

GAP Steering Committee Meeting #5Moorhead Growth Area Plans / 193803429

Date/Time: October 20, 2016 / 5:30 PM

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

Next Meeting: Final Steering Committee Meeting

Attendees: Kevin Hanson – Gate City Bank
Cindy Graffeo – Moorhead Economic Development Authority
Tim Magnusson – Clay County and Township Representative
Christine Holland – River Keepers
Peyton Mastera – City of Dilworth
Stan Thurlow – City of Dilworth
Paul Krabbenhoft – Moorhead and Clay County Planning
Kris Knutson – Moorhead Public Service Water
Bill Christian – Metro COG
Kristie Leshovsky – City of Moorhead Planning
Kim Citrowske – City of Moorhead Planning
Bob Zimmerman – City of Moorhead Engineering
Peggy Harter – Stantec Project Manager
Carron Day – Stantec Lead Planner

Absentees: Travis Schmidt – Moorhead Public Service Electric
Larry Seljevold – Parks Advisory Board
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
Mary Safgren – MnDOT District 4 Planning

Distribution: All Meeting Attendees and Absentees

Welcome & Introductions: Ms. Harter opened the meeting thanking the meeting attendees for their participation in the Steering Committee (SC) and notified the group that this would be the 5th and final SC meeting. She reviewed the agenda for the meeting and noted that the purpose of this SC meeting is to review the draft growth area plans and report.

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

Review Draft Growth Area Plan – Presentation: Ms. Harter and Ms. Day gave a presentation to the Steering Committee reviewing the following highlights of the growth area plan as follows:

- Review of the project schedule.
- Review of the growth area boundaries and projected household growth for Moorhead through 2040.
- East growth area – review of existing land use, existing transportation system, and future transportation system.
- East growth area – review of land use alternatives presented at SC Meeting #4; preferred alternative from SC Meeting #4; adjustments to the land use after considering public input, steering committee and Moorhead staff comments.
- East growth area – proposed alternative for land use and the proposed transportation system (Figure 1).
- Southeast and southwest growth areas – review of existing land use, existing transportation system, and future transportation system.
- Southeast and southwest growth areas – review of land use alternatives presented at SC Meeting #4; preferred alternative from SC Meeting #4; adjustments to the land use after considering public input, steering committee and Moorhead staff comments.
- Southeast and southwest growth areas – proposed alternative for land use and the proposed transportation system (Figure 2).
- Review of residential acreage needed by 2040 that can be handled within current service areas and acreage needed within the 2016 growth areas to handle future 2040 population and households.

No comments were received by the Steering Committee members during the presentation to change any of the future growth areas land use or transportation network as shown.

Figure 1: East Growth Area Plan: Future Land Use + Future Transportation Network

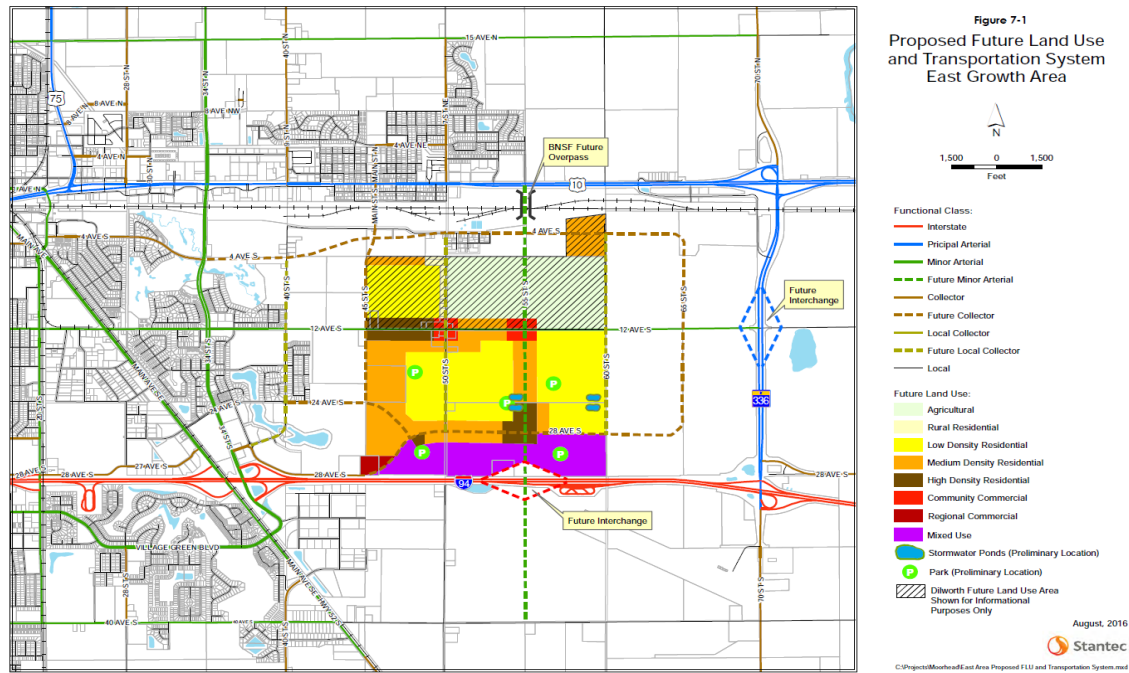
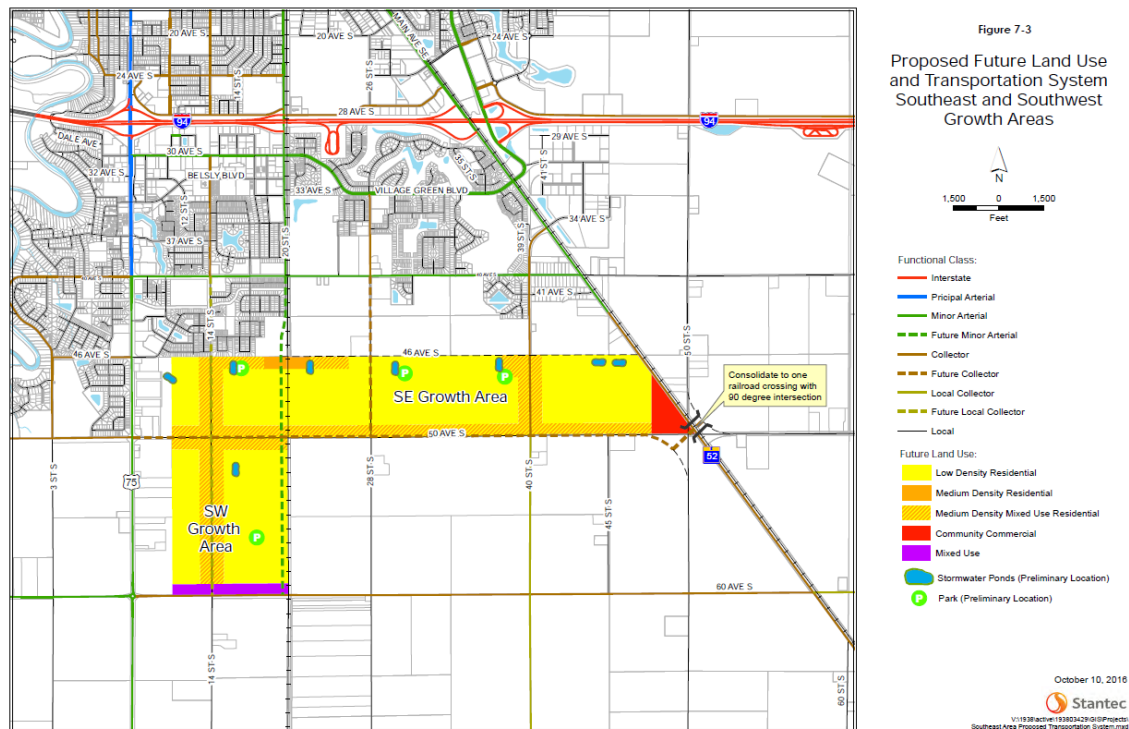


Figure 2: Southeast and Southwest Growth Area Plan: Future Land Use + Future Transportation Network



Review Public Input Meeting Material: Ms. Harter noted that the final public input meeting for the project is scheduled for November 3, 2016 from 5:00 to 7:00 pm at the Hjemkomst Center. She noted that the meeting would be a combination of open house style with a formal presentation to be given at 5:30 pm with the purpose of the meeting to receive comments from the public on the Draft Growth Area Plans. She reviewed the preliminary public input meeting presentation. The Steering Committee made the following comments on the presentation:

- Do not include the detailed table on the future acreage accommodation during the presentation as it is too detailed.
- Do not include information about project phasing within the presentation or the report as it is undetermined where growth will occur first. Although it is likely that growth will first be seen in the East growth area due to the new school, the sanitary sewer plan will likely identify the ideal phasing of growth due to its limitations.

Ms. Harter encouraged the steering committee members to attend the upcoming public open house on November 3, 2016.

Next Project Steps and Moving into the AUAR: Ms. Harter noted updated the committee on the final project steps to complete the Growth Area Plans and discussed the next step in the process to complete the AUAR as follows:

- Summarize discussion and findings of Steering Committee Meeting #5
- Public Input Meeting #2 – November 3, 2016, 5:00 – 7:00 pm at the Hjemkomst Center – Review Growth Area Plan
- Summarize Public Input Meeting #2
- Finalize Growth Area Plan
- Present Final Growth Area Plan to the Moorhead Planning Commission and City Council for final adoption.
- The City of Moorhead and the Stantec Team will begin the process of developing the Alternative Urban Areawide Review (AUAR) process for these growth areas and existing growth areas. The AUAR is a planning tool that local governments can use to understand how different development scenarios will affect the environment of their community before the development occurs.

Discuss Steering Committee Comments on the Draft Growth Area Plan Report: The Steering Committee received an electronic and hard copy of the report ahead of the meeting for review. All meeting attendees gathered around one table to go through the full draft growth area plan to share comments on the report. The following items were discussed:

- Update the community outreach section to identify the number of steering committee meetings and what was discussed. The group decided it was not necessary to include the meeting minutes in the appendix of the report.
- Once the final public open house is completed, add the meeting summary to the body and appendix of the report.
- The committee questioned the densities they are currently seeing in Moorhead and noted that the identified densities being used in the report for single family residential make for very small lots at a density of 5 units per acre. The City and Stantec responded that these densities were developed based on recent development and are what is being used in the future sanitary study. The densities being used within this report will be what is included as a revision to a future comp plan revision.
- Update the transportation section to reference other documents such as the current access standards, Transit Development Plan and Bicycle and Pedestrian Plan to ensure that these most up to date plans are being reviewed when development occurs in the new growth areas.
- The committee questioned how other land uses that are not residential or commercial are being considered in the report. Ms. Day responded that parkland is indicated in the plans to show the approximate spacing and acreage of future parkland without identifying exactly where it will be located. Stormwater ponds are included on the plans in the exact locations from the City's plans. Industrial uses are not needed in the new growth areas as there is plenty of available industrial land use in and around the McCarra Industrial Park. Institutional uses will be incorporated into the future growth areas as they are proposed as the current land use designations will not prohibit a change to institutional.
- The committee questioned how Dilworth's future growth area will handle sanitary sewer. The City responded that they have a trunk line that will carry their sanitary sewer north across the BNSF railroad tracks and then east to the plant for treatment. The current sanitary sewer limitations are not at the treatment plant but getting the sewer to the plant. Dilworth's future growth north of 12th Avenue South will not be included in the City's sanitary sewer plans and will not affect capacity constraints from the East Growth Area.

Other written comments by the committee were received after the meeting and were incorporated into the updated Draft Growth Area Plans.



October 20, 2016
GAP Steering Committee Meeting #5
Page 6 of 6

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.

Stantec Consulting Services, Inc.

A handwritten signature in black ink, appearing to read 'Peggy Harter', with a long horizontal flourish extending to the right.

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

Attachment: Meeting Sign-in Sheet

c. 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: October 20, 2016	Time of Meeting: 5:30 PM
Project Manager: Peggy Harter		

Name	Representing	Phone
Peggy Harter	Stantec	Phone: 701-546-6020
		Cell:
		Fax:
		Email: peggy.harter@stantec.com
Lindy Grafto	Mnd EDA	Phone:
		Cell:
		Fax:
		Email:
STAN T	Dumont	Phone:
		Cell:
		Fax:
		Email:
Kevin Hansen	Gate City Bank	Phone:
		Cell:
		Fax:
		Email:
Tim M.	Clay Co	Phone:
		Cell:
		Fax:
		Email:
Christine Holland	River Keepers	Phone:
		Cell:
		Fax:
		Email:

MEETING SIGN-IN SHEET



Peyton Masters	City of Dilworth	Phone:
		Cell:
		Fax:
		Email:
Kris Knutson	Moorhead Public Service	Phone:
		Cell:
		Fax:
		Email:
Paul Krabbenhoft	City Planning Commission	Phone:
		Cell:
		Fax:
		Email:
Bill Christie	Mnota COG	Phone:
		Cell:
		Fax:
		Email:
Kristie Leshonsky	City of Moorhead	Phone:
		Cell:
		Fax:
		Email:
KIM CITROWSKE	CDM	Phone:
		Cell:
		Fax:
		Email:
Bob Zimmerman	Moorhead	Phone:
		Cell:
		Fax:
		Email: