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## LETTER FROM THE PRESIDENT

Written by: Allison Mouch, AICP

### GREETINGS WESTERN CENTRAL CHAPTER MEMBERS,

#### WCC APA Executive Board

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Sending warm thoughts your way as I wait to board my flight back to big sky country from New Orleans, LA. I've spent the last few days down in NOLA with our Plan4Health Cohort 2 grant recipient, the Healthy Communities Coalition out of Helena, MT, learning about the great work other grantees are beginning across the country and helping to refine the intended outcomes and brainstorm next steps in our coalition's wayfinding and communications planning process. These are exciting times for the Western Central Chapter, and I am so proud our organization was selected to be a partner in this important initiative.

Speaking of airports, just a few weeks ago I was boarding a plane in Montana, on my way to the National Planning Conference in Phoenix, AZ – and what a conference it was. While this year's attendance was slightly down from Seattle's record-

setting conference just last year, the overwhelming feedback from conference attendees I spoke with was that session content, conference venue and overall location were top notch! The 90-degree weather certainly helped, especially for those of us still suffering through 'spring' in our northern states. Thanks to all of you who joined in on Saturday night at the only true brewery in downtown Phoenix – Mother Bunch – to share in libations and socializing. It was great to put faces with names, and to connect with many of you in person instead of over email. I hope these social gatherings will continue at future national conferences, as well as at the Western Planner/ Montana Association of Planners conference later this summer in Great Falls. And yes..... I will still buy the first round!

During the Chapter President's Council meetings held at the national conference, there were a number of

### Newsletter Information

This newsletter is published by the Western Central Chapter of the American Planning Association on a quarterly basis. Circulation is to the APA members of the Western Central Chapter (WCC). The WCC Executive Committee welcomes submissions of original articles, editorial letters, project profiles, planners on the move items, calendar items, and any other information of interest to both professional and citizen planners. Submissions should be made to:

Ashley Kaisershot  
Newsletter Editor  
e: ashley.kaisershot@gmail.com

**WCC Disclaimer:** The views expressed in the articles published on the website or in the newsletter are those of the authors. They do not necessarily represent the views or opinions of the WCC APA. Any questions or comments may be directed to the President of the WCC.

of topics discussed that I'd like to make you aware of; future emails and newsletters will provide additional details. Many of you may have noticed APA recently updated their website, streamlining resources and retooling the user interface. Online access to PAS reports, personalization of your 'My APA' page, and an expanded image library are just a few of the improvements made to the site so visit [www.planning.org](http://www.planning.org) soon! Changes to AICP testing and qualification requirements, with a focus on engaging new graduates and young professionals, are currently being discussed by the AICP Commission. I will be bringing you more information and requesting input from you all as these proposed changes are shared with the broader membership. For those of you engaging in pro bono planning work in your communities, track those hours – you'll now be able to count them towards your CM credit total. And last but not least: all chapters are being asked to evaluate and revise their existing fee structure, transitioning to percentage-based dues by 2017. DON'T PANIC – the Western Central Chapter executive board will be looking at our existing dues, how different percentages would impact our members as well as our budget, and soliciting your feedback on proposed changes before you see any modifications on your annual membership invoice!

I hope you enjoy this quarter's newsletter and the informative articles within, and look forward to seeing many of you in my home state of Montana for the Western Planner Conference come August!

Allison

**Interested in Contributing? It's easy!**

The WCC-APA encourages readers, members, and others to submit articles and columns for publication. Contributing is easy, and the WCC looks forward to sharing your article with the WCC community. How does one contribute you ask? Here's a few quick tips:

- Contact newsletter editor, Ashley Kaisershot at: [ashley.kaisershot@gmail.com](mailto:ashley.kaisershot@gmail.com)
- Determine a topic that is applicable to the WCC reader base. Not sure? Just ask!
- Writing goals: a column is between 700-1,200 words. An article is between 1,200-2,000 words.
- You will be provided a few simple requirements to include in your submittal, such as a short author bio, citations (if necessary), headline, photos, and photo outline/credits.

**WE LOOK FORWARD TO RECEIVING YOUR CONTRIBUTION, AND SHARING IT WITH OUR PLANNING COMMUNITY!**



**WCC - APA WELCOMES BETHANY BRANDT-SARGENT VICE PRESIDENT**

**BETHANY BRANDT-SARGENT** is the newly elected Vice President for the Western Central Chapter (WCC) of the APA. She is a transportation planner at KLJ, primarily working on urban and suburban corridor studies, interstate and interchange projects, and occasionally a comprehensive plan. Bethany has a Bachelor of Arts in Economics from NDSU and a Masters in Urban and Regional Planning from the University of Minnesota – Twin Cities.

During her term as Vice President, she hopes to work on the Young Planners Initiative. As a rural chapter, with no accredited planning school in its geographic service area, the WCC of APA often has trouble attracting and retaining top young talent that wants to work in rural and small urban communities. This initiative hopes to provide solutions and strategies to address this issue.

Outside work, Bethany spends most of her time with friends and family. She loves playing cards and board games, hosting dinner parties, reading, and entertaining her two cats, Mabel and Maude.

*Bethany Brandt-Sargent*

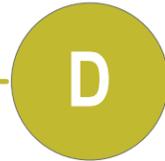
# 2016 Western Planner & Montana Association of Planners Joint Conference

*Landscapes, Landmarks, and Leadership*

The Great Falls Department of Planning and Community Development, our community partners, and our sponsors invite you to join us along the banks of the Missouri. This year's event will take place August 10-12, 2016, at the Civic Center in Great Falls, Montana. <http://westernplanner.org/conferences/2016-conference/>



QUICK facts



**WHAT?**

2016 Western Planner & Montana Assoc. of Planners Conference

**DATE?**

August 10-12, 2016

**THEME?**

Landscapes, Landmarks, and Leadership

**WHERE?**

Great Falls, MT

**KEYNOTE**

Best Selling Author, Gary Ferguson

**KEYNOTE - GARY FERGUSON.** Bestselling national author Gary Ferguson will tie the elements of our conference theme together in a keynote speech. Beyond his literary accomplishments, Gary was deeply involved in the creation of the Beartooth Front Community Forum (BFCF) in Red Lodge, MT. The BFCF led the City of Red Lodge to develop its first master plan, which won Western Planning Resources' Sheldon Gerber Award for Excellence, and gave the community the confidence to oppose U.S. Postal Service plans to move the post office to the fringe of town. The Red Lodge Post Office remains downtown. Ferguson has been a keynote speaker for a variety of national and international organizations, including the National Conservation Training Center, the Land Trust Alliance, the National Parks Conservation Association, and the Conservation Alliance. His lectures draw from thirty years researching – and more important still, experiencing – the marriage of ecology, cultural history, and psychology. He has lectured at universities around the country, including Washington University, St. Louis, where he served as the 2002 Seigel Scholar. He is also a member of the National Geographic Lecture Series. Gary has written for a variety of national publications, including Vanity Fair and the Los Angeles Times, and is the author of 23 books on nature and science.

The conference will be preceded by a world class training on how communities can plan to address wildfire hazards. This

full-day training, led by Molly Mowery of Wildfire Planning International, will offer an in-depth look at how wildfires are affecting the West and which planning and regulatory tools can reduce their impacts at all scales: buildings, lots, subdivisions, and communities. Case studies will come from several Western jurisdictions, and show how to effectively reduce wildfire risk using the comprehensive plan, development code, and wildfire protection plan. This interactive training is a must for anyone who wants a better understanding of the trends and risks associated with development in wildfire-prone areas and the role that planning can play in wildfire mitigation. CM credit will be available for this and all sessions.

**More Trees = Dollars in the Till:** Dr. Kathleen L. Wolf of the University of Washington has been invited to help us understand how landscaping contributes to the bottom line for property owners and business people. Preview her research at <http://www.naturewithin.info>.

**Speaking of Landmarks:** Charles Flynn, Executive Director of the Yuma Crossing National Heritage Area, has tentatively agreed to offer a session on National Heritage Areas (NHA). There will also be a report on efforts to establish such an NHA along the Missouri River.

**ABOUT GREAT FALLS.** Resting on the high plains along Montana's Rocky Mountain Front Range, Great Falls is located at the confluence of the Missouri and Sun Rivers. Great Falls is Montana's third largest city, at approximately 60,000 residents. It is also the home of Malmstrom Air Force Base, the center of our nation's first Minuteman Missile Complex.

Great Falls has a rich history, yet strives to appeal to modern interests. You can find contemporary art at Paris Gibson Square Museum of Art, named for the founder of Great Falls, catch a Pioneer League baseball game with the Voyagers, or visit one of the three local microbreweries. The convenient central location also creates a splendid excuse for a road trip!

Coming from the south? Visit Yellowstone! Rise early and you can hike the Beaver Ponds Loop at Mammoth Hot Springs and still make it to the Wednesday evening reception. The drive is less than six hours. If you're not up with the sun, you can enjoy a leisurely scenic drive through the Little Belt Mountains southeast of Great Falls, stopping to stretch your legs on the short walk to Memorial Falls.

If you are following Lewis and Clark from the east don't miss the Highwood Mountains. This volcanic range lies about 30 miles east of Great Falls. It features fabulous day hikes and offers sweeping vistas out across the plains. Farther east

is historic Fort Benton, the Upper Missouri Breaks National Monument, and the Bear Paw Battlefield unit of the Nez Perce National Historic Park.

Planners coming from the west have the option of swinging north to Glacier National Park, where they drive the spectacular Going to the Sun Highway and find numerous trails, or of visiting Montana's capitol city, Helena, with its unique Last Chance Gulch downtown. It takes less than four hours to get into Great Falls from Glacier, less than two from Helena.

There is much more to see and do on the road to Great Falls! Beyond, Calgary and the national parks of the Canadian Rockies are not far.

**TRANSPORTATION.** You don't have to drive. Great Falls has excellent air service for a small city. There are typically 11 arrivals at Great Falls International daily, including flights from Denver, Seattle, Salt Lake, and the Twin Cities. There are also nondaily connections from Las Vegas and Phoenix.

**There is much more to see on the road to Great Falls! Please visit the City of Great Falls website for more information:**  
[www.greatfallsmt.net](http://www.greatfallsmt.net)

# Q&A with Dave Mingo, AICP, of Yankton, SD

I sat down with Community and Economic Development Director, Dave Mingo, AICP, of the City of Yankton to discuss the unique characteristics of historic, beautiful Yankton. We discussed current projects and initiatives that him and his staff are tackling, and all the secrets that a 23 year veteran planner doesn't give out easily - you know, the good stuff. Read on to know what a day in the life is like for planners at the City of Yankton.

## PROVIDE A BRIEF INTRODUCTION OF YANKTON'S COMMUNITY AND ECONOMIC DEVELOPMENT GROUP:

The Community and Economic Development Department in the City of Yankton, South Dakota is home to nine full time staff. As with many cities our size across the county, our department has a wide range of work responsibilities. Our primary work areas include, community and economic development, planning and zoning, building services, code enforcement, airport management, property management and the management of several city facilities.

Our staff has a wide range of backgrounds including technical certifications, bachelor's degrees and even a couple of master's degrees. Our work backgrounds include experience in professional planning, public administration, education, the construction industry and a variety of other public service positions. One thing that we pride ourselves on is an "education first" approach to working with the public. On a daily basis we do our best to not just enforce adopted regulations but to teach people the benefits of living in a community we can all be proud of by following a few simple "good neighbor" ways of living our lives. Of course, we have our fair share of instances where all the philosophy in the world does not work out too well.

## WHAT ARE SOME OF THE UNIQUE CHARACTERISTICS OF YANKTON, SD?

Yankton is steeped in history. It started as a fur trading, riverboat town and became the first Territorial Capital of the Dakotas. General Custer wintered here on his way to the Little Big Horn. Our predecessors also held a trial and hanged that dastardly scoundrel, Jack McCall, here after his cowardly act of shooting Wild Bill Hickok in the back of the head in Deadwood.

In modern times Yankton is a recreation destination. The Missouri River and Lewis and Clark Lake are the second busiest state park in South Dakota hosting around 2 million visitors a year. Yankton's biggest asset is the diversity of its economy. We have a broad range of major employers including health care, manufacturing, education and government. And, within each of those sectors there are a number of large employers so all of our eggs are not in one basket.

QUICK facts about Dave Mingo, AICP

6

DIFFERENT CITY MANAGERS SERVED

8

PRIMARY DEPARTMENT RESPONSIBILITIES

23

YEARS' EXPERIENCE

1

ONE WORD: PATIENCE

2

DEGREES. BACHELOR'S (SDSU) MASTER'S (WIU)

2015

RECORD YEAR FOR NUMBER OF PERMITS FOR HOUSING UNITS



Meridian Bridge Plaza, Yankton, South Dakota. A great example of a plan becoming a reality because of simple, yet effective, ordinances.

## WHAT ARE SOME INITIATIVES, PROGRAMS, OR PROJECTS THAT HELP MAINTAIN SUCH CHARACTERISTICS?

Yankton leaders do an excellent job in developing and promoting public / private partnerships to benefit the community. We have used that strategy to help address housing, service, retail and recreation needs in the community. For example, the economic downturn in 2008 created a situation where housing investors in the City lost confidence and basically went into preservation mode. They worked on just enough projects to maintain their business but did not expand their investments to meet the market needs of the community. The City worked with our private economic development corporation to develop a Housing Needs Analysis that provided developers with the profitability information they needed to confidently expand their activities. We also helped create a subdivision with a financing package that allows developers to get the ball rolling with a reduced amount of debt on the front end of the project. The result was the issuance of a record number of permits for housing units throughout the community in 2015.

## HOW DO YOUR CITY ORDINANCES FOSTER SUCCESSFUL COMMUNITIES OR VIBRANT PLACES?

We have worked very hard to keep our ordinances as simple yet effective as possible while still reflecting the goals set forth in our planning documents. As your readers know, there is a delicate balance between adopting ordinances that promote the creation of the vision identified in the plan and making sure that the private marketplace can remain sustainable.

We feel that the Meridian Bridge Plaza area is a great example of a plan becoming reality. In preparation for the opening of the much need new Missouri River Bridge at Yankton in 2008, there was a tremendous effort on the community's part to plan for and facilitate the preservation of the old double decker Meridian Bridge. Those planning efforts helped the community take advantage of the repurposed bridge by creating a bicycle and pedestrian river crossing along with amenities that tie into Riverside Park.

**HOW DO YOUR CITY ORDINANCES FOSTER SUCCESSFUL COMMUNITIES OR VIBRANT PLACES? (continued)...**

Another planning effort in Yankton's downtown area that became a reality was the repurposing of a scrap metal yard through a Brownfields clean-up process.

A picture truly is worth 1,000 words (see below).

Having ordinances that support the plan in a realistic / real world manner is especially true in our part of the country. Yes, there are times when I wish we had expanded on language in a specific area of our codes. However, I have also seen examples in other communities where they did not know when to stop and the public has a difficult time understanding how the code promotes the community's goals.

**WHAT TRENDS WOULD YOU LIKE TO SEE BECOME REALITY FOR THE CITY OF YANKTON?**

A new initiative called "Onward Yankton" has generated a substantial amount of interest in promoting downtown Yankton as the Entrepreneurial Capital of South Dakota. Beginning with a few community leaders having a discussion about "what could be the next big thing for Yankton?" it evolved into a community wide contest for ideas. After review of over 500 ideas, the community landed on becoming the Entrepreneurial Capital as the selected goal of the process. As a result, the community is currently planning for programming and projects focused on creating a downtown that will be host to mixed-uses with a focus on supporting start-ups.

**WHAT ADVICE CAN YOU OFFER ON CROSS DISCIPLINE COLLABORATION? HOW DO YOU COME TO A SOLUTION WHEN SO MANY DEPARTMENTS AND STAKEHOLDERS ARE INVOLVED?**

**Patience.** It is important to realize that everyone has a specific role in the process. I always give people the benefit of the doubt and assume they are doing the best they know how to fill their role. I have always viewed planners as moderators of processes that include a wide variety of professionals and volunteers. I also think it is important to stand by your planning ethics and not be afraid to make the tough recommendations.

**I'M SURE YOU ARE AWARE OF THE WCC YOUNG PLANNERS INITIATIVE. WHAT ADVICE WOULD YOU GIVE TO RECENT GRADUATES JUST STARTING THEIR PLANNING CAREERS?**

I would advise young planners to keep a very open mind when reviewing career opportunities. Although it may seem like it at the time, there is no such thing as a bad experience. Everything is a learning experience that will help you grow and be better prepared for the future. Don't be afraid to look outside the discipline for education opportunities that can help you better understand how planning can best serve the public.

"The first responsibility of the public planner is to the public, present and future, and to the greater public... so the planner's public is broad in its generality. It is also deep. Serving the general public, the planner's supreme boss, isn't easy because the part of the general public which happens to be on the scene isn't much interested in what happens to the larger part of the general public which isn't there yet. One of the defects of democracy is that the unborn can't vote. The planner must plead their cause for them and it isn't easy."

- Fred H. Bair, Jr.

**HOW LONG HAVE YOU BEEN WITH THE CITY OF YANKTON, SD**

23 years.

**TELL US THE PATH YOU TOOK TO BECOMING YANKTON'S COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR?**

I have a Bachelor's of Science in Geography from South Dakota State University. It was in that curriculum that I discovered planning. It just seemed natural for me because I have always viewed the world with a very spatial perspective. From there I went on to Graduate School at Western Illinois University (WIU). That decision was easy because they gave me a full ride academic scholarship and paid me \$500 a month to work for the Geography Department in their Regional and Community Studies (Planning) Institute.

Near the end of graduate school I learned that a former WIU graduate was the director of Planning and Development District III, a council of governments based in Yankton, and he was looking for an intern. A full time planner at District III resigned during my internship and I was offered the job. Five years' later the Yankton City Planner position opened up and I was hired (1993).

My career with the City has evolved over the years and I currently serve as the Community and Economic Development Director. I have been fortunate to work for six different City Managers over the years that I can also call my friends (I can't remember how many City Commissioners). They have allowed me to grow professionally and use my personal strong suits to help serve the community. It has truly been a pleasure to work for people that value my recommendations on important community issues and have never told me "no" when I have requested continuing education.



Downtown Yankton, South Dakota

**RECENT PROJECTS**



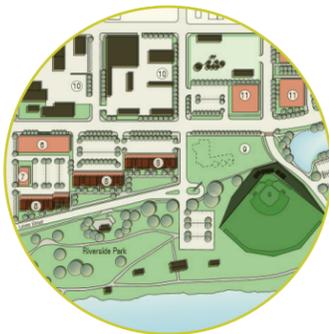
**BROWNFIELD REDEVELOPMENT (pre)**

A planning effort in Yankton's downtown area that is becoming a reality through a brownfield clean-up process.



**BROWNFIELD REDEVELOPMENT (post)**

Current Headquarters of the National Park Service Missouri National Recreational River.



**ONWARD YANKTON**

Promoting downtown Yankton as the Entrepreneurial Capital.



**SIMPLE ORDINANCES**

Adopting ordinances that promote the creation of the vision identified in the plan and making sure that the private marketplace can remain sustainable.

**The Best Complete Streets Policies of 2015**

Each year, the National Complete Streets Coalition analyzes newly passed Complete Streets policies. The Coalition examines and scores policy language using the guidelines laid out in our ideal policy elements. Ideal policies state a community's vision for transportation, provide for many types of users, complement community needs, and establish a flexible project delivery approach. Different types of policy statements are included in the Coalition's review, including legislation, resolutions, executive orders, internal policies, and policies adopted by an elected board.

The Coalition ranks new Complete Streets policies to celebrate the people who developed exceptional policy language and to provide leaders at all levels of government with examples of strong Complete Streets policies.

Nationwide, a total of **899** Complete Streets policies are now in place.

Sixteen agencies led the nation in creating and adopting comprehensive Complete Streets policies in 2015:

- 01 Reading, PA
- 02 West Hartford, CT
- 03 Park Forest, IL (tie)
- 04 Weymouth, MA
- 05 Omaha, NE
- 06 Vincennes, IN
- 07 Ashland, MA (tie)
- 08 Little Rock, AR
- 09 Framingham, MA (tie)
- 10 Battle Ground, WA

**WE CONGRATULATE THESE COMMUNITIES**

for their work making streets safer, and for showing other communities across the country just how strong and effective Complete Streets policies can be!

# Engaging our Communities in the Literacy and Learning of Resilience:

*“This will regionally support individual and community achievements and strengthen the power of our community.” The following article is comprised of segments taken from the National Disaster Resilience Competition (NDRC) application and other team members.*

*Written by: Donna J. Bye, City of Minot, North Dakota, Chief Resilience Officer*

**PROVIDE, POWER & PROTECT.** Located in Northwest North Dakota near the Canadian border and sixty miles from the geographic center of North America in the heartland of both agriculture and energy, Minot is strategically important to the United States and to the World due to its ability to “Provide for the World (Agriculture), Power the World (Energy) and Protect the World (Defense).”

The National Disaster Resilience Competition (NDRC) process has changed Minot, ND. We are now beginning to think holistically about how to become a more resilient region, envisioning new solutions to the recovery needs that still confront us. Our efforts to become more resilient do not stop at the 49th parallel. The state of ND is working with our international partners from Canada, and with the communities along the Souris River basin to consider a set of flood risk reduction options that will benefit us all.

Conversations with the U.S. Fish and Wildlife Service, U.S. Army Corp of Engineers, and the International Souris River Board have taken place requesting they consider implementing a one-foot lower normal water level control for Lake Darling in northwest North Dakota in 2016. That action alone could provide approximately 10,000 acre-feet of additional storage upstream of Minot, increasing public safety and potentially reducing flood risks for the lowest-lying areas of our city. This area virtually covers the entire footprint of the City of Minot. It isn't the total solution, but it is one layer in a more resilient vision for our region.

Minot proposed an integrated set of NDRC projects for consideration: **1. Reduce flood risk and improve water management, 2. Build affordable resilient neighborhoods, and 3. Foster economic resilience and diversification.** A process of inclusive and iterative thinking by city officials, residents, and partners throughout the region resulted in the development of these projects, which work together seamlessly, are interconnected, and build on

our past efforts and the best available science while looking toward our future.

We are a city of almost 50,000 people that experienced a devastating flood of the Souris River (also called the Mouse River) and a simultaneous economic shock from the Bakken oil boom. These two complex conditions produced dramatically different outcomes from those most other areas have faced in flood disasters alone. The lessons we've learned from this experience can help other communities and regions reconsider strategies for multiple shocks and hazards and enhance their planning efforts. As the effects of climate change, economic globalization, transformative technologies, and other environmental and economic challenges occur more frequently around the world, other communities and regions will face concurrent disasters, hazards, and shocks that can significantly complicate recovery and resilience, as it has in Minot.

We are focused on flood risk reduction actions layered with other flood protection efforts to reduce risk and provide resilience benefits now and over time. These projects will not eliminate the need for a long-term flood protection plan, but they can provide benefits sooner to some of those most vulnerable and at risk, and will likely reduce the cost and construction timeline for long-term flood protection infrastructure.

The City has committed a minimum of \$337 million dollars over the next 30 years to fund the local cost share for the flood protection system for the entire region, border to border. Of which, Minot is only 8 miles wide. For a small city, that's a pretty powerful example of regional cooperation. However, Minot recognizes that resilience cannot be achieved in a vacuum, and that its environmental, social, and economic resilience is intrinsically linked to the resilience of the surrounding region.

(continued on next page)



CITY OF MINOT, ND

## HUD is awarding \$74,340,770 to the City of Minot, North Dakota

On June 22, 2011, flooding of the Souris River overwhelmed the City of Minot's levee system resulting in damage to 27% of the city's housing stock. During the same period, the Bakken Oil Fields economic boom brought hundreds of people to Minot, overwhelming the city's limited affordable housing options. Climate change and upstream land development suggest flooding may occur more frequently. In response, the City is launching a set of three integrated projects (see graphic on right).

### LONG-TERM COMMITMENTS TO RESILIENCE

The City of Minot has committed to a one-half cent sales tax to fund the local cost share for construction and implementation of the entire basin-wide flood protection plan, investing over \$337 million within 30 years.

### THREE INTEGRATED PROJECTS



### PROJECTS AND PROGRAMS



**Reduce Flood Risk and Increase Resilience –** Implementation of a series of integrated approaches to reduce flood risk and increase community amenities, including: buyouts, open space restoration, greenway development, and more.



**Build Affordable, Resilient Neighborhoods –** Construction of new energy-efficient affordable homes away from high-risk areas but connected to transit, jobs, and services.



**Foster Economic Resilience and Diversification –** Construction and relocation of key institutions (including a new Center for Technical Education) to move them out of harm's way while creating sustained economic development opportunities.

## HUD Awards \$1 Billion Through National Disaster Resilience Competition

U.S. Department of Housing and Urban Development (HUD) Secretary Julián Castro and the Rockefeller Foundation recently announced the winners of the \$1 billion National Disaster Resilience Competition (NDRC).

The competition took place in two phases, with final winners selected from previously announced 40 states and local communities designated as finalists. Finalists were then asked to submit specific projects that would advance their community's resilience plans. More than 25 federal agencies or offices, and 100 industry experts were involved in the implementation of the 16-month long competition.

The housing characteristics of Minot were radically changed after the flood of 2011 and the oil impacts of the region. Much of the housing that had been affordable before the flood was no longer affordable after the influx of oil workers with housing per diems. Minot has replaced, repaired, and constructed 294 units of affordable housing with Community Development Block Grants Disaster Recovery (CDBG-DR) funds. The Minot Housing Authority has developed 129 units of new affordable housing, and 35 more units are under construction. The Minot State University Foundation helped develop 56 units of affordable student housing. Those efforts are important, but they are not enough. Six hundred families remain on the housing authority's waiting list. Enrollment at Minot State University continues to fall well below pre-flood enrollment levels due to the lack of affordable housing for students.

## “FOR A SMALL CITY, THAT’S A PRETTY POWERFUL EXAMPLE OF REGIONAL COOPERATION.”

The Minot Air Force Base, located just 8 miles north of our great city, has been unable to fill 140 vacant civilian positions, primarily because potential candidates can't find quality affordable housing. Area businesses continue to face challenges in retaining and attracting essential employees as well. We cannot estimate the number of residents who left the city after the flood because they could not afford repair costs, or could not afford to move out of the river valley. Minot has identified over 740 homes in low-lying areas along the river where people are at the greatest risk of future flooding. Some of these areas will not be protected by the flood protection system for decades. The proposed buy-out program that will move people out of harm's way must be paired with a “buy-in” program to build affordable housing that enables these people to remain in Minot and our region.

This was a bold proposal, where the partners worked collaboratively to pull off, but it is one that Minot and its partners are fully capable of implementing. We submitted a waiver to extend the final NDRC expenditures for some project activities to September 30, 2022, and we are confident these projects can will be completed and will produce the benefits we've described in the application. Minot has come a long way since the historic flood in 2011, but available resources are insufficient to complete its recovery or to invest in becoming more resilient in the future. It is still hard to believe that we won \$74.3 million to put towards the \$186 million worth of projects that were submitted and are so grateful for this opportunity to show the country what we can do.



Minot, ND, a city of almost 50,000 people that experienced a devastating flood of the Souris River (also called the Mouse River) and a simultaneous economic shock from the Bakken oil boom.

## Flood Related Project Planning

**PHASE 1: Start-up and NDR Program Design Assistance**

**PHASE 2: Full-scale operations and program implementation**

P1

**PROJECT 1**  
REDUCE FLOOD RISK AND  
INCREASE RESILIENCE

- Activity 1.1 – Strategic buy-outs and relocation services
- Activity 1.2 – Housing demolition management services program
- Activity 1.3 – Open space and ecological restoration guidance manual for flood storage
- Activity 1.4 – Souris River decision support tool

P2

**PROJECT 2**  
BUILD AFFORDABLE RESILIENT  
NEIGHBORHOODS

- Activity 2.1 – Develop resilient neighborhoods
- Activity 2.2 – Develop affordable housing
- Activity 2.3 – Create a downtown public gathering place
- Activity 2.4 – Develop a Minot family shelter for homeless families

P3

**PROJECT 3**  
FOSTER ECONOMIC  
RESILIENCE AND  
DIVERSIFICATION

- Activity 3.1 – Relocate City Hall and co-locate a social services center

**Planning Projects:**

- Activity 4.1 – Minot detailed market study for affordable housing
- Activity 4.2 – Economic development strategic plan for Minot and Ward County 9
- Activity 4.3 – Affordable housing neighborhood master plans and site study
- Activity 4.4 – Vulnerable populations action plan
- Activity 4.5 – Benefit-cost analysis tool component for Decision Support Tool
- Activity 4.6 – Develop funding and financing plan for targeted NDRC non-funded projects

# NORTH DAKOTA PLANNING ASSOCIATION CONFERENCE

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The City of Bismarck will host the 2016 North Dakota Planning Association Conference. Mark your calendars for September 15th at the Ramkota Hotel. The conference will be held in conjunction with the North Dakota League of Cities Conference.

Check in here to keep up to date with the conference planning efforts:

<http://www.ndplanning.org/>

# Q&A with Amber Vogt of Lawrence County, SD

Amber Vogt, Director of the Planning and Zoning Department at Lawrence County, offers insight on the department, discusses the goals and objectives of their comprehensive plan, how she coordinates with the surrounding communities, and provides advice to newly transplanted county planning directors. This busy mom of two, always finds time to helping others, enjoys The Western Planner, being creative, camping, reading (and a good beer!) Read on to learn the responsibilities of the Director of Planning at Lawrence County, South Dakota.

Western Central Chapter members, meet Amber Vogt!

## FOR THOSE WHO HAVE NEVER VISITED LAWRENCE COUNTY, HOW WOULD YOU EXPLAIN THE DIVERSE ENVIRONMENTAL PROFILE?

Lawrence County is 800 square miles and has a population of 25,000 people according to the 2010 Census. Lawrence County is broken into two halves by terrain and use of the land. The northern half of the county is mainly agriculture based, with the City of Spearfish and the City of Whitewood anchoring this area, which is where much of our growth is taking place along the I-90 corridor. The southern half of the county is mostly forested and is almost all located in the Black Hills National Forest, Lead-Deadwood communities and Nemo. This area has seen an increase in not only primary residences, but many secondary residences due to the high nature of many different recreational uses, such as snowmobiling, hiking, ATV-ing, skiing, etc. We have a combination of agriculture, forestry, residential, secondary residences, commercial, industrial, mining and recreational purposes all throughout the county.

## WHAT ARE A FEW GOALS AND OBJECTIVES OF THE 2005 COMPREHENSIVE PLAN, AND HOW ARE THEY BEING IMPLEMENTED AND MAINTAINED?

Lawrence County updated their Comprehensive Plan in 2005, but much of the goals and objectives stayed the same. I would say two of the goals that we use and review on a fairly regular basis are as follows:

### GOAL #1 - ENCOURAGE AND ENHANCE PARKS AND RECREATION OPPORTUNITIES WITHIN THE COUNTY.

For many years we have known that the skiing, biking, hiking, and the opportunities that exist being in the midst of the Black Hills National Forest allows our county to be involved in the recreational opportunities. The school districts and communities in Lawrence County take advantage of the outdoor spaces we have to offer. We take into account open space requirements and the environment we live in when looking at new developments both residential and commercial. We take into account the history of Deadwood, the mining industry, and the small hobby farms and pop up stands in the Upper & Lower Valley areas outside of Spearfish, and the larger farming and ranching operations that exist throughout the county. All of these areas are a major part of our county's history and heritage.

### DID YOU KNOW

AMBER VOGT has a Bachelor of Science in Business Administration and Entrepreneurial Studies from Black Hills State University. She started her career as an Administrative Assistant for Lawrence County Planning and Zoning in 2004 and was then promoted to Director in 2007. She still holds this position 9 years later. She is married to Jay Vogt, they have two daughters Jaysa-8 and Ainsley-4.



**“LOOK AT SURROUNDING STATES WITH SIMILAR ENVIRONMENTS, ASK QUESTIONS, AND DON'T BE AFRAID TO DO YOUR RESEARCH.”**

### GOAL #2 - ESTABLISH ENVIRONMENTALLY SENSITIVE, ECONOMICALLY SOUND, AND FISCALLY RESPONSIBLE FUTURE LAND USE AND GROWTH PATTERNS.

Since I started in this department, a big goal of my own was to become more aware of the local governments in our communities and working together to plan accordingly to the patterns we were seeing as growth was developing. We did an update to the 1990 FEMA Floodplain Maps in 2012, which helped to better understand the patterns that were emerging from the build out we have had since 1990. We started really looking at residential and commercial development in proximity to the city services available, and if the services were not available, looking at how best to develop that property for future growth. We started looking at growth patterns, location of buildings to the natural environment, floodplain development, growth from the city centers, and reviewing conditional use permits more appropriately. We started looking at sprawl and stepping back and deciding whether a proposed location was a good location. We also adopted the 2012 Uniform Building Codes and started offering the service of Building Inspection.

### HOW DO YOUR ORDINANCES PROTECT NATURAL RESOURCES AND ENVIRONMENTAL AREAS THROUGHOUT THE COUNTY?

We really have no individual ordinances that protect the Black Hills National Forest besides the fact that we work regularly with the federal overseer on all aspects of development in our county, we also have to work regularly with the Army Corps of Engineers and South Dakota State Game, Fish and Parks. We try to keep an open dialog with all of these players.

# SOUTH DAKOTA PLANNING ASSOCIATION CONFERENCE

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**SAVE THE DATE for the 2016 SDPA Conference!**

**WHEN:** Wednesday October 26 and Thursday October 27, 2016

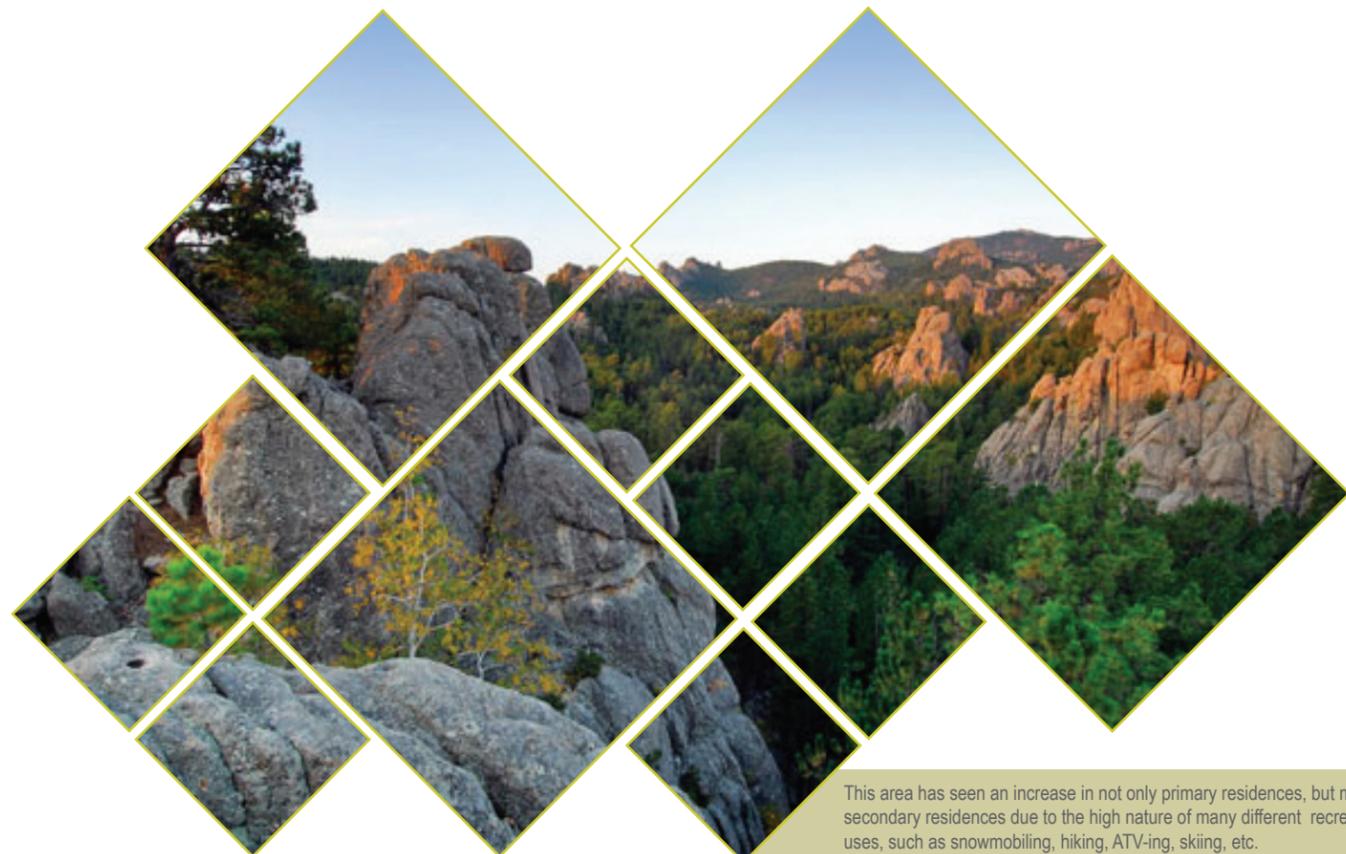
**WHERE:** Holiday Inn City Centre  
100 W. 8th Street | Sioux Falls, SD 57104

Room rates are reserved for us at \$94.00 per night and there are 25 rooms reserved in our block. The deadline is September 25th, so reserve early and use this link to reserve online as it has the group code "SPA" already filled in. 2016 SD Planners Association Hotel Booking Link . As long as you enter dates between October 25-27, 2016 the group rate will be visible. Hotel phone number: 605-339-2000

As agendas and registration becomes available it will get posted! If you would like to help in planning the conference please let us know!

Check in here to keep up to date with the conference planning efforts:

<http://www.sdplanners.org/conferences.html>



This area has seen an increase in not only primary residences, but many secondary residences due to the high nature of many different recreational uses, such as snowmobiling, hiking, ATV-ing, skiing, etc.

**WHAT ADVICE WOULD YOU RECOMMEND TO OTHER PLANNERS THAT WORK IN COMMUNITIES THAT HAVE A SIMILAR ENVIRONMENTAL/NATURAL RESOURCE PROFILE AS LAWRENCE COUNTY?**

Look at surrounding states with similar environments, ask questions, and don't be afraid to do your research. Just because it works in another location does not mean it will work for you, but you can always draw ideas from other communities. I would say you must know your environment where you live and base all of your decisions off of that.

**CAN YOU EXPLAIN THE IMPORTANCE OF A STRONG, UNITED RELATIONSHIP WITH THE COUNTY PLANNING AND ZONING AND COUNTY COMMISSION?**

We are very lucky in Lawrence County that our Planning Commission for the most part has a united front with our County Commissioners on most topics. There are a few areas that they clash with decisions, but I would say the best thing is to make sure your staff reports reflect it from an ordinance position and not a personal position - you do not want to be put into the middle between your Planning Board and your County Commission. Always remain neutral and present the facts and the ordinances. You will stay out of trouble this way.

**EXPLAIN TO US HOW YOU PROBLEM SOLVE. DO YOU HAVE A UNIQUE WAY OF APPROACHING A PROBLEM?**

When we have a problem, I am OK with asking for help. I find the person I need to go to and figure it out. My best recommendation is do not talk about another department's decision. Talk to the person that made that decision and have a civilized discussion to come to a solution. Find out why that decision was made and try to understand that each department has a different piece of the puzzle. Over the years I have found going directly to the problem is best.

**WHAT IS THE RELATIONSHIP BETWEEN THE CITY OF SPEARFISH AND LAWRENCE COUNTY?**

Lawrence County in the past has a tried relationship with the city jurisdiction, but in my 12 years of being in the office I have been able to cultivate a very good working relationship with all of our Cities within our county boundaries. Mostly, we work with the City of Spearfish with joint jurisdictions as we have adopted a formal 3 Mile Platting Jurisdiction for platting and subdivision requirements that the City of Spearfish enforces, but we review as needed. This was adopted according to the SD Codified Law. We also have an Extraterritorial Jurisdiction Agreement which is reviewed every 3 years between the City and the County which looks at issuance of building permits, building inspection and floodplain management within a certain area around the city limits of Spearfish, but in the unincorporated parts of the county. We have also worked jointly with the City of Spearfish on the creation of two study areas, both outside city limits but have been identified as major growth area for the City of Spearfish. We have the Old Belle Road Study and the Hwy 85 Study. These studies allowed county and city staff as well as community members to review growth patterns and expectations within these two major areas and come to an agreement on what was going to be reviewed and expected when development was taking place in these areas. The City Staff and I speak weekly on items that pop up in these joint areas. As for Lead-Deadwood, and the City of Whitewood we do not have any formal agreements, but we have very open dialog with those communities when there is close by development taking place.

**WHAT ADVICE CAN YOU OFFER TO NEWLY TRANSPLANTED COUNTY PLANNING DIRECTORS?**

First, stick to your guns, once you make a decision and do not waiver. If the public sees you as weak they will pounce on it, but also make sure what your guns are based off of fact and ordinance, not a personal vendetta or belief. Second, always take things lightly, at the end of the day you are just the person that happened to be standing behind the desk, you have to be able to turn it off when you go home or you will never make it. Lastly, always treat people with respect and be consistent in what you do. People may not like what you say but if they see that you treat everyone else the same they are more apt to respect your decision. I did not say they would like your decision, but they will normally respect it and understand that you are doing your job.

**YOUR E-MAILS ARE SIGNED WITH THE QUOTE, "DREAMS DON'T WORK UNLESS YOU DO." IS THERE A CORRELATION BETWEEN THIS QUOTE AND YOUR DAILY RESPONSIBILITIES AS A PLANNER?**

I have found over the years that there are some great quotes out there that you would think have absolutely nothing to do with planning, but they all do! I change my quote monthly and it gives me a new outlook on my job and life in general. When I picked this quote it was because I was in awe one day over the incredible amount of applications that come across my desk for buildings, conditional use permits, change of zonings, new development that are all because a person had a dream to do something for their community, to make more money, to be creative, etc.

**WYOMING  
PLANNING  
ASSOCIATION  
CONFERENCE**

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WYOPASS is seeking presenters and topics for technical sessions for the Fall 2016 WYOPASS Conference to be held in Casper. Please complete the 2016 Call For Abstracts. Questions? Contact Aaron Kloke, [akloke@casperwy.gov](mailto:akloke@casperwy.gov)

Check in here to keep up to date with the conference planning efforts:

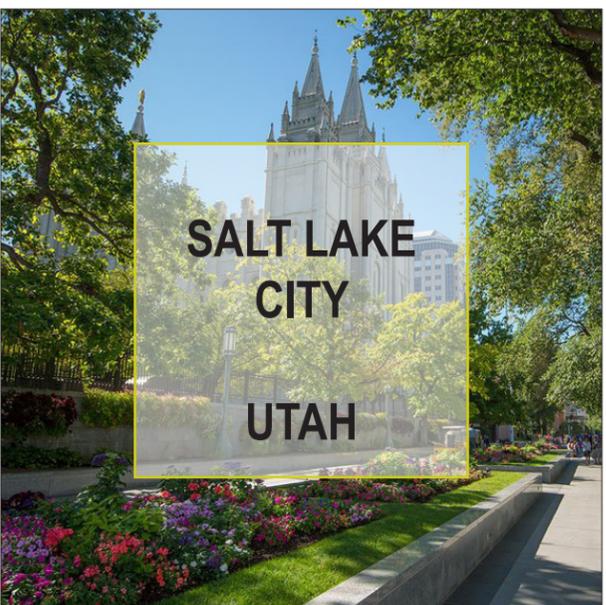
<http://www.wyopass.org/>



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CHICAGO  
ILLINOIS**



**GREENBELT  
MARYLAND**



**LEVITTOWN  
NEW JERSEY**



**SOUTHWEST  
WASHINGTON  
D.C.**



**SEASIDE  
FLORIDA**



**PEARL  
DISTRICT  
PORTLAND  
OREGON**

# 10 TOWNS THAT CHANGED AMERICA

I'm sure many of you have heard of PBS's mini-series entitled, *10 That Changed America*. The series explores building trends that might influence our future landscape. The series quotes, "It's an architectural journey - and along the way, you'll find out how these buildings, homes, parks, and towns became icons."

For those who watched on April 19th, 2016, we learned of ten towns that did not evolve organically over time. These towns were instead designed (or redesigned) from the group up by visionary architects, corporations, and citizens, who wanted to positively influence the lives of residents using architecture, design and urban planning. All persons involved in the design, (or revitalization) had one thing in common: they believed in the power of our built environment to change the way we lived.

About the host:  
10 that Changed America is hosted by Geoffrey Baer, an Emmy Award winning producer for the WTTW, the PBS station in Chicago. Baer is best known as the host and writer of WTTW's popular Chicago-area tour programs such as Chicago by Boat, Chicago's Loop, and Chicago's Lakefront. The series was produced by Dan Protesch, an award-winning senior producer at WTTW.