



BURLEIGH GROWTH 2015
BURLEIGH COUNTY LAND USE PLAN

Planning Area Snapshot – 2015

APPENDIX
TWO



THIS PAGE INTENTIONALLY LEFT BLANK

EXISTING CONDITIONS AND TRENDS

Population

History

Recent population trends in Burleigh County and the Planning Area are shown in Table A2-1. From 2000 to 2010 the Bismarck County Land Use Plan Planning Area (Planning Area) experienced growth at more than twice the rate of the overall county. Gibbs Township, located east of Bismarck, experienced the Planning Area’s greatest growth. The Planning Area’s proportion of total county population grew from 3.3% in 2000 to 3.9% in 2010.

Burleigh County’s estimated population in 2014 was 90,503, which represents an increase of 9,195 residents (11.3%) since 2010.

There were 154 residential building permits issued in the Planning Area between 2011 and 2014. This equates to approximately 425 new residents since 2010 (13.4% growth), with an estimated total population of 3,599 in 2014. The Planning Area’s proportion of total county population remained 3.9% in 2014. More information about building permits and occupancy can be found in the housing section of this Appendix.

Density

Population density is shown in Figure A1-6. The townships near Bismarck generally have the highest population density, with some areas greater than six persons per acre.

	2010	2000	# Change	% Change
Burleigh County	81,308	69,416	11,892	17.1%
Planning Area	3,174	2,285	889	38.9%
Burnt Creek Township*	416	277	139	50.2%
Crofte Township	197	132	65	49.2%
Fort Rice Township*	486	638	-152	-23.8%
Glenview Township	218	155	63	40.6%
Gibbs Township*	1,052	425	627	147.5%
Lyman Township	10	15	-5	-33.3%
Menoken Township	154	147	7	4.8%
Phoenix Township	17	23	-6	-26.1%
River View Township*	624	473	151	31.9%

* Only includes portion of township within planning area

Note 1: population information for the planning area is determined by analyzing census blocks from the 2000 and 2010 decennial census. 2010 is the most recent year with available census block data.

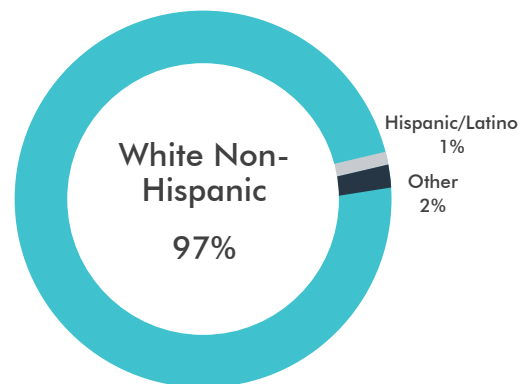
Note 2: census block boundaries do not match exactly over time. The largest variation in census block boundaries within the planning area is fort rice township, which distorts population change in the area.

Source: 2000 and 2010 decennial census

Race

The Planning Area’s racial/ethnic composition is shown in Figure A2-1. Nearly all residents in the Planning Area are White non-Hispanic.

Figure A2-1 – Planning Area Race/Ethnicity



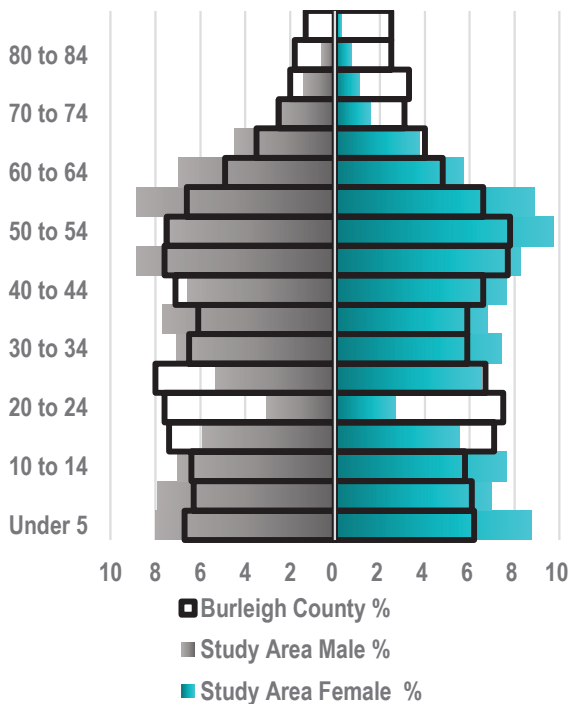


Age

Age cohort comparisons between the Planning Area and Burleigh County in 2010 are shown in Figure A2-3. Most cohorts between ages 30 to 69 and below age 15 are proportionally larger in the Planning Area when compared with the county. The distribution suggests that the Planning Area has a large proportion of family households with children. The age 25 to 29 cohort, which is one of the largest cohorts in Burleigh County, accounts for less than 3% of the Planning Area’s total population.

Burleigh County’s median age is 36.9 according to the most recent American Community Survey, which is nearly identical to the statewide median of 36.4 years.

Figure A2-2 – Age Cohorts, 2010



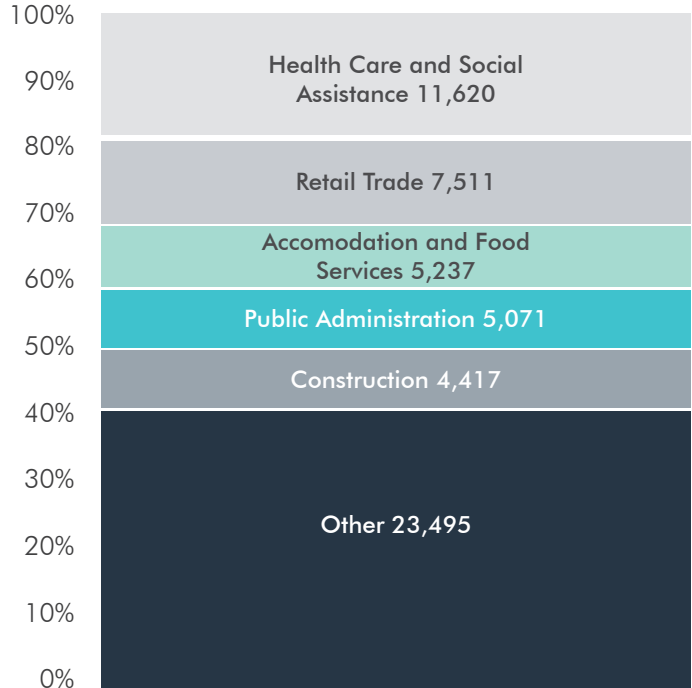
ECONOMY

Employment

Figure A2-3 shows the five largest industries by employment in Burleigh County for 2014. The county’s largest industry is Health Care and Social Assistance, which includes nearly 20% of the county’s employed labor force.

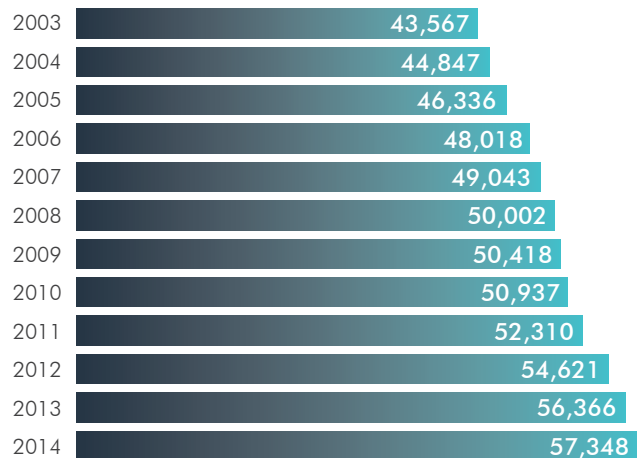
Total employment in the county since 2003 is shown in Figure A2-5. Employment grew by 29.4% between 2003 and 2014, with the largest single-year gain occurring between 2011 and 2012, at 4.4%. The county’s average unemployment rate for 2014 was 2.5%, which is lower than the statewide rate of 2.8%.

Figure A2-3 – Burleigh County Industry Employment, 2014



Source: Labor Market Information Center, Job Service North Dakota, Quarterly Census Of Unemployment and Wages (Annual Average)

Figure A2-4 – Burleigh County Total Employment



Source: Labor Market Information Center, Job Service North Dakota, Quarterly Census Of Unemployment and Wages (Annual Average)

Agriculture

The agriculture industry in Burleigh County is summarized in Table A2-2. Median farm size in Burleigh County is less than half of the statewide rate.

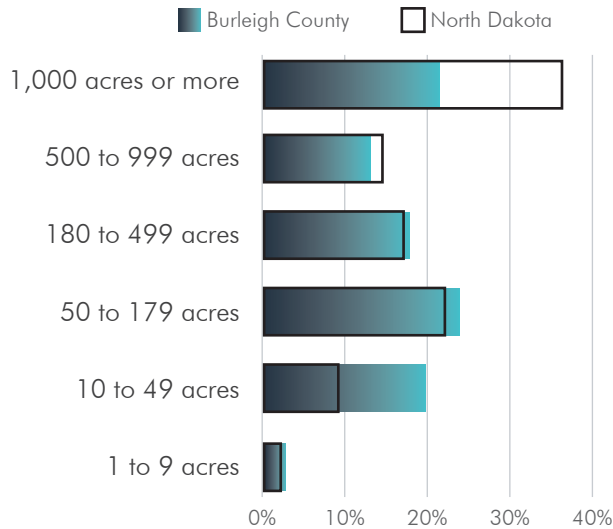
Farm size is summarized in Figure A2-5. Burleigh County has a larger proportion of farms less than 500 acres compared to the state and a lower proportion above 1,000 acres.

Approximately 162,830 acres in the Planning Area (94.3% of total) have agricultural zoning.

	Burleigh County	North Dakota
Farms	1,014	30,961
Land in farms	951,021 acres	39,262,613 acres
Median size of farm	200 acres	480 acres
Market value of land and buildings per farm	\$1,320,447	\$1,808,801
Market value of land and buildings per acre	\$1,408	\$1,426

Source: 2012 USDA Census of Agriculture

Figure A2-5 – Farm Size



Source: 2012 USDA Census of Agriculture

Income

Burleigh County’s median household income is \$61,811 according to 2009-2013 American Community Survey Estimates, which is significantly higher than the statewide median household income of \$53,571.

HOUSING

Occupancy

Average household size is shown in Table A2-3. The Planning Area’s average household size is significantly higher than the overall county and statewide rates.

Table A2-4 shows households with children under 18 years of age. The number of households with children in the Planning Area is much higher than the overall county and state.

Housing occupancy for the Planning Area is shown in Figure A2-6. Most of the Planning Area’s housing units are owner-occupied.

AREA	Average Household Size
Planning Area (2010)	2.76
Burleigh County (2013)	2.34
North Dakota (2013)	2.31

Source: 2010 Decennial Census, 2009-2013 American Community Survey

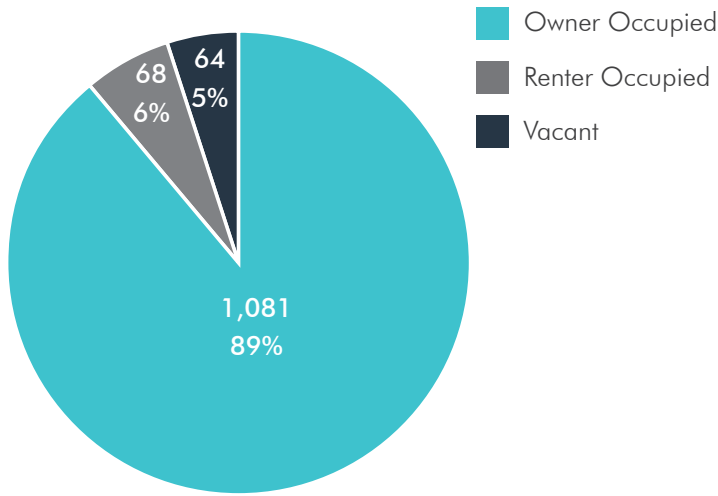
AREA	Households w/ Children under 18 Years	% of Total Households
Planning Area (2010)	445	38.7%
Burleigh County (2013)	10,272	29.6%
North Dakota (2013)	79,861	27.8%

Note: A family consists of two or more people related by birth, marriage or adoption residing in the same housing unit

Source: 2010 Decennial Census, American Community Survey 2009-2013 Estimates



Figure A2-6 – Planning Area Housing Occupancy

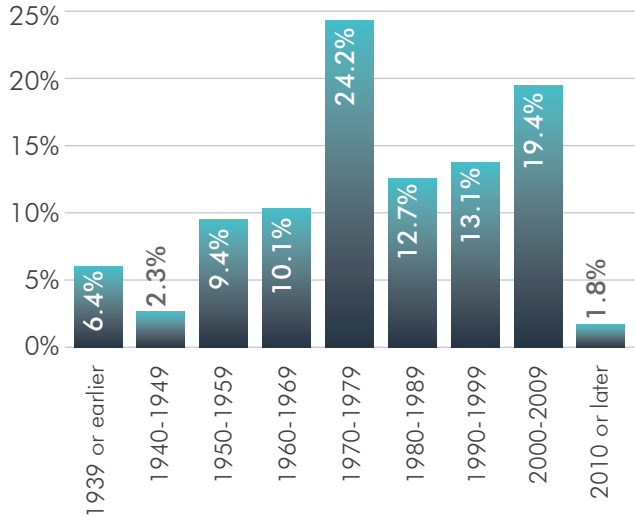


Source: 2010 Decennial Census

Structure Age

Housing structure age in Burleigh County is shown in Figure A2-7. Approximately 50% of housing units in the county were built before 1979.

Figure A2-7 – Burleigh County Housing Age



Source: 2009-2013 American Community Survey

Residential building permits are shown in Figure A2-8. There were 183 residential building permits issued in the Planning Area between 2008 and 2014, with 78% of the total issued after 2011. Residential building permit locations are mapped on Figure A2-9. There have been no building permits issued in Lyman or Phoenix Townships during since 2008

Figure A2-8 – Planning Area Residential Building Permits



Note: All permits were for single family detached with the exception of one two-unit dwelling in 2012 and one manufactured home in 2013.

Source: City of Bismarck, Burleigh County

Median Value

Median housing values are shown in Table A2-5. Housing values in the Planning Area are significantly higher than the overall county and state.

Table A2-5 – Median Housing Value	
AREA	Median Housing Value
Planning Area	\$237,000
Burleigh County	\$172,800
North Dakota	\$132,400

Note: Housing values from the planning area include residential market value from the Burleigh county tax equalization department. This includes all properties classified as residential. Houses included as part of a larger farmstead are classified separately and not included in these figures. Burleigh County and North Dakota values are from the most recent American community survey estimates, which only include owner-occupied housing units.

Source: Burleigh County Tax Equalization, 2009-2013 American Community Survey

UTILITIES, COMMUNITY FACILITIES AND SERVICES

The following section provides an overview of the services in the Planning Area.

Electric

Electricity is provided in the Planning Area by Montana-Dakota Utilities (MDU) and Capital Electric. Currently Capital Electric serves the majority of the rural area, and MDU primarily serves a few major commercial customers and some areas near the City of Bismarck.

Water and Wastewater Facilities

The entire Planning Area except Lyman and Phoenix Townships is within the South Central Regional Water District (SCWD) service area. They do not plan to expand their service area but do have the ability to respond to requests for extensions to new developments. The SCWD can extend service to new customers as long as there is pipeline capacity in the area, and has the potential to serve up to an additional 1,200 customers.

Wastewater infrastructure in the Planning Area is limited to one community system serving a large-lot single-family development. All other developments have individual lot on-site septic systems. On-site septic systems are required to meet the standards of the North Dakota Plumbing Code, and installations or upgrades require issuance of a septic permit from the Burleigh County Building/Planning/Zoning Department.

Figure A2-10 depicts the City of Bismarck water and wastewater lines. Future wastewater lines are mapped to the edges of the Planning Area in Burnt Creek and Gibbs Townships and close to the edge of Hay Creek and River View Townships.

Transportation

In addition to I-94 and US 83, the Functional Classification Map, Figure A2-11 includes a number of arterial and collector roads.

Fire and Emergency Services

The Planning Area is served by three different Rural Fire Districts. Phoenix and Lyman Townships are served by Wing Rural Fire. Glenview and Crofte Townships are served by Wilton Rural Fire. The remainder of the Planning Area is served by the Bismarck Rural Fire District. Figure A2-12, a Burleigh County exhibit, represents miles from the Bismarck Rural Fire Station. Figure A2-13 depicts the County's fire and emergency services station locations.

Bismarck and Wilton Rural Fire each have two fire stations located in their service area. In 2013 the Insurance Service Office (ISO) rating system changed, which substantially increased fire insurance costs. The Fire Districts bought additional service vehicles to help improve their ISO rating, but insurance rates are still quite high. Properties located within five miles of the fire stations typically have a better ISO rating.

Police

Police service is provided to the Planning Area by the Burleigh County Sheriff Department.

Schools

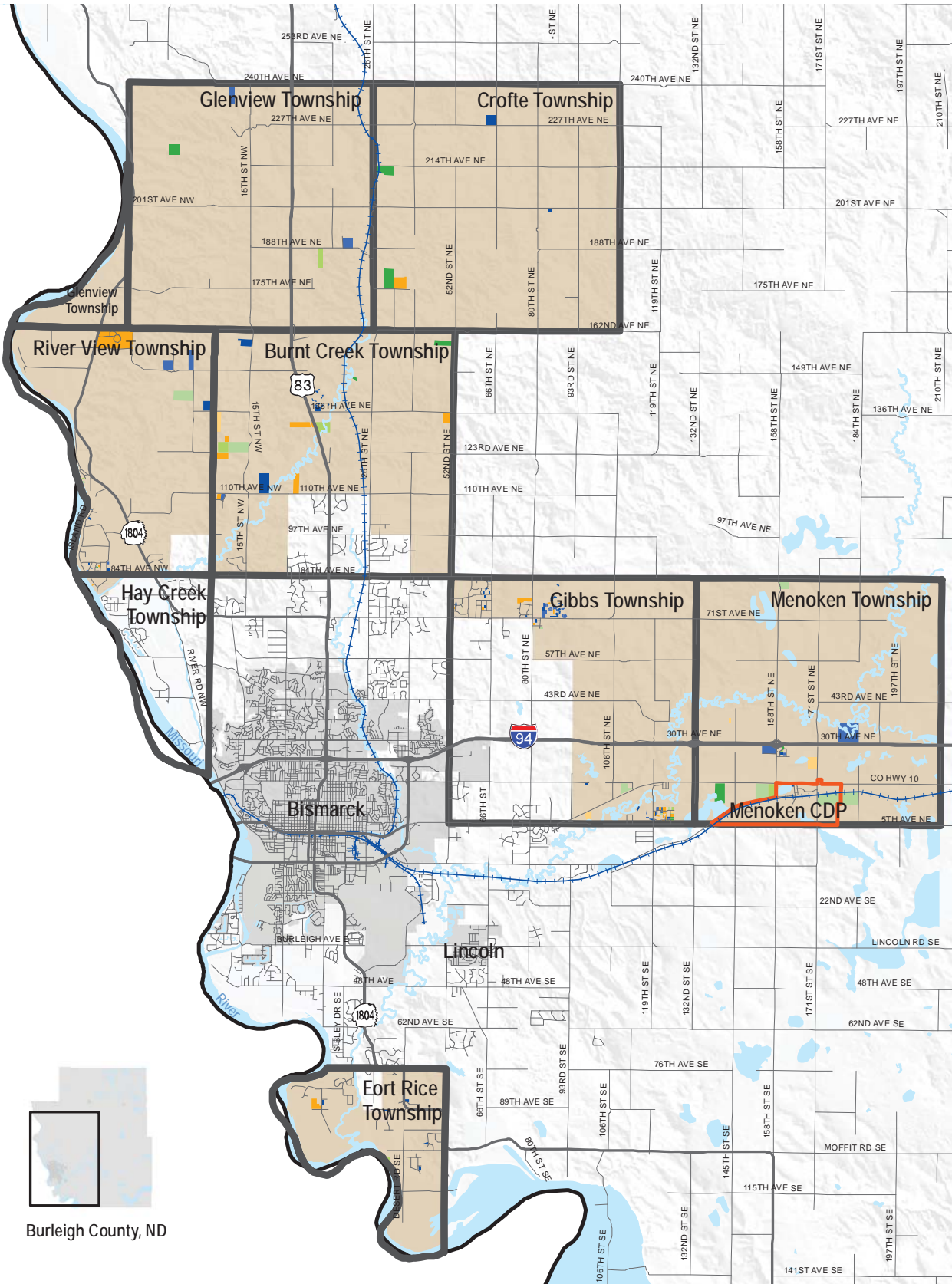
Public schools in Burleigh County are mapped on Figure A2-14. Within the Planning Area the Burleigh County Public School System operates the Menoken Elementary School. Private schools include the Dakota Adventist Academy.

Parks, Recreation and Greenways

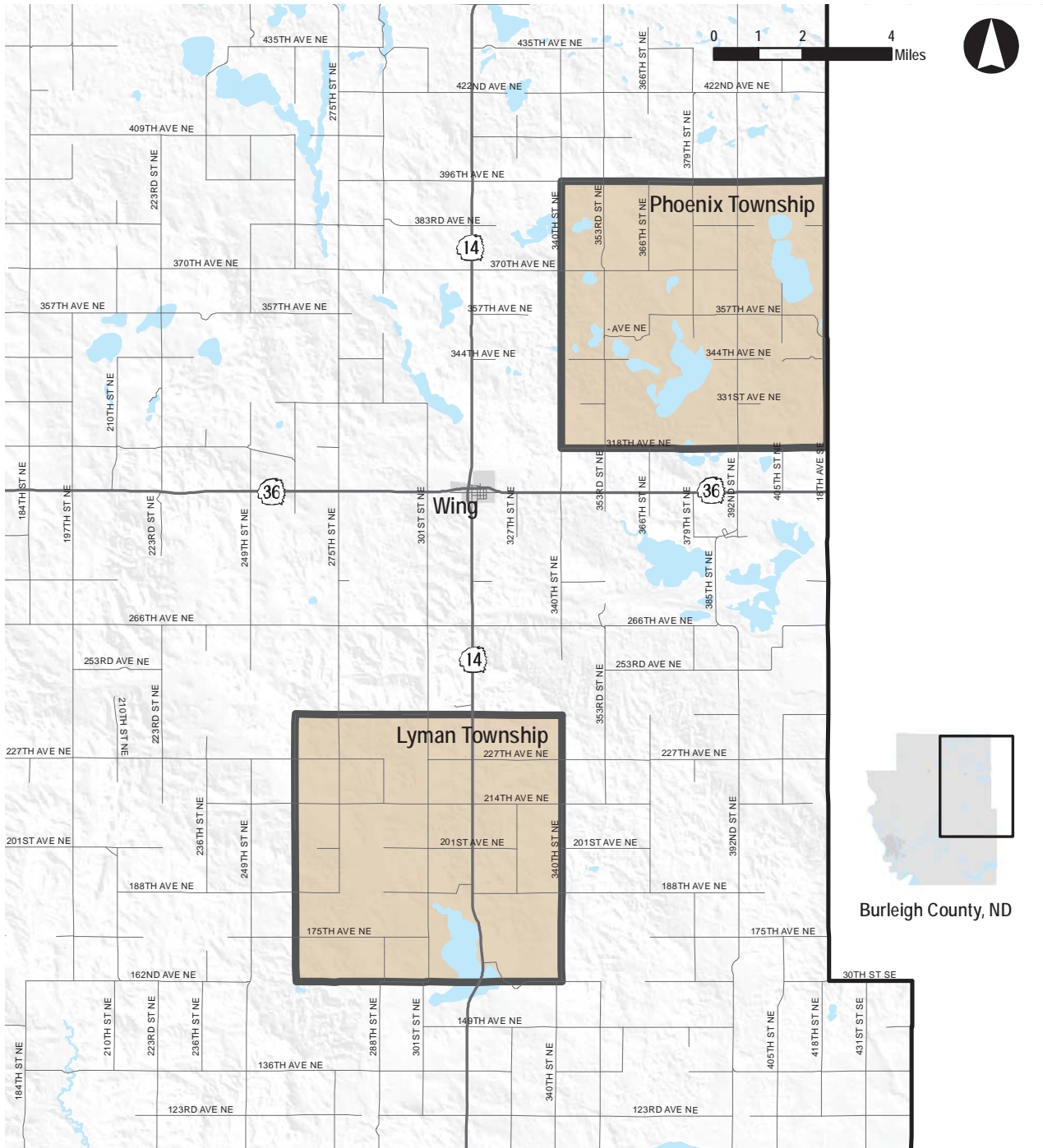
The Burleigh County Park Board recently considered a management plan that could include the County's Steckel, Kneifel, Kimball Bottoms and McLean boat ramps, Swenson Park below the University of Mary and the Missouri Valley Complex. To date, no formal greenways have been established within the Planning Area.



Figure A2-9 – Building Permits



Burleigh County, ND



Residential Building Permits

Note: Only includes building permits within study area
 Source: City of Bismarck, Burleigh County

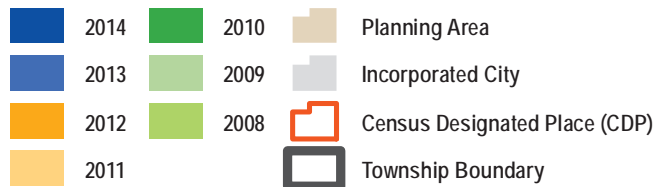
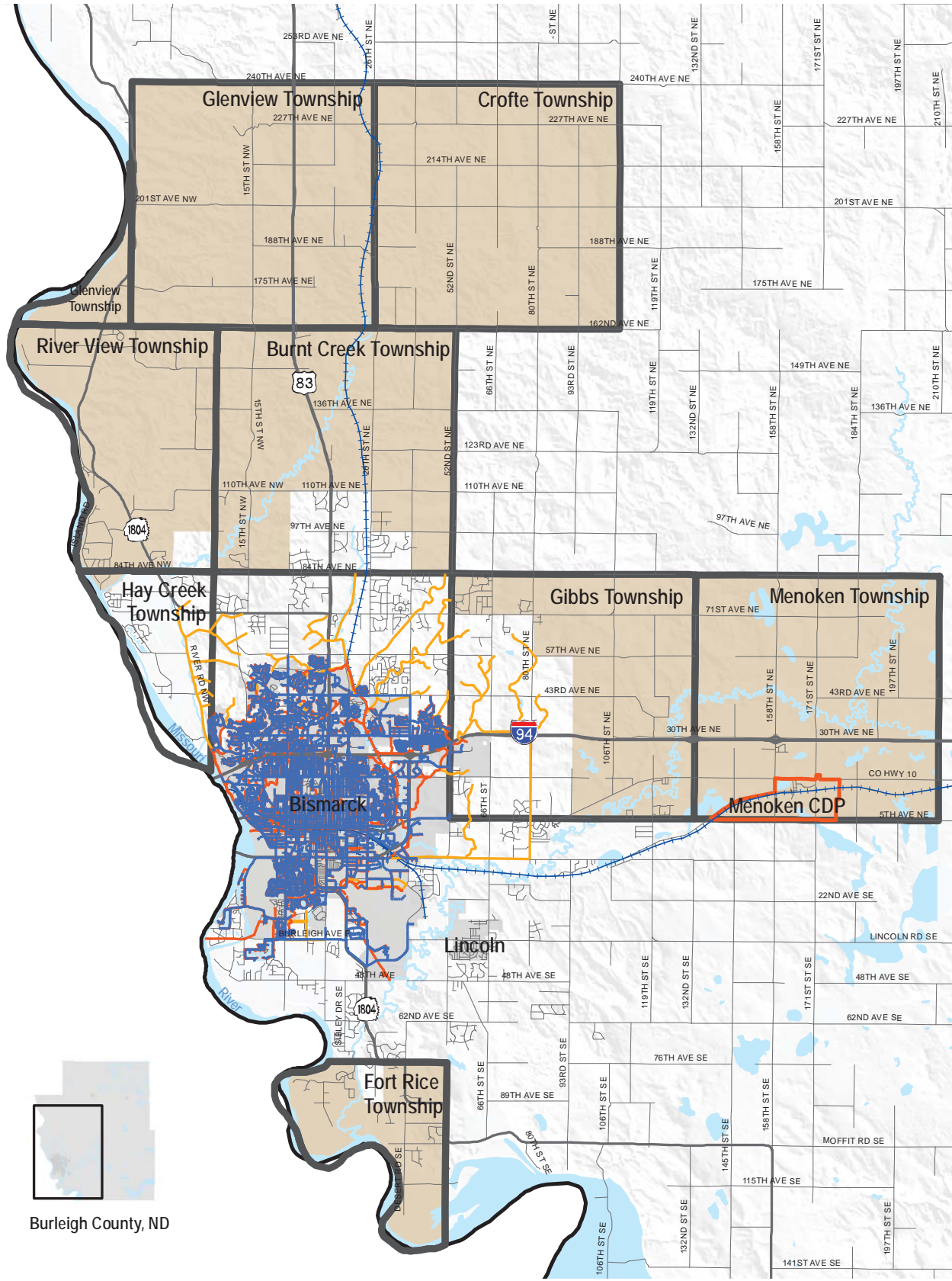
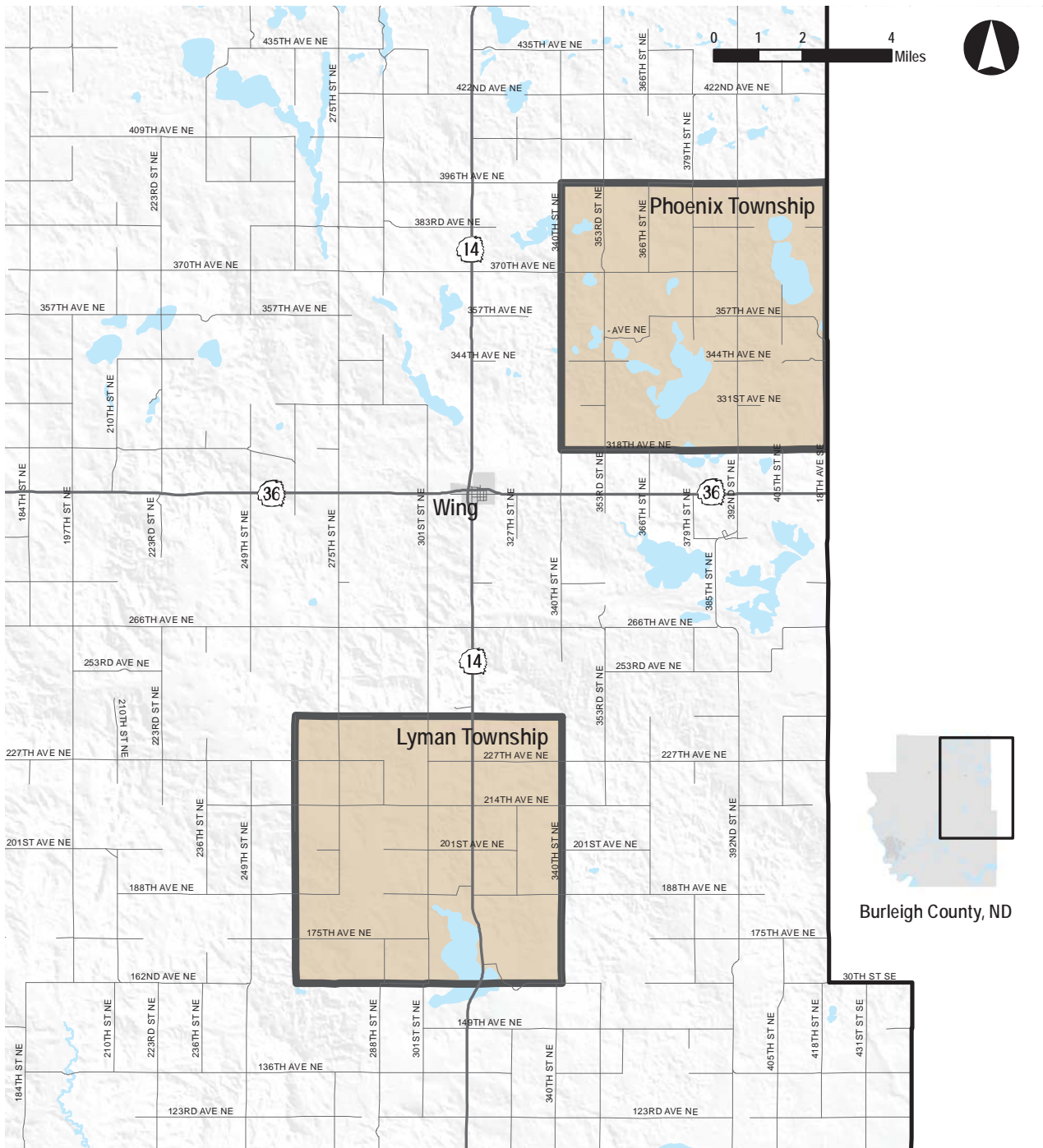




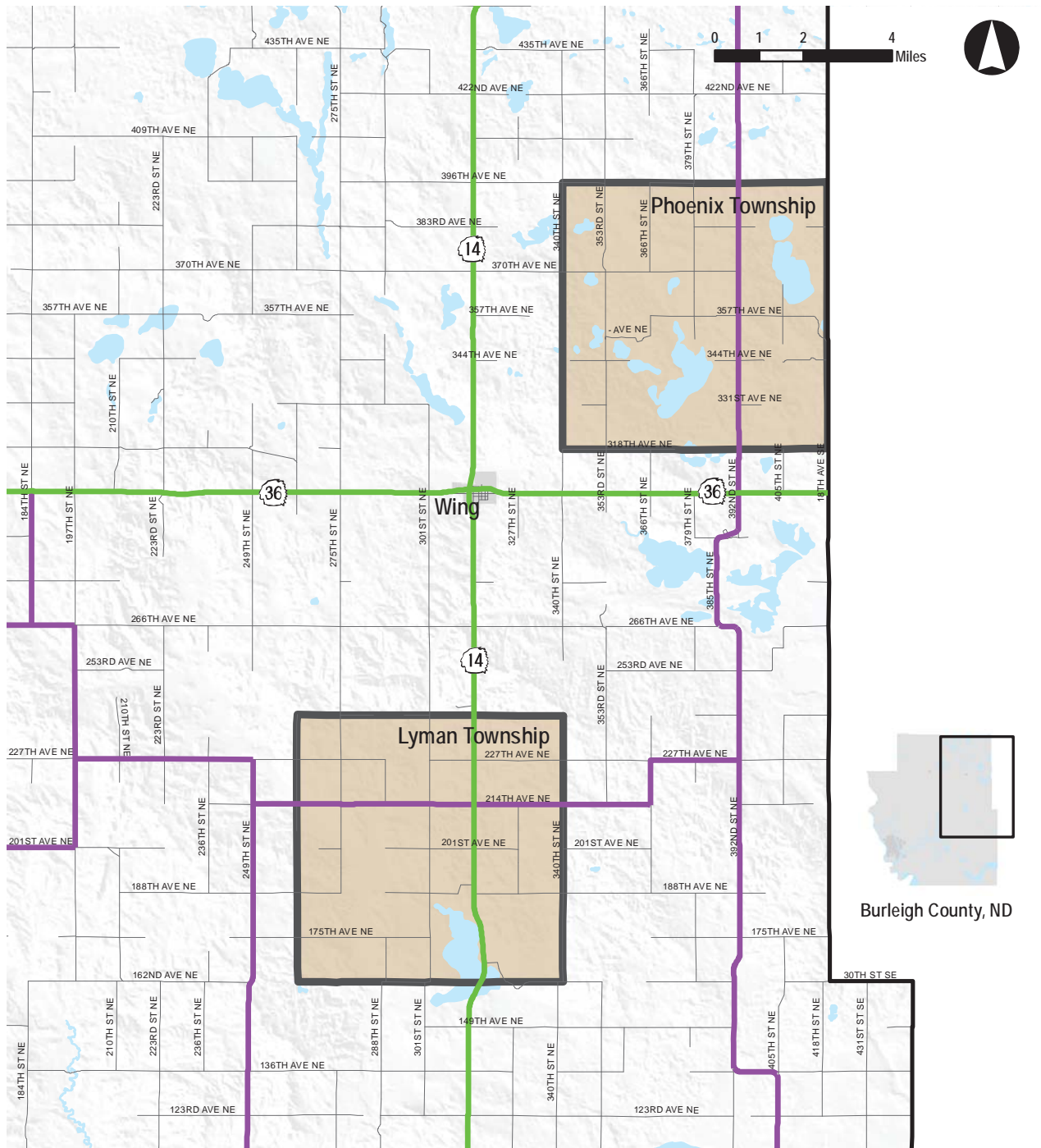
Figure A2-10 – Bismarck Sewer





Bismarck Water & Sewer

- Existing Water
- Existing Sanitary Sewer
- Future Sanitary Sewer
- Planning Area
- Incorporated City
- Census Designated Place (CDP)
- Township Boundary



Functional Classification

Bismarck-Mandan MPO

- Interstate
- Principal Arterial
- Minor Arterial
- Collector
- Planning Area
- Incorporated City
- Census Designated Place (CDP)
- Township Boundary



THIS PAGE INTENTIONALLY LEFT BLANK

Figure A2-12 – Rural Fire

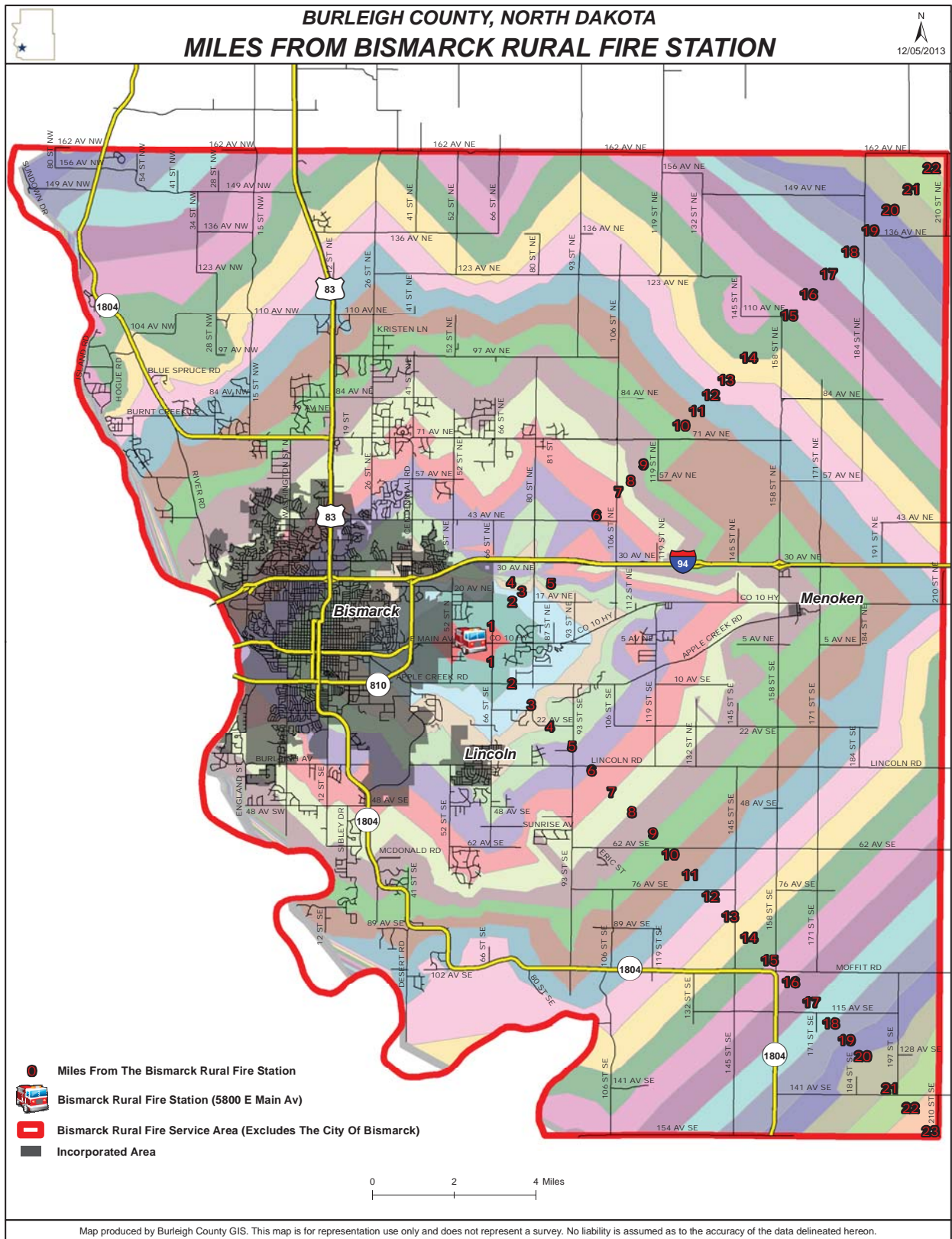
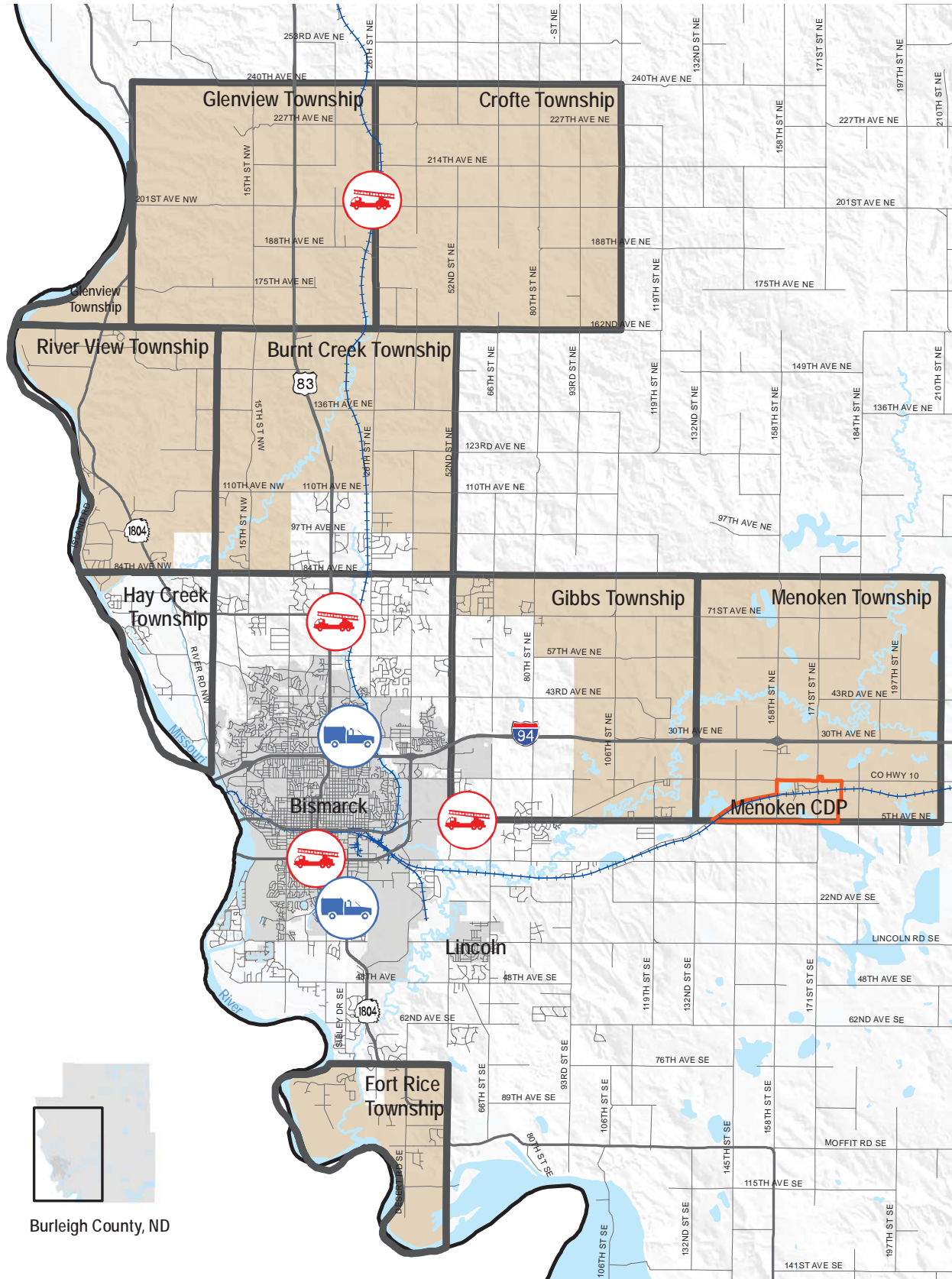
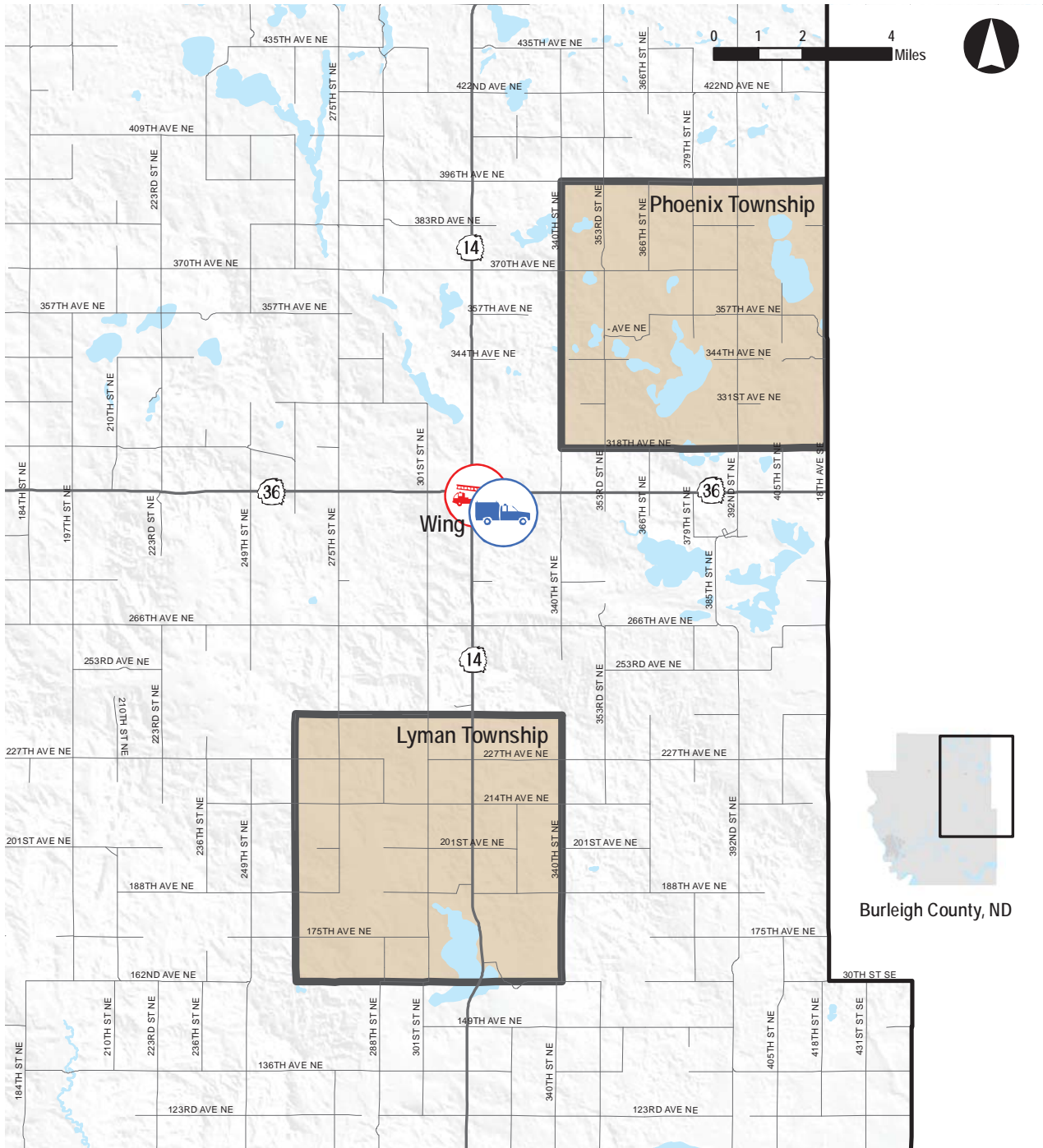




Figure A2-13 – Fire and EMS Locations



Burleigh County, ND



Emergency Services



Fire Station



EMS

 Planning Area

 Incorporated City

 Census Designated Place (CDP)


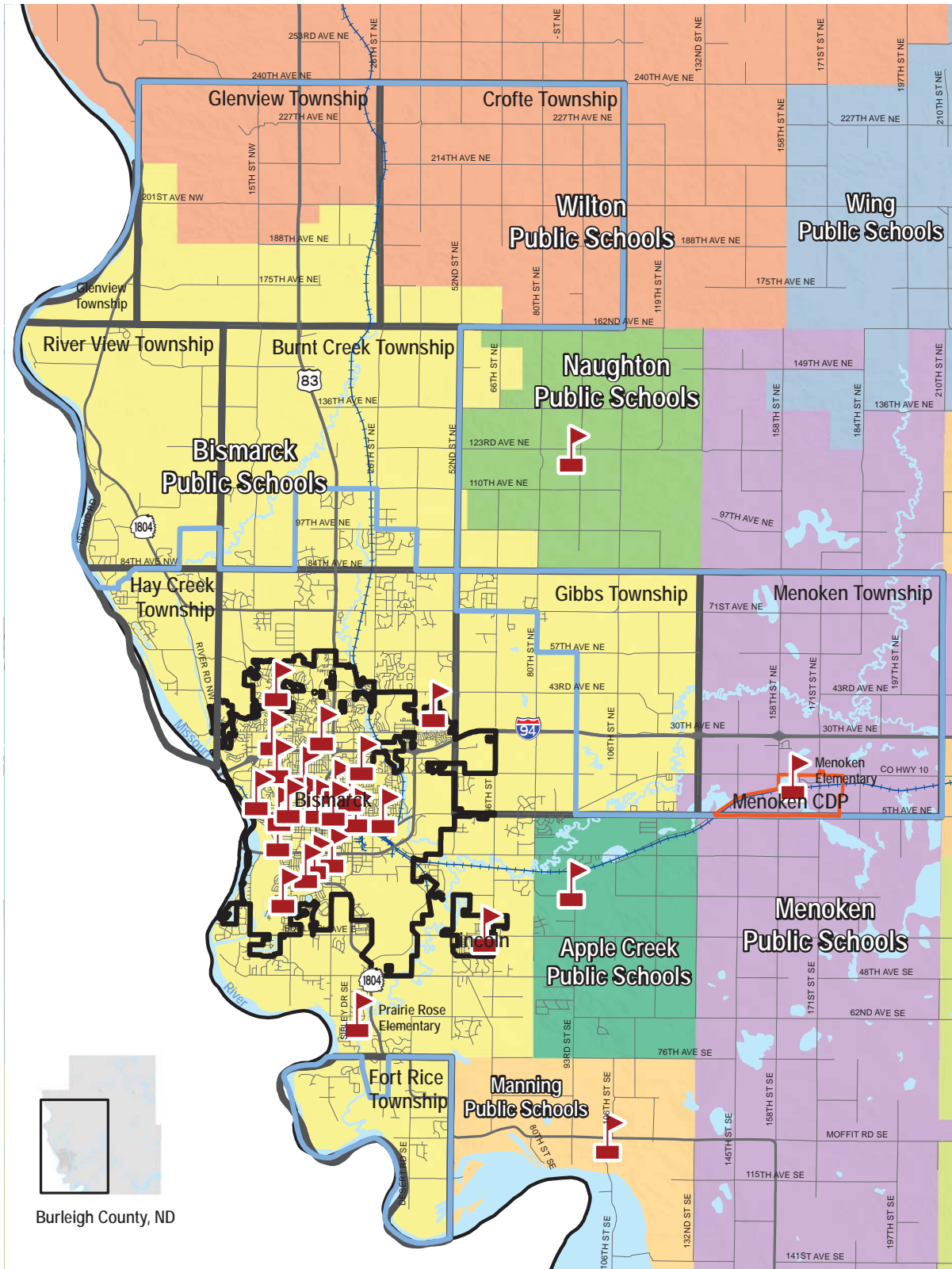
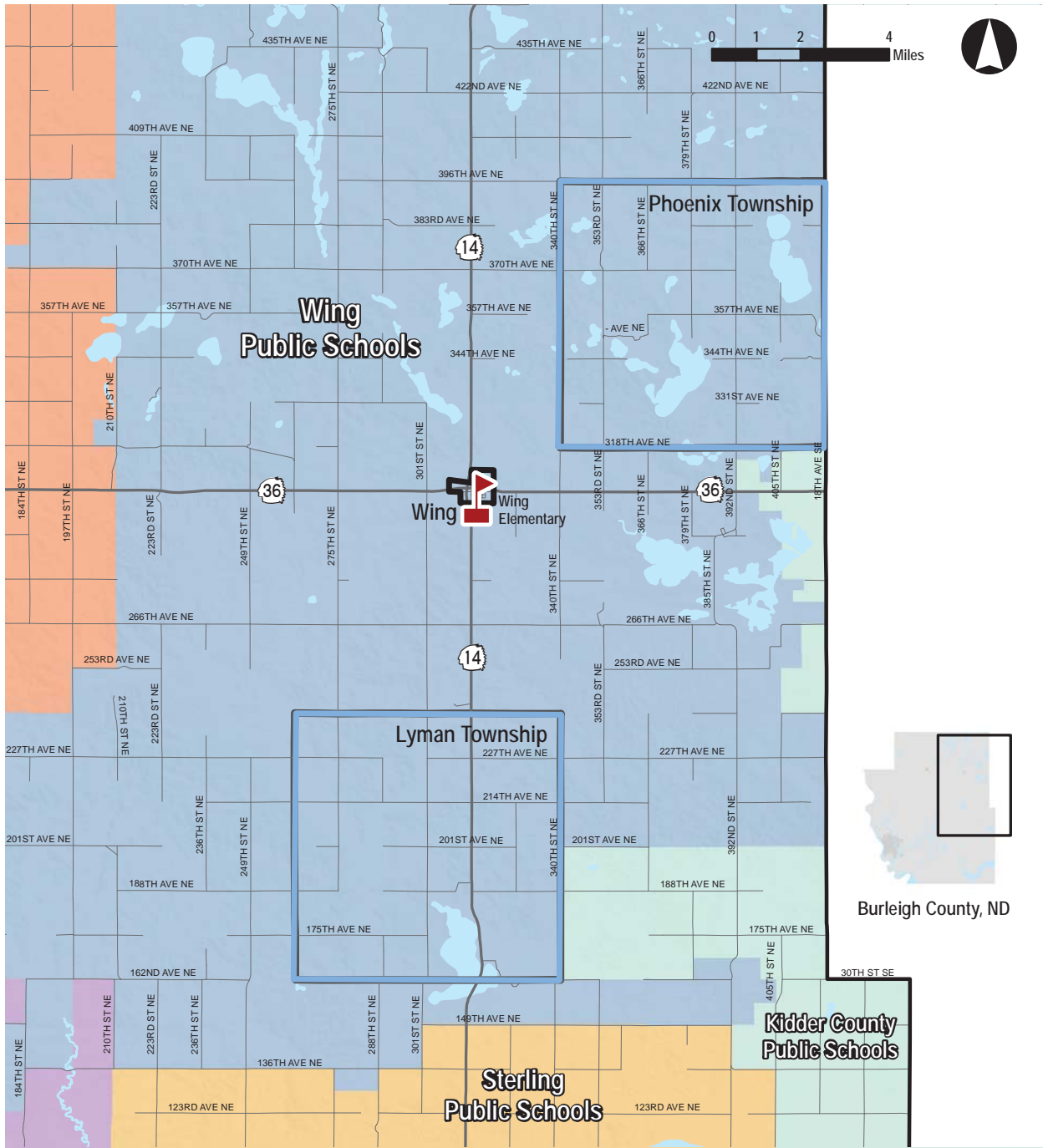
 Township Boundary








Figure A2-14 – Public Schools





Public Schools

-  Public Schools
-  Planning Area
-  Incorporated City
-  Census Designated Place (CDP)
-  Township Boundary