

Draft Goals and Policies

The following goals and policies were developed from input received from community meetings and the Comprehensive Plan Steering Committee (late January) to achieve their vision for community. Many important topics, issues and ideas were shared during these meetings which have been translated into goals and policies for your review. The Steering Committee reviewed the drafts a second time and on March 9th, made some minor modifications and recommended approval of following final draft goals and policies for City Council consideration and final approval.

Immediate Goals and Policies:

Goal 1: Promote a well-planned community with a balance of land uses while addressing the needs and impacts of expanding services to support growth through development and redevelopment.

Rationale: A carefully created Comprehensive Plan will ensure the community's ability to grow in a rational and responsible manner, preclude decision making processes that overlook long-range land use implications, and help ensure fulfillment of citizens' desires for a well-planned community and preservation of their quality of life.

Policies:

1. Create a land use plan that defines the types and locations of residential, commercial and industrial development required to meet the community's projected needs.
2. Create and maintain a development staging plan, within the city limits and in the two-mile extraterritorial jurisdiction, to manage growth and guide the orderly and cost effective provision of infrastructure at a rate that is consistent with forecasted growth.
3. Prepare long-range transportation and infrastructure plans that will direct and support the future growth.
4. Expand level of community services and staffing to keep pace with orderly development.
5. Protect the sensitive natural features and slopes that make Minot unique such as the river, streams, wetlands, coulees, natural open space and local parks as development proceeds.
6. Promote continued strong working relationships and coordinate with other governmental planning efforts.
7. Explore the development of an impact fee policy, combined with other funding mechanisms, to accommodate development.
8. Encourage mixed land use where appropriate and more efficient use of the land.
9. Update the plan periodically, with an annual review for the Planning Commission and City Council by City staff, and comprehensive updates to various elements as needed.

Goal 2: Ensure that zoning and subdivision ordinances and official master plan documents are consistent with the intent and specific direction provided within the Comprehensive Plan.

Rationale: Sound land-use plans and the official controls that implement them are essential tools that enable the community to attract those specific uses intended for the land and ensure the quality community Minot citizen's value.

Policies:

1. Provide clearly defined zoning ordinances to achieve public values including, but not limited to:
 - a. Preserving open space and park and recreational needs through park dedication.
 - b. Managing storm water using natural filtration and other ecologically based approaches to avoid down-stream flooding.
 - c. Providing housing that meets all stages in the life cycle and affordability ranges.
 - d. Expand/diversify the tax base to lessen the tax burden on residential properties
 - e. Providing infrastructure that benefits community beyond the project site.
2. Ensure developments meet the standards specified within the land-use plan and official controls, including zoning and subdivision ordinances and official maps.
3. Ensure compatibility of adjacent land uses in new developments and work to improve compatibility in existing redevelopment areas.

Goal 3: Coordinate transportation with land use planning.

Rationale: Understanding the impact of land use on transportation systems is an important element to supporting growth and development.

Policies:

1. Analyze the traffic generation characteristics of proposed land uses to avoid exceeding the capacity of local, county, and regional roadways.
2. Consider the impacts to neighborhoods when planning new or upgrading existing roadways.
3. Ensure that the fully integrated comprehensive plan, which includes coordinated land use and transportation plans, is reviewed annually to provide a rationale for transportation and land use decisions.
4. Land use planning surrounding the Minot International Airport should be compatible with the airport operations with respect to noise, building height, flight patterns, expansion plans, and flight operations.
5. Consider long-range plans for a new airport northeast of Minot.
6. Encourage shared parking facilities for commercial, industrial, and mixed use projects to reduce impervious surface, minimize land consumption, and minimize traffic.

Goal 4: Attract and encourage a balance of new commercial, light industrial, office-industrial, heavy industrial, knowledge-based business, and professional services and expansion of existing businesses.

Rationale: Minot's commercial, light industrial and heavy industrial development will be concentrated primarily along its existing business corridors. This provides opportunities for a diversified economic base, expanded employment opportunities and maintaining conformity with the existing commercial, light industrial and heavy industrial land use patterns.

Policies:

1. Protect designated industrial areas from encroachment by residential development and marginal land uses that will preclude the highest economic use of land available for commercial, light industrial and heavy industrial development.

2. Work with local business organizations to develop strategies and programs to draw high-end business park development that attracts medical, energy technology, value-added agricultural and knowledge-based businesses which provide quality employment and higher wages with the expansion of city services.
3. Work with property owners to redevelop existing industrial sites that are in disrepair, are obsolete with respect to design, have environmental concerns and are incompatible with neighboring land uses.
4. Designate areas for industrial expansion within the City's growth areas and exterior limits that are accessible to public infrastructure and transportation, including rail and air.
5. Create a community identity that will help recruit targeted business and industry to Minot.
6. Use the presence and resources of educational institutions including Minot State, industries, business organizations to support and facilitate new businesses and expansion of existing.
7. Encourage site upkeep and quality maintenance through code enforcement to maintain and promote a positive image.
8. Market the Minot International Airport as an asset to corporate users.

Goal 5: Develop and maintain a roadway system that accommodates the safe and efficient movement of people and goods.

Rationale: Minot is a growing city and policy makers face decisions that will affect the existing and future roadway facilities in addition to other transportation modes. These decisions must be made with proper information. The establishment of transportation goals and policies helps to guide these decisions by directing the development of the transportation system.

Policies:

1. Use traffic management technology to improve the operations and safety of the roadway system.
2. Plan for, design, and construct roadways to accommodate existing traffic demand and future traffic growth, considering the predominant land uses utilizing the roadways.
3. Identify roadway improvements for existing needs and future demand.
4. Identify corridors to relieve congestion.
5. Integrate pedestrian and bicycle trails into the design of roadway facilities where appropriate and feasible that provide links to parks, cultural and historic resources, and public uses.
6. Coordinate with NDDOT on interchange improvements located within the City.
7. Provide improved at-grade rail crossings or rail overpasses/underpasses.
8. Examine truck routes to bypass the city for the benefit of industries and drivers.
9. Maintain existing facilities in a manner necessary to preserve acceptable levels of service and minimize life-cycle costs.

10. Implement access management guidelines for collector and arterial roadways with adequate distance between intersections/driveways and appropriate traffic control methods.
11. Avoid or minimize impacts to natural, cultural, and historic features.
12. Investigate "quite zones" in the City.

Growth and Development/Land Use

Goal 1: Maintain safe neighborhoods and community areas.

Rationale: A sense of security is important to the quality of a neighborhood and maintaining housing values.

Policies:

1. Maintain and ensure strong community support for the city's fire and police departments.
2. Encourage community involvement in Crime Prevention Programs.
3. Promote development of neighborhoods with mixed housing styles that promote diversity and attract all age groups.

Land Use – Commercial/Industrial

Goal 1: Expand and diversify the city's tax base by encouraging new commercial/industrial development.

Rationale: Continued growth of commercial and industrial business supports the city's growing residential population for jobs and services while providing an increased tax base.

Policies:

1. Provide for commercial land uses that are dispersed appropriately throughout the community. Create neighborhood commercial areas which provide goods and services for the neighborhood.
2. Create performance standards, with incentives as appropriate, for all commercial areas including building and signage design guidelines, streetscaping, and inclusion of green space, trails and sidewalks that connect commercial areas to neighborhoods.
3. Promote the rehabilitation and redevelopment of existing commercial facilities by continuing to pursue programs and assistance.
4. Work with all local business organizations to support and promote existing business and new businesses that are viable and responsive to the needs of the community.
5. Ensure, as areas are developed, that a specific development project bears its proportionate share of infrastructure improvement costs.

Goal 2: Promote development and redevelopment of downtown Minot so it can continue to be a focal point.

Rationale: Downtown is an important historical and commercial core of the City that provides a unique setting and community identity.

Policies:

1. Continue the Renaissance Zone program in downtown Minot as a means of encouraging development and redevelopment.
2. Support downtown Minot as a centralized medical/healthcare destination.
3. Inventory and coordinate the planning of all parking facilities within the downtown. Define parking needs, allow joint utilization of parking, and plan for future public parking needs.
4. Develop guidelines for safe and attractive parking lots with landscaping, lighting and hard surfacing.

Economy (General)

Goal 1: Promote Minot’s location within the region as a hub in which to do business.

Rationale: Minot is the regional center for retail and services within a wide-ranging trade area. This gives Minot a unique advantage to expand its business opportunities.

Policies:

1. Work to actively market Minot as a great place to live and work.
2. Work cooperatively with all local business organizations to promote US and Canadian tourism.
3. Proactively encourage and recruit new targeted businesses to Minot.
4. Collaborate with all local business organizations to serve the needs of current and future businesses.
5. Consider the use of available financial incentives (i.e. TIF/tax abatements/grants, etc.) to assist existing businesses and attract businesses to relocate or start up in Minot.

Goal 2: Support, enhance, and expand existing businesses and promote new businesses in Minot.

Rationale: The local business community is already filled with businesses that understand the issues and advantages to a Minot location and most job creation occurs from existing businesses. By working closely with the local business community, the City will be able to understand and respond to changes in the market place quickly and effectively.

Policies:

1. Promote Minot State University as a benefit to attract new businesses.
2. Support healthcare and its expansion needs.
3. Support and extend the local sales tax.
4. Work with local business organizations to recruit workers for local businesses.
5. Develop a plan to provide housing for workers in new businesses.

Housing

Goal 1: Ensure housing development is compatible with existing and adjacent land uses while providing accessibility to public infrastructure, key community features and natural amenities.

Rationale: Accessibility to the key features and services in Minot is important to all citizens of our community.

Policies:

1. Establish development guidelines and ordinances for appropriate amount of parks, trails, sidewalks and connections throughout the community for all residential developments.
2. Ensure commercial development and mixed-use areas are appropriately dispersed throughout the city as guided in the comprehensive plan.

Goal 2: Provide a variety of housing types, densities and choices to meet the life cycle housing needs of residents.

Rationale: Incorporating a wide variety of densities that also supports a range in housing styles for home ownership and rental in attached and detached formats increases opportunity for meeting life-cycle housing needs.

Policies:

1. Maintain a balance, through land use, in the types and densities of housing units available throughout the community.
2. Promote, where feasible, revitalization of downtown to provide increased housing choice.
3. Define zoning districts and standards to correspond to the land use plan to ensure developers can prepare plans to meet the intended densities.
4. Promote creative use of site planning, building design and flexible development of infill lots to increase density and provide greater housing opportunities. They may include use of a PUD where applicable.

Goal 3: Improve opportunity of workforce and life-cycle housing.

Rationale: Minot, as a developing city, will respond to the growing housing needs, from entry level through retirement and beyond, to meet the needs of all residents.

Policies:

1. Work with developers to identify innovative strategies and incentives for providing entry-level and life cycle housing.
2. Use redevelopment tools to revitalize aging residential properties, made possible by various federal, state, non-profit programs or city funded activities.
3. Explore tools and funding sources to create and preserve affordable rental opportunities, long-term affordable housing ownership, such as housing trust funds and provision of housing for the homeless.
4. Explore opportunities for housing ownership made available by various federal, state, local government and non-profit agencies.

Goal 4: Enhance opportunities for senior housing.

Rationale: As Minot continues to grow and develop, it must also accommodate the housing needs of an increasing aging population.

Policies:

1. Complete an assessment of senior housing needs in the community.

2. Encourage partnerships with non-profit groups, churches, and private sector groups to assist in the creation of senior housing and provision of services that allow seniors to stay in their homes.
3. Encourage development of housing with retail accessibility (restaurants, shops, groceries).

Goal 5: Maintain existing housing stock to insure a high-quality environment in all residential neighborhoods.

Rational: A strong base of existing housing stock, in good condition, maintains value in neighborhoods while also providing an important source of moderate and affordable housing.

Policies:

1. Promote the improvement of the existing housing stock, and encourage the rehabilitation or redevelopment of substandard housing.
2. Encourage in-fill housing where appropriate.

Aesthetics

Goal 1: Ensure that the City's aesthetic character for residents, visitors and passersby is enhanced through high quality infrastructure and the visual attractiveness of properties.

Rationale: At the many entrances to Minot and main arterials that run through it is important to portray a visually pleasing and attractive city to the residents and all visitors.

Policies:

1. Establish a community image theme with participation of residents, business owners and property owners.
2. Develop a plan to keep the City's gateways attractive by maintaining and enhancing signage, landscaping, or other features at key City entrances. Where applicable work directly with ND DOT for maintenance of landscaping on state highways and intersections.
3. Include improved signage in beautification efforts to direct residents and visitors to activity areas and downtown.
4. Use incentives to encourage business owners to use landscaping and other design aesthetics to beautify their buildings, entrances and parking lots.
5. Create city initiatives to improve river loops, coulees and other natural areas so that they become attractive elements for the community.

Goal 2: Promote improved building, landscaping and signage aesthetics for all areas and uses through strong ordinances.

Rationale: Effective zoning ordinances are a key to maintaining attractive sites and buildings.

Policies:

1. Update all building, landscaping, screening (including outdoor storage) and parking lot design requirements that increase the minimum aesthetic requirements.
2. Develop consistent zoning standards for all types of signage in all zoning districts. Require comprehensive signage plans for multi-tenant commercial or industrial properties.

3. Endorse city wide beautification efforts by providing incentives to developers and business owners.

Goal 3: Work with properties that detract from or are contrary to the established image desired for Minot.

Rationale: A few blighted properties can bring down a block or neighborhood. Enforcing community standards on the worst cases will do the most for community appearance.

Policies:

1. Promote compliance with all building and zoning codes through effective enforcement strategies and follow through directly with property and or building owner.
2. Identify specific properties of nuisance and prepare actions plans for compliance.
3. Consider the use of incentives for infill development, removal of substandard buildings and consolidation of land for redevelopment.

Community Facilities

Goal 1: Maintain and improve the educational quality that children and adults receive in Minot.

Rationale: Education is a key feature of quality of life in successful communities.

Policies:

1. Work with the school district and support its expansion needs for new schools in planned growth areas, to maintain the high level of education that residents have come to expect.
2. Explore the creation of a combined school district with surrounding communities with Minot as its hub.
3. Encourage and promote cooperative efforts with Minot State University, Dakota College at Bottineau, adult education and other educational organizations to provide life-long learning opportunities for residents of all ages.

Goal 2: Promote the creation and use of community facilities for Minot residents.

Rationale: Facilities serving a variety of legitimate public needs are a hallmark of successful communities and will serve to enhance Minot's quality of life and its position as a regional center.

Policies:

1. Promote the use of all existing athletic and community facilities, while ensuring facilities are adequate to serve additional needs of all programs, so that facilities function as a gathering place for Minot residents and visitors from around the region.
2. Explore a major multi-purpose event center to consolidate facilities offering year-round activities, recreation and venue for local, regional and statewide events.
3. Explore funding for new facilities and maintenance of existing facilities using creative approaches including public-private partnerships.
4. Provide for adequate maintenance of the City's buildings and equipment and for their orderly replacement.
5. Fully plan for and program city services to support growth.

Goal 3: Work with the Minot Park District to preserve and promote a park system that meets the needs of all residents of the City.

Rationale: Areas for active and passive recreation and open space enjoyment is essential to the quality of life for residents of Minot.

Policies:

1. Work cooperatively with the Minot Park District to maintain an equitable distribution of parks and trails with a balance of active and passive recreation facilities throughout the city.
2. Adopt a park dedication ordinance requiring land or cash in lieu at the time of all new development for the creation of parks and trails in developing or redeveloping areas.
3. Support the Minot Park District in acquiring and reserving sufficient amount of park, trail and open space land to fulfill the needs of the present and projected future population of the city.
4. Work together with the Minot Park District to prepare an updated comprehensive park, open space and trail plan to respond to the city's growth and future land use planning.