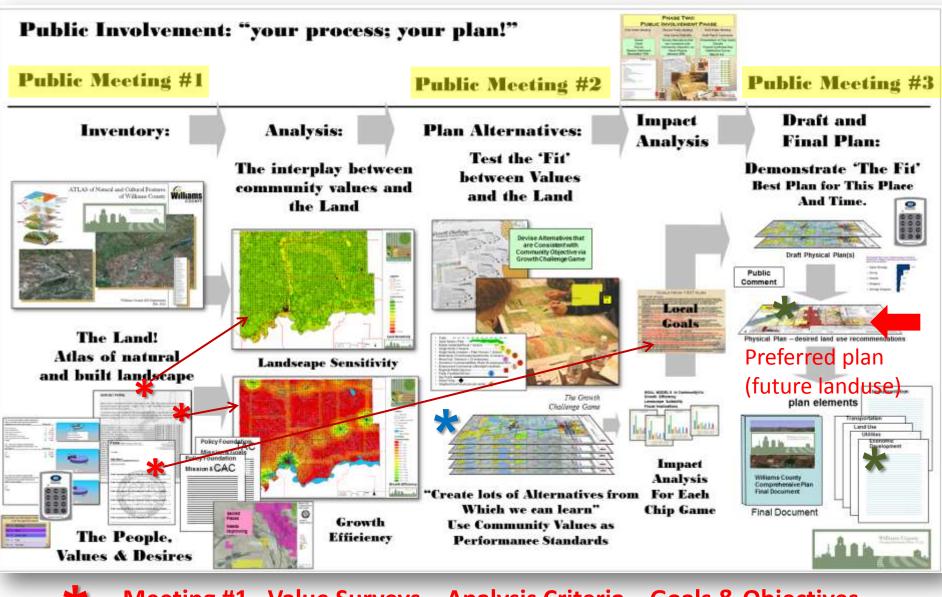
environments

Physical Plan - desired land

use recommendations

Document

Our Process Diagram – Public Engagement:





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.

ollowing constraints: (sco roblem, hazard and res	most important to new development? (5 = Most Im	portant, 1 = Least Importance):
codplain (ic wlands that y	Proximity to major roads (arterials) —	
reeks, drainages & lake ce v	In or near public sewer services	5 4 3 2 1
re habitat - riparia foodw	In or near public waterservices	
portant Agriculty (most pro- dric & Partish) cols (shallo	Quick response for police —	
rep slopes greater)	Quick response for fire services	
or septic y problematic fo	Mans existing elementary spheri	5 4 3 2 1
or down shifty (areas proble	Near existing elementary school	
riag mail Wetland Inventor	Near existing high school —	
se Rating (utilities / transpo e-drock (excavation diffic	Near existing middle school	
other	Near highway (quicker emergency response)	5 4 3 2 1
	Near Library —	
Which of the following facto	Near City Hall	
ost important to new develop	Proximity to Recreation Center	
oximity to major roads (arterials) -		
or near public server services or near public water services	Near Hospital/Clinic ———————————————————————————————————	
ick response for police	Near Post Office —	5 4 3 2 1
ick response for fire services	Proximity to Parks —	5 4 3 2 1
er existing elementary school	Proximity to Trails —	
ear existing middle school	other factors?	
ear highway (quicker emergency re		9 4 3 2 1

1 1 4 1 2 1 2 1 1

Do you agree with the following statements?

other factors?-

Proximity to Trails -

"Future growth in Williams County should pay its own way by providing public facilities and services in a manner that does not degrade the existing levels of service to local residents." (5 = strongly agree, 1 = strongly disagree)

"Future growth in Williams County should be sensitive to the landscape and the desired community character, and we should preclude development that doesn't comply with these objectives." (5 - strongly agree, 1 - strongly disagree)

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?

The One Thing!



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?

to grow ations be considered. few defined locations

developed areas

ion)

Write in 'The One Thing'



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

44% 1. Strongly Agree

49% 2. Agree Somewhat

Disagree Somewhat

4. Strongly Disagree

Don't have an opinion

Public Facilities & Services:

* Retain

* Rural c * Agricul

- * Where
- * Expand cuacadon / 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.
- Developments without emergency services should be forced to develop that capacity prior to selling any real estate.
- Emergency Services shouldn't be a criteria for approval of rural projects
- 4. Don't Know / Don't have an opinion!



....

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"?

- 47%1. Very much agree
- 36% 2. Somewhat agree
- 8% 3. Somewhat disagree
- 5% 4. Do not agree at all
- 5. I don't know / no opinion



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

- 56% 1. Very much support
- 35% 2. Somewhat support
- 7% 3. Somewhat do not support
- 2% 4. Do not support at all
- o% 5. I don't know / no opinion



Toronto Description

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.

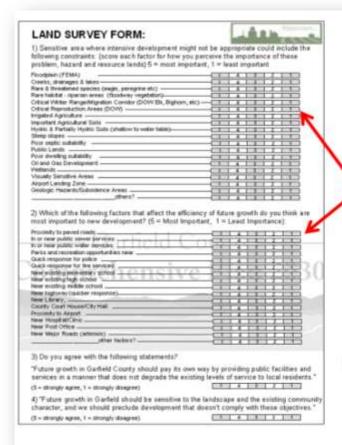
- 53% 1. Strongly Agree
- 38% 2. Agree somewhat
- 3. Disagree somewhat
- 4. Strongly Disagree
- 1% 5. Don't have an Opinion.





What is a good plan? What have citizens said....?

Lessen Cost! Conserve & Develop Natural Resources!



PURPOSE

These regulations have been made in accordance with the policies and recommendations set forth in a duly adopted comprehensive plan and have been enacted with the following purposes in mind:

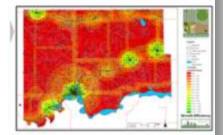
- To protect and guide the development of non-urban areas.
- 2. To secure safety from fire, flood, and other dangers.
- 3. To regulate and restrict the crection, construction, reconstruction, alteration, repair, or use of buildings and structures, the height, number of stories and size of buildings and structures, the percentage of lot that may be occupied, the size of courts, yards, and other open spaces, the density of population, and the location and use of buildings, structures, and land for trade, industry, residence, or other purposes.
- To lesser: governmental expenditures.
 - To conserve and develop natural resources.

It is not the intent of this ordinance to prohibit or prevent the use of land or buildings for famning or any of the normal incidents of farming.

Figure 1: ZO & SR purpose clause



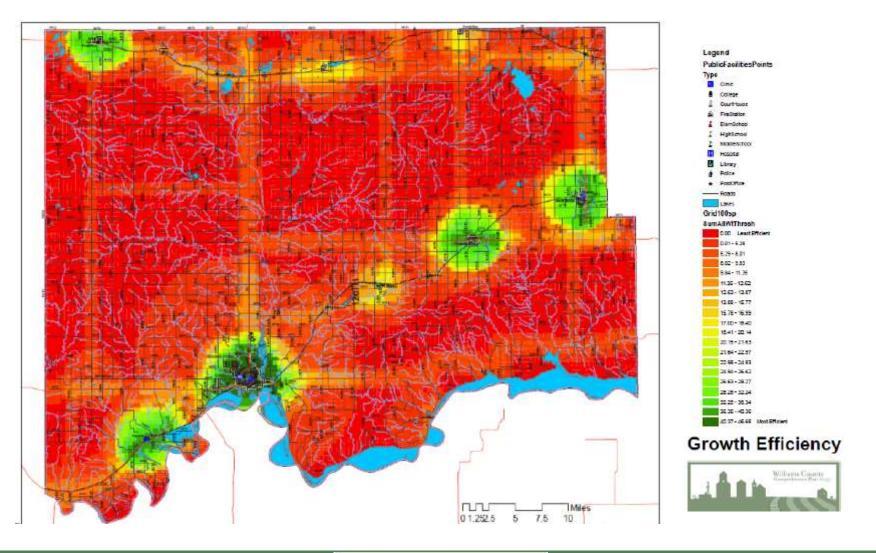




Growth Efficiency

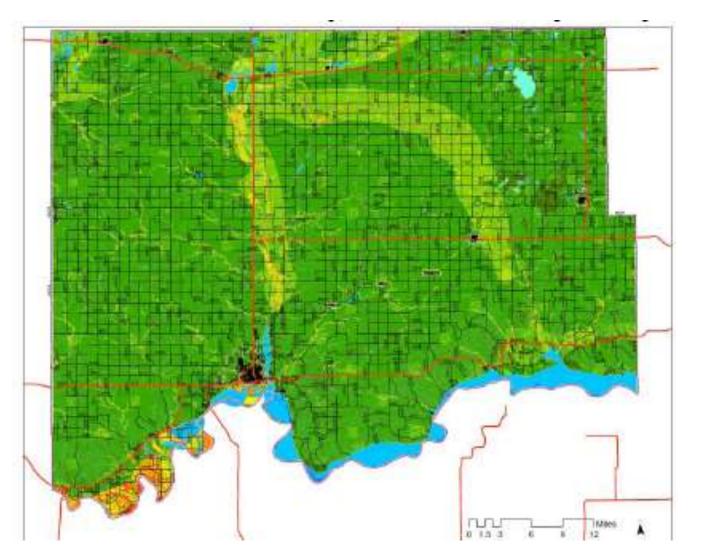


Growth Efficiency Map





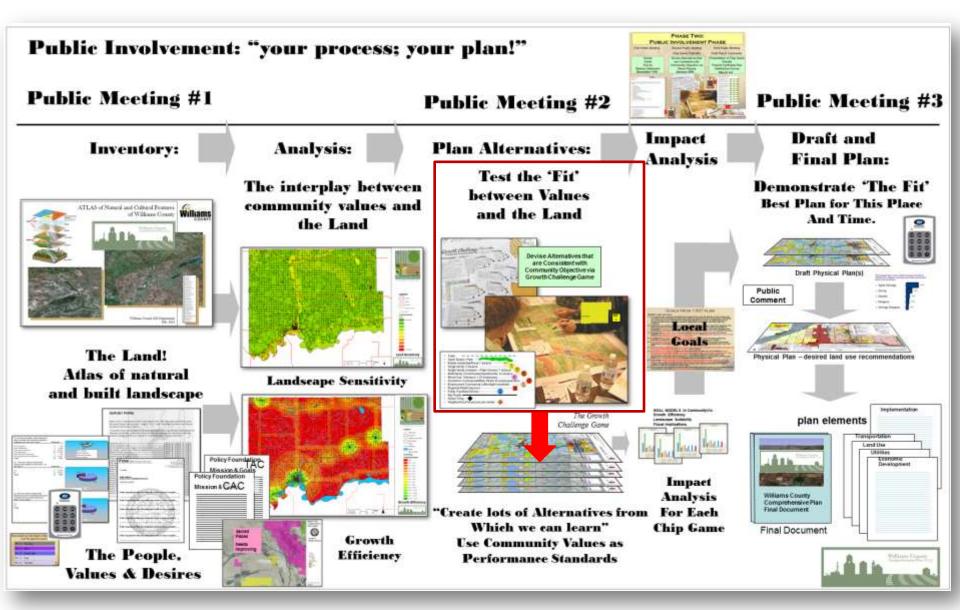
Landscape Sensitivity Map







Our Process Diagram – Public Engagement:



Siting Future Growth: The Growth Challenge Game



Siting Future Growth: The Growth Challenge Game



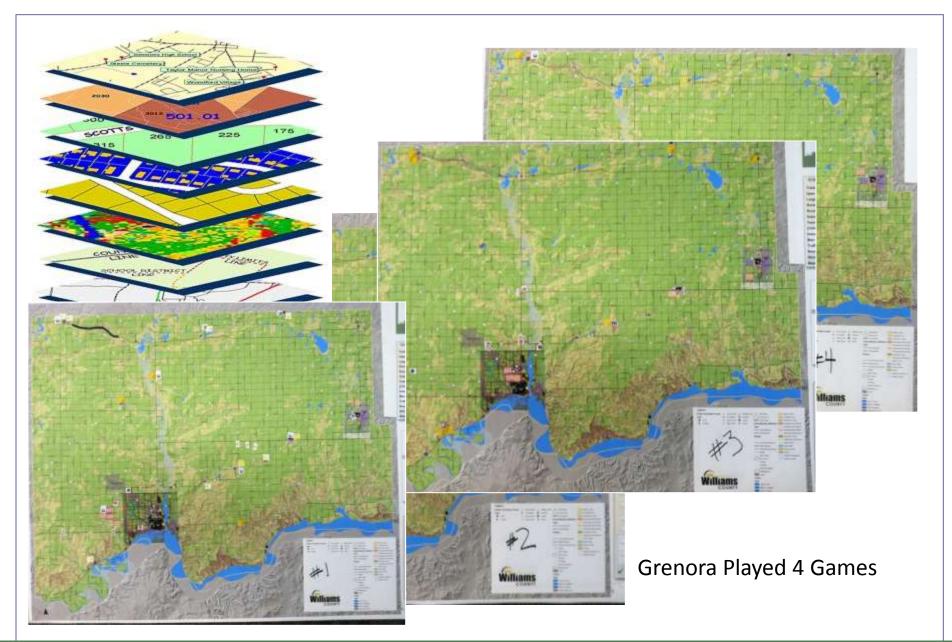
Siting Future Growth: The Growth Challenge Game



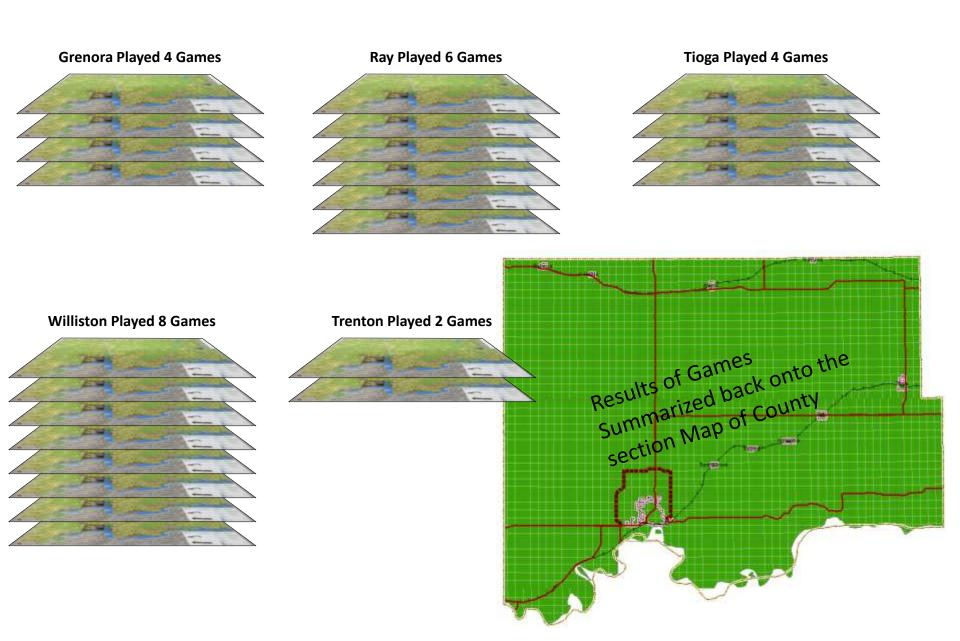
Efficient Orderly Growth:	* Areas that are most cost-efficient to grow * Direct growth to most suitable locations * Emergency response times should be considered. * Commercial & industrial land in a few defined locations * Avoid incompatible adjacent uses * Direct growth to existing towns & developed areas
Highways & County Roads:	
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 * Pubic safety & law enforcement * Improve Range of Housing Options * Reduce Cost of Living
Rural Character & Agricultu	* 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



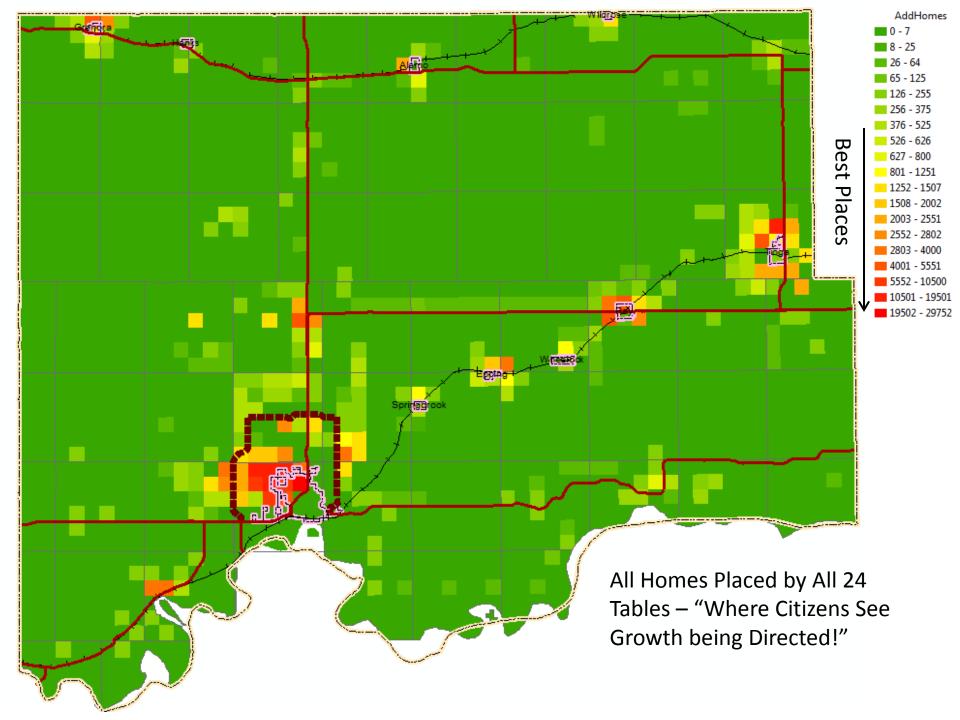
Williams County Chip Set - Growth Challenge Game Trails / Bikeways -Open Space/Park Large Lot (estate) (1 du per 10 acre) 50 per 640 ac. -Rural Residential - .5 du/acre or 250 homes per 640 acre Rural Cluster- .5 du/acre or 250 homes per 640 acre Suburban Residential W/SW- 4 du/acre or 1500 homes per 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 —

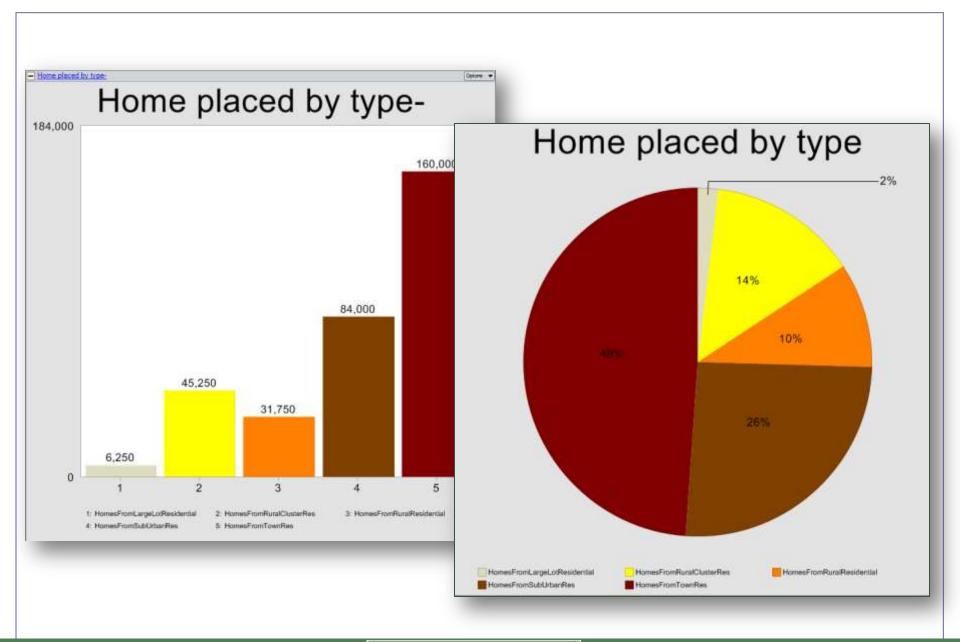






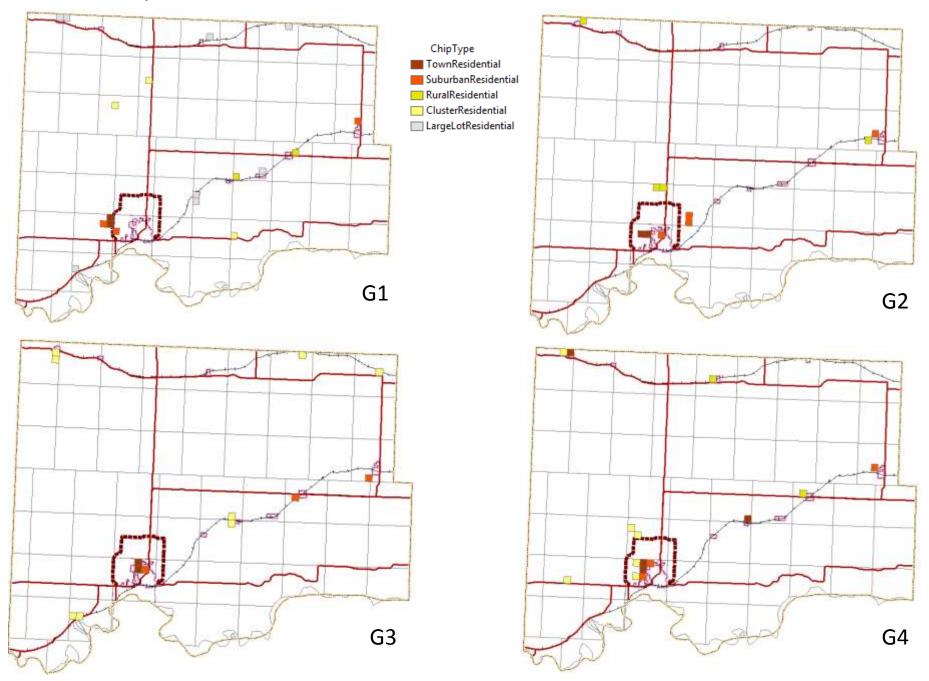
County Wide Citizens Played 24 Games

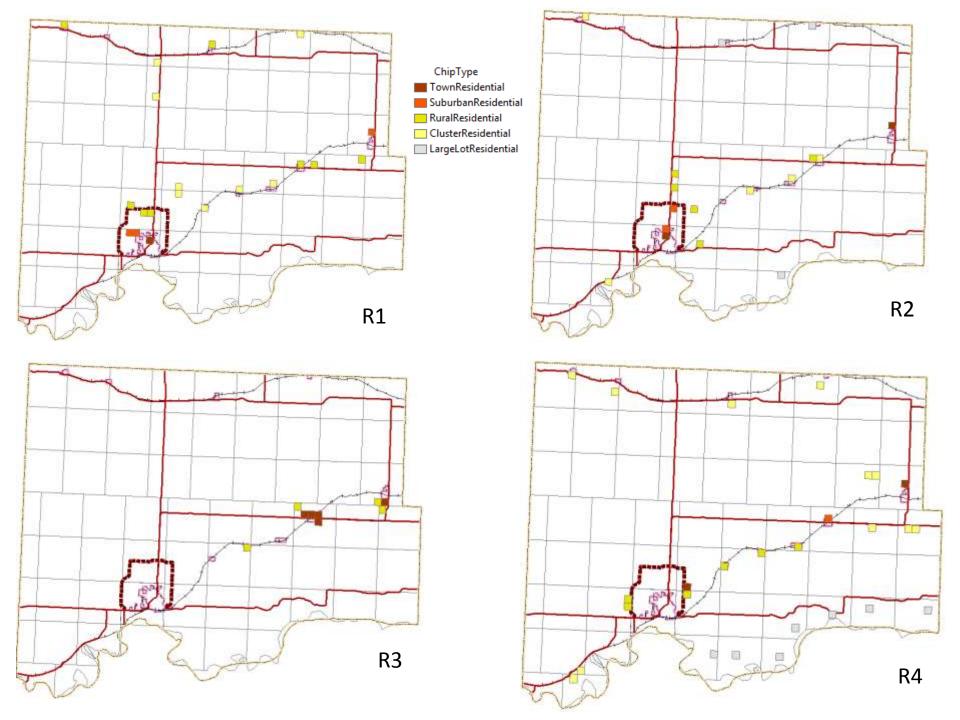


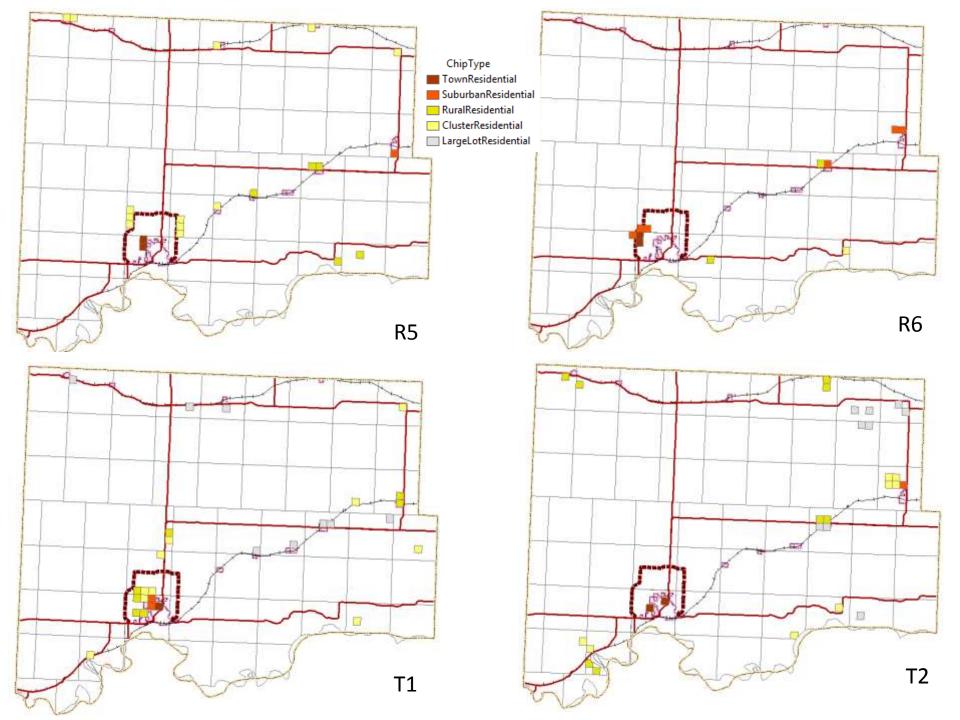


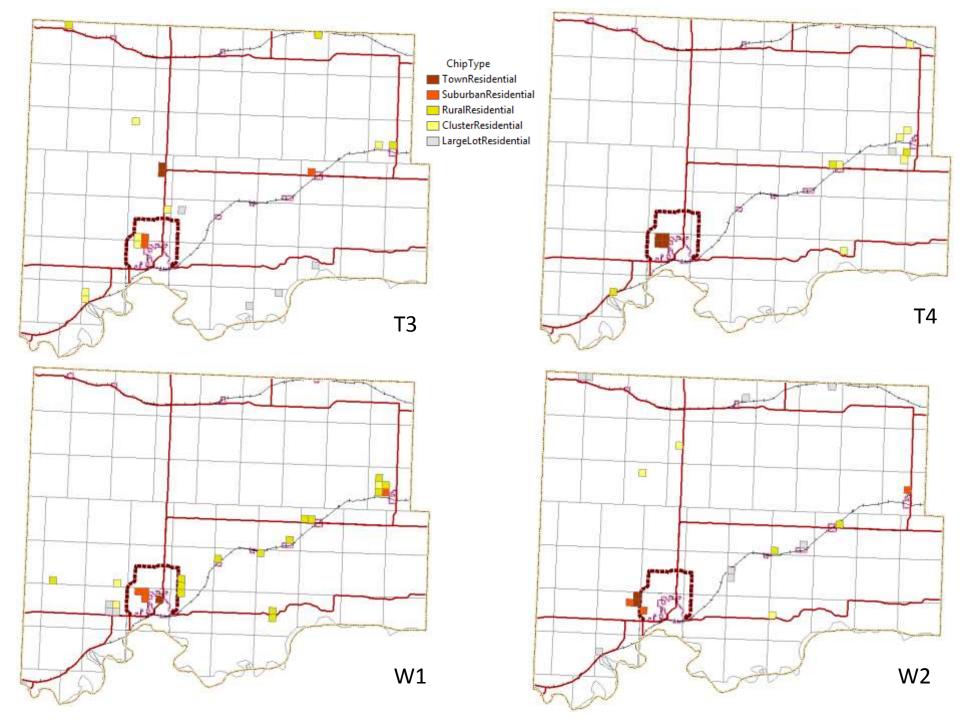


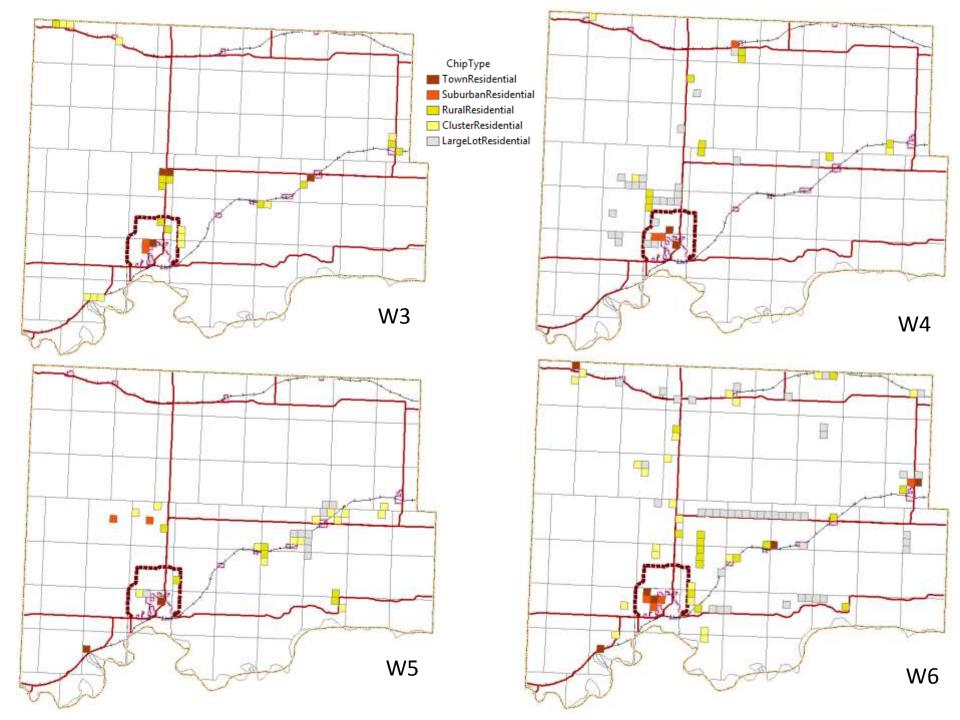
Individual Chip Games & Results:

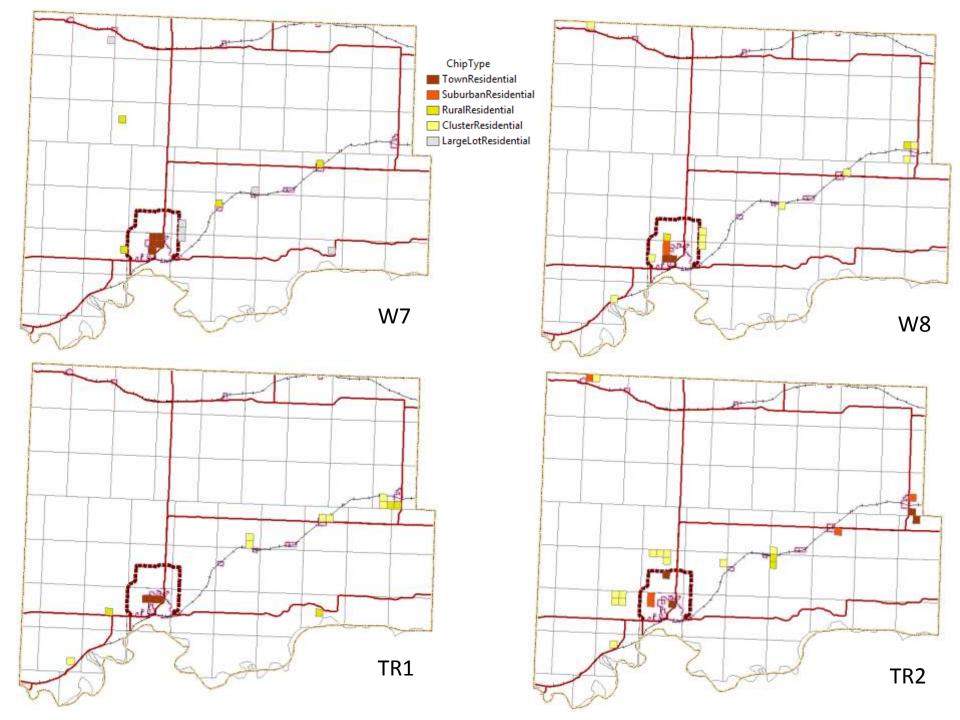


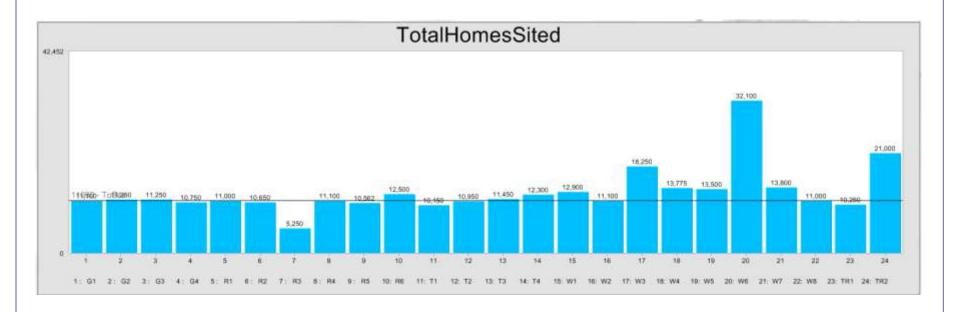


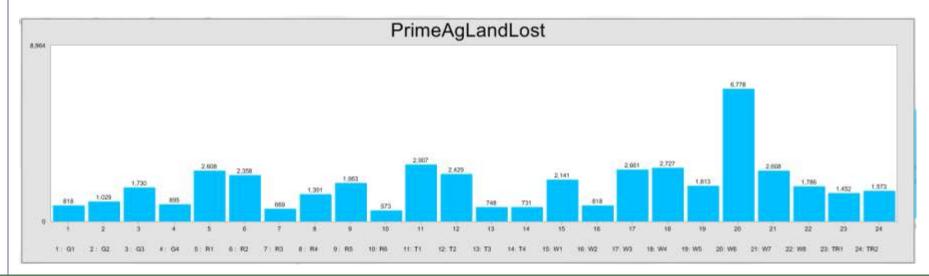






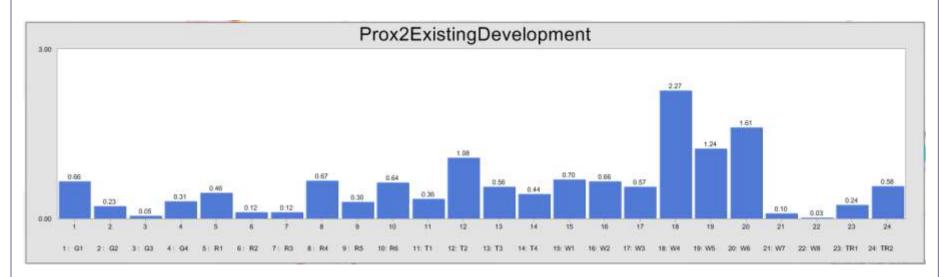




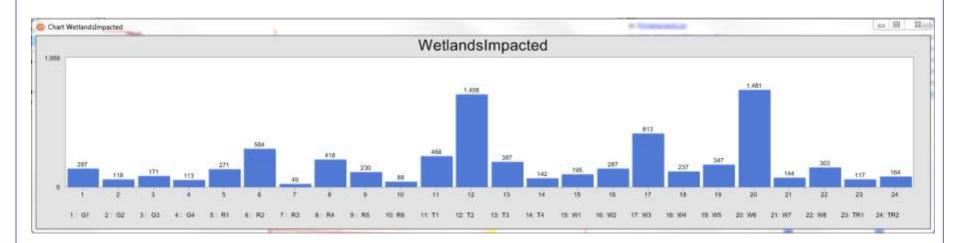


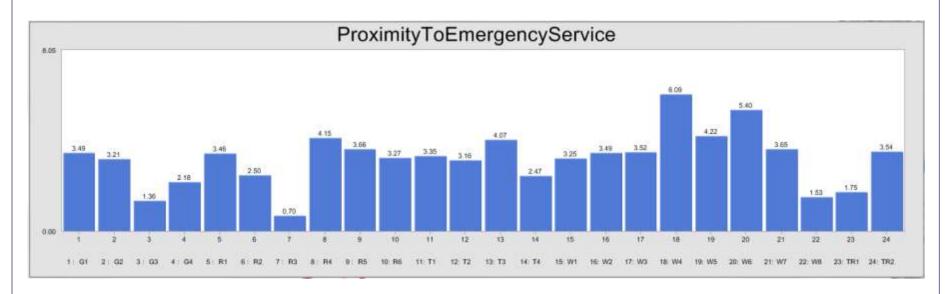






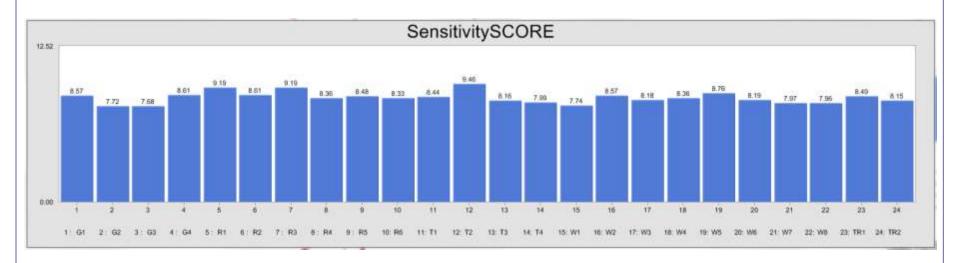














GAME	PrimeAc.	VMT/D	Dist2Built	Dist2EMS	Efficiency	LandSen	BigBest!!
G1	20	10	11	11	5	8	65
G2	17	22	16	16	17	23	111
G3	13	20	23	23	23	24	126
G4	18	19	20	20	19	6	102
R1	5	11	12	12	12	2	54
R2	8	15	18	18	16	5	80
R3	23	24	24	24	24	3	122
R4	16	3	4	4	2	12	41
R5	11	13	6	6	9	10	55
R6	24	18	14	14	11	14	95
T1	2	14	13	13	14	11	67
T2	7	8	17	17	13	1	63
T3	21	4	5	5	7	17	59
T4	22	17	19	19	20	19	116
W1	9	16	15	15	10	22	87
W2	19	9	10	10	4	7	59
W3	4	5	9	9	18	16	61
W4	3	2	1	1	1	13	21
W5	11	7	3	3	6	4	34
W6	1	1	2	2	3	15	24
W7	6	12	7	7	15	20	67
W8	12	23	22	22	22	21	122

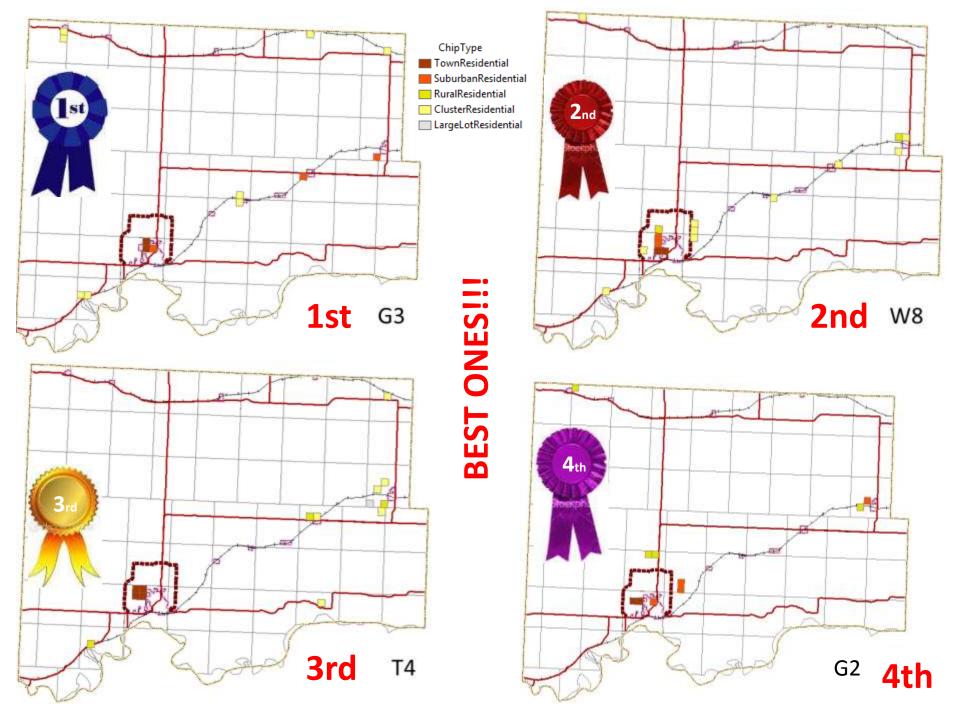
TR2

Best becomes '24', 2nd best='23', worst = 1, etc.

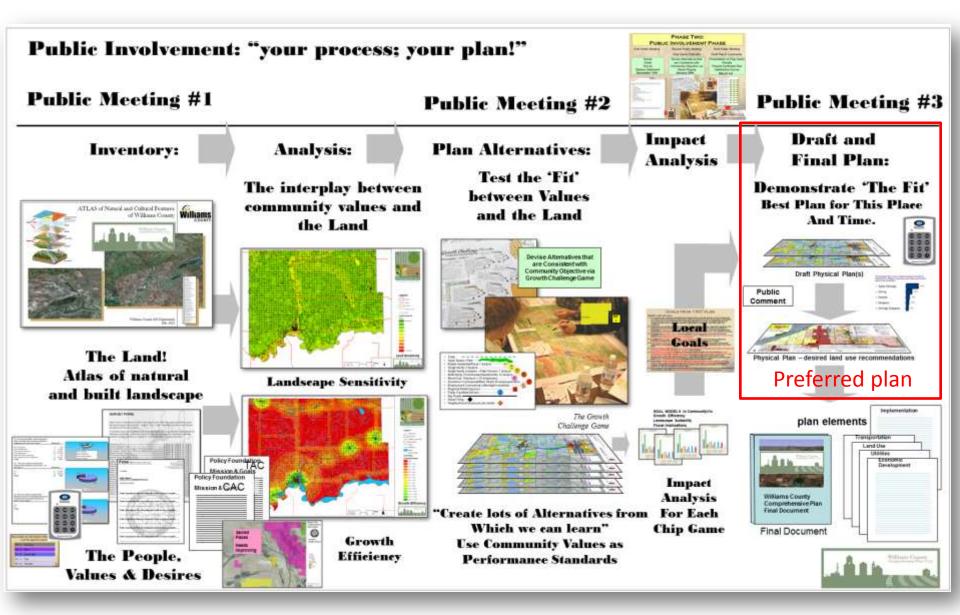
										12.462
12.	10.562	11.100		10,000	11,000	10,750	11,350	Тобаво	110960-	
12.	10.962	tt.100	1,00	10.650	11,000	10,730	11,260	To Olamo	110960-	
123	10.562		120		11,000		11,250	To Blamo		(0)

GAME	PrimeAc.	VMT/D	Dist2Built	Dist2EMS	Efficiency	LandSen	BigBest!!	
G3	13	20	23	23	23	24	126	
R3	23	24	24	24	24	3	122	
W8	12	23	22	22	22	21	122	
T4	22	17	19	19	20	19	116	
G2	17	22	16	16	17	23	111	
TR1	15	21	21	21	21	9	108	
G4	18	19	20	20	19	6	102	
R6	24	18	14	14	11	14	95	
W1	9	16	15	15	10	22	87	
R2	8	15	18	18	16	5	80	
T1	2	14	13	13	14	11	67	
W7	6	12	7	7	15	20	67	
G1	20	10	11	11	5	8	65	
T2	7	8	17	17	13	1	63	
TR2	14	6	8	8	8	18	62	
W3	4	5	9	9	18	16	61	
T3	21	4	5	5	7	17	59	
W2	19	9	10	10	4	7	59	
R5	11	13	6	6	9	10	55	
R1	5	11	12	12	12	2	54	
R4	16	3	4	4	2	12	41	
W5	11	7	3	3	6	4	34	
W6	1	1	2	2	3	15	24	
W4	3	2	1	1	1	13	21	

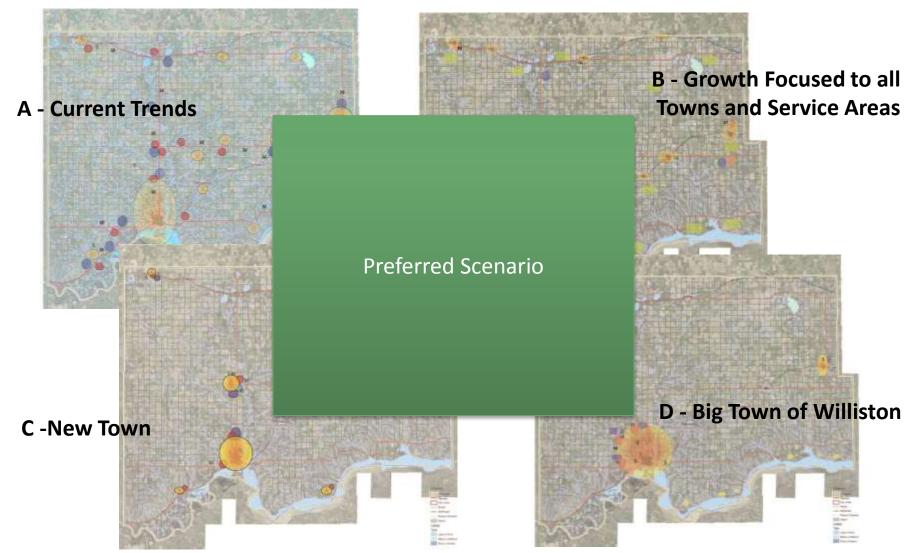




Our Process Diagram – Public Engagement:



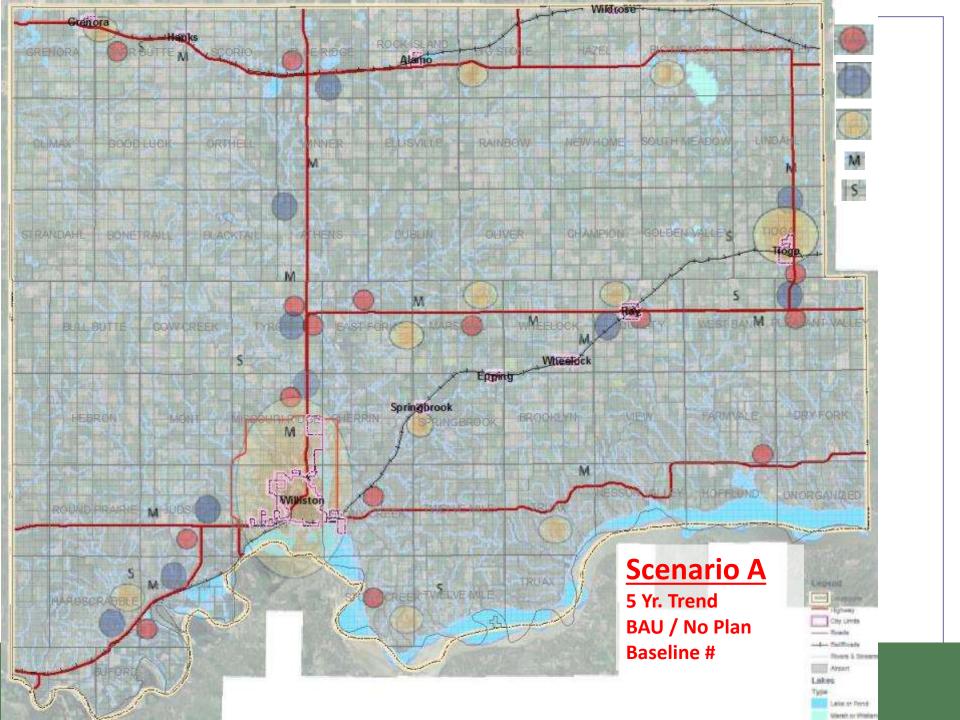
Four Scenarios

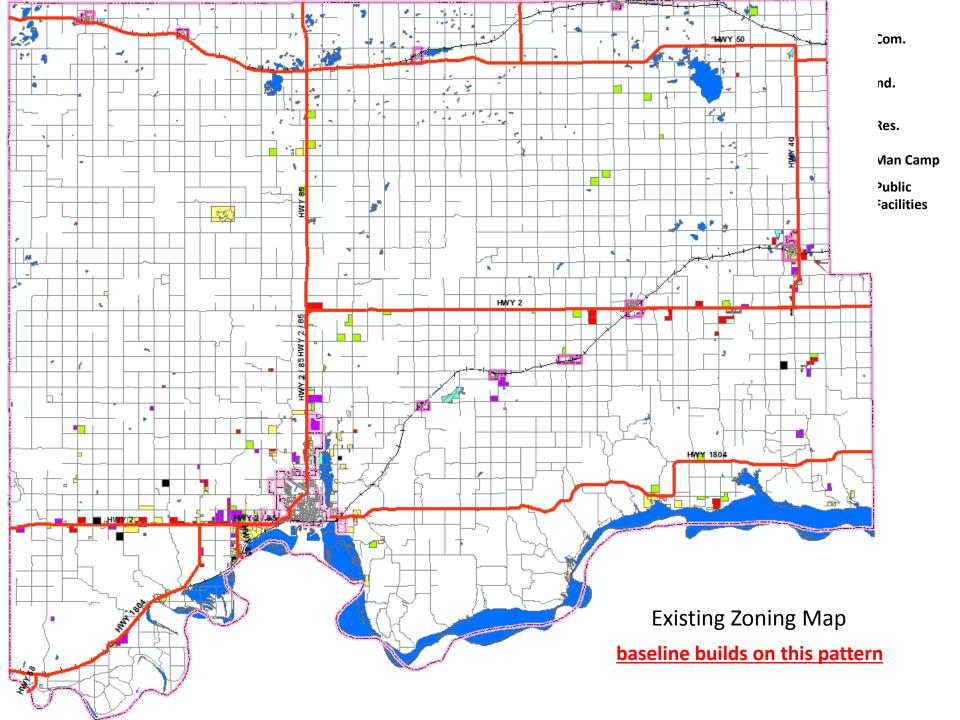


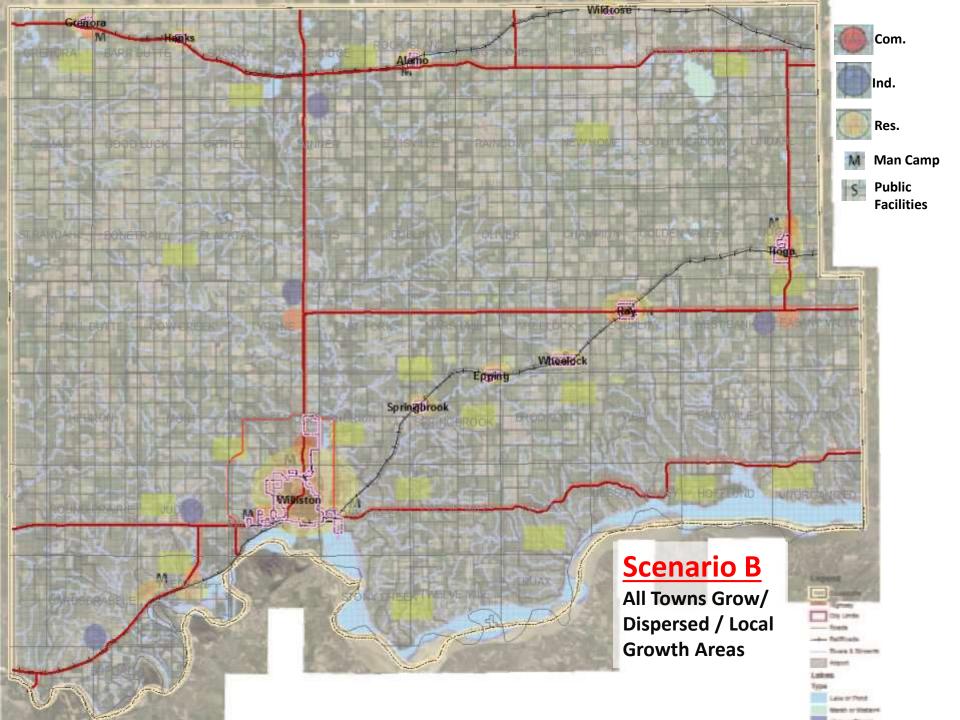


	Scenario A Current Trends	Scenario B Growth Focused to all Towns and Service Areas	Scenario C New Town	Scenario D Big Town of Williston
Residential-in/near existing towns	Minor amount of town residential around existing towns	All small lot development is less than 5 acres occurs within existing towns and their growth areas with full range of services Tier strategy for growth areas with Urban Residential Reserve pattern in Tier 2	Limited growth to existing towns with growth plans	Majority new development and most new homes focus around Williston - generally in NW quadrant Small amounts of residential around Tioga and Ray
Residential-outside of existing towns	occurs in scattered small to	Modest exurban development is very large lots (5 ac+) that preserve agriculture throughout county	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	No new exurban development only lot splits to support agriculture
Commercial	Commercial strip extends along Hwy 2 east of 13 mile corner and west of Williston	Some new commercial in all towns and growth areas and a few designated locations	New center at 13 mile corner	Commercial extends north of Williston to 64 th Ave, along truck route, and west of Williston along Hwy 2; employment at new airport
Industrial	New industrial in scattered sites along Hwy 2 east and west	New industrial grows around all existing towns plus designated locations outside of growth areas (including existing centers)	New industrial at 13 mile corner (modest development in existing centers)	New industrial focused around Williston along Hwy 2 west of town, truck route, and north to 64 th Ave; employment at new airport (modest development in existing centers)
Residential-	Residential subdivisions along	Large-lot residential along lakefront	New recreation village north of	
recreational New Man Camps	lakefront New man camps occur near industrial areas and along roadways	New man camps located within towns with sewer in Tier 1	New major man camp at 13 mile corner (temporary housing)	along lakefront New man camps close to Williston along truck route
Schools	Several small schools in rural areas	New schools within towns	New schools at 13 mile corner; some in Tioga and Williston areas	New schools only in Williston (maybe some in Tioga)













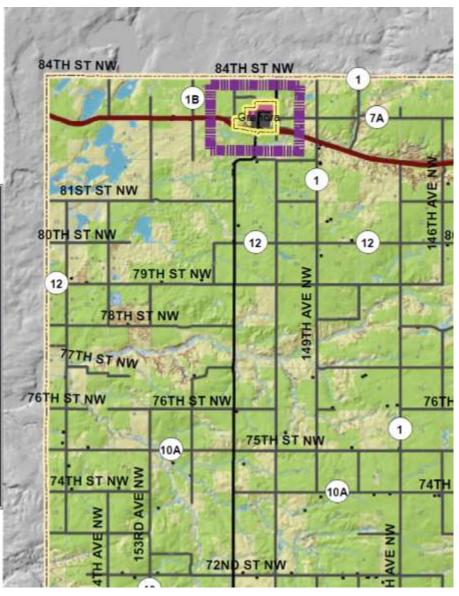
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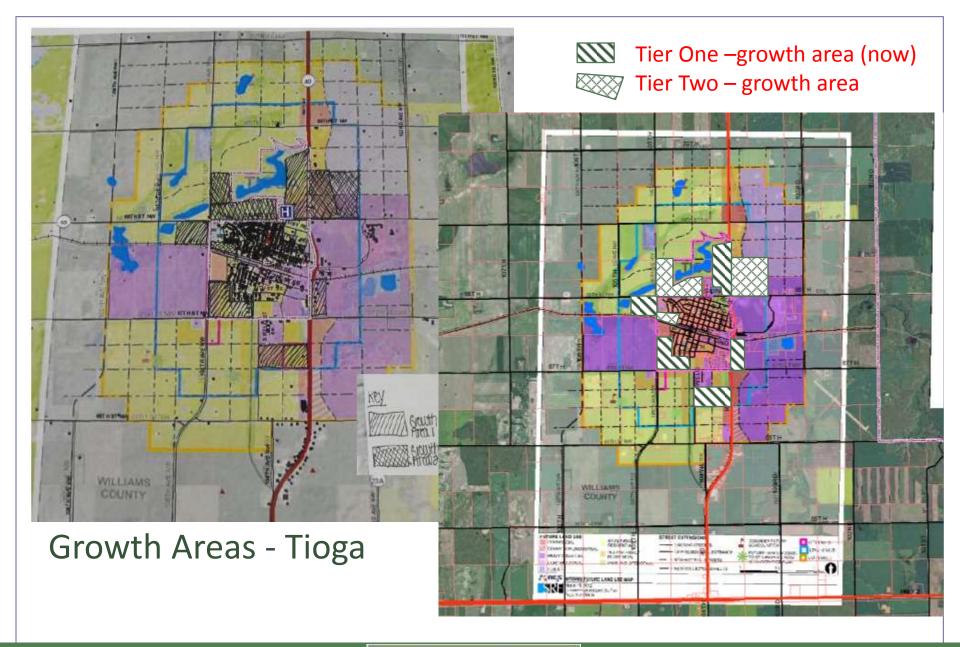
Grenora Growth Area



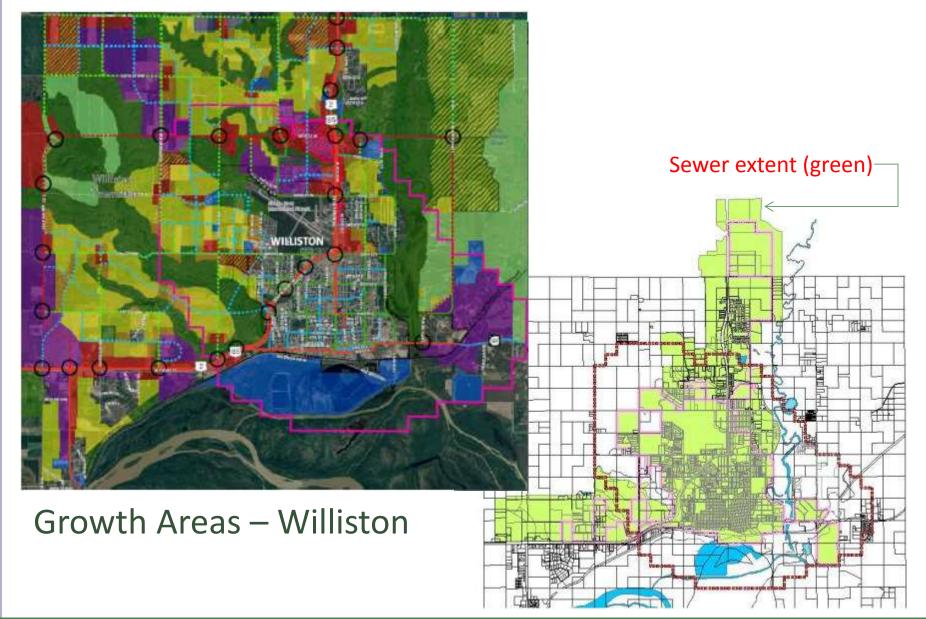






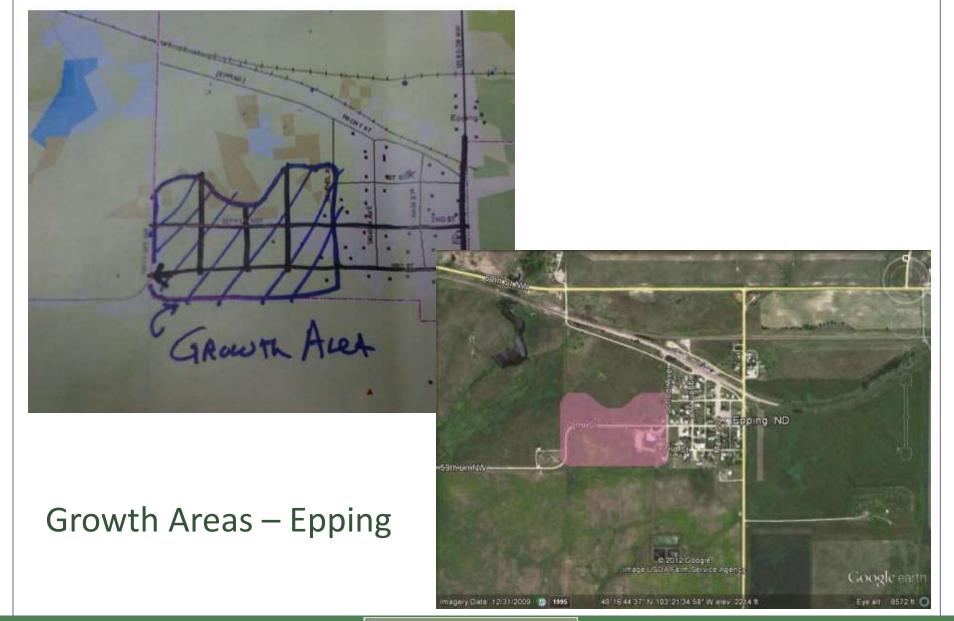








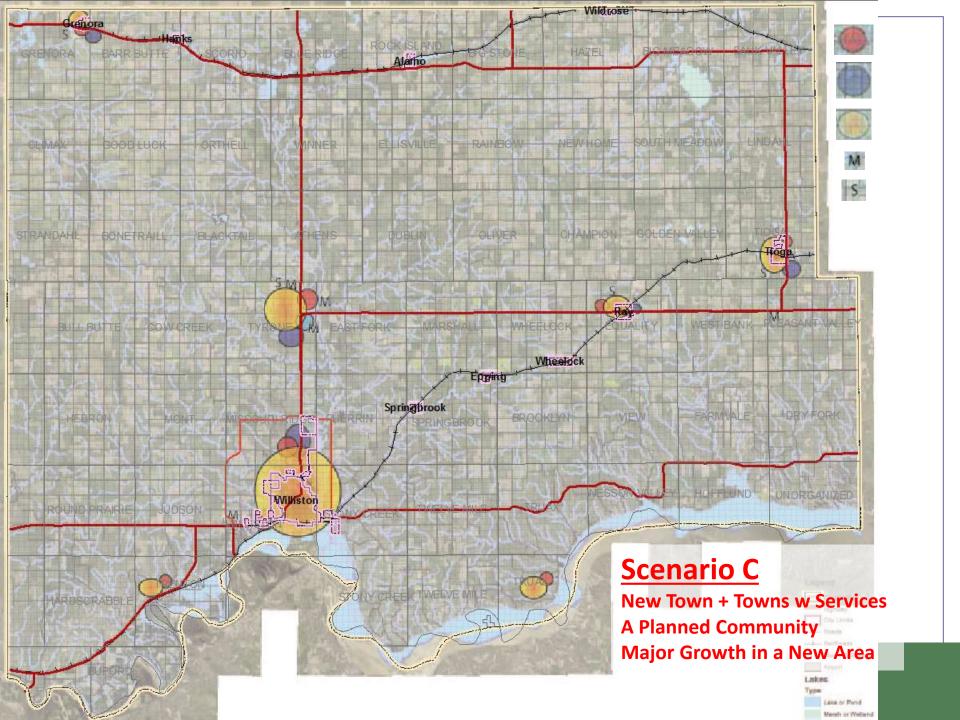


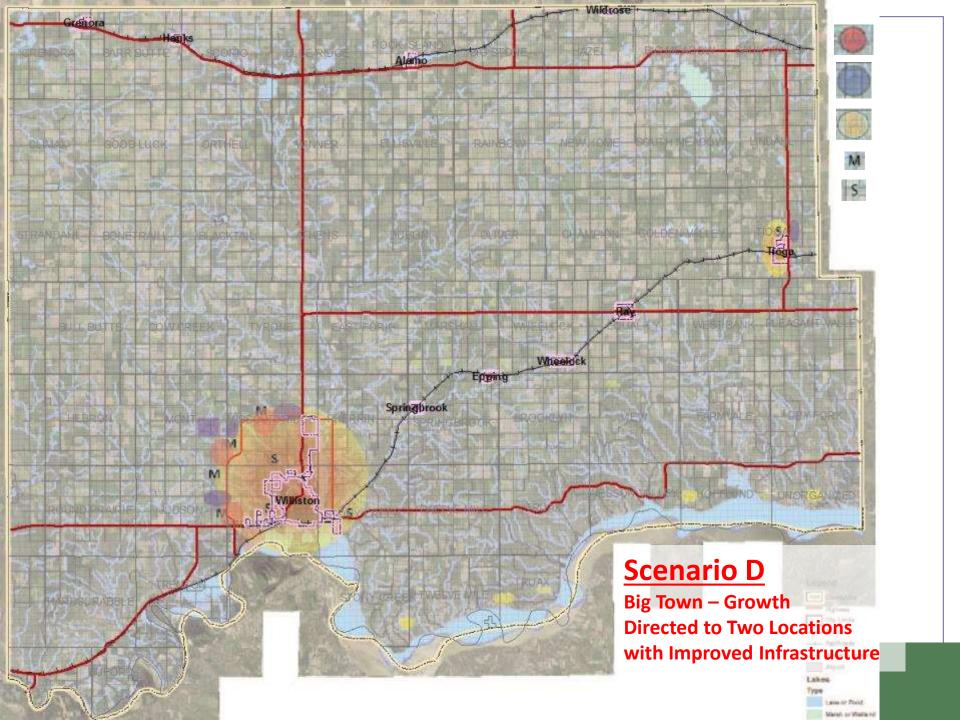










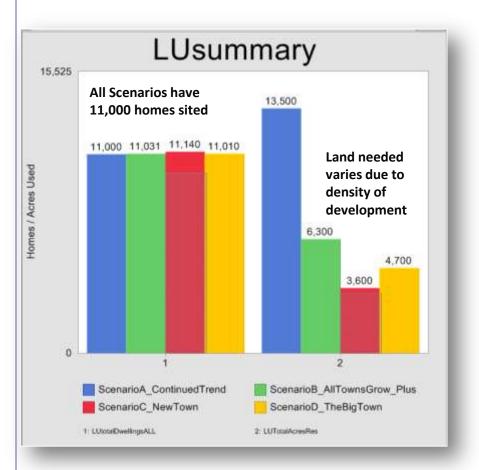


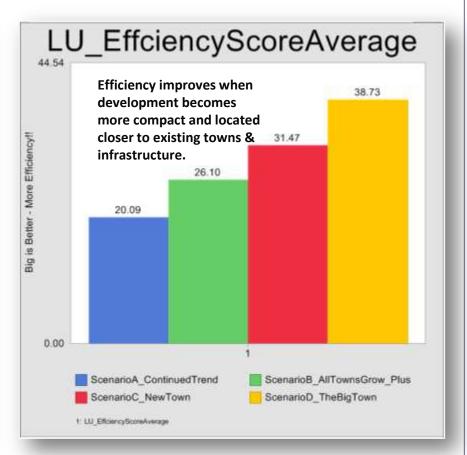
Benchmarks: (help measure 'good')

1) Goals and Objectives (meeting #1)

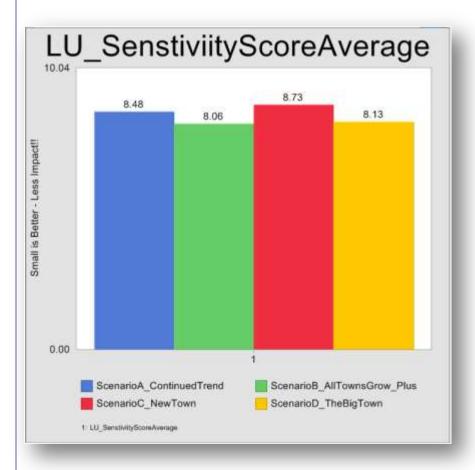
- Efficiency
- Land Sensitivity
- Proximity to Other Growth (adjacency)
- Emergency Response Times (distance to first responders)
- Vehicular Miles Travelled (road impacts/costs)
- Resource Impacts / Prime farm land lost
- Resource Impacts / Wetlands Lost/impacted
- Safety/ Potential Flood Areas

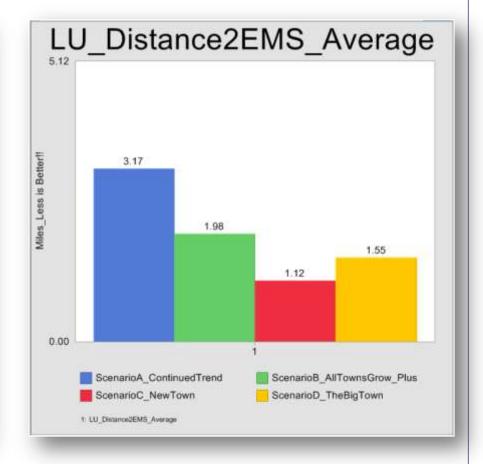










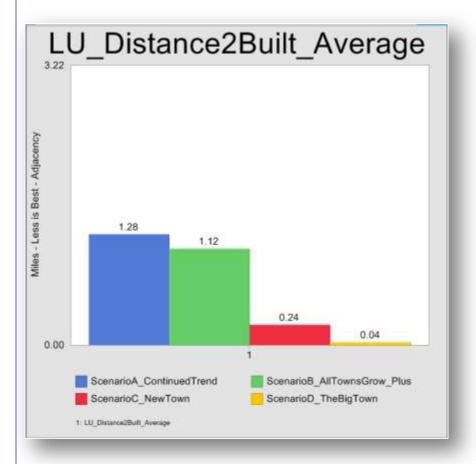


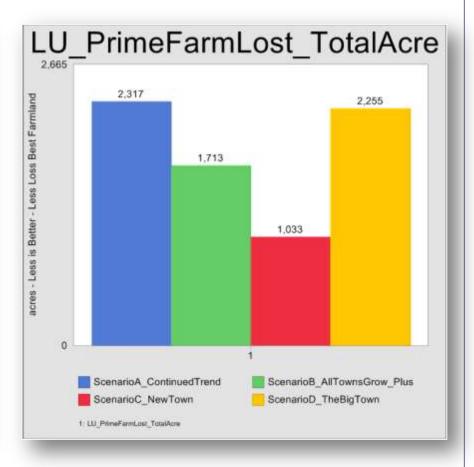
Areas of concentrated growth are not environmentally sensitive.

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.



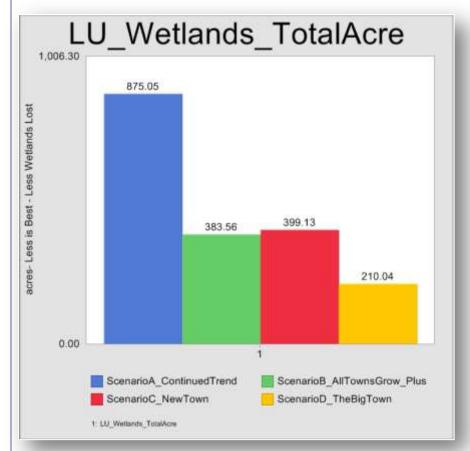


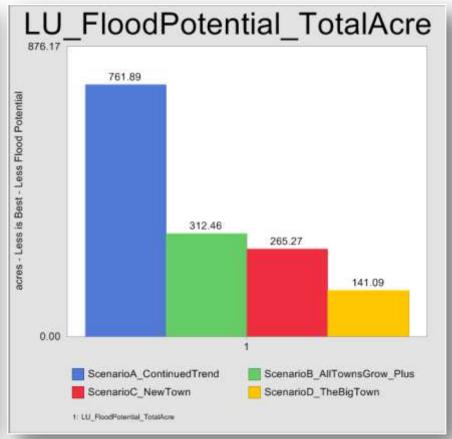


Average distance to subdivisions or city limits.

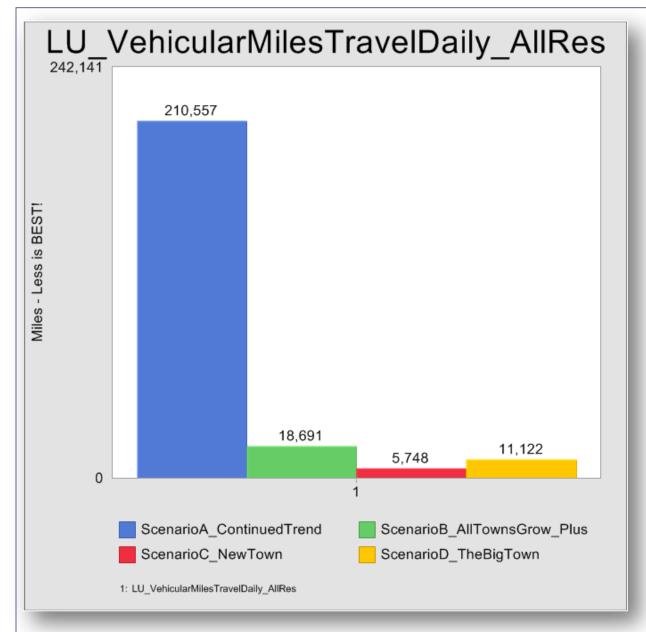
Very 'place specific'. The area around Williston has lots of Prime Farm Soils.













Road & Bridge Construction
(lots of new miles needed)
Road & Bridge Maintenance
Cost of Gas
Cost of Cars
Air Quality (dust/exhaust)
Water Quality



Summary

	Α	В	С	D
	Baseline	All Towns	New Town	Big Town
	No Plan	Disperse	w/Services	Centralized
Efficiency	4	3	2	1
Land Sensitivity	3	1	4	2
Adjacency	4	3	1	2
Distance to first responders	4	3	2	1
Vehicular Miles/day	4	3	1	2
Prime farm land lost	4	2	1	3
Wetlands Lost/impacted	4	2	3	1
Potential Flood Areas	4	3	2	1
Small is Best!!	31	20	16	13
	4th	3rd	2 _{nd}	B



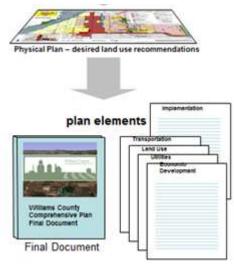
Implications of Directing Growth in General

- 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?

84%	1. Str	ongly agree
13%	2. Sor	newhat agree
0%	3. Sor	newhat disagree
0%	4. Str	ongly disagree
3 %	5. No	opinion
0%	6. I do	on't know enough about the issue

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



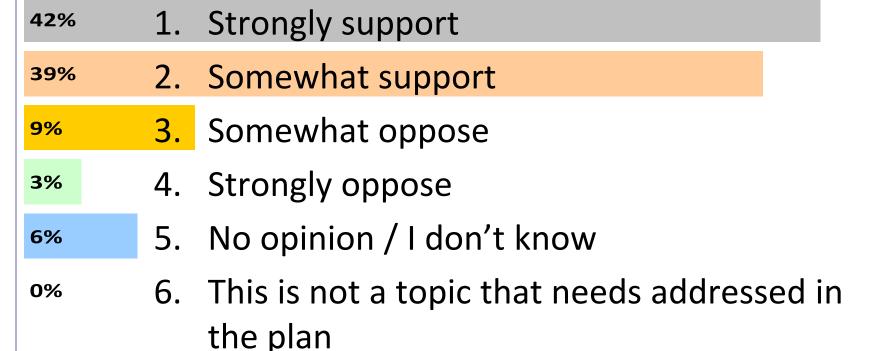
Overall, which future growth scenario do you prefer for Williams County?

- o‰ 1. A − BAU / 5 yr. trend / No Plan
- 26% 2. B All towns grow Dispersed growth
- 3. C New Town New Area / New Services
- 4. D Big Town Focus growth on specific area
- 5. None of the above
- 6. No opinion / I don't know
- 7. This is not an issue that needs addressed in the plan



If

directing future growth to the most appropriate locations required additional regulations, do you...





What level of support do you have for the following Growth Strategy: Town Growth Areas

(with existing sewer & water)

56% 1.	Strong	ly Support
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- 2. Slightly Support
- 3. Slightly Opposed
- _{0%} 4. Strongly Opposed
- 5. No Opinion





