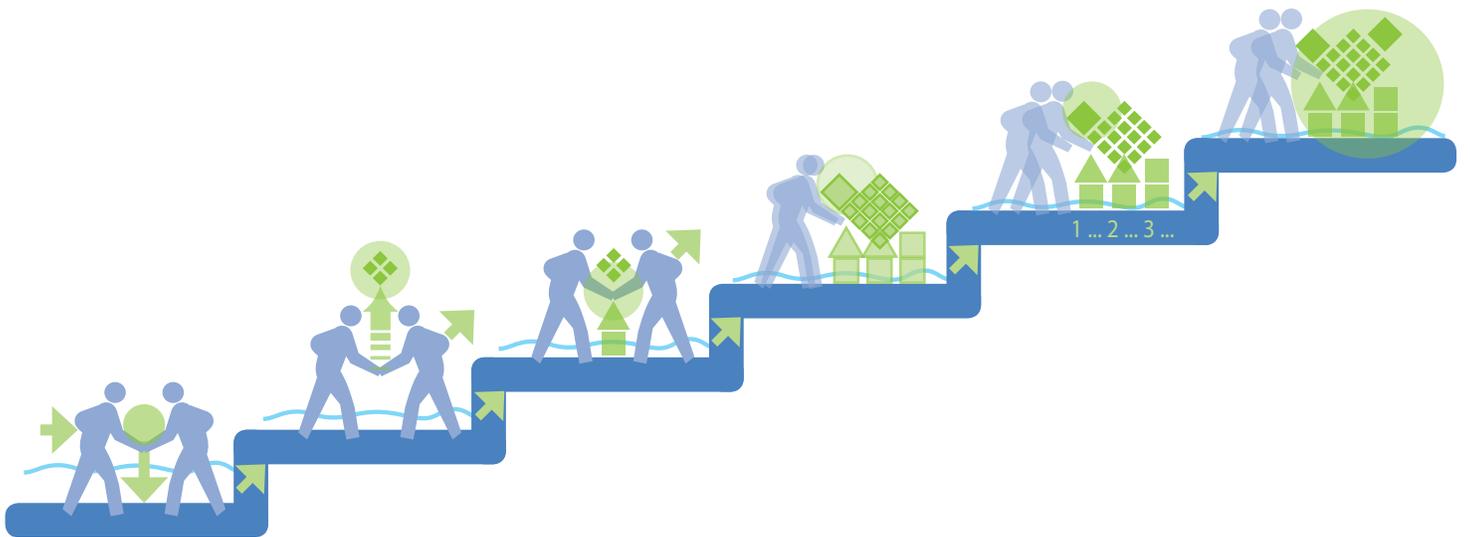


# CHAPTER 9

# CONCLUSION



## 9 CONCLUSION

The East Grand Forks Land Use Plan charts a sensible course for community growth over the next 30 years. It provides an opportunity to direct the pattern of this growth according to public and stakeholder visions which emerged through public input and throughout the Steering Committee review process. The strategies, polices, and future land use and phasing plans, should be used to shape and support growth and land use decisions within the city.

Several components of the 2045 Future Land Use plan have been added or expanded from the previous 2040 plan. In particular, this document includes three new land use categories: mixed use, commercial/industrial, and medium density residential. Specifically, the mixed use category can be used to accomplish a variety of goals. Strategically applied mixed use districts, whether utilized for infill or greenfield development, will enable the City to become more compact and walkable, provide the choice for a living arrangement that is different from that which dominates in neighborhoods of single-family detached housing, and soften transitions between higher and lower intensity land uses. The phasing plan provides a detailed guide for primary growth areas within the planning horizon. This tool should be referenced by many parties as development considerations are being made.

The area concept plans provide a template for incorporating the plan's goals and polices into future growth areas of the city. These plans will aid the city, property owners, and developers in the development process in a manner that meets the future vision of the community. The plans are not intended to dictate how these areas must develop, but rather provide a vision for how the plan strategies can be incorporated into development.

The plan includes expanded implementation measures that are intended to facilitate inter-departmental cooperation and follow-through of the goals, polices, and plan strategies. This section contains an outline that can help the City stay organized as it maintains existing policy, implements new strategies, and continues to grow. The public can also reference these measures as a guide to the future of their community. The implementation section should be referenced as a checklist of near-term and long-term actions, enabling the City to monitor workload distribution and the community to monitor and evaluate progress. By directing growth according to the principles that underscore the future land use plan and plan strategies and adopting the implementation measures, the City will make progress toward achieving the goals and policies in Chapter 5. This progress will assist East Grand Forks in identifying planning successes and areas for improvement in the next Land Use Plan update.

Based on City policy, this plan will be updated in five years with the support of the Grand Forks-East Grand Forks MPO to reflect changes within the community. In the meantime, the plan should be used as the foundation for evaluating development proposals and city actions or initiatives. If plan amendments are proposed, either from a land use plan or policy perspective, they should be reviewed and modified through the public process. This process includes public hearings of the Planning and Zoning Commission and City Council. Maintaining the Land Use Plan as a living document that is referred to often will help the community successfully implement its vision into 2045.

