

GAP Steering Committee Meeting #2Moorhead Growth Area Plans / 193803429

Date/Time: April 14, 2016 / 5:30 PM

Place: Hjemkomst Center – 201 1st Avenue North, Moorhead, MN

Next Meeting: May 5, 2016

Attendees:

Bill Christian – Metro COG
Paul Krabbenhoft – City of Moorhead Planning Commission and HBA
Lynne Kovash – Moorhead Public Schools Representative
Kevin Hanson – Gate City Bank
Christine Laney – River Keepers
Peyton Mastera – City of Dilworth Administrator
Mark Voxland – City of Moorhead Resident and former Mayor
Mari Dailey – Moorhead Planning Commission and City Council
Cindy Graffeo – Moorhead Economic Development Authority
Mary Safgren – MnDOT District 4
Larry Seljevoll – Moorhead Parks Advisory Board
Tom Trowbridge – City of Moorhead Engineering
Peggy Harter – Stantec Project Manager
Carron Day – Stantec Lead Planner
Kristie Leshovsky – City of Moorhead Planning
Kim Citrowske – City of Moorhead Planning
Jonathan Atkins – City of Moorhead Engineering

Absentees:

Morrie Lanning – Moorhead Resident and former Mayor and State Rep
Tim Magnusson – Clay County and Township Representative
Kris Knutson – Moorhead Public Service Water
Travis Schmidt – Moorhead Public Service Electric
Steve Iverson – Moorhead Resident and L2H Development
Mike Hulett – Moorhead City Council and Clay County Planning Commission

Distribution: All Meeting Attendees and Absentees

Project Background & Introductions: Ms. Harter opened the meeting thanking the meeting attendees for their participation in the Steering Committee (SC). She noted that the plans are intended to designate land uses within these areas to ensure future development is connected to the larger community. These plans will provide a roadmap for long range future development of the city.

Ms. Harter then asked each meeting attendee to introduce themselves and who they represent.

Project Schedule and information update: Ms. Harter reviewed the GAP project schedule and noted the upcoming Public Input Meeting #1 on May 19, 2016, 5:00 – 7:00 pm at the Hjemkomst Center.

Copies of the updated Background Report were provided to those in attendance and they were asked to provide any comments.

Ms. Harter also presented the updated Growth Area Boundaries. In response to comments in the March meeting regarding the direction of future growth, the Southwest Growth Area has been added and extends further south.

Presentation: Ms. Day addressed the two-fold focus of this study: to address Moorhead's existing development potential and to plan for 2040 and beyond. Current estimates are that the city's undeveloped acreage with sanitary sewer and some other service is approximately 1,500 acres with a unit potential of about 5,000 housing units.

Policies in the adopted Comprehensive Plan and its 2009 Addendum addressing in-fill "Priority should be given for Moorhead to fill in rather than expand" were discussed as were potential growth management options including urban service areas, and staging/phasing plans. The consensus was that some additional areas with existing urban service capacity should be developed before opening up new areas.

Looking toward the vision for the three growth areas, potential density ranges and their application to each of the growth areas was presented and discussed with the Steering Committee.

General Comments

- One Steering Committee member asked about the Southwest Growth Area – why did it not expand further west to TH 75.
 - The area was included in the 2009 Plan Addendum and the area east of TH 75 generally mirrors development on the west side of TH 75.
 - It is possible for a landowner to request an amendment to the comprehensive plan when an application for rezoning is submitted.
- Discussion on the slide "Deferred and Postponed Special Assessments in Existing and Conceptual Service Areas".
 - Deferred special assessments apply to undeveloped properties within the City limits.
 - Postponed special assessments apply to undeveloped properties outside of the City limits.
- One Steering Committee member asked if there were any undeveloped acres outside the 1,500 acres listed on the slide. Most of the 1,500 acres (the property in brown on the slide) are unplatted areas that have not been developed. It does not include parcels

- which are not guided towards uses other than residential.
- The new Elementary School is scheduled to open in Fall 2017 and will likely drive residential development near the new school.
- The Committee commented on concerns regarding the increase in high density residential development in the South Central Growth Area.

Questions for Steering Committee Discussion: Ms. Harter presented seven questions to facilitate Steering Committee Discussion.

Q. 1 Future Development Phasing

2009 Plan Addendum:

“Priority should be given for Moorhead to fill in rather than expand.”

How much Moorhead in-fill development should be required before development in the 2016 growth areas?

Comments from Steering Committee members on Question 1 included the following:

- Soft 40%
- Not required, but goal should be 50% or so
- An emphasis on in-fill is good but we should ensure that we don't hinder future development and growth for the sake of in-fill
- Definitely agree with the 2009 addendum statement. In-fill is VERY important. Slow down urban sprawl. Avoid leapfrogging
- Should be continued – don't limit expansion 40%
- In theory 100%; practically 0%
- 75% in-fill
- 90% except the new school will drive development and make that policy ineffective. In the future I am a fan of urban service areas.
- Timing of expansion into new growth areas should be reviewed based on development contiguous to each growth area and not the whole in-fill area. Example: if the east area is growing fastest and expansion into the east growth area is feasible, that area should be expanded first (even if other areas are not built out). Recognition of community facilities, such as the new elementary school and Bluestem, may attract more growth than other areas. Growth areas with existing/deferred assessments should be expanded/developed first.

Q. 2 Future Development Phasing

2009 Plan Addendum

Development staging/phasing plans - “one method for managing growth”.

“Staging areas ensure that growth does not move into areas that do not have the public infrastructure to support it.

Do you agree with applying this method to the growth areas?

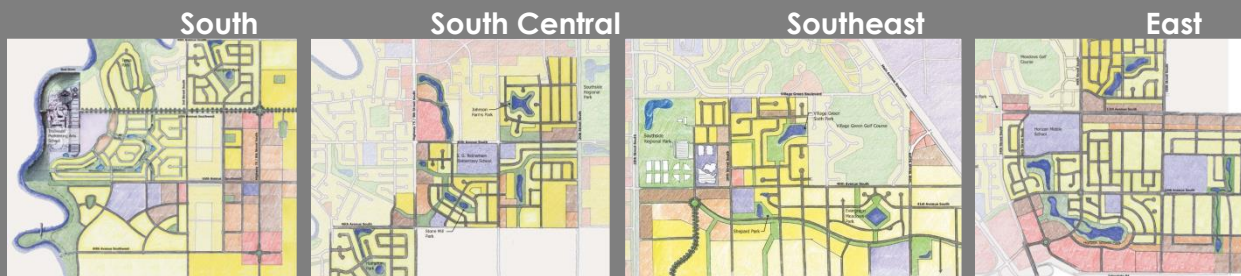
Comments from Steering Committee members on Question 2 included the following:

- Yes
- Yes
- Yes, avoid leapfrogging
- Yes - practical
- Yes
- The concept of this? Yes.
- Yes
- Yes
- Yes,: agreed. Costs and growth will most likely drive expansion

Q.3 Densities

Preliminary growth area population accommodation thru 2040 assumes these development intensities:

Density Ranges		2009 Growth Areas				2016
		South	South Central	Southeast	East	
	0-4 units/acre	7%	11%	7%	18%	10%
	3-5 units/acre	58%	15%	34%	70%	45%
	6-12 units/acre	26%	70%	49%	6%	35%
	12+ units/acre	9%	5%	10%	7%	10%



**Are these densities suitable for all of the growth areas?
 Should the densities for buildout development be adjusted higher or lower for any of the growth areas?**

- East Growth Area
- Southwest Growth Area
- Southeast Growth Area

Comments from Steering Committee members on Question 3 included the following:

- 0-4 du/ac - 15%
- 3-5 du/ac - 50%
- 6-12 du/ac - 25%
- 12+ du/ac - 10%
- Density looks a little higher than realistic. Maybe 55% at 3-5 du/ac and only 25% at 6-12 du/ac
- Need more affordable single family detached homes
- 3-5 du/ac 45% and 6-12 du/ac 35%
- Preference is to keep as low of densities as possible. I think it is an attractive attribute

- against all the higher density developments in North Dakota.
- East should have a higher density to allow young families with children to live in an apartment close to a school
- : Decrease the 0-4 unit percentage. Encourage mixed use, condos, senior housing. Disperse high density/avoid large tracks of high density.

Q. 4 Community Character

What are the positive attributes of Moorhead today – what are the city's strengths which should be included/reflected in these growth areas?

Comments from Steering Committee members on Question 4 included the following:

- River corridor, parks, safety
- Parks and trails, River corridor potential
- River corridor potential
- Pedestrian trail connections for both recreation and transportation
- Utilizing stormwater areas as useable space
- Walkable neighborhoods to a grocery store, etc.
- Utilizing or promoting green infrastructure best management practices
- Actually utilizing riverfront corridor plan
- Like areas, neighborhood concept but mixed density of housing
- Connectivity, Sense of community, park system more centralized
- Parks and trails are important in the growth areas
- Parks nearby any residential dwelling. Easy access to bike paths
- Parks, trails, education/schools, pedestrian/bike facilities. Keep one high school.

Q. 5 Community Character

Do you agree with this statement?

The 2016 growth areas should maintain their current rural character?

Comments from Steering Committee members on Question 5 included the following:

- No
- No
- No
- Do not believe this is an issue; development will be based on owner requesting subdivisions/services

Q. 6 Agriculture

Today most of the acreage within the three growth areas is in agriculture.

In designating future land use for these areas in 2040 should any agriculture area be designated for long-term agricultural use (and appropriate policies and incentives developed) or should all of the existing agricultural use be considered as an interim use?

- Designate some acres for long-term agricultural use
- Existing agricultural uses should be considered as interim uses
- No opinion/need additional information

Comments from Steering Committee members on Question 6 included the following:

- There does not seem to be much point in the city preserving agriculture in the city
- Agriculture is often considered to be the "highest and best use".
- Existing agricultural uses should be considered as interim uses
- No
- Existing agricultural uses should be considered as interim uses
- Existing agricultural uses should be considered as interim uses
- No designation for long-term agricultural use Commercial uses to serve those living in that growth area
- did not believe areas needed to be reserved for agricultural (similar reasons to Q5). Reserving areas for agriculture will impact, possibly negatively, long term infrastructure planning.

Q. 7 Non-Residential Uses

What kind of non-residential land uses should we consider for the growth areas?

- Commercial uses to serve those living in that growth area
- Commercial uses serving a greater area
- Employment centers
- Industrial uses
- Highway-oriented commercial uses
- Other

Comments from Steering Committee members on Question 7 included the following:

- Commercial uses to serve those living in that growth area
- Education, health facilities and elderly housing
- Commercial uses to serve those living in that growth area, Highway-oriented commercial uses, centralized park design. Less neighborhood parks
- Commercial uses to serve those living in that growth area. Highway-oriented commercial should follow access management guidelines
- East GA – commercial, light industrial near RR. Small scale commercial (similar to Azool/40th Ave commercial center). Parks – regional, community, neighborhood. Although not within the GA study area, the area east of Hwy 75 and south of 46th Avenue could integrate mixed use development/neighborhood commercial (currently guided to low density residential).

Next Project Steps: The next Steering Committee Meeting on May 5, 2016, will continue the visioning process and members will review information to be presented at the Public Meeting.

The meeting adjourned at 7:30 PM

The foregoing is considered to be a true and accurate record of all items discussed. If any discrepancies or inconsistencies are noted, please contact the writer immediately.



April 14, 2016
GAP Steering Committee Meeting #2
Page 9 of 9

Stantec Consulting Services, Inc.

A handwritten signature in black ink, appearing to read "Peggy Harter".

Peggy Harter, PE
Project Manager
Phone: (701) 566-6020
peggy.harter@stantec.com

Attachment: Meeting Sign-in Sheet
Updated GAP Boundaries for SE & SW Areas

c. All Meeting Attendees and Absentees
Project File

MEETING SIGN-IN SHEET



Project Name: Moorhead Growth Area Plans and AUAR		
Client Name: City of Moorhead		
Stantec Project No. 193803429	Date of Meeting: April 14, 2016	Time of Meeting: 5:30 PM
Project Manager: Peggy Harter		

Name	Representing	Phone
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✓ Mari Dailey	City of Moorhead	Phone: Cell: Fax: Email:
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MEETING SIGN-IN SHEET



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			Fax:
			Email:
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