

**COMPREHENSIVE PLAN**

**RUTLAND**

**NORTH DAKOTA**

**FEBRUARY 2008**

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## **INTRODUCTION**

The purpose of a Comprehensive Plan is to provide information and policies that will guide future planning and community decisions. The Rutland Comprehensive Plan is a blueprint to help guide the future development of the town by detailing the goals, policies and projects that will result in making this plan a reality.

Rutland first adopted a Comprehensive Plan in 2004 to guide future development. 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 of the Comprehensive Plan. Prior to approval of the 2008 Comprehensive Plan, the public review process was initiated for additional public input and comment.

The Final approval of this 2008 Comprehensive Plan rests with the City Council.

## **COMMUNITY PROFILE**

### **SETTING**

Rutland, North Dakota was established in 1887 and incorporated in 1908 with a population of 196. Located in central Sargent County, Rutland is a bedroom community that has seen little population change since its inception. According to the 2000 census, the population has increased to 220.

Predominant 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 illustrates a general location map and Figure Two an aerial photo of Rutland, North Dakota.

**Map Labels:**  
 GREEN'S  
 SECOND  
 ADDITION  
 COOPER'S  
 PLAT  
 ORIGINAL  
 J.H. JOHNSON ADDITION  
 STREET  
 PARK  
 DAKOTA  
 FOREST  
 ROSS  
 ANTHONY  
 BAGLEY  
 COOPER  
 FIRST CROSSING OF V.P. STREET  
 SECOND CROSSING OF V.P. STREET  
 THIRD CROSSING OF V.P. STREET  
 FOURTH CROSSING OF V.P. STREET  
 FIFTH CROSSING OF V.P. STREET  
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 TWENTIETH CROSSING OF V.P. STREET  
 TWENTY-FIRST CROSSING OF V.P. STREET  
 TWENTY-SECOND CROSSING OF V.P. STREET  
 TWENTY-THIRD CROSSING OF V.P. STREET  
 TWENTY-FOURTH CROSSING OF V.P. STREET  
 TWENTY-FIFTH CROSSING OF V.P. STREET  
 TWENTY-SIXTH CROSSING OF V.P. STREET  
 TWENTY-SEVENTH CROSSING OF V.P. STREET  
 TWENTY-EIGHTH CROSSING OF V.P. STREET  
 TWENTY-NINTH CROSSING OF V.P. STREET  
 THIRTIETH CROSSING OF V.P. STREET

**Scale:**  
 1" = 100'

**North Arrow:**  
 N

**Title Block:**  
 SANITARY SEWER REHABILITATION PROJECT  
 BUTLAND, NORTH DAKOTA  
 Kadmas Lee & Jackson  
 ENGINEERS, SURVEYORS AND PLANNERS  
 DATE: 1-24-1928  
 SHEET NO. 1  
 PROJECT NO. 1  
 SHEET NO. 1  
 SHEET NO. 1

2

INSERT AERIAL VIEW OF RUTLAND (FROM Google Earth??)

## **POPULATION**

### **General Changes**

The census in 2000 recorded a population of 220. Rutland has grown from 196 in 1980. (See Table 1).

**Table 1**

#### **POPULATION CHANGES FOR THE CITY**

| <b>Year</b> | <b>Population</b> |
|-------------|-------------------|
| 1980        | 196               |
| 1990        | 212               |
| 2000        | 220               |

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

In contrast with similar size communities in eastern North Dakota, Rutland has shown a healthy growth rate (11%) in population between 1980 and 2000 (See Table 2).

**Table 2**

#### **1980-2000 POPULATION CHANGES FOR SELECTED SMALL CITIES IN EASTERN NORTH DAKOTA**

|                 | <b>Rutland</b> | <b>Argusville</b> | <b>Abercrombie</b> | <b>Buxton</b> | <b>Page</b> |
|-----------------|----------------|-------------------|--------------------|---------------|-------------|
| <b>1980</b>     | 196            | 147               | 260                | 336           | 319         |
| <b>1990</b>     | 212            | 161               | 252                | 343           | 266         |
| <b>2000</b>     | 220            | 147               | 296                | 350           | 225         |
| <b>% Change</b> | 11%            | - (8%)            | 15%                | 2%            | - (16%)     |

Source: Census of Population, 1980 and 1990, U.S. Dept. of Commerce

### **Age Groups by Households**

Rutland has a younger population than most rural towns. As Table 3 illustrates, approximately 46% of the residents are under 34 years of age and 24% 60+ years.

**Table 3**

**POPULATION BY AGE FOR RUTLAND, ND**

|         | <b>Number</b> |
|---------|---------------|
| Under 5 | 8             |
| 5-9     | 27            |
| 10-14   | 24            |
| 15-19   | 15            |
| 20-24   | 6             |
| 25-34   | 21            |
| 35-44   | 31            |
| 45-54   | 25            |
| 55-59   | 10            |
| 60-64   | 11            |
| 65-74   | 21            |
| 75 – 84 | 17            |
| 85 +    | 4             |

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

**Households**

In 2000, households in Rutland consisted of 91 families for a total population of 220. About 59% of the households are family households, only 3% are female head of households and 39.6% are single occupancy households. The average household size 2.42 and average family size 3.35.

**Future Potential**

Between 1990 and 2000, population of Rutland grew 11%. 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 growth continues at the rate of 2% per year for the next 20 years, Rutland would have a population of about 317 by the year 2020. If the population grows at 1% per year, in the year 2020 the population of Rutland will be at 266. 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 22-46 new residents is highly possible in the foreseeable future.

**Table 4**

**PROJECTED POPULATION FOR RUTLAND, ND**

|                             | <b>2000</b> | <b>2010</b> | <b>2020</b> |
|-----------------------------|-------------|-------------|-------------|
| Growth Projected at 0.5%/yr | 220         | 231         | 242         |
| Growth Projected at 1.0%/yr | 220         | 242         | 266         |
| Growth Projected at 2.0%/yr | 220         | 264         | 317         |

**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**

**2000 LABOR FORCE CHARACTERISTICS FOR:**

|                             | <b>Rutland</b> | <b>Argusville</b> | <b>Abercrombie</b> | <b>Buxton</b> | <b>Page</b> |
|-----------------------------|----------------|-------------------|--------------------|---------------|-------------|
| % in Labor Force            | 64%            | 60%               | 65.6%              | 59.8%         | 57.0%       |
| Worked in 2000              | 106            | 97                | 139                | 167           | 139         |
| Worked Full Time<br>in 2000 | 104            | 77                | 80                 | 88            | 52          |

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**

**2000 MEDIAN INCOME FOR RUTLAND AND NORTH DAKOTA**

|                  | <b>Rutland</b> | <b>North Dakota</b> |
|------------------|----------------|---------------------|
| Median Family    | 34,167         | 28,707              |
| Median Household | 26,786         | 23,213              |
| Per Capita       | 14,064         | 11,051              |
| % below poverty  | 7%             | 14.4%               |

Source: 2001 Census of Population

## **HOUSING**

There were 105 housing units in Rutland in 2000. Of the existing housing units, 72 are owner occupied and 19 are renter occupied. Approximately 57% of the housing units, primarily single family units, were built before 1940 and 28.5% were built between 1970 and 2000. Generally, the existing housing stock is in good condition and compares well with other North Dakota rural area cities (See Table 7).

**Table 7**

**2000 AGE OF HOUSING UNITS FOR SELECTED CITIES IN:**

|                        | <b>Rutland</b> | <b>Argusville</b> | <b>Abercrombie</b> | <b>Buxton</b> | <b>Page</b> |
|------------------------|----------------|-------------------|--------------------|---------------|-------------|
| Built before 1940      | 57%            | 40%               | 47.4%              | 43.0%         | 38.9%       |
| Built during 1940-1980 | 36%            | 58%               | 31.1%              | 50.3%         | 45.1%       |
| Built during 1980-1990 | 6%             | 2%                | 21.5%              | 6.7%          | 16.0%       |

Source: 2000 Census of Population

### **Housing Characteristics**

Currently 91% 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.



## Rutland Comprehensive Plan

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 2010, the population and household changes may demand an additional four to six units by 2020. 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 has one city park located by the baseball facility. Rutland does not have a school within its legal boundaries; students are transported to the Sargent Central school system in nearby Forman.

### **LAND USE AND TRANSPORTATION**

#### **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. 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.

## Rutland Comprehensive Plan

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, orderly land development, and retail and public services.

#### **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. Encourage development of owner occupied housing units.
2. Encourage home improvement and property maintenance to keep up the housing stock.

#### **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. Encourage development of a mobile home park based on the provisions of the Land Development Code.
4. 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.
- 3

## Rutland Comprehensive Plan

4. Identify potential Mobile Home Park area

### **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 the future land development in Rutland, the following objectives and policies are instituted.

### **Objectives**

1. Develop orderly and compatible land uses.
2. Avoid land use and zoning decisions which would have negative effects on the adjoining properties and the community.
3. Plan for future streets, which would 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 the 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.

### **Public Facilities and Utilities**

Good public facilities and utilities are necessities of the community. In Rutland, the existing waster 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.

## Rutland Comprehensive Plan

2. Utilize public services and negotiating tools to enhance and improve the economic interest of the city.

### Policies

1. Plan public utilities 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 the infrastructure especially the internal drainage problems.
2. Improve cell phone service connectivity to meet resident and City needs
3. Check with Dickey Rural on upgrading the internet, phone and cable service.
4. Check with Ottertail Power on the low power problem that occurs at certain times.

## **Business Development**

Rutland is primarily a bedroom community. To guide the business and service development in Rutland, the following objectives and polices 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. Investigate Home Rule Charter as a means of expanding the City's economic base and development authority

## Rutland Comprehensive Plan

2. Establish the Renaissance Zone as a means of providing economic incentives for existing business and to attract new business to Rutland