

## 2040 Comprehensive Plan Steering Committee

Meeting Minutes for May 20, 2022 @ 10:30am.

Public Works Building, 1025 31<sup>st</sup> Avenue SE  
Conference Room #3

<b><u>Members Present:</u></b>	Kelly Barnett, Kevin Black, Mark Lyman, Stephan Podrygula
<b><u>Members Absent:</u></b>	Justin Anderson, Tim Baumann, Cassidy Hjelmstad, John Kutch, Kevin Harmon, Kerri Zabloutney, Dr. Steven Shirley
<b><u>Others Present:</u></b>	Brian Billingsley (Community & Economic Development Director – by phone), John Van Dyke (Principal Planner), Glenda Sorensen (Admin), Scott Harmstead (SRF Consultant), Christopher Shires (Confluence), David Sweeney (SRF Consultant), Shane Goettle (Odney), Josh Wolsky (Minot Downtown Association), Beth Feldner (Odney)
<b><u>Guests:</u></b>	None
<b><u>Call to Order:</u></b>	Principal Planner Van Dyke called the meeting to order at 10:36am
<b><u>Agenda:</u></b>	<ul style="list-style-type: none"><li>• Preliminary Focus Group Series #2 Results</li><li>• Amended Goals</li><li>• Refined City Population Projections &amp; Methodology</li><li>• June Public Workshops Preview</li><li>• Other Items</li><li>• Next 3 months Detail</li></ul>

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Motion by Black to approve the November 18, 2021 & January 28, 2022 Meeting Minutes, second by Lyman.

Ayes: all, Nays: none

### ***Motion passes***

### **Preliminary Focus Group Series #2 Results:**

Consultant Harmstead walked through a slideshow highlighting the four (4) Focus Group areas:

- Economic Development
- Public Facilities, Parks, Open Space
- Housing & Community Character
- Land Use & Transportation

### **Amended Goals:**

#### ***Economic Development*** (goals amended from 8 to 7)

1. Differentiate Minot through a special focus on quality-of-life amenities, making Minot a desirable location for business investment and workforce attraction.
2. Develop workforce capacity for local employment opportunities.
3. Invest in the local economy, fostering local businesses and startups.
4. Support core industries through development that complements and builds on local advantages and economic strengths.
5. Support job growth that provides living wages, benefits, and employment stability.
6. Encourage development that revitalizes distressed//underutilized properties throughout the community.
7. Coordinate city departments, economic development groups, and other stakeholders to align strategies and planning efforts.

Discussion:

- No changes.
- Committee complemented staff's re-work of the goals.

#### ***Public Facilities, Parks, & Open Space*** (goals amended from 12 to 7)

1. Maintain public infrastructure and utilities in safe and serviceable condition.
2. Design and program parks, open space, and indoor recreation facilities for all-season use.
3. Prepare for and embrace emerging technologies to improve public facilities.
4. Provide safe, equitable access to parks, trails, and open space throughout the city.

5. Activate the river – make Souris River a community amenity.
6. Promote efficient development patterns and cost-effective infrastructure.
7. Provide and manage infrastructure in a fair and equitable manner.

Discussion:

- Lyman inquired about the difference between #7 and #1. The committee decided to add the word “new” to #7 (new infrastructure).
- Flood impact neighborhoods – change “core neighborhoods” to “flood-impact neighborhoods”; need to update maps and profile document

***Housing and Community Character*** (goals amended from 9 to 7)

1. Provide safe, accessible, and diverse housing options to promote housing choice for all.
2. Encourage the maintenance, retrofitting, and rehabilitation of existing buildings to meet community housing needs.
3. Encourage housing development that meets current and projected market demand and addresses critical gaps.
4. Promote pathway connections within subdivision.
5. Coordinate development design and encourage architectural diversity throughout the city to reinforce neighborhood identity.
6. Encourage the use of high-quality design and materials to produce durable housing and support neighborhood stability.
7. Improve the aesthetics of highway entry corridors.

Discussion:

- HWY 2 East, which is one of the main corridors coming into the city, was the most talked about item.
- Committee agreed that HWY 2 East is “the worst” corridor into the city.
- Single-family homes were a large part of the discussion.
- There is not much grant money available.
- Need to allow for rural living, but where does this make sense? Need to be able to deny rural subdivisions if they’re in certain areas.
- Highway entry corridors – this goal should be moved up from number 7
- City would consider relaxing C2 general requirements but increasing standards for the highway overlay district; commitment to character

***Land Use & Transportation*** (goals amended from 11 to 8)

1. Maintain roadways in safe and serviceable condition.
2. Promote a land use mix that provides equitable access to housing, employment, services, and open space at the regional scale and neighborhood level.
3. Promote economic development through supportive land use and transportation planning.
4. Support the river system, strengthen community connections to the river, and protect the community from future flood events.
5. Promote development patterns and transportation infrastructure that support access and connectivity for all travel modes.
6. Clearly define urban/rural transition areas.
7. Prepare for and embrace emerging transportation technologies.
8. Encourage city growth and development patterns that protect and enhance the natural environment.

Discussion:

- Electric vehicles were a prominent topic.
- Committee agreed that reducing the goals to eight (8) was a good decision.
- #6 – infrastructure (water and sewer) were identified as very important along the ETA. Principal Planner Van Dyke used Galusha Ranch as an example.
- Committee member Lyman talked about themed neighborhoods, with street such as Appaloosa, Palomino, Chestnut, etc.
- Issues with establishing urban infrastructure in areas platted for rural development. City-wide impacts.

**Refined City Population Projections & Methodology**

- Projected population growth is 1.224% annually.
- Projected population in 2040 is estimated to be 61,949.
- Committee would like to see the projected numbers for the ETJ (Extra-territorial Jurisdiction), which SRF agreed to provide.
- Committee member Stephan Podrygula added that the Minot Air Force Base is expected to have 4,000 contractors in 2029.
- Harmstead added that the committee would take a soft look at the population in five (5) years and a hard look at ten (10) years.
- Would be good to know how many people live in the 2-mile area. Estimate number of addresses and average household size
- Air Force growth – expect a bulge in 2029. Adjust the population projections to account for this. Would be one-time uptick and just carry the same growth trend forward.

### **June Public Workshops Preview**

- Northwest Growth Area – Tuesday, June 18<sup>th</sup> – Erik Ramstad Middle School, Commons
- Downtown & Core Neighborhoods – Wednesday, June 29<sup>th</sup> – Carnegie Center of Minot
- Southwest Growth Area – June 29<sup>th</sup> – Hess, Goliath Room

### ***Area Planning Workshop Agenda***

- Introductions & Agenda Review  
Ice Breaker Question (live polling)
- Comprehensive Planning Overview  
Current Comprehensive Plan  
2040 Comprehensive Plan Process  
City Profile & Growth Trends  
Community Survey Highlights
- Focus Areas Overview  
Five (5) Focus Areas Review & Meeting Focus Area
- Visioning Questions (live polling)
- Visual Preference Boards (sticky-dot voting)
- Small Group Mapping Exercise (puzzle mapping)
- Next Steps Recap (August meetings)

### **Other Items:**

- Consultant Harmstead urged the committee to promote the June Focus Group meetings.
- Committee member Kevin Black suggested that the committee has a fixed meeting schedule.

### **Next 3 Months Detail:**

- Refine objectives and policies.
- 1<sup>st</sup> Series of Planning Area Workshops – June (TBD)

### **Adjournment:**

The meeting adjourned at 11:50 am.