

## INTRODUCTION

Implementing the Comprehensive Plan for Minot will involve many actions and take many years. The key recommendations for implementing the Plan from each chapter are summarized in the chapter. A few of the most basic steps are:

- City decision makers should consult and follow the Comprehensive Plan – its plans, policies, and recommendations – in their decisions, unless the Plan is amended at some future date.
- Property should be zoned to be consistent with the Land Use Plan.
- Additional studies on certain key issues should be undertaken quickly to provide the additional detailed analysis and recommendations.
- The Plan should be reviewed annually by City staff and the Planning Commission to see if any conditions or issues warrant updating.

The implementation steps from each chapter of this Plan are as follows:

### LAND USE

In order to implement this Land Use Plan and the Growth Area staging plans the following action steps are needed:

- The Land Use Plan will be formally adopted by resolution of the City Council.
- The Zoning Ordinance will be amended to be consistent with the land uses, densities, design standards and other features of this Comprehensive Plan.
- The Subdivision Ordinance will be updated to be consistent with the intent of this Comprehensive Plan.
- The entire City will be zoned to be consistent with the Land Use Plan, including areas within the two-mile extraterritorial jurisdiction.
- City policy will permit development only within the first stage in all Growth Areas, until certain thresholds are met. No “leapfrogging” beyond to

a future stage, unless it follows a process to be developed by the City Council in consultation with city Planning and Engineering staff.

- The next stage in a Growth Area will be opened when a significant percentage of the net developable area of a given Growth Area has been platted and a significant percentage of the platted lots have received a certificate of occupancy.
- Each Growth Area will be tracked independently so that faster growth in one Growth Area will allow that area to be expended versus slower growth in another which will be kept in the original stage.
- Notwithstanding the percentage of development within a Growth Area, in order to expand a Growth Area all necessary feasibility studies must have been completed to determine the extension of utilities and commitments must be in place to pay for the associated costs.
- For a proposed project located both within a current and future stage, the City reserves the right to modify the staging at its discretion.

### TRANSPORTATION

To achieve a successful and effective transportation plan a number of implementation steps will be required:

- The City staff, Planning Commission and city Council will refer to the Transportation Plan when making land use, infrastructure or other key decisions about expansion and growth in Minot.
- In reviewing the design of new subdivisions, emphasis will be placed on creating a network of streets with connections to surrounding properties and streets versus dead-ends and cul-de-sacs.

- Sidewalks and trails will be incorporated onto or near new and existing roadways as new development occurs.
- A full transportation study will be conducted modeling the Minot roadway system and making recommendations on location, size, geometry and timing of roadway improvements.



## PARKS & TRAILS

The following Park and Trail Action Plan identifies efforts Minot will pursue to create opportunities to maintain the existing parks and provide new park, trail and recreation facilities for future residents. These strategies are based on goals for parks and public facilities through input received during community meetings, Steering Committee, Planning Commission and City Council. In addition, after the flood FEMA's Long-Term Community Recovery Team established a multi-month public engagement effort in Minot and the surrounding region in an effort to understand the full extent of the flood and the direct needs and desires of the residents of Minot and region in its recovery. From this effort the Long-Term Community Recovery Team prepared the Souris Basin Regional Recovery Strategy that includes specific projects to aid in the recovery. Relevant park related projects are included within this Action Plan but are also described in more detail in the FEMA report.

To ensure housing development is compatible with existing and adjacent land uses and provides accessibility to key community features and natural amenities (Goals 1 and 2) the City will:

- Use the land use plan as a tool to provide a variety of residential land uses in a range of densities, concentrating higher density opportunities along major transportation and future job centers.

To promote the creation and use of community facilities for Minot residents (Goal 2) the City will:

- Utilize and implement the Park and Trail plan.
- Prepare, adopt and implement a Park Dedication Ordinance.
- Explore funding for new athletic facilities and maintenance of existing facilities using creative approaches including public-private partnerships.
- Explore joint use of facilities by incorporating

school facilities with parks and recreation programs where feasible.

- Prepare comprehensive greenway corridor plans which include trails, recreation facilities and other public gathering amenities such as an amphitheater.
- Use greenway corridors as the element to link parks and open space areas.
- Encourage private play areas or tot lots to be built by developer in medium and high density residential developments.
- Integrate trails into larger scale developments with connection to existing and proposed extensions of the Minot trail system.
- Trails will be bituminous or concrete, except in natural areas, and will be multi-use facilities when uses are compatible.

Fully plan for and program city services to support growth. To continue in the spirit of cooperation with the Minot Park District to preserve and promote a park system that meets the need of all residents (Goal 3) the City will:

- Work cooperatively with the Minot Park District to maintain an equitable distribution of parks and trails (through the use of park land dedication and Park District land acquisitions) with a balance of active and passive recreation facilities throughout the city.
- Include the Minot Park District in review of development projects for allocation of park and trail dedication.
- Work together with the Minot Park District to monitor the progress of the Park and Trail Plan and prepare necessary updates to keep this plan valid to respond to the city's growth and future land use planning.

- Support the Minot Park District in its flood recovery efforts to restore and rebuild major community facilities and buildings including but not limited to the Roosevelt Park and Zoo, Oak Park, golf courses and athletic fields damaged by the flood.

## HOUSING

### Housing Implementation Strategies and Recommendations

The following Housing Action Plan identifies efforts Minot will pursue to create opportunities to maintain the existing housing stock, and to provide increased housing options for future residents. These strategies are based on goals for housing development through input received during community meetings, Steering Committee, Planning Commission and City Council. In addition, after the flood, FEMA's Long-Term Community Recovery Team established a multi-month public engagement effort in Minot and the surrounding region in an effort to understand the full extent of the flood and the direct needs and desires of the residents of Minot and region in its recovery. From this effort, the Long-Term Community Recovery Team prepared the Souris Basin Regional Recovery Strategy that includes specific projects to aid in the recovery. Relevant housing related projects are included within this Action Plan but are also described in more detail in the FEMA report.

The strategies are designed as a resource tool for specific measures the City can effectively undertake and enforce while others are designed as tools to encourage developers to incorporate affordable housing into future development. As future subdivisions are proposed, the City will use these resources and implement the strategies in working with developers to create new affordable housing opportunities. Many of these items are steps the City itself can take alone, while others will occur through partnerships. The City will seek to provide for and maintain housing quality and increase affordable housing opportunities.

To ensure housing development is compatible with existing and adjacent land uses and provides accessibility to key community features and natural amenities (Goals 1 and 2) the City will:

- Use the land use plan as a tool to provide a variety of residential land uses in a range of densities, concentrating higher density opportunities along major transportation and future job centers.
- Pursue funding opportunities to increase the affordability of housing units.
- Create regulatory tools for park and trails for all residential developments.
- Create regulatory tools for interconnected roadway development within all residential developments.
- Through creative use of site planning promote development of neighborhoods that incorporate housing in a range of densities and affordability limits in close proximity to shopping, services, daycare and medical services.

To improve the availability of affordable housing and enhance opportunities for senior housing (Goals 2 and 4) the City will:

- Prepare a comprehensive housing study to assess the future demand for all housing types including the appropriate proportion of permanent and temporary worker housing.
- Seek housing developers to work cooperatively with the City to construct affordable units.
- Create an incentive based program that includes density bonuses for construction of affordable housing.
- Create a Community Land Trust (CLT) which is a non-profit corporation that acquires and manages land on behalf of the residents of a community, while preserving affordability and preventing foreclosures for any housing located on its land.
- Explore the development of affordable housing zoning changes that can increase the availability of affordable housing including adding provisions for accessory dwelling units.
- Support and promote federal, state or local (public or private) programs that assist new homeowners entering the market for existing homes.
- Partner with, support and market programs offered by the State or Federal Government and non-profits to fund the development of affordable and senior housing.

- Periodically review land use regulations to determine effectiveness of current ordinances in encouraging additional affordable units well as encouraging modifications to keep the existing housing stock desirable and livable.
- Allow the creative use of site planning or PUD's that provide flexibility for developments containing affordable housing such as a reduction in lot size, setbacks, street width, floor area, parking requirements and consideration of reduction in City fees.

To maintain existing housing stock to ensure a high-quality environment in all residential neighborhoods (Goal 5) the City will:

- Adopt stricter design regulations and performance standards, as ordinance requirements, for all neighborhoods and homes and utilize staff inspectors to enforce codes.
- Support and actively promote housing rehabilitation programs for existing owneroccupied homes and rental buildings or units.
- Partner with, support and market programs offered by the State or Federal Government, non-profits and local financial institutions to fund the rehabilitation of homes affected by the flood.
- Prepare citizen driven neighborhood based revitalization plans for all flood neighborhoods.
- Promote programs that encourage maintenance of existing housing including a housing remodeling fair, neighborhood watch groups, city and neighborhood beautification, and city wide clean-up programs.

Financial assistance as related to housing can come in many fashions. The Souris Basin Regional Recovery Strategy details several methods including mortgage assistance programs, rental assistance programs, and an increase in the amount of subsidized housing. These project specific ideas are excellent efforts at meeting the real need for affordable housing. The greatest challenge will be of economic as the cost for these programs is great and availability of funding is limited between the state and federal programs. The City has a great opportunity to work with local advocates, volunteers, local financial institutions and others to identify available resources and or create local programs.

## ECONOMIC DEVELOPMENT

The following Economic Development Plan identifies efforts Minot will pursue to create opportunities to maintain the strength of the economy. These strategies are based on goals for the overall economy and more specifically business retention and growth through input received during community meetings, Steering Committee, Planning Commission and City Council. In addition, after the flood, FEMA's Long-Term Community Recovery Team established a multi-month public engagement effort in Minot and the surrounding region in an effort to understand the full extent of the flood and the direct needs and desires of the residents of Minot and region in its recovery. From this effort, the Long-Term Community Recovery Team prepared the Souris Basin Regional Recovery Strategy that includes specific projects to aid in the recovery. Relevant economic development related projects are included within this Action Plan but are also described in more detail in the FEMA report.

The City's broader vision for economic health includes the following strategies articulated in various action steps:

- A balanced and targeted approach to business retention, expansion and attraction.
- A proactive role by the City in the economic health of the community.
- Cooperative partnerships with local and regional organizations and the private sector to future enhance economic health.
- Diversifying the economy by focusing on new job creation, new industry attraction, and leveraging the unique location, and resources Minot has available to expand the economy.

To expand and diversify the City's tax base by encouraging an adequate supply of sites and buildings to meet the demand for commercial and industrial development the City will:

- Ensure the adequate available land to support commercial and industrial growth is available within each growth phase to meet demand.
- Encourage and facilitate infill commercial, industrial and retail development on remaining vacant parcels to ensure maximum efficiency of land use.

- Monitor status of vacant building and or sites to encourage and facilitate redevelopment of underutilized or distressed property into viable commercial and industrial developments.
- Ensure that adequate public infrastructure will be available to serve future commercial and industrial development.
- Prepare a comprehensive downtown revitalization plan that addresses redevelopment including residential and commercial with emphasis on building design, streetscape and open space amenities that will attract residents and businesses to downtown.
- Identify other redevelopment corridors that could benefit from a redevelopment plan aimed at reinvestment. This effort should include the Burdick Expressway corridor from Broadway to the State Fairgrounds.

To attract and encourage new light industrial, high tech, business and professional service enterprises and maintain and expand existing businesses in Minot the City will:

- Identify target markets or industries and prepare an implement a marketing plan to attract businesses that fit this market.
- Continue to support local business retention and expansion initiatives.
- Work with local businesses, industries and economic development organizations to ensure needs for expansion and development are adequately met.
- Promote available financial incentives to attract businesses to relocate or start business in Minot.
- To create a diverse and sustainable economy the City will: (information in this section is included
- in more detail in the Souris Basic Regional Recovery Strategy). Prepare and economic development action plan that identifies current and desired strategic industries.
- Maintain contact with key local businesses on an annual or semi-annual basis so that any business strain can be identified and address before decisions are made to relocate.
- Work with local education resources and industries to ensure that the workforce is being educated with the skills necessary for benefitting the local economy.

- Identify and promote new businesses, quality of life *enhancements and amenity* upgrades that will appeal to the higher levels of affluence that accompany the influx of wealth from the oilfield development. This will help to capture and recycle as many of these oilfield related dollars as possible in the local economy and support a greater diversification of economic activity.
- Partner with the Chamber, MADC or other local economic development organizations in a study of the entrepreneur and small business needs within Minot.
- Partner with the Chamber, MADC and Souris Basin Planning Council to prepare and conduct a workforce survey.

To make certain an adequate supply of housing, including affordable housing, is available for the workforce the City will:

- Preserve existing housing stock and make available land for future residential construction near major employers, within mixed use settings and in areas accessible to transit.
- Perform housing needs studies with large employers. Work cooperatively with employers on appropriate temporary workforce housing options.

## WATER RESOURCES

### SANITARY SEWER

The previous sanitary sewer report and study in 2007 and 2011 provided analysis and recommendations for existing and proposed facilities. The Wastewater Treatment Facility Plan once completed will address wastewater needs for treatment. This Comprehensive Plan is intended to summarize the findings. Minot shall review the previous studies in 2007 and 2011 once the Wastewater Treatment Facility Plan is completed. It's recommended the City review the need to prepare a Comprehensive Sewer Plan for all of Minot reflecting on the goals of this Comprehensive Plan once the goals and objectives are accepted.

The Comprehensive Sanitary Sewer Plan will summarize and include the following:

- Land Use
- Population Forecasts
- Sewer Design Criteria
- Sanitary Sewer Trunk System
- Wastewater Treatment Facility
- Cost Analysis
- Capital Costs (5 year Capital Improvement Program (CIP))
- Operation and Maintenance
- Revenue
- Capital Area Charges
- Sewer Rates
- Summary and Recommendations

As Minot continues to grow and expand its boundaries and service areas, it's recommended the Comprehensive Sewer Plan be reviewed and updated every 5 years. Especially, if Minot continues to grow and expand as projected.

## STORMWATER

The Storm Water Design Manual and Storm Water Management Plan provided the first step to establish storm water rules and regulations. Storm water improvements were identified in specific areas where storm water standards were not met. The next step is to address storm water needs based on future growth projected in this Comprehensive Plan. Natural water resource areas impacted by future growth must be defined. Storm water management and conveyance of storm water through these areas must be established based on goals and policies of the City that not only comply with all regulatory requirements but the goals of the City. The Area Watersheds included in the 2 mile boundary are on shown Figure\_\_\_\_.



As developments are reviewed requirements to provide and contribute to the overall management of storm water in the 2 mile boundary is required. Existing storm water deficiencies must be implemented to comply with current standards and the goals of the City. An updated Storm Water Management Plan would address the following:

- Land Use
- Water Resource Inventory
- Goals and Policies
- Water Resource Mapping and Management
- System Assessment
- Implementation Plan
- Best Management Practices
- Education
- Operating and Maintenance
- Cost Financing
- Capital Improvement Program (CIP)
- Summary and Recommendations

The updated SWMP would define the City's strategies to protect/enhance natural water resources areas and manage storm water conveyance. As growth continues the need to update the plan shall be reviewed by City officials to insure the City's goals and policies are being met in accordance with expectations.

## WATER SUPPLY

A water supply and distribution plan (WSDP) is recommended to serve the Future Land Use Plan included in the 2012 Comprehensive Plan. An overall plan will identify the following:

- Population and Water Demands: including existing and projected water usage, variation in water usage and fire demands.
- Existing and Proposed Facilities: including water supply, storage, distribution, hydraulic analysis, supply-storage consideration, treatment, phasing plan, conservation plans, and well head protection plans.
- Economic Analysis: including cost estimates, recommendations of improvements (Capital Improvement Program), water system charges, lateral benefit/trunk oversize charges, and implementation.

The future water supply to the City of Minot from ground water and/or the Missouri River (NAWS) is critical to align with the future land use plan. The potential for inadequate ground water supplies and limited capacity from NAWS is a concern and must be monitored by City officials as the City continues to grow.



*Minot's high-service pump station to serve Minot and the Northwest Area Water Supply Project*

**ACKNOWLEDGMENTS**

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