

## **2040 Comprehensive Plan Steering Committee**

Meeting Minutes for April 8, 2022 @ 9:00am.  
Minot Municipal Auditorium, 420 3<sup>rd</sup> Avenue SW  
Board Room 203

**Members Present:** Kelly Barnett, Tim Baumann, Kevin Black, Cassidy Hjelmstad, Mark Lyman, Kevin Harmon, Dr. Steven W. Shirley (MSU)

**Members Absent:** Justin Anderson, Stephan Podrygula, John Kutch, Kerri Zabloutney

**Others Present:** Brian Billingsley (Community & Economic Development Director), John Van Dyke (Principal Planner), Glenda Sorensen (Admin), Scott Harmstead (SRF Consultant), Christopher Shires (Consultant, by phone) David Sweeney (SRF Consultant, by phone), Shane Goettle (SRF Consultant), Beth Feldner (Odney), Brian Reinarts (Confluence), Josh Wolsky (Downtown Business Association)

**Guests:** none present

**Call to Order:** Scott Harmstead called the meeting to order at 9:07am

**Agenda:**

- Focus Group Series #1 Results
- Short Community Survey Results
- Draft Goals Review & Discussion
- Focus Group Series #2 Preview
- Phase 3: Area Planning Preview
- Next 3 months Detail – Focus Groups Series #2, Next Steering Committee Meeting

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### **Approval of November 18, 2021 and January 28, 2022 Meeting Minutes**

Motion by Lyman to approve November 18, 2021 and January 28, 2022 Meeting Minutes, second by Black and passed by the following vote: ayes: all, nays: none

**Motion passes**

### **FOCUS GROUPS**

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

### **Economic Development Focus Group Results (Top 2 in each category)**

Meeting #1: February 15, 2022.

#### **Essential Elements**

- Available workforce
- Up-to-Date infrastructure

#### **Challenges and Threats**

- City-State disconnect – need a cohesive vision
- Workforce availability

#### **Strategies**

- Workforce recruitment – more diversity
- Workforce retention – quality of life

#### **Building Blocks**

- Infrastructure
- Minot Air Force Base

#### **Targets**

- Value-added agriculture businesses
- Downtown growth

#### **Toolbox**

- MAGIC Fund (needs to expand/evolve)
- Revolving loan fund

#### **Positive examples of development in other communities**

- Cryptocurrency Center (Williston)
- Civic Center (Bismarck)

- Pasta Plant (Carrington)

## **Public Services, Facilities, Parks & Open Space Focus Group Results (Top 2 in each category)**

Meeting #1: February 22, 2022.

### **Essential Elements**

- Multi-purpose parks and facilities
- Clear and transparent communication

### **Challenges and Threats**

- Flooding
- Oil boom

### **Gaps**

- Gaps in trail/sidewalk infrastructure throughout the city
- Existing development with limited access to green space

### **Strategies**

- Better communication about funding and property taxes
- Prioritize use of existing facilities, e.g. auditorium, schools, fairgrounds

### **Building Blocks**

- Oak Park and Roosevelt Park
- Bison Trail and Woodland Trail

### **Targets**

- Value-added agriculture businesses
- Downtown growth

### **Toolbox**

- Special assessments (need to allocate fairly)
- Fundraisers

### **Ideas**

- Develop coulees with accessible nature trails
- Create an online equipment rental system

## **Housing & Community Character Focus Group Results – Top 2 in each category**

Meeting #1: February 22, 2022

### **Essential Elements**

- Connectivity (sidewalks)
- Nearby services and attractions

### **Challenges and Threats**

- Development costs
- Labor shortage

### **Gaps**

- Incomplete sidewalk networks
- Shortage of affordable single-family housing; too many apartments

### **Strategies**

- Include public spaces with development
- Housing rehabilitation

### **Building Blocks**

- Lots of available apartments
- Enthusiasm for Visit Minot

### **Targets**

- Affordable single-family housing
- Senior housing

### **Toolbox**

- Renaissance Zones
- Façade Improvement Program

### **Developments we love**

- Blu on Broadway
- The Tracks

## **Land Use and Transportation Focus Group Results – Top 2 in each category**

Meeting #1: February 23, 2022

### **Essential Elements**

- Connectivity of multimodal transportation system
- Complete transit system (including school busing)

### **Challenges and Threats**

- Over-reliance on federal funding through NDDOT; limited funding
- Busing to schools is insufficient

### **Gaps**

- Gaps in sidewalk system - citywide
- Gaps in trail system - citywide

### **Strategies**

- Include public spaces with development
- Housing rehabilitation and historic preservation

### **Building Blocks**

- Airport
- Walkable downtown

### **Targets**

- Affordable housing
- Senior housing

### **Toolbox**

- Access management/access control on highway corridors

### **Success stories**

- Jack Hoeven Park – park connected to neighborhoods
- River Walks in Grand Forks – successful walkable development

### **Short Community Survey Results (Committee Questions and Comments on the Survey Results)**

- Housing – what do we already have in terms of break-down? Tax implications of SFDs.
- Single-Family housing considered to be the most important
- Housing – good to understand desire to own or rent
- How do people view their neighborhood?
- What is the character of individual neighborhoods? Do they have a character that is obvious?
- How does MAFB impact affordability? Or does it just provide stability?
- Are Air Force members who live off base compensated monetarily?
- Benefits of living off base?
- Talk with MAFB about housing push on base or off-base?
- Affordability – when people say unaffordable, what are thinking of? Question needs deeper dive.
- Is lack of retail variety driving up costs?
- Walkability and bicycling is rated fair – many improvements needed.
- Could there be a “station” at the Auditorium (just an example) for citizens/visitors to rent bikes, scooters, etc.?
- Maintaining the quality of the street is the main concern for transportation.
- The main type of retail that residents would like to see are super stores, e.g. Walmart, Costco.
- There was much discussion on this topic regarding the north end of town. Residents in north Minot were adamantly opposed to putting in a Super Walmart a few years ago. One is needed. The need was exposed after the 2011 flood, which separated the two ends of Minot, leaving the north side of Minot at that time without a grocery store or retail stores to get basic needs, e.g. diapers, baby formula, water, etc.

### **Draft Goals Review & Discussion (Committee Questions and Comments on the Draft Goals)**

#### **General**

- Are goals too generic? More specificity to be added in objectives/policies.

#### **Land Use and Transportation**

- #5 and #9 are bike/pedestrian goals. Do we need two goals for bike/pedestrian?
- #5 addresses how land use, design, and growth patterns impact walking and bicycling.
- #9 addresses walking and biking from a transportation perspective. Note topical areas are combined for focus group discussion but will be separated in the planning document.

- #12 – coordinate with the school district on busing issues... this is pretty specific. We can make it an objective

### **Housing and Community Character**

- Discussion on Goal 4 – Encourage the maintenance, retrofitting, and rehabilitation of existing buildings... is this needed?
- What do objectives/policies look like?
- Concerns that we don't want to control the market. Principal Planner Van Dyke explained that failures in the private sector may warrant government intervention and explained much of the older and affordable housing stock becomes rental property because private financing is unavailable. For example, programs could be established/supported to facilitate private ownership and reinvestment in older/affordable housing stock.

### **Public Facilities, Parks, and Open Space**

- Add/modify a goal to explicitly emphasize the Souris River – dead loops are a concern.
- Add a goal – maximize use of existing infrastructure
- #8 Provide safe, equitable access to parks, trails and open space. It was suggested that the Souris River be added to this topic. Principal Planner Van Dyke would like the river to be its own entity.

### **Economic Development**

- Add a goal about continuing to invest in primary industries, industries we have (health care, energy, etc.)
- Remove #7 – Clearly communicate municipal policies to businesses and residents (remove from all sections)
- Add/modify a goal to explicitly emphasize quality of life (reword #8 – reference in above section)

### **Comments on Goals**

- Can we get more people involved from focus groups who are involved with implementation? Have focus group members ask for other staff opinion at their organizations.
- Should also talk about existing businesses here?
- Need goal to call out major economic drivers
- Tourism – need to consider impact of outside money.
- Need better feeder programs for youth to help them stay here. What keeps people here? Developing youth programs.
- Need to have primer – what is public facilities (everything other than transportation)
- Add goal? - Maximizing use of existing facilities and infrastructure
- Don't want too much government overstep with housing maintenance, etc.
- Needs reference to best practices to encourage active transportation.
- What is driving people to develop outside of the city?

### **Phase 3: Area Planning Preview**

The consultant presented plans for the planning focus areas and steering members were broadly supportive of boundaries and areas within the city selected. The focus areas included the northwest, southwest, downtown, and neighborhoods surrounding Minot State University on either side of Broadway. The extraterritorial area (outside city limits) is also a focus area.

### **Next 3 Months Detail – Focus Groups Series #2, Next Steering Committee Meeting**

Community meetings are in the works for June and August.

### **Adjournment.**

The meeting adjourned at 11:00 am.