

GAP Steering Committee Meeting #4Moorhead Growth Area Plans / 193803429

Date/Time: June 30, 2016 / 5:30 PM

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

Next Meeting: October 20, 2016

Attendees: Kevin Hanson – Gate City Bank
Cindy Graffeo – Moorhead Economic Development Authority
Tim Magnusson – Clay County and Township Representative
Christine Holland – River Keepers
Larry Seljevold – Parks Advisory Board
Peyton Mastera – City of Dilworth
Stan Thurlow – City of Dilworth
Kristie Leshovsky – City of Moorhead Planning
Kim Citrowske – City of Moorhead Planning
Tom Trowbridge – City of Moorhead Engineering
Jonathan Atkins – City of Moorhead Engineering
Peggy Harter – Stantec Project Manager
Carron Day – Stantec Lead Planner

Absentees: Kris Knutson – Moorhead Public Service Water
Travis Schmidt – Moorhead Public Service Electric
Steve Iverson – Moorhead Resident and L2H Development
Mark Voxland – City of Moorhead Resident and former Mayor
Morrie Lanning – City of Moorhead Resident and former Mayor
Mari Dailey – Moorhead Planning Commission and City Council
Mike Hulett – Moorhead City Council and Clay County Planning
Lynne Kovash – Moorhead Public Schools
Paul Krabbenhoft – Moorhead and Clay County Planning
Mary Safgren – MnDOT District 4 Planning
Bill Christian – Metro COG

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 reviewed the agenda for the meeting and noted that the purpose of this SC meeting is to review preliminary land use alternatives to move toward one preferred alternative for each of the three growth areas. She reminded the committee that after this there is one final Steering Committee remaining on October 20, 2016 in which the committee will be asked to review the Draft Growth Area Plan report and provide comments.

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

Review Steering Committee #3 and Open House #1 Findings: Ms. Harter reviewed the discussion from Steering Committee #3 and touched on the following points of discussion:

- Dr. Lynne Kovash's presentation on Moorhead School growth including the new Elementary School and expansion of Horizon Middle School.
- Ms. Day's presentation on national housing trends and committee discussion on the type of commercial and residential they would like to see within the growth areas.
- Preview of Open House #1 presentation material.

Ms. Harter then discussed the turn out and input collected at Open House #1 that was held on May 19, 2016. She noted that over 50 people were in attendance at the meeting. She highlighted the following information that can be found more specifically in the public meeting summary:

- East Growth Area land use, housing type, commercial use and open space preferences.
- Southeast and Southwest Growth Area land use, housing type, commercial use and open space preferences.
- The results of public voting to strongly agree through strongly disagree on land use policies and initiatives.

Preliminary Growth Plan Alternatives: Ms. Harter noted that the following items were utilized to develop the preliminary growth plan alternatives:

- Compatibility with adjacent land uses (existing and planned);
- Existing and proposed transportation network;
- Sanitary sewer capacities as identified within the City of Moorhead's 2040 Sanitary Sewer Study;
- Existing Moorhead policies regarding growth and development; and
- Input from the Steering Committee and Open House Participants.

Ms. Harter noted that although all of these items were taken into consideration when developing future growth plans, the future sanitary sewer service remained the most limiting factor for growth options that could be considered within each of the growth areas.

Ms. Day reviewed the future land use categories that are currently within the City of Moorhead's Comprehensive Plan. She then reviewed the future land use categories that are being proposed within the preliminary alternatives for the three growth areas within this plan. Ms. Day also reviewed the City's policy regarding maintaining a spacing of ½ mile for neighborhood parks. She explained that the park locations shown on the preliminary growth plan alternatives are not exact but would meet the ½ mile spacing criteria from existing and future planned parks.

East Growth Area – Four alternatives were developed for the East Growth Area as shown below (Figures 1 through 4). The growth alternatives show housing unit counts based on the densities associated with the land use types. Ms. Day noted that all of the alternatives were checked to ensure that they do not exceed future sanitary sewer capacity.

Figure 1: East Growth Area Plan: Alternative #1



Figure 2: East Growth Area Plan: Alternative #2



Figure 3: East Growth Area Plan: Alternative #3



Figure 4: East Growth Area Plan: Alternative #4



Group Discussion on the 4 East Growth Area Preliminary Alternatives:

- For all of the alternatives, Moorhead's Sanitary Sewer Capacity is meant to serve Moorhead's portion of the Growth Area (south of 12th Avenue South). Although the City of Moorhead provides wastewater treatment for the City of Dilworth, Dilworth is responsible for its own collection system and for getting its wastewater to the approved connection to the Moorhead sewer system at 8th Ave & 34th St N. Since the sewer capacity issues at the present time are related to the collection system and not the treatment system, growth in the Dilworth portion of the East Growth Area (that portion north of 12th Ave S) does not affect the ability to service the Moorhead portion of the East Growth Area.
- When the final land use alternative graphics are prepared, the future land uses shown north of 12th Avenue South should reflect those in Dilworth's current future land use plan but be compatible with the future land uses for Moorhead south of 12th Avenue South. Dilworth representatives at the meeting expressed flexibility regarding the specific land uses along 12th Avenue South but did not think that low-density residential was the best use of 12th Avenue South frontage.
- The Steering Committee overall did not prefer alternatives 3 or 4.
 - They did not support that much high density clustered in one location
 - They did not support eliminating commercial around the potential future interchange in alternative 4.
- The Steering Committee would prefer to see future neighborhood commercial in all four quadrants at the intersection of 12th Avenue South and 50th Street.

- The Mixed Use land use shown in Alternatives 1 and 2 west of 50th Street could either stay mixed use or could include some medium density residential. The committee suggested that the future land use at that location should be the most flexible at least until the future of the interchange is determined.
- The Steering Committee recommended showing some institutional land uses along collector and/or local collector roadways. It was also suggested to use Institutional land uses, or some other land use, as a buffer between high and low density residential.
- The high density residential along the 55th Street corridor on Alternatives 1 and 2 should be revised to show about 2/3 medium density residential and about 1/3 high density residential.

Southeast and Southwest Growth Areas – Ms. Day noted that the future sanitary sewer capacity limitations could accommodate low density residential; the number of units shown below (Figure 5). She also said that additional development intensity, such as medium density residential, would be possible if the total developable acreage was decreased.

Figure 5: Southeast and Southwest Growth Area Plan: Alternative #1



Group Discussion on the Southeast and Southwest Growth Area Preliminary Alternative:

- The committee discussed the option to extend the SW Growth Area further south by reducing the growth in the SE Growth Area. However, due to the existing and future transportation network around the growth area, there was not a consensus on where to pull back growth plans in the SE growth area.
- The committee also discussed the potential of including a convenience store type commercial in the northeast corner of the SE Growth Area to serve new development and traffic on Highway 52. They seemed to reach consensus that

there were more viable alternatives for future commercial uses than locating them on the edge of future development.

- They did discuss alternative locations for future commercial uses to serve the residents of the SE and SW growth areas and recommended that consideration should be given to include some additional commercial acres along 40th Avenue South. This should be considered during the AUAR process for the existing growth areas.
- Institutional land use categories should be added in to the growth areas for consideration of religious or other facilities. The preference for institutional land uses is on collector or local collector roadways.
- There was consensus from the committee that there is no current interest in "Big Box" type development within these growth areas.
- Tom Trowbridge noted that although their current Sanitary Sewer Study through the year 2040 does not identify additional service capacity for these areas, that in the future beyond the 2040 planning horizon, a new sewer plan could be completed with the potential to serve more growth within the SW growth area. However, at this time it has not been identified or planned to be serviceable.

Discussion on Growth Phasing Policies and Initiatives – Ms. Harter noted that although these growth area land use and transportation plans represent "full build" growth, there was strong support from the public for phased growth to encourage infill development in areas that are currently serviceable prior to expanding infrastructure into the new growth areas. Ms. Harter noted that this will not result in changes to existing policy but instead will be included as "Initiatives" for the three growth areas.

Next Project Meetings/Steps: Ms. Harter noted that before the next Steering Committee Meeting on October 20, 2016, the following will be completed:

- Summarize discussion and findings of Steering Committee Meeting #4
- Meet with City of Moorhead Staff to develop a preferred alternative for each of the three growth areas.
- Develop preferred alternative for each growth areas and develop the draft report.
- Send out the draft report to the Steering Committee at least one week in advance of Steering Committee Meeting #5.
- Prepare for the final Open House Meeting in November to show meeting material to the committee at Steering Committee Meeting #5.