

## Land Use General Goals and Policies

1. Develop and implement a cohesive city wide land use pattern that ensures compatibility and functional relationships between all uses.
  - a. Employ transparent development policies and regulations in a consistent and uniform manner, to the maximum extent possible.
  - b. Allow for continued public participation through the planning and development process.
  - c. Implement a development review system to actively educate and inform the applicant of the ordinance standards and the Planning Commission's expectations prior to the public hearing.
  - d. Build on existing strengths throughout the City, such as park amenities, a vibrant downtown area, strong industrial and commercial areas, recreation and entertainment facilities, quality local government, and excellent schools, to maintain the existing image of the City.
  - e. Update the geographic land use designations and zoning classifications when it can be demonstrated that such modifications are in the best long-term interest of the City. Such changes shall occur only when they will promote land use compatibility, are appropriate in location and timing, and meet the goals and polices of the land use plan.
  - f. Incompatible and inappropriate land uses shall be properly regulated and slowly redeveloped when possible, so that conflicts are minimized. This shall be achieved through the use of natural and man-made physical barriers (i.e., topography, drainage ways, transportation routes, etc.), landscape screening, and/or property physical orientation of lots and buildings.
2. Advocate development that is accompanied by a sufficient level of support services and facilities (roads, utilities, infrastructure, storm water management systems, parking, access, sidewalks, etc.).
  - a. Encourage development within the appropriate growth term as defined within the land use plan to ensure it can be supported by existing or planned public infrastructure.
  - b. Proactively work towards a highly efficient transportation system by enforcing connectivity, access management, and other transportation elements throughout the development review process.
  - c. Plan public infrastructure improvements in a manner that is compatible with the planned near, mid, and long term growth timeframes of this plan.
  - d. Promote infill development of vacant or underutilized properties within the core of the City will access to existing public infrastructure.
3. Maintain, protect, and upgrade, the character of individual neighborhoods, commercial, and industrial areas.

- a. Encourage the establishment of neighborhood organizations throughout the community to support the identification of neighborhood areas.
  - b. Utilize the future land use plan to provide direction for land use transitions and buffering of incompatible land uses.
  - c. Encourage the redevelopment or replacement of substandard, obsolete or blighted properties or incompatible development through public action and private means.
  - d. Enhance the unique character of all neighborhoods by promoting existing elements and investing in new improvements, such as “complete streets” to establish healthy, safe, vibrant, and walkable neighborhoods throughout the community.
  - e. Target funding toward existing neighborhoods through strategies like transit oriented, mixed-use development and land recycling in accordance with the land use plan.
  - f. Maintain a balanced relationship between the investments in land uses, roads, natural features, and maintenance of properties to protect property values of existing and future development.
  - g. Provide for the development of a sense of place and community engagement throughout the city by incorporating opportunities for public art and other public activities.
4. Plan for the current and future transportation needs of the community as growth occurs.
- a. Encourage, to the extent possible, the implementation measures outlined in the adopted Long Range Transportation Plan for the region.
  - b. Reserve roadway right-of-way based on the transportation needs of the City, as identified in the adopted Long Range Transportation Plan, as possible through the platting process.
  - c. Promote roadway connectivity through the implementation of the East Grand Forks future road map.
  - d. Provide opportunities for residents to utilize a variety of transportation choices through the investigation or review of complete streets guidelines to be possibly implemented in the development of safe, reliable, and economical transportation systems.
  - e. Continue the installation of sidewalks along new roadways in accordance with existing ordinances.
  - f. Promote the use of varied forms of transportation by all age groups by developing walkable neighborhoods which incorporate pedestrian and bicycle connectivity consistently with Safe Routes to School and other transportation initiatives.

## Growth Management General Goals and Policies

1. Manage growth and development in a manner that is fiscally responsible.
  - a. Support the extension of municipal services within the city that capitalizes on in-place utilities and service investments.
  - b. Utilize the near, mid and long term growth scenarios to direct future development to areas that allow for the logical and cost-effective extension of existing utilities into new service areas.
  - c. Promote infill development of vacant lots within the core of the city by establishing financing requirements for infrastructure improvements in new subdivisions.
  - d. Maintain a five-year Capital Improvement Program (CIP) that is updated on an annual basis, along with the current year's budgeted capital improvements, to allow the City to properly finance public improvements to support growth, incorporating the near, mid and long term growth timelines.
  - e. Promote contiguous development that is compatible with the land use plan, future transportation network, and infrastructure and public improvement planning. Premature subdivisions or development plans lacking compatibility with future planning efforts shall not be approved.
2. Promote increased density and compact development within East Grand Forks.
  - a. Develop an incentive program for infill development or redevelopment projects on existing lots.
  - b. Pursue zoning ordinance amendments that incentivize compact development such as bonus densities and parking reductions when other modes of transportation are provided.
  - c. Promote the concept of building up instead of building outward.
3. Provide municipally run utilities and services in a fiscally responsible manner.
  - a. Promote planning and coordination for the rational extension of public utilities within redevelopment areas and the urban expansion area with the use of the near, mid, and long term growth timeframes.
  - b. Discourage premature development or land use patterns that may obstruct the logical future extension of utilities or services into new growth areas.
  - c. Require agreements from property owners and/or developers for the assumption of assessments associated with extending services to their property.

## Residential Area Goals and Policies

1. Promote the development and expansion of neighborhoods with individual character and sufficient access to urban services.
  - a. Support residential growth within existing and planned residential areas that are logical extensions of existing infrastructure and functional land use compatibility, mirroring a grid development pattern where applicable.
  - b. Support infill residential development to maximize the use of existing infrastructure.
  - c. Expand access to affordable housing, particularly housing located near transit facilities.
  - d. Promote equitable, affordable housing by expanding location and energy-efficient housing choices for people of all ages, incomes, races, and ethnicities.
  - e. Encourage the development of diverse neighborhoods which include a variety of housing styles and types.
  - f. Consider mixed use development and the development of properly scaled neighborhood commercial areas to provide everyday uses to the neighborhoods.

## Commercial/Industrial Area Goals and Policies

1. Encourage investments that support economic development.
  - a. Promote commercial and industrial development in accordance with the land use plan, where storm water management, transportation connectivity and other support services are considered.
  - b. Minimize land use conflicts with lower intensity land uses that would impede the future expansion of commercial or industrial uses.
2. Diversify the local tax base and promote local employment opportunities by attracting, retaining, and expanding businesses within areas where urban services are available.
  - a. Encourage for the development of new commercial and industrial uses within appropriately defined areas according to the land use plan, provided that all traffic, infrastructure, storm water management, and compatibility issues are addressed.
  - b. Locate or provide the opportunity to access commercial/industrial areas by a variety of transportation choices.
  - c. Improve economic competitiveness through reliable and timely access to employment centers, educational opportunities, services and other basic needs by workers, as well as expanded business access to markets.
  - d. Reserve land for future commercial/industrial development until urban services can be extended into the area or supplies of existing vacant land slated for commercial/industrial development are substantially depleted.
3. Maintain and, where necessary, upgrade the aesthetics within the commercial and industrial land use areas, especially along the city's major corridors.
  - a. Provide access to information on the regulations, programs or incentives that may assist property owners in the maintenance or renovation of existing development.
  - b. Promote the development of commercial/industrial buildings with quality design and architectural features that fit within the context of the surrounding area.
  - c. Support private redevelopment of commercial/industrial properties which display deteriorated building conditions, obsolete site design, incompatible land use arrangements and/or under-utilization of the site, especially in the highly visible corridors.
4. Promote the continued development, where municipal services exist, of high quality, high value industries that enhance the economy through an improved tax base and expanded employment base for City residents.
  - a. Support collaborative actions to promote East Grand Forks as a great place to locate industries and job producing businesses.

- b. Transitions between distinctly differing types of land uses shall be accomplished in an orderly fashion, which do no create a negative impact (economic, social, or physical) on adjoining developments.
- c. Enhance economic competitiveness through reliable and timely access to employment centers, educational opportunities, services and other basic needs by workers, as well as expanded business access to markets.

## Urban Expansion Area Goals and Policies

1. Plan for a logical expansion of urban growth beyond the existing municipal service boundaries.
  - a. Utilize the near (2025), mid (2035), and long (2045) term growth timeframes to plan for the local extension of development and municipal services beyond the existing municipal boundary.
  - b. Utilize the existing flood protection system as an interim growth boundary for the city when considering future development patterns and densities, and employ growth management strategies within it.
2. Preserve the urban growth expansion area for future urban development.
  - a. Promote areas of urban growth to vacant parcels or undeveloped parcels of land contiguous to existing development.
  - b. Utilize the rural service district to preserve undeveloped areas within the flood protected area for future development. Review the boundaries of the rural service district on an annual basis.
  - c. Coordinate planning efforts with rural electric and rural water for the coordinated purchase of utilities and urban development occurs within existing rural service areas.
  - d. Promote compact development within contiguous growth areas with increased densities or clustered development to maximize the use of flood protected areas.

## Natural Resource Goals and Policies

1. Maintain surface water quality and the integrity of storm water conveyance systems.
  - a. Incorporate a review of all natural wetlands, existing artificial drainage systems, hydric soils, ponding areas, and drainage ways in the concept plan review of the subdivision process
  - b. Promote developments that consider the effects to the existing environment and are designed with nature (i.e. managing storm water runoff volumes on-site).
  - c. Restrict development in wetlands, natural conveyance systems and other natural features that perform environmental functions.
  - d. Prohibit development along or alteration of the natural environment where it adversely affects the storm water conveyance systems.
2. Improve groundwater quality and protect it from degradation by surface water contaminants.
  - a. Identify and protect groundwater recharge areas for existing and proposed municipal wells.
  - b. Promote ground water recharge of adequately treated storm water runoff rather than discharge into major bodies of surface water.
  - c. Assist in the review of existing or proposed facilities or systems that may contribute as a source of groundwater contamination.
3. Promote innovative storm water management techniques for new developments.
  - a. Encourage the utilization of innovative storm water management techniques (swales, rain gardens, detention/retention ponds, porous pavement, green roofs, and open space development) as site amenities throughout all stages of development review.
  - b. Support the development of trainings or workshops aimed to educate the public about various storm water management techniques.
  - c. Investigate potential funding sources for the implementation of storm water management projects for the public and private sectors.
  - d. Consider innovative storm water management areas when developing new city facilities.

## Park and Open Space Goals and Polices

1. Provide a coordinated system of City, County, and State park and recreation open space facilities and services which meets the needs of current and future East Grand Forks area residents.
  - a. Maintained cooperative efforts with the State to promote continued utilization of the existing State Recreation Area and associated facilities.
  - b. Recognize that the provision of active and passive recreation opportunities and programs are fundamental for residential development areas.
  - c. Work with townships to provide opportunities for active and passive recreation independently or in association with the city or other townships.
2. Maintain a sufficient park and trails system to provide adequate passive and active recreation opportunities for the current and future residents of East Grand Forks.
  - a. Ensure connectivity for multiple transportation modes between recreational facilities.
  - b. Incorporate opportunities for public art and civic engagement through the development of public spaces.
  - c. Require the dedication of park fees or property with new development as needed to serve new population areas. The City's Park and Recreation Department will work with the Community Development Office on proposals for the dedication of park land.
  - d. Continue future planning efforts with the development of a park system master plan for additional park facilities and enhancements to existing park and open spaces.
  - e. Support the implementation measures of the Greenway Plan, Parks and Recreation Plan, and adopted Long Range Transportation Plan.
  - f. Monitor residential growth patterns to ensure the population has adequate access to various levels of park services. The Community Development Office and Park and Recreation Department shall work together to monitor access as future development occurs.

## The City of East Grand Forks Government / Administration Goals and Policies

1. Ensure that all developments and/or redevelopments that occur within the jurisdictional areas of the City are in accordance with the goals and polices of this plan.
  - a. The East Grand Forks Land Use Plan shall be reviewed at least every five years to ensure that it is current and reflects the City's interests and changing needs.
  - b. Ordinances, codes, and polices will be updated to reflect the goals and polices of the Land Use Plan, also in full compliance with existing and updated legislative requirements.
  - c. Address planning issues, code enforcement, and nuisance complaints raised by the citizens and local businesses in a proactive, efficient manner.
2. Operate the City with a fiscally sound philosophy.
  - a. Monitor available Federal, State, and Regional programs that provide resources for the implementation of the Land Use Plan.
  - b. Review the Capital Improvement Program on an annual basis to account for any changes over the prior year.
  - c. Annually review the City's financial position and debt services to ensure proper fiscal programming and management.
  - d. Promote a development review processing procedure that assign the cost of any and all related project costs to the applicant in a cost-effective and timely manner.
3. Maintain high standards for proactive communication with residents and businesses on municipal issues and services.
  - a. Implement the goals outlined within the Strategic Leadership Plan, and continue to update the plan every five years.
  - b. Maintain strong and open lines of communication between the City Council and advisory commissions/committees, township boards, Polk County, and other jurisdictions.
  - c. Provide continuing education opportunities for advisory commissions and committee members through seminars and presentations.
  - d. Maintain good communication with City residents and businesses through direct contact, open meetings, the City's website, outreach programs, and new releases.
  - e. Remain proactive in the pursuits and utilization of new technologies and methodologies that may contribute to increased effectiveness of City operations and services.
4. Pursue coordination of land use, facility, and service planning with the townships, county, school district, and other municipalities to avoid duplication and provide for the cost-effective delivery of services.

- a. Promote cooperative arrangement to share facilities and services with the townships, county, and adjoining communities to avoid duplication and to economize on limited financial resources.
- b. Encourage townships to submit proposed projects that could potentially impact future urban development for the City of East Grand Forks for review by Planning Department staff. A joint powers agreement may be considered in the best interests of resolving land use issues around the periphery of the city.
- c. Coordinate development review and long range planning efforts with the School District to allow for the development of share facilities for parks and open spaces.