

COMPREHENSIVE PLAN

RUTLAND

NORTH DAKOTA

APPROVED 4/5/18

TABLE OF CONTENTS

INTRODUCTION	2
COMMUNITY PROFILE	
SETTING.....	2
POPULATION	5
General Changes	5
Age Groups	6
Households.....	6
Future Potential.....	6
EMPLOYMENT	7
INCOME	8
HOUSING.....	8
Housing Characteristics	9
Future Housing Needs.....	9
PUBLIC FACILITIES.....	9
LAND USE AND TRANSPORTATION.....	10
General Characteristics	10
Future Development.....	10
RUTLAND IN THE FUTURE	
COMMUNITY NEEDS	11
Housing.....	11
Business Development.....	12
Public Facilities and Utilities	13
Land Use and Transportation.....	14
COUNCIL ACTION	14

INTRODUCTION

Rutland first adopted a Comprehensive Plan in 2004 to help guide the future development of the town. The Plan detailed the goals, policies and projects to help the plan become a reality. As part of the regular review of that plan, the Rutland City Council appointed two groups of residents to review the zoning ordinances and to lay the groundwork to establish a Renaissance Zone for Rutland. Those two groups and other citizens assisted in an initial review and approval of the Comprehensive Plan. A public review process was initiated for public input and comment prior to approval of the 2018 Comprehensive Plan.

COMMUNITY PROFILE

SETTING

Rutland, North Dakota was established in 1886 and incorporated in 1908 with a population of 196. Rutland adopted a Home Rule Charter on November 30, 2010 for the right to local self-government including the powers to regulate for the protection of the public health, safety, morals, and welfare; to license; to tax; and to incur debt. Home rule involves the authority of a local government to prevent state government intervention with its operations.

Primary access to Rutland is by State Highway 11. The South Dakota Rail Authority track, running in an east-west direction, bisects the city. Today, Rutland is largely a residential community. Figure One (page 3) illustrates a general location map and Figure Two (page 4) provides an aerial photo of Rutland, North Dakota.

Figure 1: Rutland Location Map

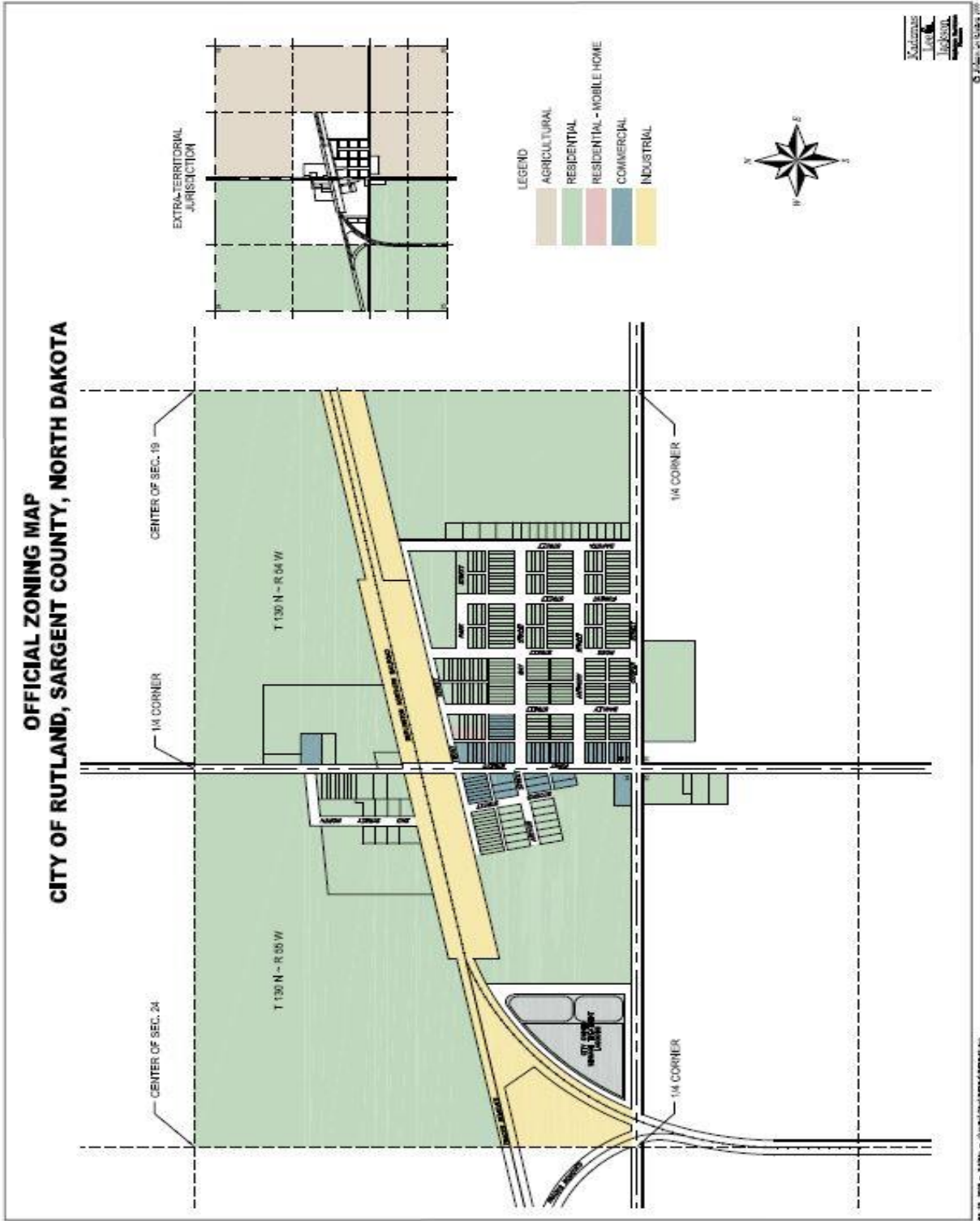


Figure 2: Aerial View of Rutland



Google Earth

POPULATION

Rutland has generally maintained a stable population since its incorporation. It was quite stable from 1940 with 310 residents to 1960 with 310 residents and a peak population of 311 in 1950. The Rutland population declined when the railroad left the City and later when the Rutland Consolidated School closed. Employment and residents were impacted when the area schools consolidated to form the Sargent Central School District located in Forman, North Dakota, 10 miles from Rutland.

General Changes

The Census showed a decline in population for the City from 220 in 2000 to 163 in 2010. (See Table 1).

Table 1

POPULATION CHANGES FOR THE CITY

Year	Population
1990	212
2000	220
2010	163

Source: Census of Population, U.S. Dept. of Commerce

Compared to similar communities in eastern North Dakota, Rutland has seen a slightly larger decline in population (See Table 2).

Table 2

1990-2010 POPULATION CHANGES FOR SELECTED SMALL CITIES IN EASTERN NORTH DAKOTA

	Rutland	Argusville	Abercrombie	Buxton	Page
1990	212	161	252	343	266
2000	220	147	296	650	225
2010	164	475	263	323	232
% Change	-29%	66%	4%	-6%	-15%

Source: Census of Population, 1990, 2000 and 2010, U.S. Dept. of Commerce

Argusville, which is located near Fargo, saw a housing boom in 2003-2008 when individuals sought housing outside of Fargo but within a convenient commute distance.

Age Groups

Rutland has a younger population than most rural towns. As Table 3 illustrates, approximately 39% of the residents are under 34 years of age and 28% 60+ years.

Table 3

POPULATION BY AGE FOR RUTLAND, ND

	Number
Under 5	8
5-9	6
10-14	7
15-19	15
20-24	3
25-34	25
35-44	10
45-54	28
55-59	13
60-64	12
65-74	23
75 – 84	8
85 +	3

Source: Census of Population, 2010, U.S. Dept. of Commerce

Households

In 2010, 84 households in Rutland consisted of 46 families for a total population of 163. About 55% of the households are family households, only 6% are female head of households and 45% are single occupancy households. The average household size 1.94 and average family size 2.70.

Future Potential

Between 2000 and 2010, the population of Rutland declined 25%. The trends and opportunities in Sargent County, of which Rutland is a part, have shown some strength in employment opportunities due primarily to the Bobcat manufacturing facility in Gwinner. If the population can grow at the rate of 2% per year for the next 20 years, Rutland would have a population of about 235 by the year 2020. If the population grows at 1% per year, in the year 2020 the population of Rutland will be at 198. Numerically these numbers are not large and a few years of fast growth might set a new pace and result in a larger population. Table 4 projects the city's

population to 2020 based on three different growth rates to illustrate the potential future increases. The current population base is small enough now so that attracting 15-35 new residents is highly possible in the foreseeable future.

Table 4

PROJECTED POPULATION FOR RUTLAND, ND

	2000	2010	2020
Growth Projected at 0.5%/yr	164	172	180
Growth Projected at 1.0%/yr	164	180	198
Growth Projected at 2.0%/yr	164	196	235

EMPLOYMENT

Rutland is a bedroom community in Sargent County with limited employment opportunities at the present time. A majority of the work force commutes to larger employment centers in Sargent County. The general labor force data is shown in Table 5.

Table 5

2010 LABOR FORCE CHARACTERISTICS FOR:

	Rutland	Argusville	Abercrombie	Buxton	Page
% in Labor Force	72%	85%	75%	78.8%	61.4%
Worked in 2000	90	220	156	246	102

Source: Census of Population, North Dakota

INCOME

Family and household incomes for Rutland and the State are illustrated in Table 6. The percent of households below poverty is also smaller than the state level while per capita income is higher.

Table 6

2010 MEDIAN INCOME FOR RUTLAND AND NORTH DAKOTA

	Rutland	North Dakota
Median Family	\$88,063	\$79,530
Median Household	\$52,972	\$60,656
Per Capita	\$32,722	\$33,339
% below poverty	6.2%	12.3%

Source: 2010 Census of Population

HOUSING

There were 81 housing units in Rutland in 2010. Of the existing housing units, 57 are owner occupied and 18 are renter occupied. Approximately 35.7% of the housing units, primarily single-family units, were built before 1940 and 11% were built between 1980 and 2010. Generally, the existing housing stock is in good condition and compares well with other North Dakota rural area cities (See Table 7).

Table 7

2010 AGE OF HOUSING UNITS FOR SELECTED CITIES IN:

	Rutland	Argusville	Abercrombie	Buxton	Page
Built before 1940	35.7%	13.8%	19.2%	37.4%	27.3%
Built 1940-1979	51.9%	25.5%	49.9%	44.3%	45.5%
Built 1980-1989	8.9%	3.1%	8.2%	4.8%	15.5%
Built 1990-1999	3.6%	4.6%	8.2%	3.2%	0
Built 2000-2010	0	53.0%	14.4%	10.2%	11.8%

Source: 2010 Census of Population

Note: Argusville realized a housing boom in 2004-2008

Housing Characteristics

Currently 92.6% of the Rutland housing units are occupied and there is very little choice for newcomers to the area. A contributing factor to this near zero vacancy rate is the larger number of young couples looking for small town amenities within a short drive from Gwinner, ND where the Bobcat production plant is located.

Future Housing Needs

Single family units are expected to be the dominant desirable residential accommodation in Rutland in the future. Gwinner is the growth center for multi-family units and Rutland is not positioned to be a competitive site for such growth.

Based on the anticipated population growth, there is a need for two to five single housing units for the next ten years. Beyond the year 2020, the population and household changes may demand an additional two to four units by 2030. A rural setting like Rutland provides several advantages for new housing construction primarily less expensive lots, less expensive utilities and lower taxes. In addition, the distance to the employment market is very close and the overall affordability of a housing lot would be an attractive factor in Rutland.

PUBLIC FACILITIES

The City of Rutland has a municipal water system. The City has a lagoon system for waste water treatment consisting of three cells covering ten acres. The collection system consists of a network of 8" gravity lines supported by a lift station and force main to the treatment lagoons. The sewage collection system is up-to-date and meets the present needs.

The City of Rutland original city park is located by the baseball field. The City also has a basketball court and play area near City Hall on Gay Street which is inviting to families with children. The adjacent Veteran's Memorial provides seating for adults while the children can play on the new playground equipment installed by the Rutland Park Board.

Rutland no longer has its own school within its legal boundaries; students are transported to the Sargent Central school system in nearby Forman, situated 10 miles northwest.

LAND USE AND TRANSPORTATION

Zoning is one of the most important aspects of smart growth. Smart growth is not ‘no’ growth but rather a balance of transportation and land use in favor of all modes of transport, housing, and development that favors all citizens of all age groups, income levels, or races.

General Characteristics

Rutland is a typical Red River Valley community, with its residential units nestled among trees and the flat plain. Two miles south of State Highway 11, the city’s diagonal streets provide access from the north. Highway 11 provides access to the east and west side of the city. Sargent County Highway 10 provides north/south access directly through Rutland.

The predominant land use of the developed lands, platted streets, alleys and railroad rights-of-way is residential land not subdivided including the land within the one-half (1/2) mile extra territorial planning area is presently used for agricultural purposes.

The South Dakota Rail Authority has the rail right-of-way that diagonally bisects the city in an east-west direction. It is a low volume line.

Future Development

Future residential demand could be partially accommodated with the available lots suitable for building where sewer services exist. Beyond the city limits, new residential housing is not encouraged on lands without good access to the sewer services. Future utility expansion will be positioned to accommodate future development.

The future land use plan shows the contiguous lands that could be developed with extension of the existing streets. The plan also shows areas for the future of commercial expansion. To minimize the cost of sewer extension, all future development is to be kept inside the city limits. All lands within the one half (1/2) mile extra territorial planning area is designated for farming purposes and the City of Rutland has jurisdiction on how it will be used in the future.

RUTLAND IN THE FUTURE

OBJECTIVES AND POLICIES

COMMUNITY NEEDS

Rutland is located in central Sargent County. It offers a quality rural living with modest services at reasonable costs. As the Bobcat factory, located in Gwinner North Dakota 16 miles northwest of Rutland, expands its operations, Rutland's amenities mentioned before are attracting renewed interest in the city. New residents require services as the population composition changes and the city grows. The basic needs are similar to other communities and include housing, business development and retail services, public services and transportation and land development.

Housing

In Rutland there is a need for owner occupied affordable housing. The present lack of housing units does not offer opportunities for meeting the general local housing needs. Although the projected population of the city is not expected to be overly large, it is important to set targets at five-year intervals to encourage development of a given number of housing units.

To guide the future development of housing in Rutland, the following objectives and policies are instituted.

Objectives

1. Promote and encourage the development of owner-occupied housing units.
2. Encourage home improvement and property maintenance to ensure that the housing stock is more than adequate for residents.

Policies

1. Encourage development of affordable housing for all types of households.
2. Encourage the development of new housing units on existing vacant lots which have good access to street, sewer, and flood protection.
3. Require all manufactured houses and mobile units (outside of a specifically designated Mobile Home Park) to meet the US Department of Housing and Urban Development Standards in accordance with the existing city zoning ordinance.

Plan of Action

1. Identify housing needs
2. Designate sites for future housing
3. Identify funding sources for all types of housing.

Business Development

The economic vitality of Rutland is not healthy. The Rutland Community Development Corporation, a separate entity established in 1976, assists and encourages economic development in the community. Businesses have opened with some succeeding and others failing. The City lacks amenities such as a café and general store to meet resident and visitor needs. Rutland could support a growth in general local business ownership by researching barriers to entrepreneurship and providing resources that could facilitate local acquisition of existing businesses or guide prospective entrepreneurs in starting a business.

To guide the business and service development in Rutland, the following objectives and policies are instituted.

Objectives

1. Maintain an active role in business development.
2. Promote manufacturing and processing of agricultural products.
3. Make the city an attractive area to new businesses and services.

Policies

1. Emphasize business development.
2. Continue to seek assistance from Sargent County, the State of North Dakota, and Lake Agassiz Regional Development Corporation to diversify and expand the local economy

Plan of Action

1. Establish a Renaissance Zone as a means of providing economic incentives for existing business and to attract new business to Rutland.
2. Explore strategies to reduce barriers to opening a business in Rutland.

Public Facilities and Utilities

Good public facilities and utilities are necessities of the community. In Rutland, the existing waste water treatment and water system serves the residents well. To guide the development and maintenance of the public services, the following objectives and policies are instituted.

Objectives

1. Maintain the present services for street and sewer improvement to avoid undue and large expenditures in the future.
2. Utilize public services and negotiating tools to enhance and improve the economic interest of the city.

Policies

1. Public utilities will be located away from the treatment facilities and away from distant parcels of land particularly outside the city unless the land is annexed.
2. Stage the development of the utilities and services according to the Land Use Plan and policies of the city.
3. Evaluate the condition of the city services periodically to maintain an efficient and cost effective system.
4. Evaluate and improve the location of street signs and street lighting.

Plan of Action

1. Upgrade City infrastructure to remedy the internal drainage problems.
2. Improve cell phone service connectivity to meet resident and City needs.
3. Work with Dickey Rural Networks to upgrade the internet, phone and cable service.
4. Work with Ottertail Power to remedy the low power problems that occur in the City at certain times.

Land Use

The City of Rutland was built in a compact manner for access to services and resources. Although there are several vacant lots throughout the city most are not suitable for building.

There is sufficient land for the city growth in the next 20 years. The growth areas of the city, in addition to the existing vacant lots, are those areas with close access to the sewer and city streets

To guide future land development in Rutland, the following objectives and policies are instituted.

Objectives

1. Develop orderly and compatible land uses.
2. Ensure that land use and zoning decisions do not have negative impacts on adjoining properties and the community as a whole.
3. Plan for future streets to guide the type and extent of development in a compact manner with good and cost-effective access to utilities.
4. Maintain high quality of living standards.
5. Protect and preserve public health, safety and general welfare.
6. Protect property values.

Policies

1. Give priority to the development of existing vacant lots suitable for building, which are accessible to street and sewer and avoid development of farmlands unless the supply of lots is exhausted.
2. Evaluate rezoning requests based on their effects on the nearby properties and the long-term interest of the city.
3. Require commercial development to be located in areas already zoned and used for commercial uses.
4. Require platting of land in unplatted areas of the city to avoid unnecessary street layout.

CITY OF RUTLAND 2018 COMPREHENSIVE PLAN

The Comprehensive Plan was presented and approved at the public hearing and was officially adopted on May 7, 2018.