

RECORD OF MEETING

Williston Comprehensive & Transportation Plan Update

Planning Advisory Committee Meeting

November 19, 2008 – 7:00 p.m.

Williston, North Dakota – City Hall

Members in Attendance:

Paul Benning
Kent Jarcik
Monte Meiers
Glenn Boyeff
Jeff Zarling
Frank Keogh
Roger Cymbaluk
Deeann Long
Jeff Rodacker
Cindy Gray
Peggy Harter

Representing:

NDDOT – Local Government
City of Williston – Planning
City of Williston – Engineer
Planning Commission
Chamber of Commerce
ASB & T
Real Estate Agent/Public Member
Community Action Partnership
Ackerman Estvold Engineering
SRF Consulting Group, Inc.
SRF Consulting Group, Inc.

Introductions

Glenn Boyeff welcomed the group to the meeting and asked everyone to introduce themselves and who they were representing.

Update of Project Progress and Schedule

Cindy Gray reported that the project schedule is proceeding on. The community surveys took a bit longer to tabulate than anticipated due to the fact that more than 400 were received.

Results of the Public Involvement Process

The community survey and public meeting results were distributed to the Committee as handouts and presented as power point presentations. The community survey was sent out to every address within the City of Williston and over 400 responses were received. Ms. Gray indicated that this was an excellent return rate of the surveys (approximately 7.5%). Public input from the meetings was shown separately for the different groups that completed the electronic facilitation process. The four groups included the general public, business owners, college students and high

school students. Questions and statements were given to these individual groups and their level of agreement or their opinions about the level of importance of various issues were indicated through the use of electronic polling devices. Both the community survey results and public input meeting results will be placed on the project's website as soon as the final tabulations and comments are compiled.

It was explained that the purpose of the community and public surveys was to help the project team develop the Goals and Issues chapters of both plan updates. The Committee was concerned that some of the public input surveys may have biased or mixed results depending upon which of the four groups responses are being considered. The Committee decided that they may have to take this into account when developing their goals and objectives based on public input.

Population Projections and Land Consumption

Cindy Gray stepped the Committee through a handout that explained the approach for developing future population projections and future land use needs. The process looks at existing population and applies a yearly compound growth rate to develop future year projections for 2035 and 2050. An average person per household rate and a household density rate for Williston were both applied to the future populations to determine the additional amount of land that will be needed for the years 2035 and 2050. Based on existing percentages of land use, it can then be determined how much land will be needed for the future growth years for each type of land use. Ms. Gray indicated that the percentage of institutional should be decreased, since the current value includes the airport. The Committee decided that the percentage of commercial should be increased, since the current amount of commercial is not meeting the City's needs.

Utility Service Findings

Jeff Rodacker presented a layout to the Committee that showed areas within the City of Williston that would require less expensive utility expansion. The city noted that the sanitary sewer lagoons are close to reaching their capacity and may need a third lagoon or an actual wastewater treatment facility if growth continues. Cindy Gray noted that as part of the land use plan associated with the comprehensive plan, areas of future growth will take into consideration whether or not they would be serviceable by utilities and what types of expansions would be necessary to provide utility service.

Growth Area Alternatives

Cindy Gray presented a series of maps of the City of Williston that highlighted areas of potential future growth based on topography, natural boundaries, and existing development. The Committee noted that east of the Little Muddy River and south of Highway 1804, there has been discussion of an intermodal facility and it should be included in the plan updates.

Questions

A member of the Committee asked the group what the purpose of the plan updates would serve if the population declines again. The Committee consensus was that nobody knows for sure what will happen with the oil boom or the population, however if the population grows as projected, or even if it grows faster or slower than project, a plan will be in place. Ms. Gray pointed out that a land use plan isn't as much about predicting the exact rate of growth; it's more about guiding and directing that growth. If growth occurs faster than expected, the plan can be updated accordingly.

Next Steps

- SRF will develop the goals and objectives chapters of both the comprehensive and transportation plan updates by the end of January 2009. SRF will work closely with a few members of the Planning Committee to refine the goals and objectives prior to submitting them to the entire Committee for review. Background/Existing Conditions chapters are also being written.
- SRF will have up to three land use alternatives developed by the end of January 2009 to present to the Committee.
- SRF will start to plan the next set of public input meetings.

If there are any additions or corrections to these minutes, please contact Peggy Harter of SRF at (701) 237-0010 or at pharter@srfconsulting.com.

PH/CG