

# 2015

## **Morton County Rural Household Survey Report**

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Morton County Planning and Zoning Department  
January 30, 2015

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## INTRODUCTION AND PURPOSE

The Morton County Rural Household Survey was conducted between November 2014 and January 2015 to measure attitudes and opinions of non-urban residents of Morton County, North Dakota, concerning land use and development. The results are used to inform an update to the county Comprehensive Plan. The survey was conducted by mail and sent to a random sample of Morton County households outside of city limits. A total of 368 responses were recorded, providing a solid representation of all rural households in the county.

# SURVEY METHODS

The intent of the survey is to accurately represent the whole population of rural households in Morton County. An address list was collected of all residences in the county outside of city limits. This includes homes within the extraterritorial zoning authority of cities and also all known multiple dwellings on farmsteads. The physical address of the home was used, rather than the owner of the parcel in tax records, in order to ensure that renters were not excluded. There are 2,413 residential addresses on this list.

The list is broken into three categories to help ensure a geographically representative sample: 1) homes within the extraterritorial zoning authority of cities (generally within one mile), 2) homes that are zoned for agriculture, and 3) homes that are zoned in any other district (usually residential or recreational). A random sample of 1,078 addresses was selected, proportionate to the subset group's share of total addresses. The survey forms were coded to differentiate between the subsets and track the response rate.

<b>Subset Type</b>	<b>Known Addresses</b>	<b>% of Total</b>	<b>Surveys Sent</b>	<b>Surveys Recorded</b>	<b>Response Rate</b>
<b>Agricultural Zone</b>	1050	45.5%	491	141	35%
<b>ETA of City</b>	387	16.1%	167	66	44%
<b>Other Zone</b>	976	40.4%	420	161	42%
<b>Total</b>	2413	100%	1078	368	39%

The survey instrument was developed by the Planning and Zoning Department with feedback from other departments. The Planning and Zoning Commission reviewed and commented on the survey instrument during their October 23, 2014 regular meeting. An introductory letter was included in the mailing, with the opportunity to leave contact information to receive updates on the planning process. The contact information and survey were kept separate to preserve anonymity. The survey instrument and letter are provided in Appendix A.

Of all letters mailed 13% were returned due to a vacancy, incorrect address, or lack of mail receptacle. Most of the "bounced mail" occurred in the agricultural areas. Reasonable efforts were made to reach these intended recipients, but in many cases no household is living at the address. These bounced mailings are not reflected in the response rate.

The age range reported by respondents was compared to the age range reported in the 2010 Census to detect any potential self-selection bias in the sample. As shown in the demographic section, the age ranges are fairly well aligned between this survey and the census, although this survey includes more respondents aged 46 – 65 and fewer aged 18 – 30 than would be expected. This may be because one survey was sent to each household, and middle-aged members of multi-generational households may have opted to respond. It should be noted that the results of this survey appear to skew somewhat toward the middle-aged cohort, and less accurately reflect the opinions of younger residents of the county.

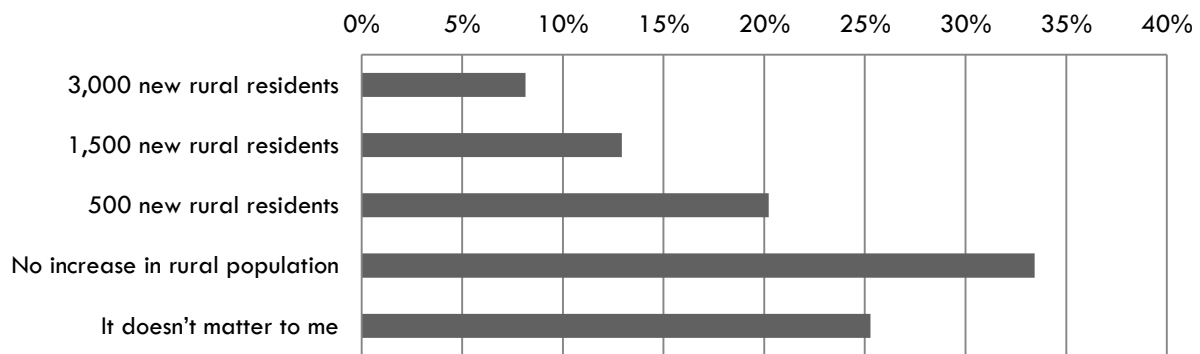
Based on the number of responses received and the total number of households in the rural areas, the reader of the survey can have 95% confidence that the results of each question describe the total population within +/- 5% of that survey result.

# ANALYSIS AND DISCUSSION

## GENERAL GROWTH AND DEVELOPMENT ATTITUDES

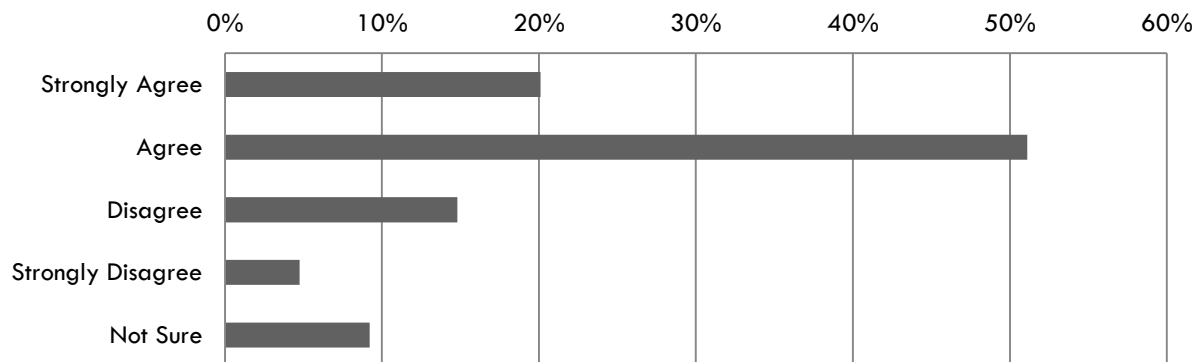
Rural residents of Morton County generally welcome more growth and development in the county, but prefer a slower rate of growth and concentration of development in or near the existing urban areas of the county.

**In 2010, there were about 6,200 people living in rural Morton County. By 2030, how much population growth in rural areas would you prefer to see?**

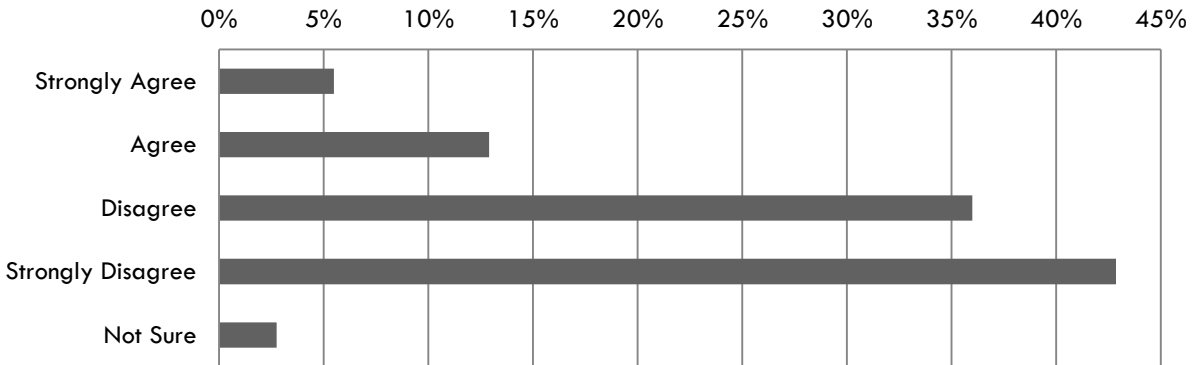


The survey revealed a range of attitudes about growth among rural residents. About one-third would prefer “no increase in rural population” over the next 15 years. Younger people were much more likely to prefer no rural population growth than older respondents. Over half of respondents aged 18-30 selected this option, while only 19% of the aged 65+ population prefer the no-rural-growth scenario. Lower growth rates were also generally preferred by active farmers, and long-time residents of Morton County.

**The county should have a stronger role in directing future growth and development to appropriate locations**



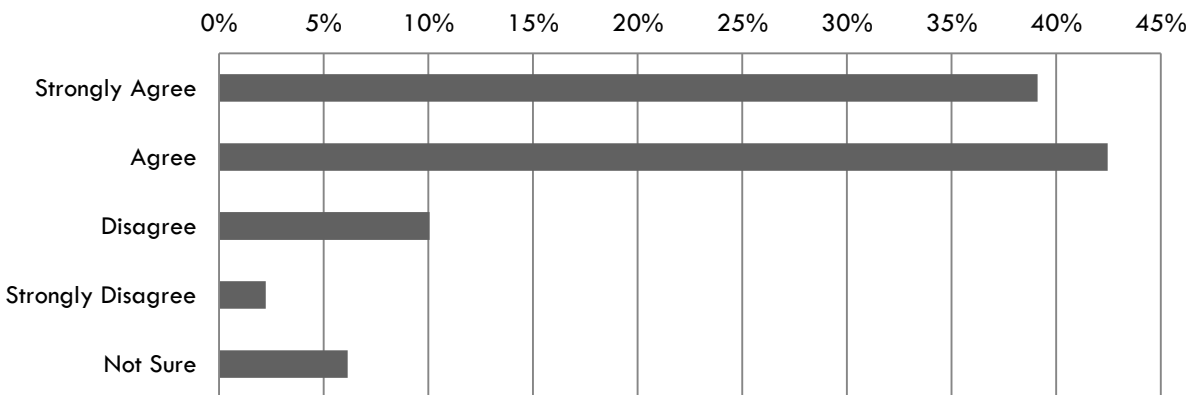
**Individuals and developers should be free to develop land without many restrictions**



Respondents expressed a clear desire for a more active county role in directing growth. The two questions shown above are intended to reveal the bookends of growth management approaches, from more active to more hands-off. A large majority agreed that the county should more actively manage growth, and very few respondents preferred a more hands-off approach. It should be noted that some of the respondents who disagreed with the first question probably did so because they oppose all growth, based on their responses to other questions, not necessarily because they believe the county should be uninvolved.

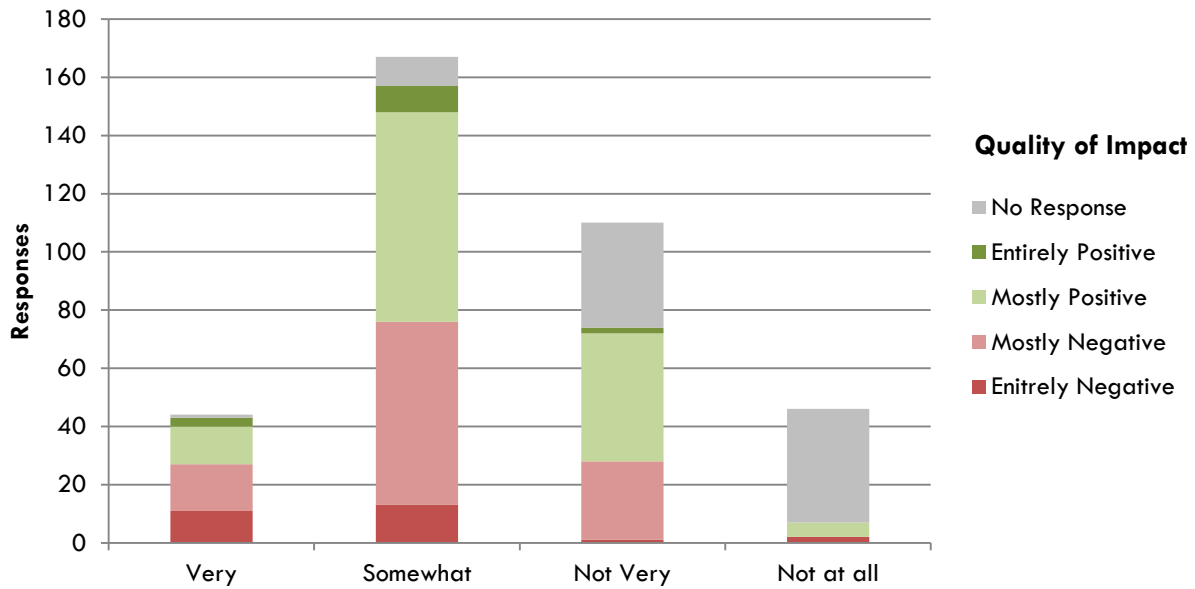
The preference for more active growth management held true across the age spectrum, and throughout different areas of the county. Attitudes toward growth management between new-arrivals and long-time residents also appear to be similar.

**Development should be encouraged in or near the cities in Morton County, rather than more rural areas**



Respondents overwhelmingly agreed that development should be encouraged in or near cities, and discouraged in the rural areas of the county.

**How have you and your family been impacted by the oil boom in western North Dakota over the last five years?**



Respondents to the survey were fairly divided over their reaction to the oil boom that has resulted from development of the Bakken formation west and north of the Morton County over the last five years. Over half of all respondents reported being at least “somewhat impacted,” but only 12% considered themselves “very impacted.” Whether that impact is viewed positively or negatively is split almost right down the middle. However, the negative views are more prevalent among those who claim a greater impact, and negative views are expressed in more absolute terms than positive ones. Some commenters stated the desire to “keep oil out of the county.”

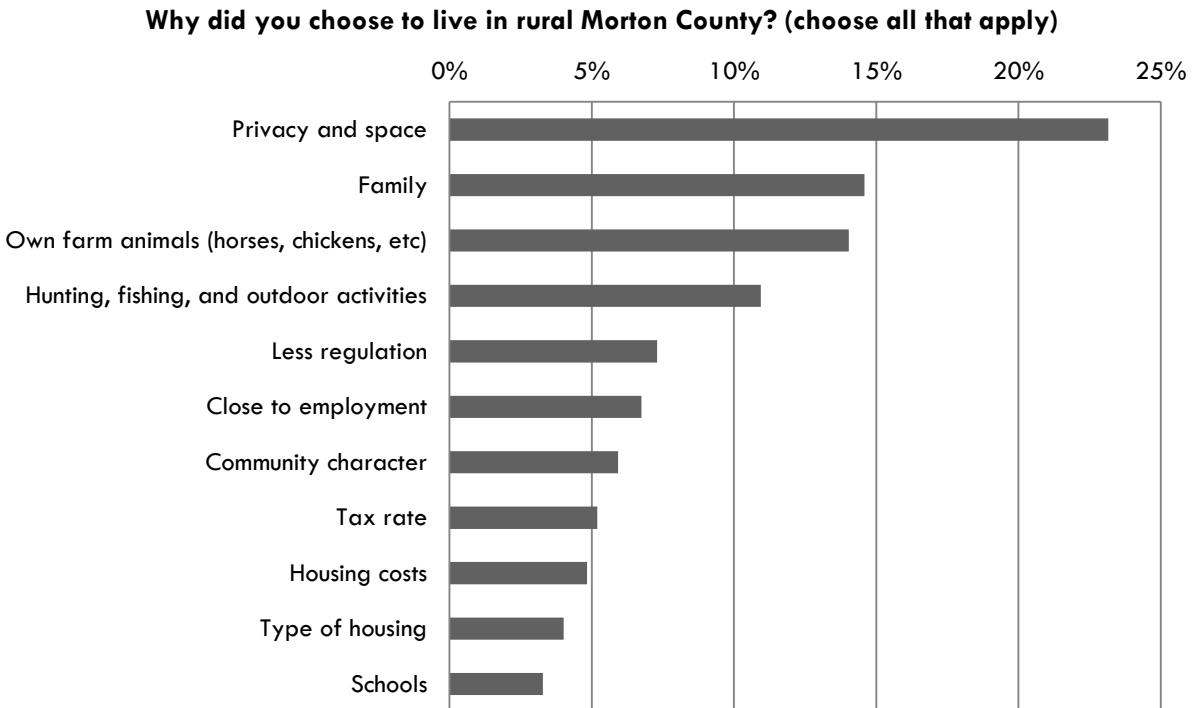
The group that cites a negative impact of the oil boom was much more likely to express a reluctance to see growth and development in the county, more generally. There’s no clear pattern in the age group, length of residency, or location within the county of this group. They come from a broad demographic cross-section of the county.

Many comments provided in the open section related to development outside of cities, and most have a negative perspective employing terms such as “urban sprawl” and “cardboard communities.” Some people claim that the rural areas of the county are changing into a different kind of place than it was when they decided to move there. Several commenters reiterated that development should stay next to cities. “I don’t like to see to see development right next to where I’m trying to farm,” was a characteristic sentiment. Others said there is plenty of land in or near Mandan available for development or redevelopment.

A smaller group of commenters wished to see more development overall, as a means for attracting more jobs and opportunities for county residents. Some commenters noted that if developments are approved there should be adequate infrastructure to serve them.

## LAND USE VALUES AND PREFERENCES

A sense of privacy and space is the main reason respondents chose to live in the rural areas of Morton County, although there are many other qualities that have attracted them:

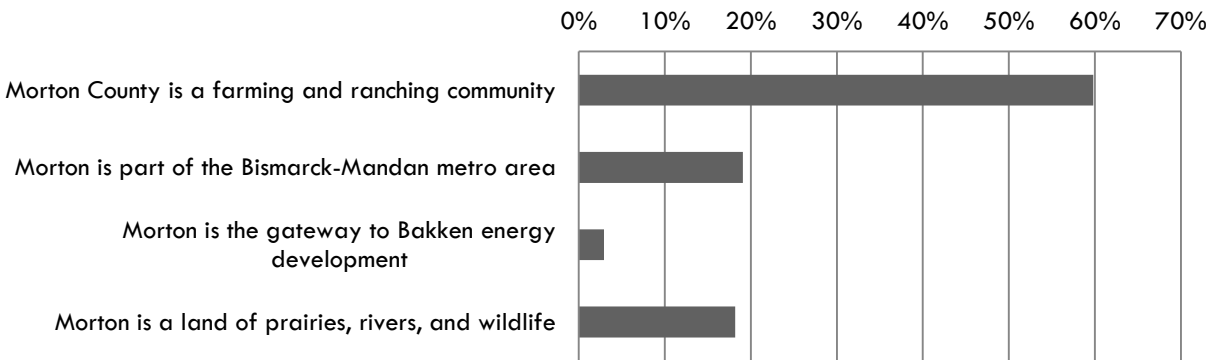


Other responses offered were:

- “unique setting”
- “rancher”
- “lost home in flood”
- “pristine beauty not yet ruined by bad development”
- “river”
- “born/grew up here”
- “close to airport”
- “less bureaucracy to put up with”

The survey asked respondents to select a single “identity” for Morton County, among a few choices provided or an option to enter their own statement. The results are shown on the following chart.

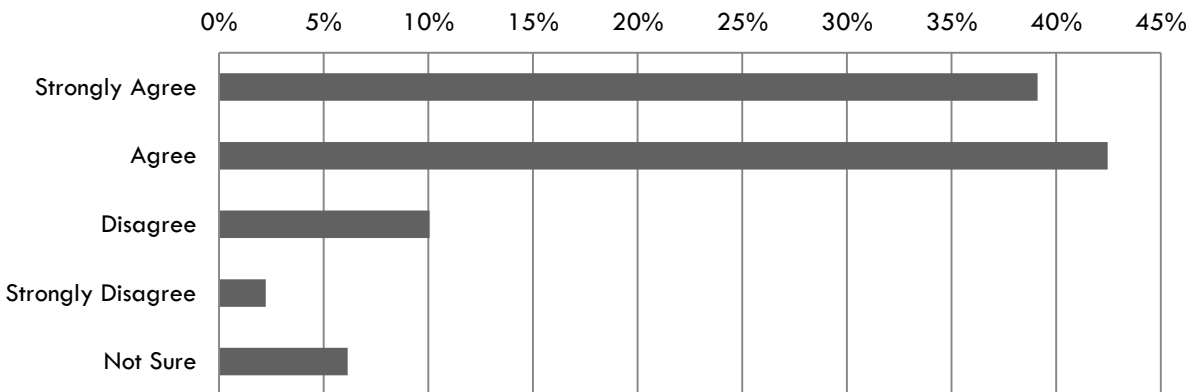
**If you had to choose one statement to best reflect an identity of Morton County, which would it be?**



Respondents overwhelmingly consider farming and ranching to be integral to the county’s identity. Approximately the same number of respondents selected natural features and the metropolitan area for an identity statement. The oil boom of western North Dakota is not a widely shared identity for Morton County residents. Several respondents did not want to choose, and stated some version of “all of the above.” Some offered a more critical response, such as “Is supposed to be a land of prairies, rivers, etc. but is being over-run with housing.” Two respondents made a nod to Mandan slogans with “Where the West begins.”

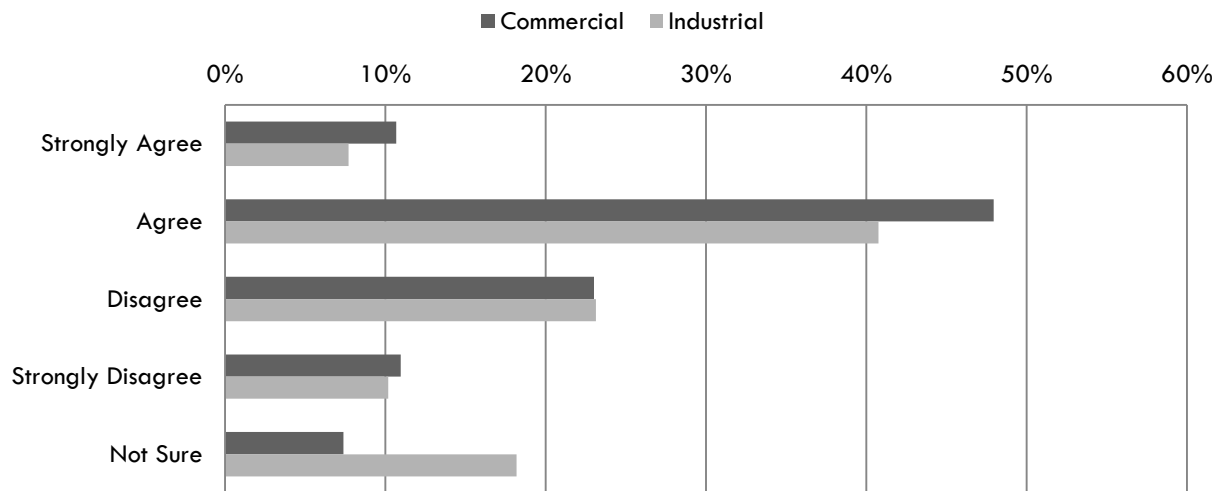
Predictably, the farming and ranching identity option was more common in agriculturally zoned areas, where 75% of all respondents selected it. Within the extraterritorial areas of cities, the three most common statements were split fairly evenly. The farming and ranching identity is slightly less prevalent among younger respondents, but not by very much. Even among non-farmers, this was the most commonly selected identity by a wide margin.

**Working agricultural land should be protected from encroaching incompatible development**

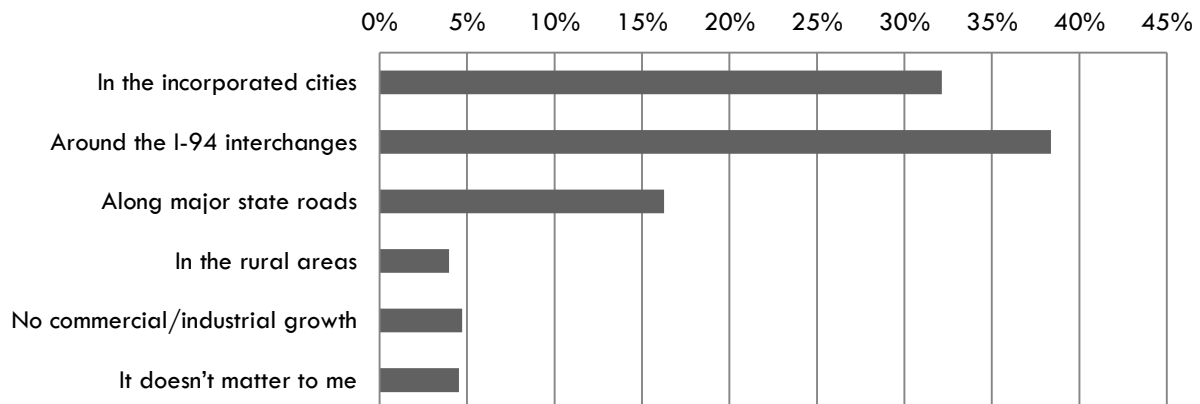


Consistent with a strong identity in farming and ranching, respondents to the survey overwhelmingly support land use protections for working agriculture in the county. Several commenters stated that new residents of the rural areas should be aware of the needs of working farms and set their expectations accordingly. However, it should be noted that new residents, along with long-time residents, expressed an interest in protecting agriculture.

**Morton County needs more commercial/industrial development**

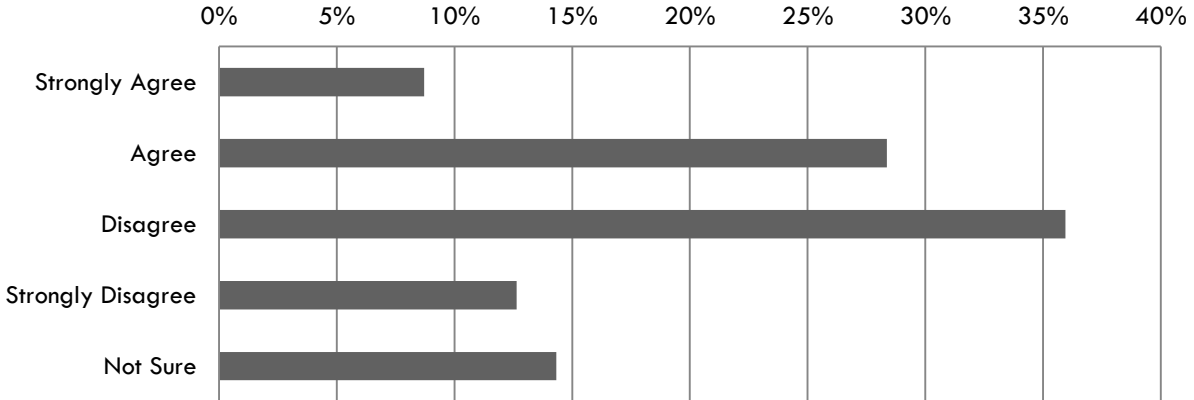


**By the year 2030, where in Morton County would you prefer to see commercial and industrial growth? (choose all that apply)**

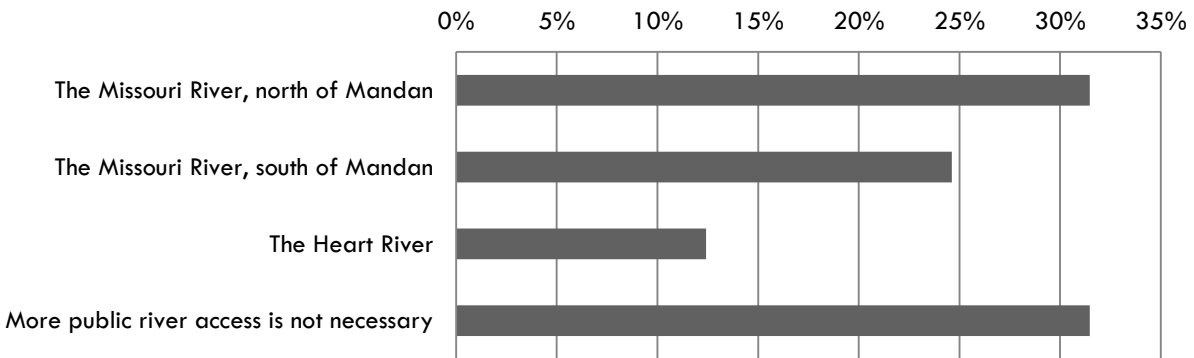


About half of all respondents favored more industrial growth in the county, and slightly more want to see commercial growth. However, they strongly favor placing this growth along major transportation corridors or in existing cities. Respondents' attitudes about commercial and industrial development match generally accepted planning principles, where this more intense development is coordinated with utility and transportation infrastructure. The greatest focus was along the interchanges of I-94.

**We need more land for county parks and recreation**

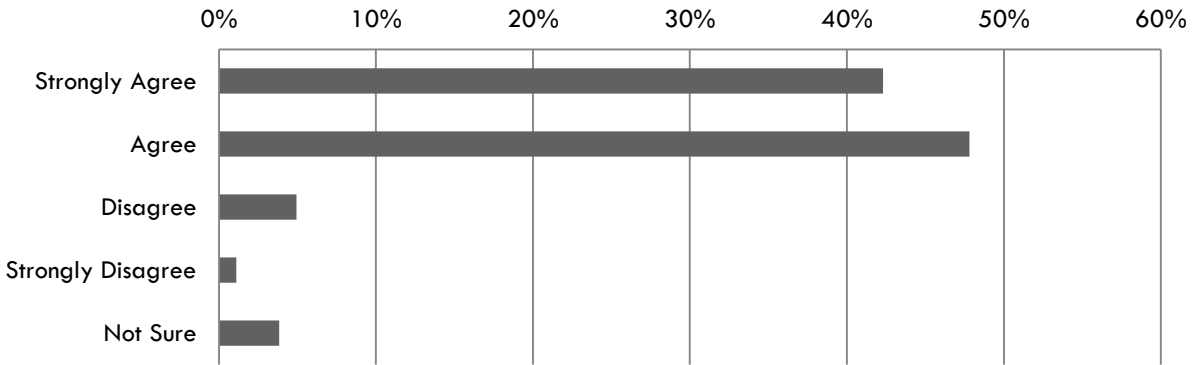


**Where would you most like to see more public river access?**



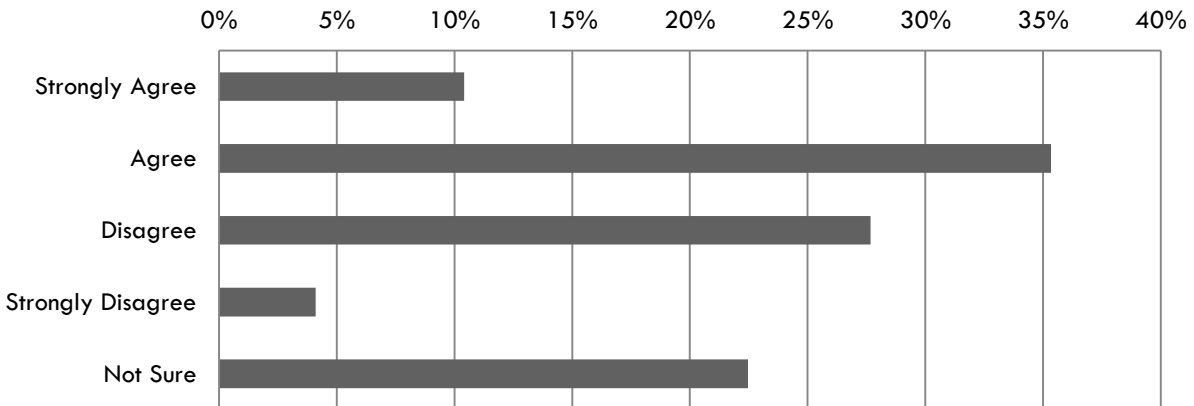
Rural households had mixed opinions about the need for more parks and recreation opportunities. More respondents do not support additional parks than support them. River access north of Mandan is the most popular choice among the options given for public access, although a significant number of respondents do not support additional public river access at all. Respondents in the 31 – 45 age range, perhaps with children in the household, were more likely to support additional parks than any other age groups. Parks were also disproportionately supported by residents who have moved to the county within the last five years and residents who live closer to cities.

**Maintaining clean water, fresh air, and conservation of natural resources is a high priority**



There is very little disagreement among the respondents that conserving the county’s natural resources is a high priority.

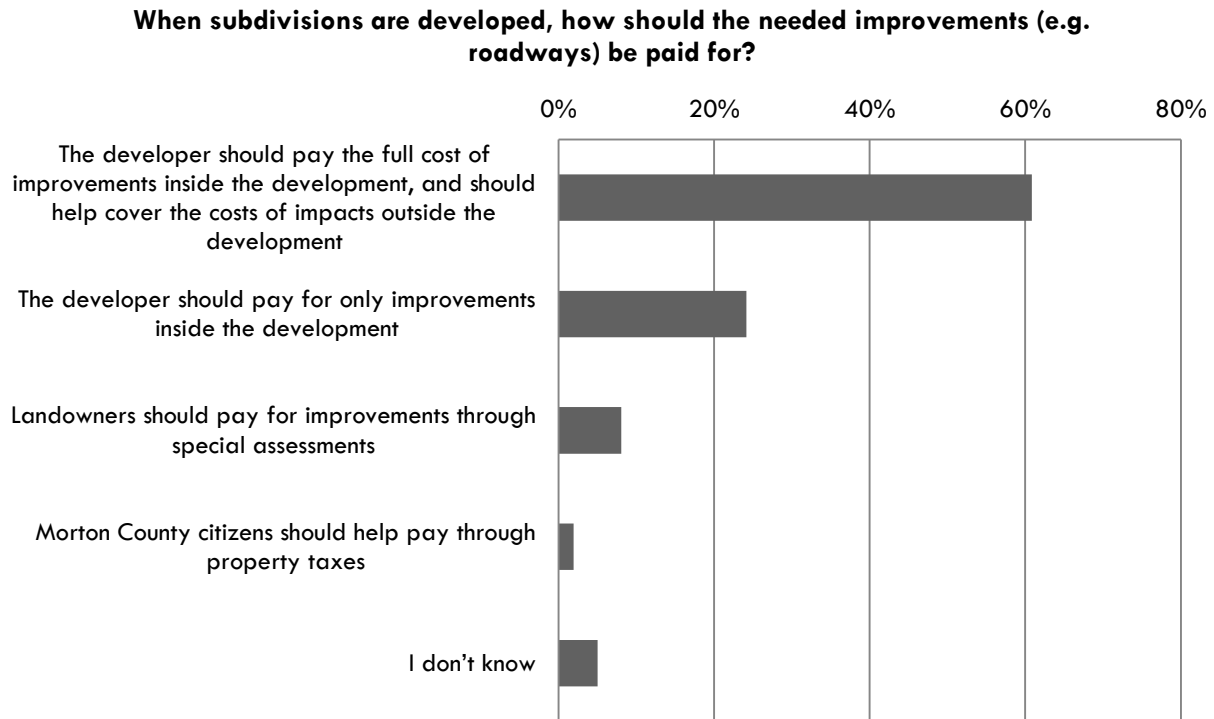
**The lack of affordable housing is a problem in Morton County**



Opinions were more mixed about whether affordable housing is a problem in Morton County, with somewhat more agreement than disagreement with this statement. A significant number declined to offer an opinion. Residents who have recently moved to the county and households closer to cities were more likely to cite an affordable housing problem than long-time residents. Respondents may have read this question as a code for the need for more housing developments in the county, because respondents who generally favored more development were more likely to see affordable housing as a problem – and the opposite was true for those who disfavored more development.

## FUNDING GROWTH AND DEVELOPMENT

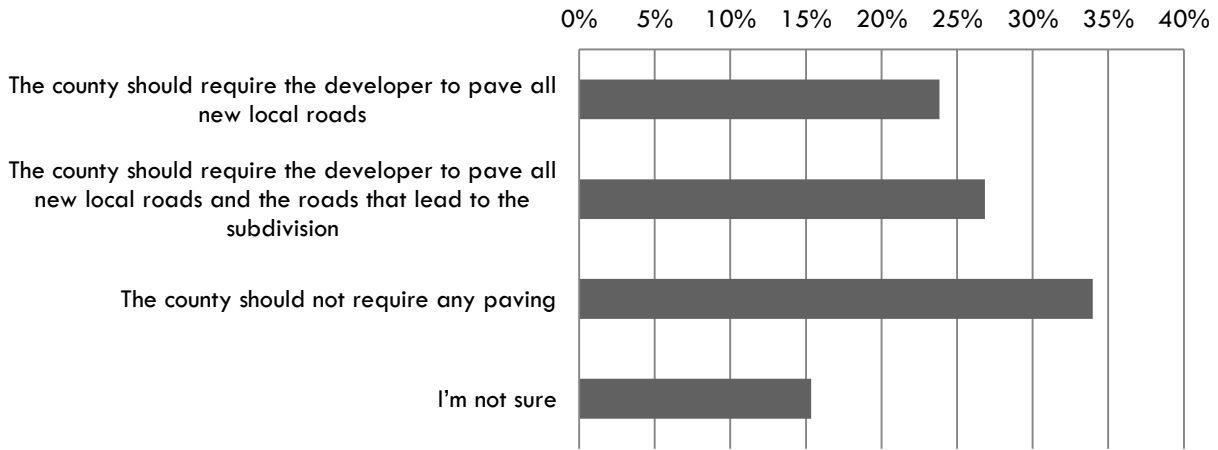
Rural households were asked a number of questions about paying for growth, in particular the infrastructure needed to support it.



Respondents overwhelmingly agreed that the responsibility for paying for infrastructure needed for new development should be on the developer. The majority believed that developers should help pay for improvements outside of the subdivision that would be needed as a result of the development, a practice that is currently not utilized by Morton County. A few of the respondents wanted the opportunity to select multiple options, believing that funding could come from both the public and private sector. Some commenters singled out special assessments as an inefficient and unfair way to pay for new growth.

In the open comments section, many respondents expressed the opinion that their taxes are too high considering the services that they receive from the county. There is a general sentiment among rural households that cities, and Mandan in particular, disproportionately benefit from taxes collected from rural county residents. Likewise, these commenters are reluctant to see their tax money used to support new growth within the county.

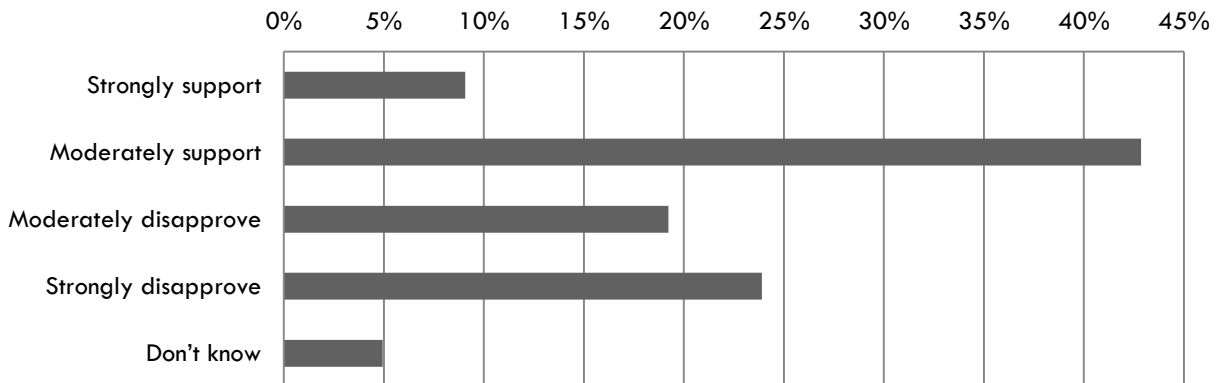
**When new subdivisions are developed, should the roads be required to be paved?**



Respondents were split on the question of whether roads in new subdivisions should be required to be paved by the developers. Among those that do agree with paving requirements, slightly more state that the road leading up to the subdivision, known as the collector roadway, should also be required to be paved. This is the current policy in Burleigh County. One commenter disagreed with paving on the grounds that drivers may go faster through residential areas. Others thought paving should be required closer to cities, but not in more rural areas.

Interestingly, younger respondents and relative newcomers to the county were much more likely to oppose paving requirements than older respondents and long-time residents. There isn't much difference in opinion on paving between residents who live closer to cities and those that live further away.

**Do you support the use of tax incentives to attract new businesses to Morton County?**

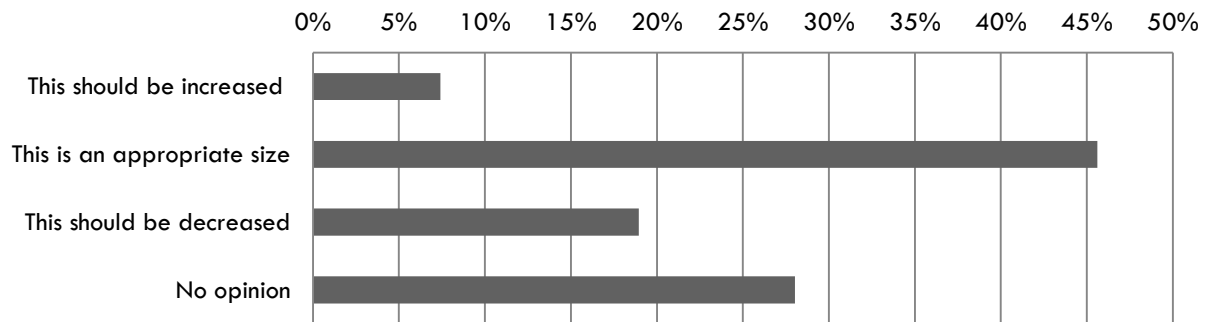


Respondents were also divided over the use of tax incentives to attract new business to Morton County. Somewhat more people favor this practice, but the opinions are stronger among those that oppose tax incentives. Respondents who favor tax incentives tend to be younger, newer residents of the county, and live closer to the cities.

## SPECIFIC LAND USE REGULATIONS

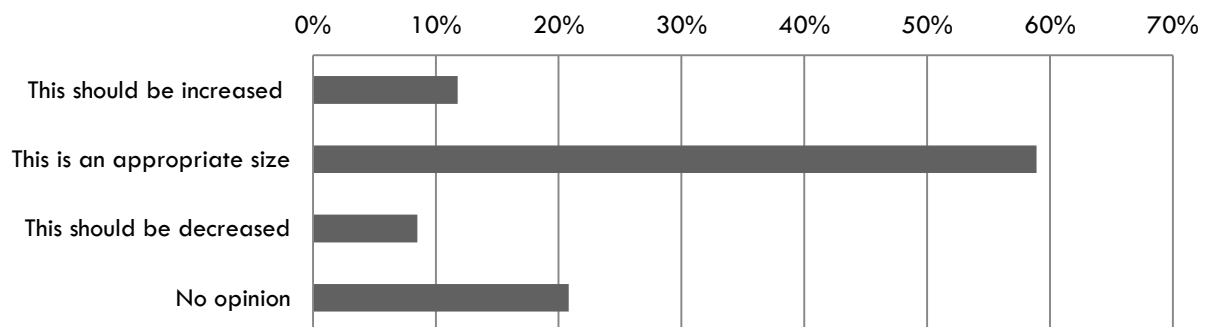
The survey addressed a few specific items that are either within the current Morton County Land Use Code, or have been raised as possible amendments to the Land Use Code.

**The minimum size for a residential lot in the Agricultural (A) District is currently 35 acres. Which statement do you agree with?**



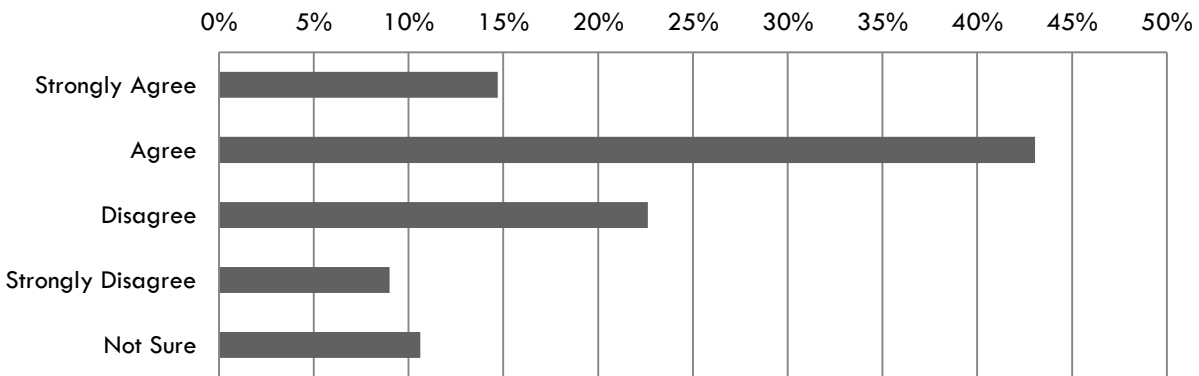
The current minimum lot size in the Agricultural District is 35 acres. Of the respondents who expressed an opinion about this, most state that this is an appropriate size. Approximately a fifth of all respondents believe this should be reduced. The median suggestion of a reduced size was 10 acres. A smaller group wanted to increase the agricultural lot size to a median suggestion of 65 acres.

**Generally, the minimum size for a lot in the Residential (R) District is currently 1 ½ acres. Which statement do you agree with?**



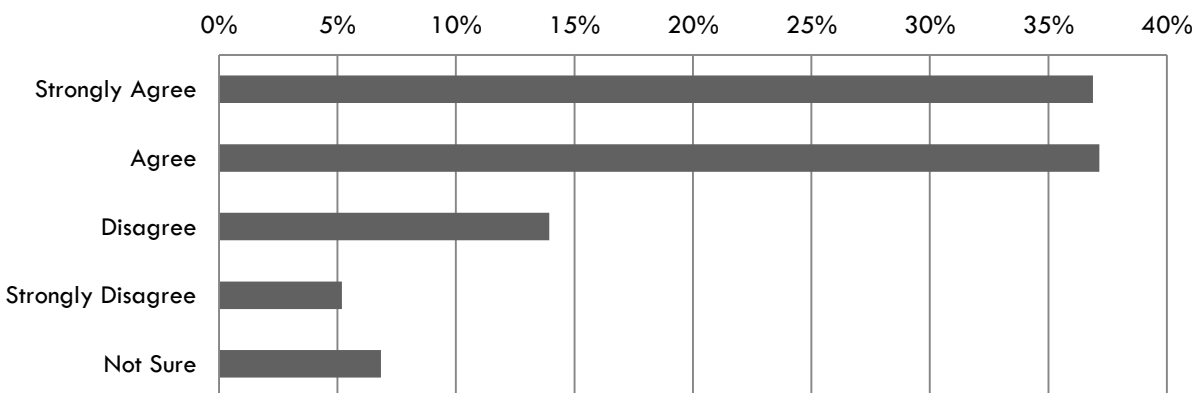
The current minimum lot size in the Residential District is 1 ½ acres. Respondents were more likely to express an opinion on this requirement than on the agricultural lots, and the wide majority believes this is an appropriate size. Among the 12% who prefer an increase, the median suggestion is 3 acres. Among the 9% who prefer a decrease, the median suggestion is 1 acre.

**There should be restrictions on farm animals (e.g. chickens and horses) in residential areas**



There are already restrictions in place on the number of farm animals allowed in residential districts in Morton County. The majority of respondents either agreed or strongly agreed with the idea of having restrictions. However, there was not a strong consensus on this matter, with a fair number of respondents who disagreed. One commenter said that the lot sizes were large enough for chickens and similar animals.

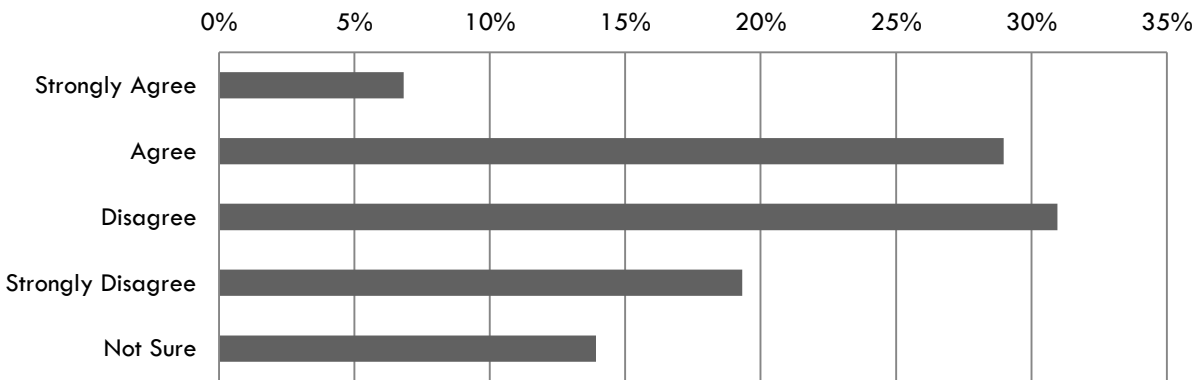
**There should be restrictions on keeping “junk” on property that is within public view**



There currently are no restrictions on keeping “junk” on private property in the Morton County Land Use Code, although junk yards are regulated as a land use type and Custer Health has the authority to declare a public nuisance. The Planning and Zoning Department is exploring the option of adopting stricter

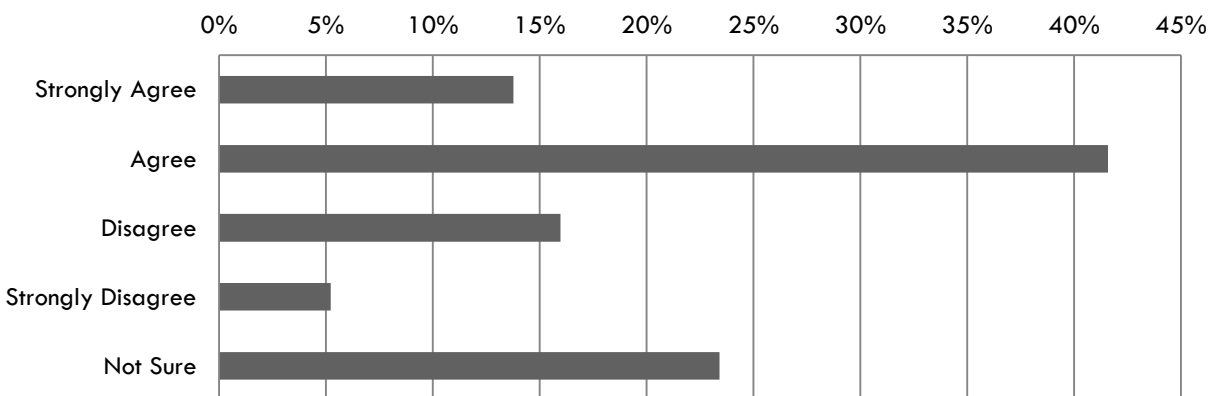
requirements on “junk” in public view. The respondents agreed with this concept by a fairly wide majority, and several comments were provided to the effect that properties, especially leading into Mandan, should be cleaned up. Some commenters questioned the definition of “junk” and hesitated to support a restriction without a clarification of its application.

**Homeowners in residential subdivisions should be allowed to have a second house or apartment on their lot**



The Morton County Land Use Code currently allows a second home on large agricultural tracts of land but not in residential subdivisions. Respondents were much divided on whether this should be allowed within residential subdivisions, with a majority disapproving of this idea. However, Respondents were more likely to support allowing a second house on a lot if they lived closer to a city.

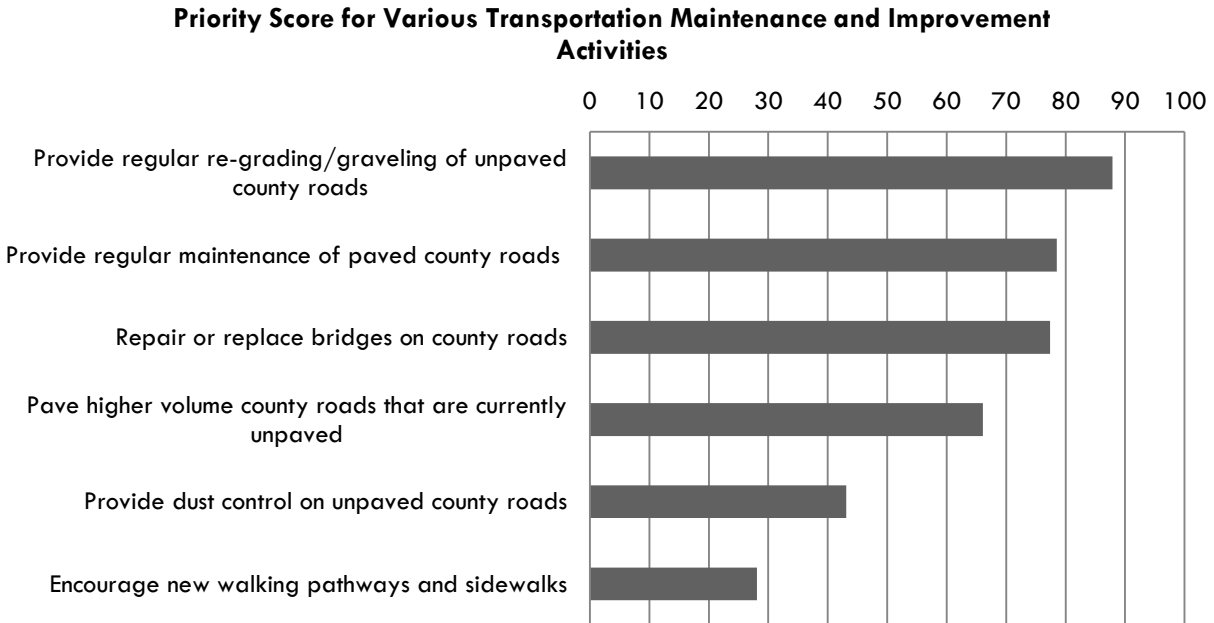
**The county should more actively enforce existing zoning laws**



The majority of respondents believe the county should more actively enforce existing zoning laws, although a substantial number of respondents were not sure.

## TRANSPORTATION PRIORITIES

Rural Morton County households were asked to prioritize various transportation maintenance and improvement activities.

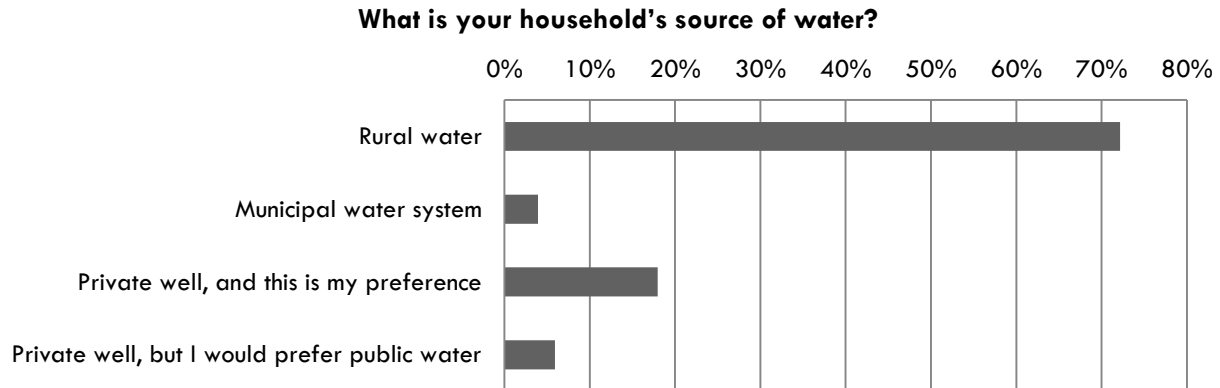


Respondents gave higher priority to the maintenance of existing roadways, ahead of improving roadways or adding new roadways. The “priority score” in the above chart is a summation of the level of priority respondents gave for each activity. Several comments also reinforced a preference for maintaining the resources the county already has before creating new ones. Dust control and facilities for walking were not rated as high priorities.

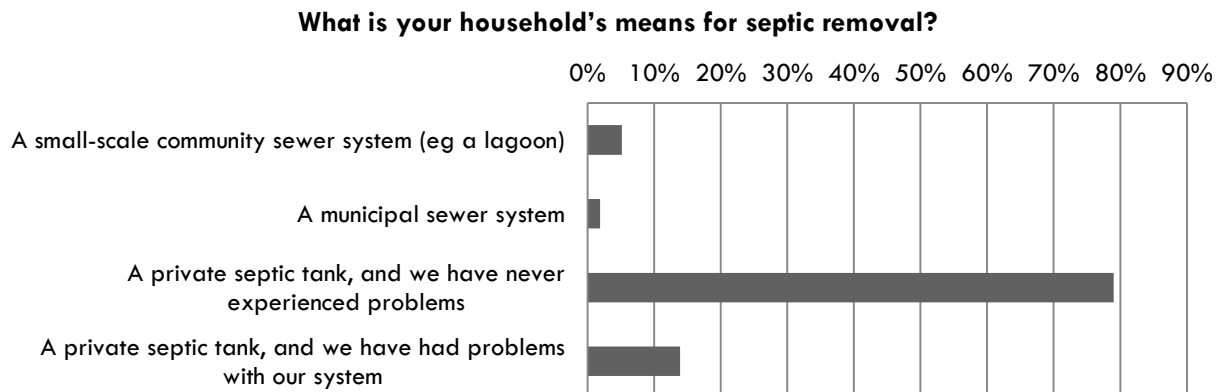
More comments were received about transportation maintenance than any other single issue, many involving blading gravel roads. However, a smaller number of commenters questioned the costs of roadway maintenance and said that residents in rural areas can’t expect standards of maintenance more customary to cities.

## WATER AND SEWER SERVICE

The Survey included two general questions on water and sewer service.



Almost three out of every four rural residences in Morton County are connected to rural water. A few identified their water source as “municipal” which could be a reference to neighborhood hubs that have been established in Harmon Village and Riverview Heights subdivisions. Among the households that use a private well, 23% would prefer to have rural water if it were available to them. As expected, the majority of households on a private well are in the Agricultural District. Only 44% of active farmers use rural water, while 84% of non-farmers in rural Morton County use rural water.



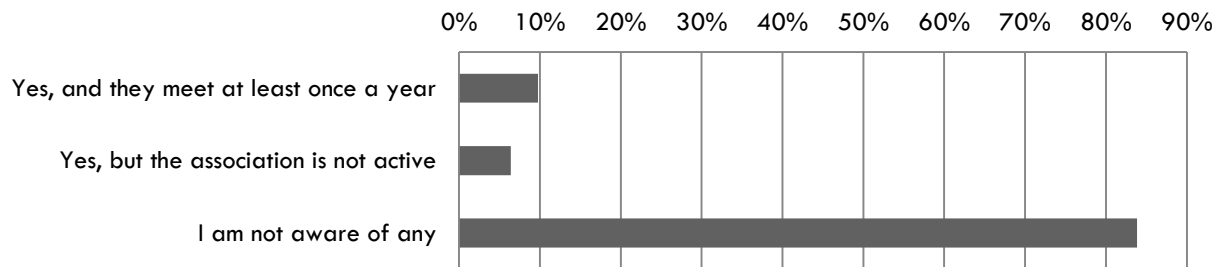
Very few rural households in Morton County cite usage of a shared septic system. Among those that have a private septic tank, most households say they have never had a problem with the system. However, septic tank problems are more common in areas closer to cities. 22% of private septic systems in the extraterritorial area of cities have failed, while only 10% of septic systems in the Agricultural District have failed. Septic systems in areas zoned Residential District and outside of city jurisdiction have a 16% failure rate. Households who have moved to their home within the last five years are more likely to cite problems

with their systems than households who have lived in their homes longer than five years, even though, in theory, a long period of ownership would mean more chance of a problem occurring at some point.

## PUBLIC INVOLVEMENT

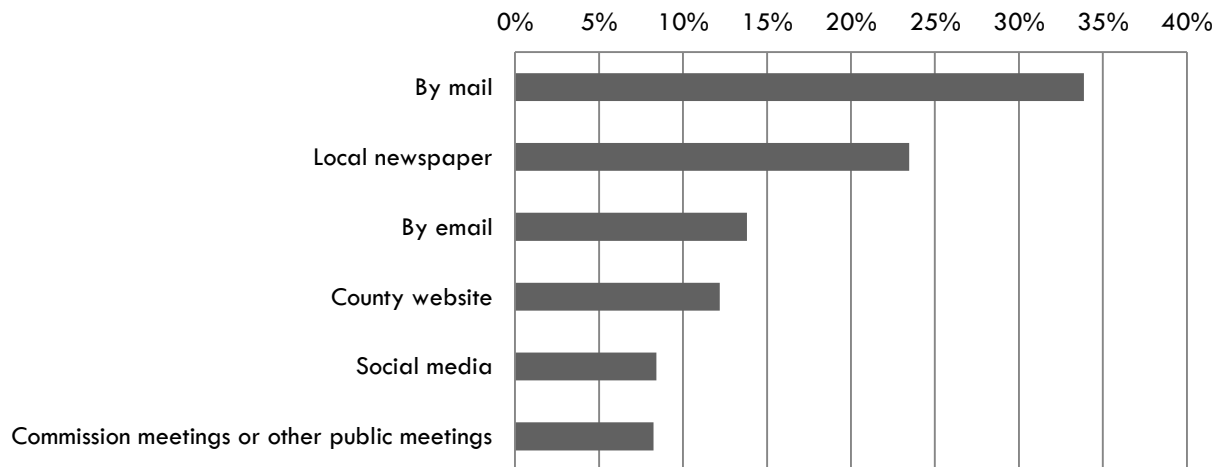
Several questions were asked to gauge residents' current involvement in the public process and evaluate optimal ways to communicate with residents of rural areas.

### Does your neighborhood (or area) have a homeowners (or landowners) association?

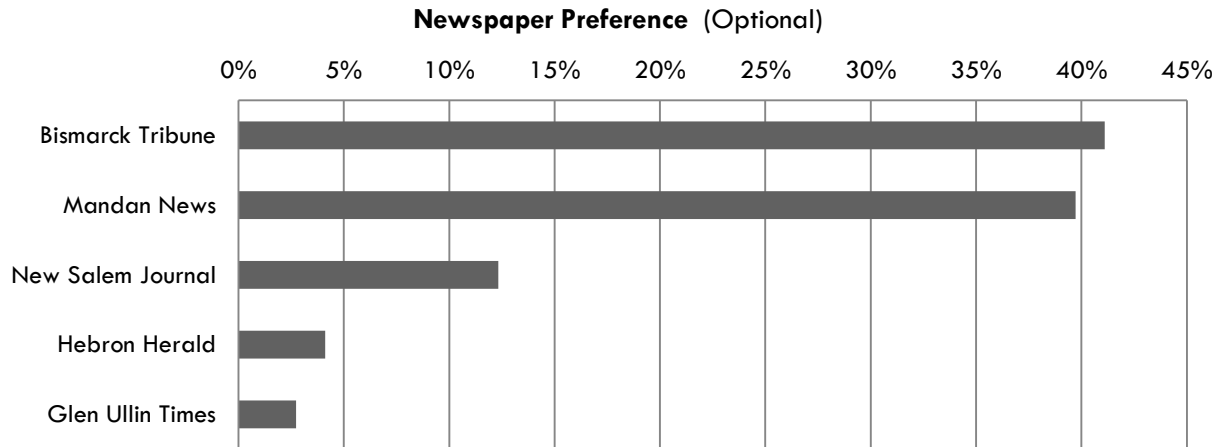


Formal homeowners associations are not very prevalent in rural Morton County. The vast majority of respondents are not aware of any association at all that serves their area. Among those that are aware of an association, about 38% of the associations are not active.

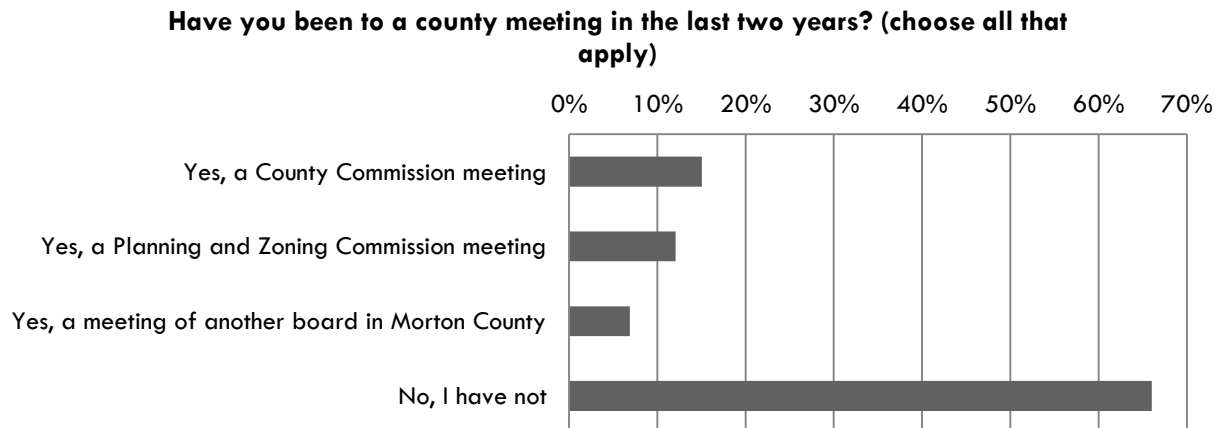
### What are the best ways for you to receive new information and communications from Morton County? (Choose two)



Respondents to the survey prefer more traditional forms of communication with Morton County, including mail and use of the local newspapers. A smaller number prefer electronic communications, with direct email being the most commonly cited method. Of course, the fact that this survey was conducted by mail may select respondents who prefer this means of communication.



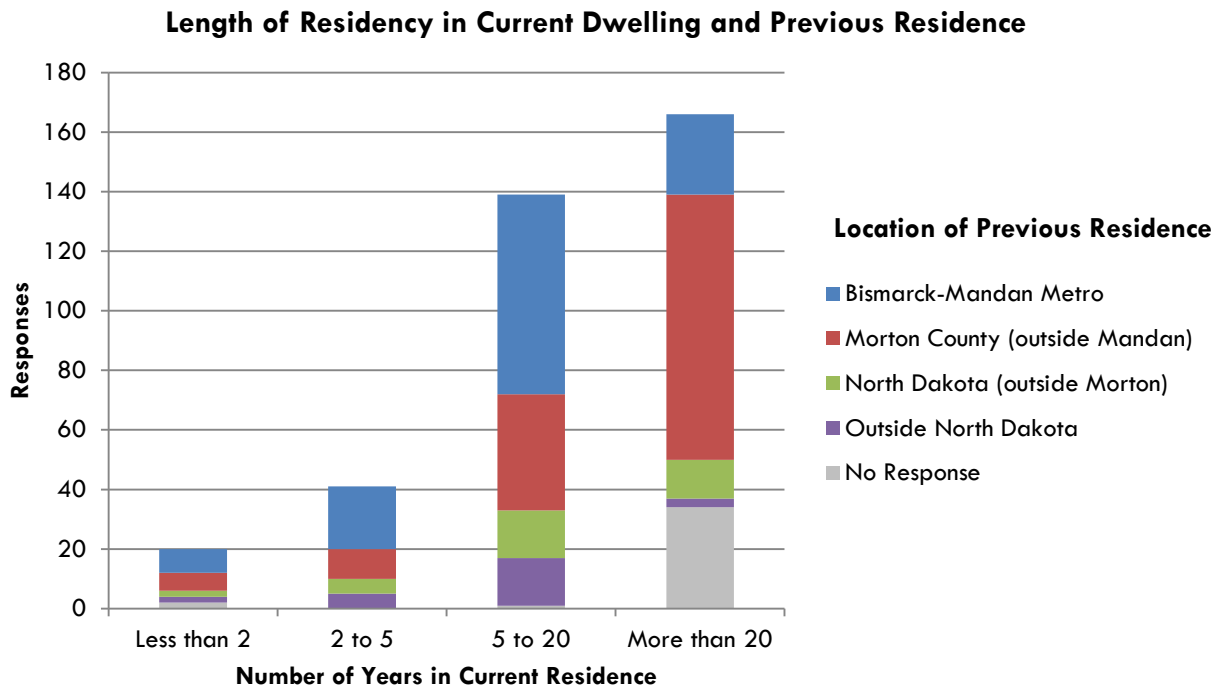
Respondents who preferred communications by newspaper were given the option to select a particular paper, and 73 respondents exercised this option. The Bismarck Tribune and Mandan News were the top two choices for receiving information from Morton County.



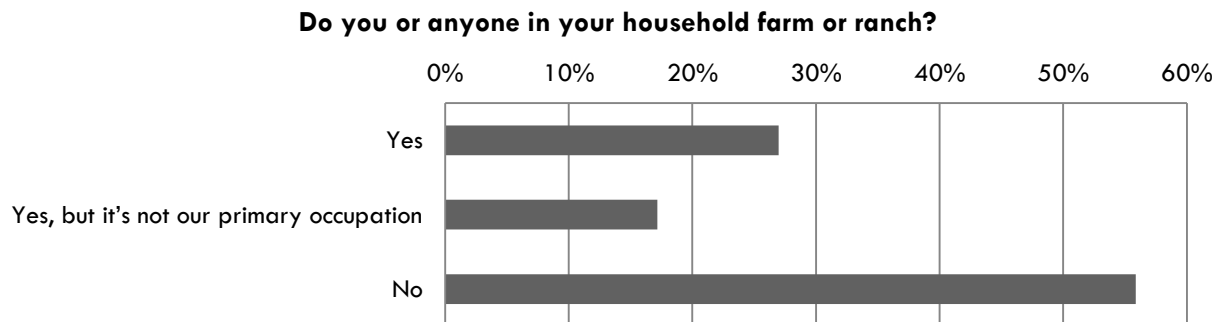
About two out of three respondents have not been to a public county meeting in the last two years. A total of 60 respondents have been to a Commission meeting, and 49 have been to a Planning and Zoning Commission meeting during this period.

## DEMOGRAPHICS

A few questions on residency, occupation, and age group were included in the survey to create a general profile of the people surveyed and evaluate differences in opinions between groups.

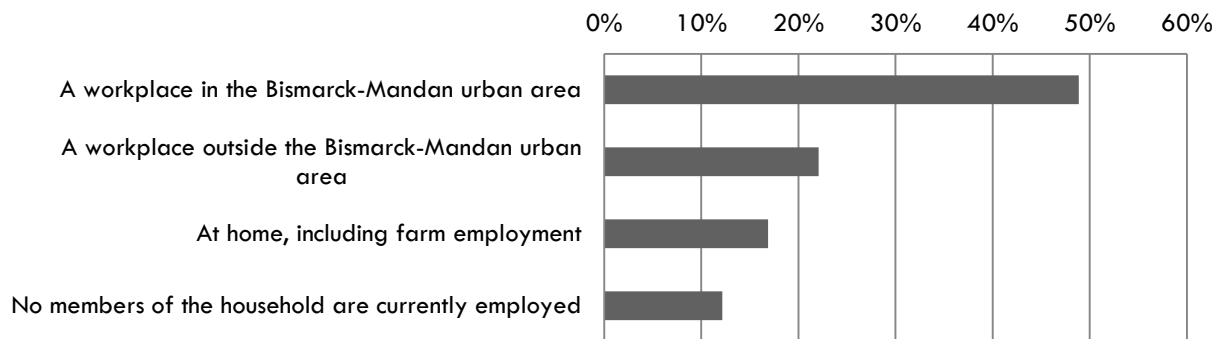


Almost half of all respondents have lived in their current home for over twenty years. Most of these long-time residents have moved from another home in the county outside of Mandan, or have lived in their current home their whole lives. Among those who have moved to their home within the last twenty years, almost half used to live in Bismarck or Mandan before they moved out to a more rural setting. A smaller number of households have moved from outside of the region or the state.



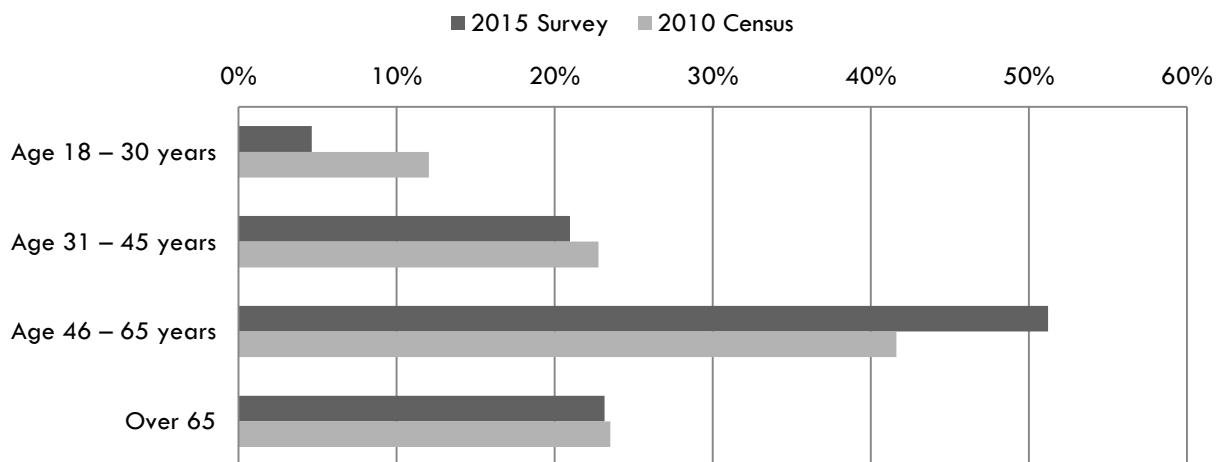
Almost half of respondents are directly involved in farming and ranching to some degree. Among households that farm or ranch, 60% do so as their primary occupation. The age group most likely to be engaged in farming and ranching is the under 30 group, with 53% of respondents indicating that they farm or ranch. And the vast majority of these younger farmers do so as a primary occupation. The second-most likely age group to farm or ranch is the Over 65 age group. Approximately 80% of active farmers live in an Agricultural Zoning district and outside of a city's extraterritorial area.

**What is the location of employment of any employed members of your household? (Choose all that apply)**



Almost half of all workplace location responses were in the urban areas of Bismarck and Mandan. This metropolitan region is the primary job center for Morton County. Approximately 20% work outside of this area (the question does not distinguish whether this workplace is in Morton County or not). A noteworthy minority work at home, and the vast majority of this group are farmers or ranchers. Less than 2% of non-farmer respondents work out of their home. Most of the households without employment are over the age of 65 and presumably retired.

**Which age group are you within?**



About half of all respondents to the survey were between the ages of 46 and 65, which is a somewhat larger share of this population than the 2010 Census measured. The survey likely underrepresents residents under the age of 30.

## **OPEN COMMENTS**

The survey included the opportunity for respondents to offer suggestions to help Morton County write their Comprehensive Plan. Many comments related to the questions have been incorporated into the discussion in this report. However, several other comments provide additional feedback and ideas that should be considered during the Comprehensive Plan process. The following topics were addressed:

- Affordable housing
- Enforcement of roadway laws
- Water, electricity, and cable infrastructure and fees
- Attraction of new businesses (both for and against)
- Stricter enforcement of regulations (both for and against)
- Traffic increases
- Bridge across the Missouri (both north of Mandan and far south of county)
- Temporary crew housing regulations
- Redistricting the county to assure western representation
- Clean-up and redevelopment of unincorporated town sites
- Impact of wind farms
- Railroad noise from increased traffic
- Public river access, including for ATVs
- Necessity of zoning for quality of life
- Better services for seniors
- Walking paths (both for and against)
- Better communication between county officials and residents
- Provision of bus service for smaller rural schools
- Financial assistance to acquire rural water
- Emergency preparedness for an electro-magnetic pulse
- Restrictions on public art

The full comments are provided in Appendix B verbatim.

## **APPENDIX A**

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Letter to Residents and Survey Instrument

# MORTON COUNTY

## STATE OF NORTH DAKOTA

Planning & Zoning Department  
2916 37<sup>th</sup> Street Northwest  
Mandan, North Dakota 58554  
Phone: 701-667-3346

November 17, 2014

Dear Citizen of Morton County,

You have been randomly selected to participate in a survey about future growth and development in rural Morton County, North Dakota. Please complete the enclosed survey and return with the pre-paid envelope by January 15, 2015. The survey is anonymous, and it should take about 15 minutes to complete.

Please consider taking the time to complete this. Your opinion will help us plan for the future of Morton County.

The results of this survey will be used to inform the county Comprehensive Plan, which is being updated over the course of 2015. This plan will set a vision for the future growth and development of the county, and there will be other opportunities to provide direct feedback over this next year.

If you would like more information about this plan, including invitations to public meetings, the opportunity to review drafts of the plan, and the final results of this survey you can include the contact card below in your envelope. This will add you to a mailing list. Your contact information will only be used to provide periodic updates about this plan, and the contact card and survey results will remain separate to preserve your privacy.

Sincerely,



Daniel Nairn

Morton County Director of Planning and Zoning



I would like to receive more information about the Morton County Comprehensive Plan.

Email will be primary mode of contact. Address will be used only if email is unavailable.

Name: \_\_\_\_\_

Email: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

# MORTON COUNTY RURAL HOUSEHOLD SURVEY

Please complete and return this survey by **January 15, 2015** using the enclosed pre-paid envelope. The survey should take about 15 minutes, and all responses will be kept anonymous.

---

**1** In 2010, there were about 6,200 people living in rural Morton County. By 2030, how much population growth in rural areas would you prefer to see?

- 3,000 new rural residents
- 1,500 new rural residents
- 500 new rural residents
- No increase in rural population
- It doesn't matter to me

---

**2** By the year 2030, where in Morton County would you prefer to see commercial and industrial growth? (choose all that apply)

- In the incorporated cities
- Around the I-94 interchanges
- Along major state roads
- In the rural areas
- No commercial/industrial growth
- It doesn't matter to me

---

**3** Why did you choose to live in rural Morton County? (choose all that apply)

- |   |   |   |
|---|---|---|
| <input type="radio"/> Community character | <input type="radio"/> Type of housing   | <input type="radio"/> Hunting, fishing, and outdoor activities  |
| <input type="radio"/> Family              | <input type="radio"/> Schools           | <input type="radio"/> Own farm animals (horses, chickens, etc.) |
| <input type="radio"/> Tax rate            | <input type="radio"/> Privacy and space | <input type="radio"/> Less regulation                           |
| <input type="radio"/> Close to employment | <input type="radio"/> Housing costs     | <input type="radio"/> Other:                                    |

---

**4** How have you and your family been impacted by the oil boom in western North Dakota over the last five years?

- Very impacted
- Somewhat impacted
- Not very impacted
- Not at all impacted

**5 How would you characterize the impact of the oil boom on you and your family? (leave blank if not impacted)**

- Entirely positive
- Mostly positive, with some negative effects
- Mostly negative, with some positive effects
- Entirely negative

**6 If you had to choose one statement to best reflect an identity of Morton County, which would it be?**

- Morton County is a farming and ranching community
- Morton County is part of the Bismarck-Mandan metropolitan area
- Morton County is the gateway to Bakken energy development
- Morton County is a land of prairies, rivers, and wildlife
- Other (please write):

## LAND USE PRIORITIES

Please state your level of agreement with the following statements:

<b>7 Land Use Statements</b>	Strongly Agree	Agree	Disagree	Strongly Disagree	Not Sure
The county should have a stronger role in directing future growth and development to appropriate locations	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Individuals and developers should be free to develop land without many restrictions	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Working agricultural land should be protected from encroaching incompatible development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The lack of affordable housing is a problem in Morton County	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
We need more commercial areas to provide jobs and shopping options	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Development should be encouraged in or near the cities in Morton County, rather than more rural areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Maintaining clean water, fresh air, and conservation of natural resources is a high priority	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
There should be restrictions on keeping "junk" on property that is within public view	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
There should be restrictions on farm animals (e.g. chickens and horses) in residential areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
We need more industrial areas to meet growing demand for industry in the county	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The county should more actively enforce existing zoning laws	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Homeowners in residential subdivisions should be allowed to have a second house or apartment on	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

7	Land Use Statements	Strongly Agree	Agree	Disagree	Strongly Disagree	Not Sure
	their lot.					
	We need more land for county parks and recreation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

8	When subdivisions are developed, how should the needed improvements (e.g. roadways) be paid for?
<input type="radio"/>	The developer should pay the full cost of improvements inside the development, and should help cover the costs of impacts outside the development
<input type="radio"/>	The developer should pay for only improvements inside the development
<input type="radio"/>	Landowners should pay for improvements through special assessments
<input type="radio"/>	Morton County citizens should help pay through property taxes
<input type="radio"/>	I don't know

9	The minimum size for a residential lot in the Agricultural (A) District is currently 35 acres. Which statement do you agree with?
<input type="radio"/>	This should be increased (optional: to _____ )
<input type="radio"/>	This is an appropriate size
<input type="radio"/>	This should be decreased (optional: to _____ )
<input type="radio"/>	No opinion

10	Generally, the minimum size for a lot in the Residential (R) District is currently 1 ½ acres. Which statement do you agree with?
<input type="radio"/>	This should be increased (optional: to _____ )
<input type="radio"/>	This is an appropriate size
<input type="radio"/>	This should be decreased (optional: to _____ )
<input type="radio"/>	No opinion

## SERVICES

Please answer the following questions about community services.

11	Do you support the use of tax incentives to attract new businesses to Morton County?
<input type="radio"/>	Strongly support
<input type="radio"/>	Moderately support
<input type="radio"/>	Moderately disapprove
<input type="radio"/>	Strongly disapprove
<input type="radio"/>	Don't know

12	What is your household's source of water?
----	---

- Rural water
- Municipal water system
- Private well, and this is my preference
- Private well, but I would prefer public water

**13 What is your household's means for septic removal?**

- A small-scale community sewer system (e.g. a lagoon)
- A municipal sewer system
- A private septic tank, and we have never experienced problems
- A private septic tank, and we have had problems with our system

**14 Where would you most like to see more public river access? (choose all that apply)**

- The Missouri River, north of Mandan
- The Missouri River, south of Mandan
- The Heart River
- More public river access is not necessary

**TRANSPORTATION PRIORITIES**

Please assign a priority level to the following transportation activities in Morton County:

<b>15 Transportation Activities</b>	High Priority	Moderate Priority	Low Priority	Not a Priority
Provide dust control on unpaved county roads	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Provide regular re-grading/graveling of unpaved county roads	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pave higher volume county roads that are currently unpaved	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Provide regular maintenance of paved county roads	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Encourage new walking pathways and sidewalks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Repair or replace bridges on county roads	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

**16 When new subdivisions are developed, should the roads be required to be paved?**

- The county should require the developer to pave all new local roads
- The county should require the developer to pave all new local roads and the roads that lead to the subdivision
- The county should not require any paving
- I'm not sure

## PUBLIC INVOLVEMENT

Please answer the following questions about public involvement in civic issues.

---

**17 Does your neighborhood (or area) have a homeowners (or landowners) association?**

- Yes, and they meet at least once a year
- Yes, but the association is not active
- I am not aware of any

---

**18 What are the best ways for you to receive new information and communications from Morton County? (Choose two)**

- County website
- Local newspaper (optional: which newspaper? \_\_\_\_\_ )
- Commission meetings or other public meetings
- Social media
- By email
- By mail

---

**19 Have you been to a county meeting in the last two years? (choose all that apply)**

- Yes, a County Commission meeting
- Yes, a Planning and Zoning Commission meeting
- Yes, a meeting of another board in Morton County
- No, I have not

---

## DEMOGRAPHIC INFORMATION

Please answer the following questions about yourself.

---

**20 How long have you lived in your current place of residence?**

- Less than 2 years
- Between 2 and 5 years
- Between 5 and 20 years
- More than 20 years

---

**21 What best characterizes your previous residence, if any?**

- A home in the city limits of Mandan, Bismarck, or Lincoln
- A home in Morton County outside of Mandan
- A home in North Dakota (outside of Morton County or Bismarck)
- A home outside of North Dakota

---

**22 Do you or anyone in your household farm or ranch?**

- Yes
  - Yes, but it's not our primary occupation
  - No
- 

**23 What is the location of employment of any employed members of your household? (Choose all that apply)**

- A workplace in the Bismarck-Mandan urban area
  - A workplace outside the Bismarck-Mandan urban area
  - At home, including farm employment
  - No members of the household are currently employed
- 

**24 Which age group are you within?**

- Age 18 – 30 years
  - Age 31 – 45 years
  - Age 46 – 65 years
  - Over 65
- 

**25 Do you have any more comments to help us write the Comprehensive Plan?**

---

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Thank you for taking the time to fill out this survey.

## **APPENDIX B**

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2015 Morton County Rural Household Survey Results

## 2015 Morton County Rural Household Survey Results












1 In 2010, there were about 6,200 people living in rural Morton County. By 2030, how much population growth in rural areas would you prefer to see?

	Responses	Percent	
3,000 new rural residents	29	8%	
1,500 new rural residents	47	13%	
500 new rural residents	73	20%	
No increase in rural population	119	33%	
It doesn't matter to me	90	25%	





2 By the year 2030, where in Morton County would you prefer to see commercial and industrial growth? (choose all that apply)

	Responses	Percent	
In the incorporated cities	170	32%	
Around the I-94 interchanges	203	38%	
Along major state roads	86	16%	
In the rural areas	21	4%	
No commercial/industrial growth	25	5%	
It doesn't matter to me	24	5%	


3 Why did you choose to live in rural Morton County? (choose all that apply)

	Responses	Percent	
Community character	65	6%	
Family	160	15%	
Tax rate	57	5%	
Close to employment	74	7%	
Type of housing	44	4%	
Schools	36	3%	
Privacy and space	254	23%	
Housing costs	53	5%	
Hunting, fishing, and outdoor activities	120	11%	
Own farm animals (horses, chickens, etc)	154	14%	
Less regulation	80	7%	

4 How have you and your family been impacted by the oil boom in western North Dakota over the last five years?





	Responses	Percent	
Very impacted	44	12%	
Somewhat impacted	167	46%	
Not very impacted	110	30%	
Not at all impacted	46	13%	

5 How would you characterize the impact of the oil boom on you and your family? (leave blank if not impacted)

	Responses	Percent	
Entirely positive	14	5%	
Mostly positive, with some negative effects	134	48%	
Mostly negative, with some positive effects	106	38%	
Entirely negative	28	10%	

## 2015 Morton County Rural Household Survey Results

6 If you had to choose one statement to best reflect an identity of Morton County, which would it be?

	Responses	Percent	
Morton County is a farming and ranching community	206	60%	
Morton is part of the Bismarck-Mandan metro area	65	19%	
Morton is the gateway to Bakken energy development	10	3%	
Morton is a land of prairies, rivers, and wildlife	62	18%	

### Land Use

7 The county should have a stronger role in directing future growth and development to appropriate locations

	Responses	Percent	
Strongly Agree	73	20%	
Agree	184	51%	
Disagree	53	15%	
Strongly Disagree	17	5%	
Not Sure	33	9%	






Individuals and developers should be free to develop land without many restrictions

	Responses	Percent	
Strongly Agree	20	5%	
Agree	48	13%	
Disagree	131	36%	
Strongly Disagree	157	43%	
Not Sure	10	3%	






Working agricultural land should be protected from encroaching incompatible development

	Responses	Percent	
Strongly Agree	140	39%	
Agree	152	42%	
Disagree	36	10%	
Strongly Disagree	8	2%	
Not Sure	22	6%	

The lack of affordable housing is a problem in Morton County

	Responses	Percent	
Strongly Agree	38	10%	
Agree	129	35%	
Disagree	101	28%	
Strongly Disagree	15	4%	
Not Sure	82	22%	

We need more commercial areas to provide jobs and shopping options

	Responses	Percent	
Strongly Agree	39	11%	
Agree	175	48%	
Disagree	84	23%	
Strongly Disagree	40	11%	
Not Sure	27	7%	

## 2015 Morton County Rural Household Survey Results






Development should be encouraged in or near the cities in Morton County, rather than more rural areas

	Responses	Percent	
Strongly Agree	126	35%	
Agree	178	49%	
Disagree	33	9%	
Strongly Disagree	7	2%	
Not Sure	19	5%	

Maintaining clean water, fresh air, and conservation of natural resources is a high priority

	Responses	Percent	
Strongly Agree	154	42%	
Agree	174	48%	
Disagree	18	5%	
Strongly Disagree	4	1%	
Not Sure	14	4%	



There should be restrictions on keeping “junk” on property that is within public view

	Responses	Percent	
Strongly Agree	135	37%	
Agree	136	37%	
Disagree	51	14%	
Strongly Disagree	19	5%	
Not Sure	25	7%	

There should be restrictions on farm animals (e.g. chickens and horses) in residential areas

	Responses	Percent	
Strongly Agree	54	15%	
Agree	158	43%	
Disagree	83	23%	
Strongly Disagree	33	9%	
Not Sure	39	11%	

We need more industrial areas to meet growing demand for industry in the county

	Responses	Percent	
Strongly Agree	28	8%	
Agree	148	41%	
Disagree	84	23%	
Strongly Disagree	37	10%	
Not Sure	66	18%	

The county should more actively enforce existing zoning laws

	Responses	Percent	
Strongly Agree	50	14%	
Agree	151	42%	
Disagree	58	16%	
Strongly Disagree	19	5%	
Not Sure	85	23%	

## 2015 Morton County Rural Household Survey Results

Homeowners in residential subdivisions should be allowed to have a second house or apartment on their lot

	Responses	Percent	
Strongly Agree	24	7%	
Agree	102	29%	
Disagree	109	31%	
Strongly Disagree	68	19%	
Not Sure	49	14%	

We need more land for county parks and recreation

	Responses	Percent	
Strongly Agree	31	9%	
Agree	101	28%	
Disagree	128	36%	
Strongly Disagree	45	13%	
Not Sure	51	14%	

8 When subdivisions are developed, how should the needed improvements (e.g. roadways) be paid for?

	Responses	Percent	
The developer should pay the full cost of improvements inside the development, and should help cover the costs of impacts outside the development	219	61%	
The developer should pay for only improvements inside the development	87	24%	
Landowners should pay for improvements through special assessments	29	8%	
Morton County citizens should help pay through property taxes	7	2%	
I don't know	18	5%	

9 The minimum size for a residential lot in the Agricultural (A) District is currently 35 acres. Which statement do you agree with?

	Responses	Percent	
This should be increased	27	7%	
This is an appropriate size	166	46%	
This should be decreased	69	19%	
No opinion	102	28%	

10 Generally, the minimum size for a lot in the Residential (R) District is currently 1 1/2 acres. Which statement do you agree with?

	Responses	Percent	
This should be increased	43	12%	
This is an appropriate size	215	59%	
This should be decreased	31	8%	
No opinion	76	21%	


## 2015 Morton County Rural Household Survey Results

### Services





11 Do you support the use of tax incentives to attract new businesses to Morton County?

	Responses	Percent	
Strongly support	33	9%	
Moderately support	156	43%	
Moderately disapprove	70	19%	
Strongly disapprove	87	24%	
Don't know	18	5%	





12 What is your household's source of water?

	Responses	Percent	
Rural water	257	72%	
Municipal water system	14	4%	
Private well, and this is my preference	64	18%	
Private well, but I would prefer public water	21	6%	

13 What is your household's means for septic removal?


	Responses	Percent	
A small-scale community sewer system (eg a lagoon)	19	5%	
A municipal sewer system	7	2%	
A private septic tank, and we have never experienced problems	290	79%	
A private septic tank, and we have had problems with our system	51	14%	

14 Where would you most like to see more public river access? (choose all that apply)





	Responses	Percent	
The Missouri River, north of Mandan	147	31%	
The Missouri River, south of Mandan	115	25%	
The Heart River	58	12%	
More public river access is not necessary	147	31%	

### Transportation

15 Provide dust control on unpaved county roads

	Responses	Percent	
High Priority	49	14%	
Moderate Priority	81	23%	
Low Priority	125	36%	
Not a Priority	93	27%	

Provide regular re-grading/graveling of unpaved county roads





	Responses	Percent	
High Priority	202	57%	
Moderate Priority	129	36%	
Low Priority	18	5%	
Not a Priority	8	2%	

## 2015 Morton County Rural Household Survey Results





Pave higher volume county roads that are currently unpaved

	Responses	Percent	
High Priority	112	32%	
Moderate Priority	125	36%	
Low Priority	76	22%	
Not a Priority	39	11%	





Provide regular maintenance of paved county roads

	Responses	Percent	
High Priority	142	41%	
Moderate Priority	171	49%	
Low Priority	22	6%	
Not a Priority	13	4%	





Encourage new walking pathways and sidewalks

	Responses	Percent	
High Priority	24	7%	
Moderate Priority	49	14%	
Low Priority	116	33%	
Not a Priority	160	46%	

Repair or replace bridges on county roads




	Responses	Percent	
High Priority	134	38%	
Moderate Priority	171	48%	
Low Priority	34	10%	
Not a Priority	14	4%	

16 When new subdivisions are developed, should the roads be required to be paved?

	Responses	Percent	
The county should require the developer to pave all new local roads	87	24%	
The county should require the developer to pave all new local roads and the roads that lead to the subdivision	98	27%	
The county should not require any paving	124	34%	
I'm not sure	56	15%	






### Public Involvement

17 Does your neighborhood (or area) have a homeowners (or landowners) association?





	Responses	Percent	
Yes, and they meet at least once a year	35	10%	
Yes, but the association is not active	23	6%	
I am not aware of any	301	84%	

## 2015 Morton County Rural Household Survey Results

18 What are the best ways for you to receive new information and communications from Morton County? (Choose two)

	Responses	Percent	
County website	68	12%	
Local newspaper	133	24%	
Commission meetings or other public meetings	46	8%	
Social media	48	9%	
By email	77	14%	
By mail	189	34%	

19 Have you been to a county meeting in the last two years? (choose all that apply)





	Responses	Percent	
Yes, a County Commission meeting	61	15%	
Yes, a Planning and Zoning Commission meeting	49	12%	
Yes, a meeting of another board in Morton County	28	7%	
No, I have not	268	66%	

### Demographic Information

20 How long have you lived in your current place of residence?

	Responses	Percent	
Less than 2 years	20	5%	
Between 2 and 5 years	41	11%	
Between 5 and 20 years	139	38%	
More than 20 years	166	45%	





21 What best characterizes your previous residence, if any?

	Responses	Percent	
In the city limits of Mandan, Bismarck, or Lincoln	123	37%	
In Morton County outside of Mandan	144	44%	
In North Dakota (outside of Morton Co or Bismarck)	36	11%	
Outside of North Dakota	26	8%	





22 Do you or anyone in your household farm or ranch?

	Responses	Percent	
Yes	99	27%	
Yes, but it's not our primary occupation	63	17%	
No	205	56%	

23 What is the location of employment of any employed members of your household? (Choose all that apply)

	Responses	Percent	
A workplace in the Bismarck-Mandan urban area	217	49%	
A workplace outside the Bismarck-Mandan urban area	98	22%	
At home, including farm employment	75	17%	
No members of the household are currently employed	54	12%	

24 Which age group are you within?

	Responses	Percent	
Age 18 – 30 years	17	5%	
Age 31 – 45 years	77	21%	
Age 46 – 65 years	188	51%	
Over 65	85	23%	

## 2015 Morton County Rural Household Survey Results

### 25. Do you have any more comments to help us write the Comprehensive Plan?

*[Responses reported without sorting and only minor spelling and grammatical edits. Individuals identified by name or title have been redacted]*

- Development should be directed to designated areas
- Slow, methodical growth is best. Encourage commercial and industrial growth coordinated with infrastructure.
- Seems like these surveys are only to get stats that are good for what the people in charge of the survey want so they can justify what they want. No more government. Keep spending down.
- I'm seeing a need for more visibility patrolling our roadways.
- #7: No horses in town, smaller number of hens okay. #14: Unsure about access and need.
- Many questions are too vague to give accurate answers
- My major concern for this community is to get our power grid prepared to withstand an electro-magnetic pulse. Without electricity, we have no life. This is my main concern for this community. This has been reported and talked about on Fox News this fall. Thank you.
- Morton/Mandan zoning is totally messed up. They don't seem to know what is going on.
- Affordable housing for the small towns outside of Bismarck/Mandan. Any federal-State or County assistance or programs to help individual people to do this!
- Don't grant any type of variances that you as a county cannot enforce!!!
- With more housing development north of Mandan than south, why was a new rural water reservoir built in the south?? Water pressure low and rates are sky high compared to Mandan residents. Rural water is bought from city water.
- 40' setback from property line in subdivisions on front of property
- Do whatever needs to be done to get new business to come to Mandan and Morton County to help generate more tax dollars for improvements.
- Can [County Official] allow development along Hwy 25 and County Road 139 and all of Morton County. Allow a building permit before an approach permit is obtained. Encourage development of 2 to 10 acres that allows 1 to 2 horses, there is a demand for property like this. I-94 West Mandan should someday look like Hwy 83 N of Bismarck - Morton County you're behind the times! New Salem should grow to be the next "Lincoln."

## 2015 Morton County Rural Household Survey Results

- Rules are necessary but they need to be made to fit the situation. I sold a lot for housing and had to build a road on a section line. This section line is only open for travel 1/2 mile and due to the terrain and the I-94 highway can never be developed further. The road that I built is a drive for the house. I was required to build this road to the same requirement that would be required for a farm to market road. I feel this is absolutely ridiculous. I feel there needs to be some common sense used when applying these rules and make them fit the situation.
- It is good to see new pavement in Morton County! Let's keep up and maintain what we have and let the developers pay for what they want without incentives or tax breaks given to them.
- Need to see [County Official] on the County roads, not on the highway. Need more help in county shop in the county.
- Remember Morton County is not just Mandan!
- I do not want any future development on or around my property unless it is done per code, not ass-backwards like the Mandan Airport where they just fix the problem after the damage is done then come tell me all repairs are my responsibility they are liable for anything.
- We live in the Harmon Lake area. We have lived there for six years. Since we have bought our home, there has been a lot of development along 1806 and home much closer to Harmon. If continued development occurs, a priority that might need to be addressed by the appropriate parties should be the widening of and/or highway shoulders on 1806. I travel this road twice daily and the amount of traffic has greatly increased. We love living where we are and do not want too many more neighbors - we moved here from Minneapolis to get away from the people and not have somebody living right on top of us. We are proud Morton County residents.
- Stop the spending of public money for aiding or attracting residential or business enterprises.
- Use common sense.
- More rural subdivisions with 1-2 acre lots for single family homes out of Mandan city limits. Target companies in the energy industry to build more refineries, gas plants, power plants, etc. that will bring in higher income jobs that will increase the residential & business tax base at the same time. Many people would rather work closer to home & maintain the higher income these companies provide their employees than have to head out west to places like Beulah, Dickinson, and Williston for example.
- Quit trying to do everything. Maintain what you have. Start making developers pay for the extras.
- We would love to see midcontinent cable move south of Mandan on 1806. We would also like to see a walking path further south on 1806 like north Mandan has. Thank you.
- Stop the development of agricultural land to developers to put up more cardboard communities and call it progress.

## 2015 Morton County Rural Household Survey Results

- All main roads in county where there is housing should be paved!!!
- The county wastes taxpayer money by not properly training road crews. They consume fuel bouncing grader blades and going too fast over roads. Standards for proper maintenance need to be insisted upon. We here on farms pay as much taxes as Mandan yet get short shrift in road care.
- Use bladers and maintainers that you buy. Quit worrying about the subdivisions and clean up the roads for people that live further than 5-10 miles out of town. Stop making walking paths and spend the money on the roads that need maintenance. Build bridges on the county roads that can accommodate semis and make them wider for big machinery.
- The county needs to pay attention to incompatible land use when evaluating new developments. Primarily when requests for commercial or industrial developments are requested in areas that already have an established residential base, or are in close proximity to a park, lake or other recreational feature.
- Is there a reason why the county will not maintain my road? It is public access to farming activity and local traffic. In the past year, I have spent \$600+ paying for gravel. I also level and regularly maintain the road. The blade operator is instructed to turn around at the bottom of the hill, and not touch the remaining section of road. What am I paying \$300+ in property taxes for? Thank you! We need to take care of what we have then we will look to expansion.
- Please pave highway 10 from Glen Ullin to Almont (County Road 139). Replace 6 ton bridges - very old and outdated.
- The residents that do not farm or ranch - basically just reside in the country - need to understand that the county can't just open their roads immediately. They need to prepare to take care of themselves. It is a "consequence" of rural living - if they want that type of service, they need to live in town.
- River access north of Mandan would reduce traffic in Bismarck and on I-94.
- Good luck
- I was upset about the stand that Morton County took against landowners renting out lots for campers or temporary housing. I, for one, was thinking ahead and installed camper hook-ups in case some day it was needed. Now all the money that I invested into this is wasted. This is the kind of government overreach that eventually leads to people hating government and thinking that it is only there to destroy what you work for and take away your dreams of prospering when it should be a positive thing. Deal with current problems, don't invent new ones.
- with the rapid growth you need to be far-sighted
- Please have a plan for restrictions on public art. Don't let what happened to Bismarck happen to Morton Co. (e.g. too many resin eagle sculptures that look like cartoons). I think they regret not having restrictions in Bismarck and now it is too late - they would be accused of racism if they removed them. Allow only art made of natural materials to enhance the beauty of Morton Co. and let all residents have input regarding the type of public art, not just one group.

## 2015 Morton County Rural Household Survey Results

- Try to keep ahead of trends to avoid having to run around putting fires out as this never works well in the long run.
- Growth is good but common sense needs to rule, keeping in mind that agriculture is one of our state's foundational components.
- Need a new [county official] and employees with no integrity. Stop wasting money on clay and calling it gravel. You county commissioners say they want progress but restrict it for their own pocket or friends.
- Section 7 2<sup>nd</sup> Question: Individual and developer should each be a separate question.
- Paving residential developments near Mandan that could be annexed by a city within 10 years should be considered by the county. County Commission needs to accept that in a city allows a tax incentive for commercial or industrial growth, the county's temporary revenue of increase is its contribution to commercial or industrial growth. Growth outside city limits doesn't have proper infrastructure (paved roads, water, sewer), and to provide these resources at a county level would cost county taxpayers more money than the temporary increase in revenue due to temporary incentive to increase growth. Example: Walmart in Mandan.
- Mostly, I favor landowner rights. That said, I wonder how feasible it is if the trend for bigger and bigger lots sizes continues. I also do not support raising taxes or too much in tax breaks just to attract business although Walmart is a good thing.
- To redistrict the County (as far as elections) so we can have 1 or 2 County Commissioners from the western part of the county.
- Why is money spent on repaving already paved roads?? i.e. truck stop - exit 147 to Highway 10? To add a shoulder?? Do you see the extreme dust from roughrider to Exit 147 and from Crown Butte Dam West to next exit? There has been ample time and money to pave these roads but nothing has been done in decades. What an eyesore. Is it a wonder that out of state visitors think we drive covered wagons? They too drive through the dust!! Right next to the interstate? Really?? Use our tax \$\$ wisely - where it is truly needed - and would make a difference!!
- A lot of the county roads should be better kept up with our tax dollars. Less for recreation. Some county roads are like a washboard. Rough rough.
- 5ps: Proper planning prevents poor projects. Proper planning, guidance, zoning, and enforcement will allow the market and public to determine the best future for all!
- Road maintenance and improvement is a high priority in our area. Thank you for your consideration.
- Need more commerce/businesses in Mandan area.
- Biggest complaint: Mor Gran Sou's rates are the highest in the state. The company needs to look at selling some rights in northern Morton County to MDU. Mor Gran Sou's service and reliability are terrible.

## 2015 Morton County Rural Household Survey Results

- Morton County Commissioners get paid too much for what they do.
- Would like to see a planning effort that considers individual rights as provided by our already well-trodden U.S. Constitution. In other words: plan generally, not specifically and you may actually do some good.
- Bridge across Missouri River south of Mandan, right north of Sioux County.
- Growth is imminent so plan for it. Try not to be everything to everybody, someone will bitch no matter what you do. Some people just want to stick their head in the sand. If we develop in a logical, controlled manner we can all benefit.
- I think you should work on keeping oil out of Morton County.
- Get rid of our [County Official] and clean up rural acres such as Fort Rice.
- Priority should be getting manufacturing jobs in Morton County. Bakken oil patch support shops would be good. More up-to-date information on northern corridor plan, a timeline would be nice also. When is the north bridge coming in? Focus industrial development between Sunset Exit and Exit 149 on south side of I-94. Re-route 1806 from sunset exit north. Lot more traffic north of Mandan in the last 5 years due to development.
- [A certain realty company] should not be allowed outside city limits.
- Roads need to be maintained more frequently and graveled. Some county roads get more gravel and maintenance than others.
- No questions on wind farm impact? Yes, there is impact. Mainly traffic, and road deterioration, etc. What about tax going to (western) towns near wind farm? We need parks, swimming pools, etc. too. The county gets major money from windfarms yet most seems to be spent in Mandan. Rural areas deserve a cut - we live with the traffic, extra people, etc.
- Black top the road west of St. Anthony. For which I have been paying taxes for the last 40 years.
- Do regular maintenance to blacktop roads - slurry seal - chip seal - etc. Before letting them get so bad they need overlay - then they get narrow and in-slopes get to steep - very dangerous.
- 1. Concerns with traffic flow in developed areas of Morton/Mandan. 2. Railroad noise due to the constant trains as the oil boom continues to impact the state and Mandan rural and city residents.
- If Morton County would encourage a sporting goods store to build in the Mandan area, they would make a killing. There is a ton of recreation around Morton County. The closest Cabelas is 300 miles away. West of Mandan along I-94 would be the ideal spot.
- Teach the blade operators how to cut the washboards out of the roads! The new operators have no idea how to do this. The operator we used to have was great.

## 2015 Morton County Rural Household Survey Results

- Rural residents need tax breaks.
- St. Anthony has empty lots and low cost of living - i.e. property taxes. We also have a K-8 school. Housing (for single family homes) would be nice.
- Our roads need attention a lot due to our weather. And a few more roads need paving that are gravel now. Frontage Road from Old Red Trail to Exit 147 is a good example. And it would also be nice to see more things for our children to do like the Go-Karts running again, for example.
- I don't know if this is a county issue, but I live along the river north of Bismarck. I do not think it is right to not allow access to the sand bars. I own an ATV and use it to exercise my dog and to carry supplies to go fishing. We are not harming or disrupting nature in any way. Also, if the county would maintain the highways and graveled roads like they maintain the new walking paths our roads would be the best in the state.
- We as residents of Morton County need serious improvement on County Road 82. This road leads to the landfill and a gravel pit. Traffic is always speeding (dust is a very, very, very, major problem)!! The road is one of the worst travelled roads in Morton County. It is the most traveled road in the county and yet the maintenance is the least. Why is our county allowing trucks and traffic to and from the landfill to beat up our roads and in return we get nothing or no help from these people using our road? Why is the county and the city always, always disagreeing with who should take care of the road and maintain it. I am a taxpayer at Morton County and my neighbors and I get no help!! and all from local government.
- All bus routes should be paved. All roads in front of houses should be paved. (I realize all roads (bus routes) cannot be paved but the main-used ones. Rural areas off the main roads and hard to pave)
- Stop urban sprawl
- Yes. Too much urban sprawl. They want to live in country but have all the benefits of city living. Too much land is being taken away for houses and the land cannot be farmed any longer, which boosts dollars per acre for us that farm full time. Get the lots way smaller and all together.
- We moved out of town to get more space and privacy, the developing that's going on now around us makes us feel like we're back in town. If people want all the comforts and benefits of living in town they should stay in town.
- Question 7 #3 is most important to me. Development should expand next to a city or existing developed land. I don't like to see development right next to where I am trying to farm or ranch; it just doesn't seem to work. Ag land should remain agricultural and develop pockets within cities, towns, and lots of land next to towns.
- Not only would I be in favor of additional property tax relief in the form of a state sales tax increase, but I think Morton County should consider a sales tax increase in luring additional industry to Morton County. That way the property owners would not have to shoulder the burden.
- Be smart on spending! Hard look at needs, skip the wants! Regulations, ease up! Lower taxes!

## 2015 Morton County Rural Household Survey Results

- Stop turning valuable farmland/nature areas into developments (i.e. Sweetbriar Lake exit). The land was sold at auction and now had future plans of a development. Keep lowering property taxes.
- Stop looking to rural areas for expanding commercial and industrial business. There is enough dead space in the town of Mandan that could and should be used first.
- We should be able to have paved roads without specials. It is a ridiculous concept to have specials. Do other states use them the way we do? No!
- Realize that this place is a treasure, and protect it from those who through greed or ignorance do not recognize this. Protect what can never be replaced or restored, including the resources of prairie undeveloped, clean water sources, pure air, etc. Operate legally and use legal resources available to prevent illegal development. Always keep the citizens informed about proposed development and give them ample time to address these issues. If development must happen, make sure it is done with protection of our natural resources and health of our citizens being the most important consideration. Don't let development (houses, businesses, feedlots, etc.) happen right next to the river. This kind of development kills the goose that lays the golden egg. Do not follow the model that oil development has taken, which is "act now - ask questions later." Do it right the first time.
- The questions/answers are very limited. On developer and which costs they are required to pay - seems like there are many more options.
- More county Sherriff involvement on county roads! Don't pave developments as people will only drive faster + injure people + pets! Grade county roads more than 2x/year!
- The county does not keep our roads in good drivable condition -34th St, 22nd St, 34th St/ & Riverplace Drive! Lots and lots of "oh we don't have the money" - not the right answer. If the developer needed to pave roads before selling lots this would help everyone.
- An advisory-only committee may be of benefit.
- Gravel road grading methods need to be improved. The roads now are flat so water does not drain off. They also are bladed too shallow and don't last more than a day or two before washboards appear again. Shoulders should be pulled in and the gravel reclaimed from the ditches. Our neighboring counties have much better roads than Morton County and perhaps they would help train our blade operators.
- Number 1# priority take care of our infrastructure.
- Zoning, when enforced, protects property values. Most peoples' biggest investment is in their home and property. Lack of zoning enforcement allows property values to deteriorate. Quality of life can be impacted by nuisances. All residents of a neighborhood will suffer if there is one dog barking incessantly. Nuisances should also be abated. We need good enforcement. Thanks.
- No more land taxes. When you make money pay income tax.

## 2015 Morton County Rural Household Survey Results

- I don't understand why property taxes keep increasing and we only have a county road which gets very little maintenance. One priority with all the oil money should be property tax decreases. We in rural Morton County seem to get to help out a lot with Mandan. The County Commissioners are overpaid and have too many benefits for what they do!
- Taking agricultural land out of production to meet the needs of urban sprawl is not a sustainable direction for the county. Efforts should be made to rebuild/refurbish urban areas instead of building more and more subdivisions on good land. Over the last few years, maintenance on gravel roads (i.e. grading) has suffered.
- Less trucks, quieter railroads, more promoting of local home green remotes and services. Better services for seniors.
- There have been very few positive effects from the oil boom, if any.
- There are several questions that should be decided by professional planners, not people who do not have any knowledge of what make a great community work. What you should be spending money on is soliciting and hiring a very good county planner. What have other county/areas done when opportunity for growth has been at their doorstep??? Follow their plans and ideas!
- Developments should be kept closer to towns. The spread in the county is costing taxpayers and the new residents think they are living in town and expect all services. The highways are not designed for the amount of traffic on them and now expansion of them is impossible because of a walking path that is within 10 ft. of the highway in places. Very poor planning. Urban sprawl is not why we moved to the county. It is for peace and quiet which is all but gone.
- Why do current taxes we pay not maintain consistent road maintenance? We moved to our land March 2001. Between 2001 and 2009 regular blading & gravel additions were completed 2-3 times a year. Now we are told it's "up to us to pay for this, as taxes do not cover this service." Where are our taxes going.
- Regarding question 10-7, if a residential unit is 1 1/2 acres, I see no reason to restrict having chickens or other small animals.
- Agriculture will be here long after the oil boom is gone!
- I don't want this plan to change the zoning status of my property from agricultural to residential. And I don't want my taxes increased because the zoning and planning committee would like to change the zoning status of my property. I currently own 34.96 acres and it's zoned agricultural and I want to keep it that way.
- In reference to #14, I live in an area that has access to the river, although it is not public. My neighbors feel very possessive of the access/roads but as I see it, the access is through a section line and all people can legally use section lines. I do believe there needs to be more access in different locations but should not be located in populated areas. It should be allowed only on/through public land.
- Awesome! Thanks!

## 2015 Morton County Rural Household Survey Results

- Not many questions pertain to life-long farmers and ranchers.
- Since 2011 river flood, county has neglected the county roads. Grading and replacing gravel. I believe we pay taxes the same as everyone else. Our roads should be taken care of as well. Thank you.
- Morton County decision-making needs to consider input and comments from the local county residents, whether recent or long-time ones. The County Commissioners and Planning and Zoning need to remember their obligation to Morton County residents and their concerns. Often that is discounted in favor of business and/or other state agencies outside of the county. Thank you (this questionnaire already is an improvement in communications).
- Provide county financial help to encourage use of rural water system for those new customers or those who were not eligible 10 years ago. Provide bus assistance to rural students (like St. Anthony and Sweetbriar) that don't have service. Help maintain those smaller schools, and encourage attendance.