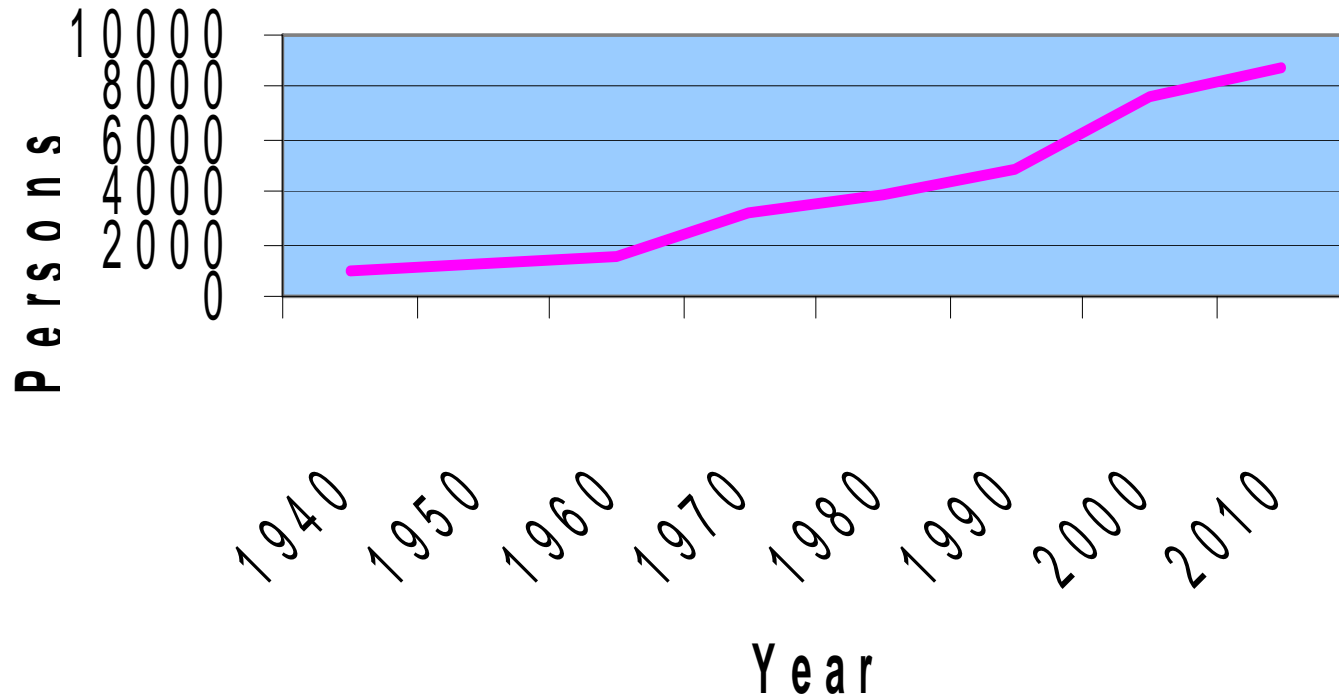


**THE EVOLUTION OF
WILLISTON'S GROWTH
CENTER:
40 Years and Counting**

September 8, 2011

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POPULATION GROWTH



Making it Happen: Getting front of the curve

- **Access and Circulation**
- **Zoning**
- **Water supply**
- **Waste Water Treatment**

Market Response

Landowners and developers reacted very quickly

- Pyramid mall
- Blair Park/Farm
- Taft Farm Commercial Park
- Maple Tree Place (1 and 2)
- Various residential subdivisions

Falling Behind the Curve

Commercial Development:

- Transportation needs
- Public Safety needs
- Design characteristics

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- Transportation needs
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Residential Development:

- School Capacity
- Recreation Capacity

Playing Catch up

- **Managing the rate of growth**
- **Financing capital needs**
- **Addressing development patterns and characteristics**

Managing the rate of growth

- Residential Phasing
- Sewer Allocation

Financing Capital Investments

- **Capital Planning**
- **Water and Sewer Hook-up fees**
- **Development Impact Fees**
- **Local Option Sales Tax**

Development Patterns and Characteristics

- Revised Zoning
- Design Review
- Exploration of what is “rural”
- Encouragement of Pre-application development discussions