

GAP Steering Committee Meeting #1

Moorhead Growth Area Plans / 193803429

Date/Time: March 15, 2016 / 5:30 PM

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

Next Meeting: April 14, 2016

Attendees: Bob Zimmerman – City of Moorhead Engineering
Kristie Leshovsky – City of Moorhead Planning
Kim Citrowske – City of Moorhead Planning
Jonathan Atkins – City of Moorhead Engineering
Bill Christian – Metro COG
Paul Krabbenhoft – City of Moorhead Planning Commission and HBA
Kevin Hanson – Gate City Bank
Peyton Mastera – City of Dilworth Administrator
Mark Voxland – City of Moorhead Resident and former Mayor
Kris Knutson – Moorhead Public Service Water
Mari Dailey – Moorhead Planning Commission and City Council
Cindy Graffeo – Moorhead Economic Development Authority
Christine Laney – River Keepers
Travis Schmidt – Moorhead Public Service Electric
Steve Iverson – Moorhead Resident and L2H Development
Mike Hulett – Moorhead City Council and Clay County Planning Commission
Larry Seljevold – Moorhead Parks Advisory Board
Peggy Harter – Stantec Project Manager
Carron Day – Stantec Lead Planner
Dale Grove – Stantec Principal

Absentees: Morrie Lanning – Moorhead Resident and former Mayor and State Rep
Mary Safgren – MnDOT District 4
Tim Magnusson – Clay County and Township Representative
Lynne Kovash – Moorhead Public Schools Representative

Distribution: All Meeting Attendees and Absentees

Project Background & Introductions: Ms. Harter opened the meeting thanking the meeting attendees for their participation in the East and Southeast Growth Area Plan (GAP) 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 including their interests and what they would like to see come out of this study.

Project Schedule: Ms. Harter reviewed the GAP project schedule and highlighted the following specific SC meeting and Public Input Meeting dates which include a highlight of the content to be covered at each meeting. A full schedule for the GAP was provided as a handout to the meeting attendees.

- Steering Committee Meeting #1 – Today March 15, 2016, 5:30 – 7:30 pm at the Hjemkomst Center – Existing Conditions Inventory & Analysis Meeting
- Steering Committee Meeting #2 – April 14, 2016, 5:30 – 7:30 pm at the Hjemkomst Center – Goals & Vision Meeting
- Steering Committee Meeting #3 – May 5, 2016, 5:30 – 7:30 pm at the Hjemkomst Center – Finalize Goals & Visions and Prepare for Public Input Meeting
- Public Input Meeting #1 – May 19, 2016, 5:00 – 7:00 pm at the Hjemkomst Center – Background Information and Goals & Vision Meeting
- Steering Committee Meeting #4 – June 30, 2016, 5:30 – 7:30 pm at the Hjemkomst Center – Review Growth Area Alternatives Meeting
- Steering Committee Meeting #5 – October 20, 2016, 5:30 – 7:30 pm at the Hjemkomst Center – Review Draft Growth Area Plan Meeting
- Public Input Meeting #2 – November 3, 2016, 5:00 – 7:00 pm at the Hjemkomst Center – Review Growth Area Plan

Existing Conditions Presentation: Ms. Day presented the project background and existing conditions information as part of a power point presentation. The presentation highlighted the following items and can be made available electronically upon request:

- Information regarding what a Comprehensive Plan is and a high level review of the City's current Comprehensive Plan.
- Information regarding what a Growth Area Plan is and review of the Growth Area's studied by the City of Moorhead in 2009.
- Identification of the East and Southeast Growth Areas to be studied as part of this project. It also identified the boundary of the East Growth Area in specific to the City of Dilworth's and Moorhead Annexation Boundary; Moorhead and Dilworth City Limits; and the Oakport, Moorhead and Glyndon Township boundaries.
- Discussion of differences between Planning as part of a Comprehensive Plan or Growth Area Plan and Zoning
- Acreage for each growth area
- Community Snapshot for each growth area including a review of Natural Resources, Existing and Future Land Use Plans, Property Ownership/Number of Parcels per growth area, Recent and Forecast Demographics and Housing for the City of Moorhead, Topography map, Hydrography map, Land Cover map and existing Parks and Trails

Future Transportation Network Review: Ms. Harter reviewed maps of the existing transportation networks within the two growth areas highlighting both their functional classification and jurisdictional ownership. Ms. Harter explained that the future transportation networks are being reviewed first as they have some constraints regarding future connections, existing natural and

physical boundaries, classifications and jurisdictional ownership. Developing the future transportation networks within our project growth areas will then aid in the development of future land uses. Maps of the existing and future transportation networks were provided as handouts for review and discussion.

Future Sanitary Sewer Plan Review: Ms. Harter reviewed the current sanitary sewer areas being studied by the City of Moorhead for future expansion plans and noted how they tie into the growth areas being studied. She highlighted that the two items of note with the sanitary sewer studies in relation to the growth areas are as follows:

- The Southeast growth area development is contingent upon sanitary sewer upgrades in the east growth area.
- Growth Area Plan densities that are developed may impact sewer service boundaries.

Opportunities & Constraints Group Exercise: The Steering Committee was split into two groups – to discuss both Growth Areas. Each group received an aerial photo map and a packet of existing conditions information for each growth area and engaged into a group discuss regarding growth opportunities, constraints and a future vision for each area. The following discussions were recorded regarding each growth area:

General Comments

- There was discussion regarding potable water. MPS Water confirmed that with their diverse portfolio, this should not be a concern.
- Researching the effectiveness of West Fargo's mixed use development practices.
- Residential density options were discussed. There will continue to be a demand for multi-family. The population pyramid shows a large group of seniors – they, and the millennials, tend to located near community facilities and transit. They are also looking for townhomes and twin homes while the young families are looking for single family homes and like to locate near schools.
- Consideration should be given to non-residential uses in these growth areas, especially grocery stores.
- There was interest in learning more about how stormwater would be handled in these areas.

East Growth Area

- Some SC members questioned if it is the preference of where people want to grow/expand – in the East area before the Southeast area. In the past, the growth has continued to the south first along the TH 75/8th Street corridor. However, due to sanitary sewer constraints it may potentially be uneconomical to develop the south areas before the east.
- Although the growth has historically been to the south, some SC members felt that the new school and residential possibilities will attract growth sooner in the East growth area.
- Some SC members felt that higher elevations and further setbacks from the river would also make the East Growth Area more attractive.
- Positive support on the future transportation network shown as part of the meeting. Considerations for jurisdictional transfer for the Clay County Highway designations should be

looked into for the future construction possibilities of 45th Street to the north of 12th Avenue South.

- One SC member questioned the likelihood of the interchange with I-94 at 55th Street, particularly within the timeframe of this study, given its distance from the two closest interchanges,
- How does a future interchange impact the existing truck weigh station along the south side of I-94. Thoughts are that it would have to be relocated. The group felt that coordination with MnDOT should occur sooner rather than later to gain support on the future 55th Street/I-94 Interchange and determination should be made on the future of the weigh station. The City noted that MnDOT District 4 will have a representative on this committee, but she had a conflict with this particular meeting
- SC members asked how we get a future railroad grade separation of the Dilworth railyard constructed at 55th Street given other struggles the City of Moorhead has seen with the high cost of constructing RR grade separations and other projects competing for the same funding. Ms. Harter noted that the area will likely need to develop before the future grade separation can be justified, but we should still plan for it as part of our transportation and land use planning.
- The group discussed concerns on the FAA constraints for the flight path, particularly with the future airport/flight path expansion. Kristie Leshovsky noted that aeronautical zoning has been reviewed within this area and takes into consideration possible growth of the airport/runway. .
- One SC member noted that the area to the west and just north of the East growth area may be an ideal site for a future City Hall and Main Fire Station and would provide good emergency service to this growth area.
- One SC member noted a possible RV business that is considering moving to a project site along the north side of the existing 28th Avenue South frontage road directly adjacent on the west side of the East growth area boundaries. It was verified that the future transportation network shows 28th Avenue South moving to the north further east of this location.
- One SC member felt that part of the development of the East area should include a pool/splash pad as regional park amenities as well as a community focus/gathering area.
- MPS Water identified a future water tower location in the very SE corner of the East growth area boundaries with a water main extension planned along the existing 28th Avenue South frontage road up to the new water tower site.
- The groups discussed how schools are a draw for young families to an area and are likely to increase growth nearby. The location of the new Elementary School planned for 2017 the NW quadrant of 24th Avenue South and 45th Street. It was noted that the school district also owns property directly to the east of this property within the East growth area and some SC members understand that a high school is being considered.
- The SC noted that bike paths and SRTS facilities and crossings should be planned for the new 2017 Elementary School along 12th Avenue South and 45th Street.
- One SC member recommended that we consider the aquifer in our land use recommendations. He did note that the county/city already have restrictions regarding development in this area.

- Dilworth's growth is to the north and east. There does not seem to be interest in developing south of the railroad although the city of Dilworth recently sold a parcel there which is being developed as a single family home.

Southeast Growth Area

- Opportunity for growth in the Southeast area included the history of growth occurring to the south and access to and from the West with the Red River crossing at 60th Avenue South and the new I-94 Interchange improvements to be constructed next year at TH 75 and I-94.
- Constraint for growth in this area includes the need to extend sanitary sewer facilities to the East area before they can be extended to the Southeast area.
- The SC members questioned whether future public sites are anticipated within the growth area. The City noted that a representative from the school district will be at future meetings, but could not attend this meeting.
- MPS identified a future water tower site just north of the study area along the west side of 28th Street.
- MPS noted that they are working on an electrical master plan that is inclusive of this area. They will provide files for their existing utilities and future plans.
- The SC members questioned the boundaries for the SE growth area questioning if eastern parts of it should be removed and additional study areas should be added further to the south and further to the west up to TH 75. It should be noted that after the meeting, the SE growth area was updated and now includes a portion of the Southwest (SW) and SE growth areas. New boundaries for the southern growth areas are attached and their naming follows that of the sanitary sewer study boundaries. Although no areas were removed, additional areas included extending the growth area to the south between 12th Street and 20th Street. It was decided by the City of Moorhead not to expand the growth area to the west up to TH 75/8th Street as this was previously studied.

Next Project Steps: Before the next Steering Committee Meeting on April 14, 2016, the following will be completed :

- Finalize background data report with the City of Moorhead
- Summarize discussion and findings of Steering Committee Meeting #1
- Update the project website with the background data report
- Prepare Draft Goals and Visions for Growth Area Plans

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.



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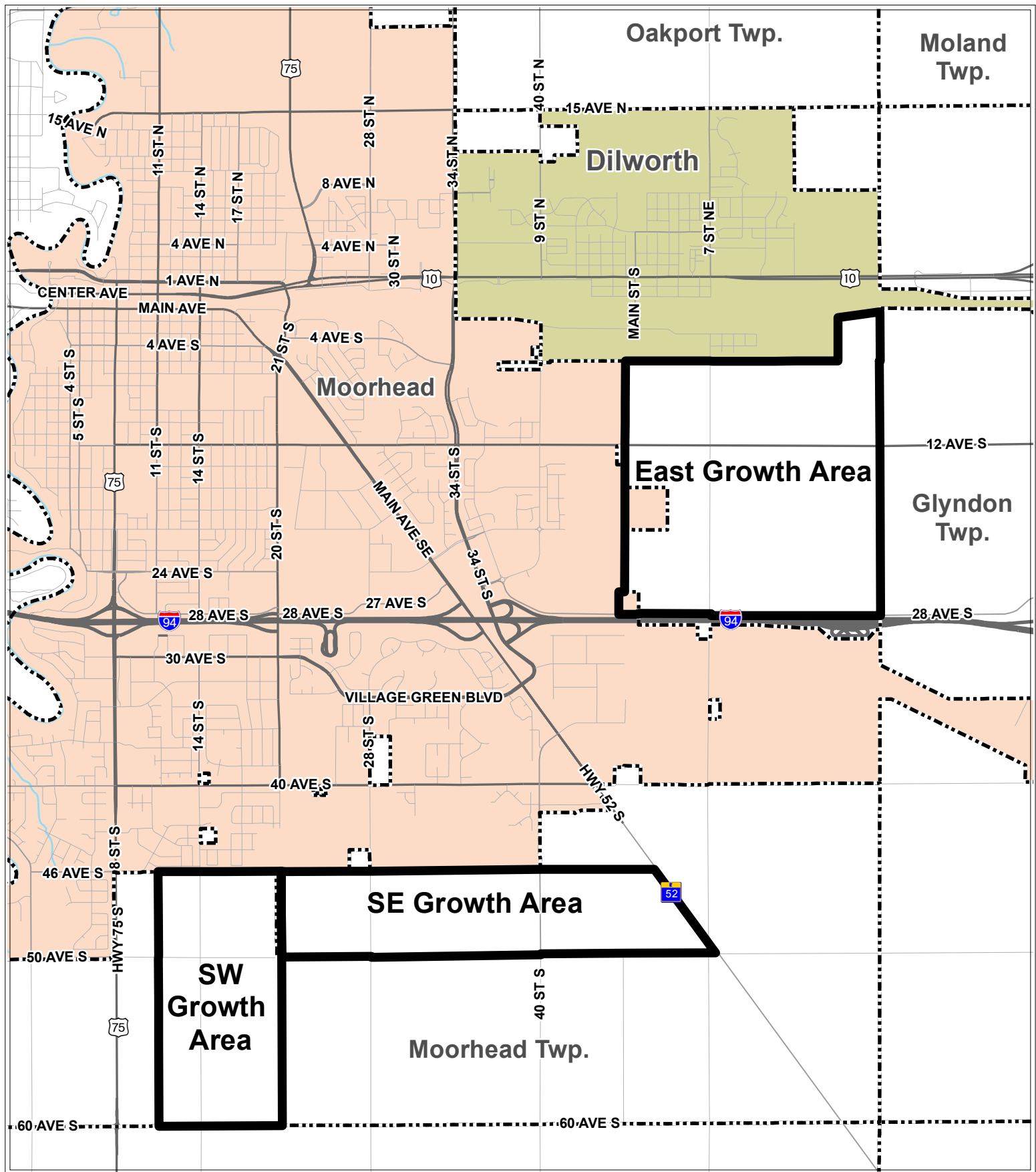
Stantec Consulting Services, Inc.

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

Peggy Harter, PE
Project Manager
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Attachment: Meeting Sign-in Sheet
Updated GAP Boundaries for SE & SW Areas

c. Project File



2016 Growth Area Boundaries



- Growth Area Plan Boundaries
- Municipal Boundary
- Moorhead City
- Dilworth City

March 18, 2016



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