

CITY OF KENMARE, NORTH DAKOTA
GROWTH MANAGEMENT PLAN
FEBRUARY 2012



Prepared by

Kenmare Growth Management Plan

KENMARE GROWTH MANAGEMENT PLAN

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KENMARE GROWTH MANAGEMENT PLAN

Introduction

Purpose:

The purpose of developing Growth Management Plan is to create a framework consisting of goals, discussion, and policies that will allow an ordered, predetermined, and successful pattern of expansion to the City of Kenmare, North Dakota.

The collection of data used in support of this document extends from:

- Determining the existing conditions of the community's infrastructure / land uses / zoning;
- Estimating population projection;
- Establishing community vision;
- Identifying objectives and goals for city expansion and growth.

This Plan can be considered a vision statement containing general guidelines for development that will be implemented through the zoning codes set forth by the City. Specific rules for permitted uses, dimensional and development standards are criteria set forth by the City's Zoning Ordinance.

This Plan should be considered a "Living Document" as it needs to be maintained and allowed to evolve and reflect the changes that occur during its' lifetime. It is suggested that the Plan be considered for updating on a five year interval. As the community grows, so too will the document that is a tool to shape the community consistent with the City's leadership objectives.

This Plan can serve well as a guide to aid City officials, landowners, developers, and other parties involved in making future land use decisions. It has been developed and shaped through evaluation of technical information including geography, topography, population projection, transportation, economics, public facilities, and the assistance of the responsible citizenry who provided their time in participating in the planning process.

The primary goals of the Plan are to:

- Encourage controlled growth and diversification of the local economy and broaden the City's tax base for a planning period (14 years) that is consistent with the population peak year (2025 with a population peak of 1853 permanent residents and 1906 permanent and transient residents) found within the Population Projection prepared by Keith Witwer & Associates (see Appendix B);
- Provide designated areas for an increased housing demand;
- Designate areas most suitable for residential, commercial, and industrial expansion using the basis of existing facilities and compatible uses;

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- Identify infrastructure deficiencies, needs, and suitable areas of expansion;
- Establish areas of recreation and public use;
- Maintain the rural attractiveness of the community;
- Provide a mechanism by which costs of expanding public facilities and services can be reasonably shared with new development

All of these goals are intended to be met without compromise to the City's character.

The information collected during the numerous Steering Committee Meetings allowed for the development of this plan to take place. Vision and Goals were developed by the Steering Committee based upon opinions and conclusions allowing for specific objectives to be established. This public involvement was key in determining issues and in establishing an understanding of what the community is striving to become in the next 14± years. Adherence to the determined goals as developed by the Steering Committees will enable the City to better the community.

A draft copy of the revised Zoning Ordinances has been provided with this document in an effort to provide consistency with Zoning and Future Land Use planning. This draft should be reviewed and revised as necessary

Plan Principles:

The Growth Management Plan ('Plan') will establish a structural framework using specific Goals and Discussion that have been formulated during the plan creation process. The goals are the intention for which the community is striving. These Goals and related Discussion will then generate Policies which are specific statements of principal or directives. Policy will be implemented through existing Zoning Ordinances.

The planning area for this Growth Management Plan is the boundary extending from the City's corporate limits into the city's Extra Territorial Area (ETA) which bounds the city 1 mile out.

The Plan intends to provide for managed growth with primary consideration for the projected peak resident population of 1853 residents (permanent) with the necessary allowance for the short term peak of 1906 residents(permanent and transient). These projected populations consider the impacts of Oil and Gas development and Potash extraction and processing.

Legal Foundation for Plan:

The Comprehensive Plan is not a law nor does it establish regulations. It can be considered the guiding document when developing zoning ordinances (land use laws) that will be used to implement the plan. The zoning ordinances are developed and adopted via a separate process. Per the North Dakota Century Code Chapter 40-48, 'The comprehensive plan is reviewed and adopted by the planning commission. To make the document the official master plan for the municipality, the document is to be approved by ordinance by its governing body and recorded within the county recorder. With this

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process the Comprehensive Plan shall be final and conclusive with respect to the establishment of public rights in lands shown thereon.'

Adoption Process- Through an advertised , public hearing of the Planning Commission, the adoption of the plan shall be through resolution by no less than 2/3 affirmative votes. Following the advertising period (10 days) published in the official municipal newspaper, the plan can be voted on by the City Council and enacted by Ordinance.

PHYSICAL LOCATION AND MAJOR FEATURES

The City of Kenmare located in Ward County, North Dakota is an agriculturally based municipality with a current population of 962 (per the 2010 Census). The City encompasses approximately 793.4 acres (1.24 sq. miles) and consists of primarily residential, transportation (Kenmare Municipal Airport), commercial, industrial, agricultural uses. The Extra Territorial Limits (ETA) extend 1 mile beyond the corporate limits providing a total area of 3768 acres (5.89 square miles).

The city is bordered to east by State Highway 52 and the Middle Des Lacs Lake to the west which is part of the Des Lacs River system. County Highway 2, 6th Street nearly splits the city with two thirds to the south and the other third north. The majority of commercial entities are located along the Highway 52 frontage and centered around the city's Danish Mill Park within the city center between Division Street and 2nd Street NW and N. Central Avenue and 1st Ave. NW. A railway system parallels the western extents of the city along the Middle Des Lacs Lake.

SOILS

Soil composition is varied with certain units offering the following primary make-up: Barnes loam level (NRCS Map Unit Symbol, BaA), Barnes loam gently undulating (BaB), Zahl-Mx loams hilly (ZmE), Zahl-Max loams steep (ZmF), and various other loams. The topography varies with gentle slopes on top of the ridge dropping from west to east with significant slopes below the ridge line to the edge of Middle Des Lacs Lake. This soil is described as having a moderate infiltration rate when thoroughly wet as well as a moderate rate of water transmission. The depth to water table is approximately 60+ inches.

HYDROLOGY & TOPOGRAPHY

The city is located Des Lacs River Watershed more specifically within the Middle Des Lacs sub watershed which drains approximately 265 square miles flowing into the Des Lacs River System. The Des Lacs River System drains approximately 1043 square miles within the state of North Dakota.

Local Surface run-off drains to the west via overland flow, isolated storm sewer systems and ditch / canal systems into the Middle Des Lacs Lake and Des Lacs River. Elevations vary from the 1950 feet-NGVD along the top of the ridge to 1790 feet-NGVD at the lake edge. Slope can exceed 12%. The extents of the property within the Corporate Limits are considered Zone X per FEMA's National Flood

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Insurance Plan (NFIP) Flood Insurance Rate Maps (FIRMS) are considered outside of the 500-year flood plain.

EXISTING CONDITIONS

[Reference Existing Land Use, Zoning, Existing Roadway & Existing Utility Maps]

CAPITAL FACILITIES

Dedicated Rights-of-Way within the City contain roadways that vary in surface conditions from prairie trail to semi-improved gravel to improved asphalt surfacing (rural section) to fully improved asphalt surfacing with urban section (curb & gutter).

Water distribution and Sanitary Sewer Collection systems are networked across the City. Refer to City of Kenmare Existing Utilities Maps. Potable water mains vary in size ranging from 4" to 8". Potable water is supplied by the NAWS distribution system. Sanitary Sewer mains vary in size ranging from 4" to 18". Piping materials also vary from asbestos concrete (AC) to PVC depending upon the period of development- older areas were equipped with the smaller diameter AC piping.

The sanitary sewer collection runs into a primary lift station where it is discharged via forcemain into the waste water treatment facility. The existing lagoon system is permitted under the North Dakota Pollutant Discharge Elimination System to discharge from the wastewater stabilization ponds to the Middle Des Lacs Lake, Permit ND-0020079. Discharge is allowed by permission from the North Dakota Department of Health per the permit conditions following a reviewed request and effluent sample meeting limited discharge concentrations for BOD (Biological Oxygen Demand), TSS (Total Suspended Solids), PH (Potential Hydrogen, acidity), and Fecal Coliform. Discharge volume is to be measured. Limitations to the efficiency and capacity of the existing system.

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EXISTING LAND USES AND ZONING

[Refer to Existing Land Use & Zoning Maps]

Existing Land Uses are categorized in the standard districts of Agricultural, Commercial, Industrial, Municipal Airport, Public, Recreation, Residential R-1, Residential R-2, and Residential R-3; Road Rights-of-Way has been established as the balance. The distribution of designated Uses over the developed portions of the City within corporate limits range as follows:

Year 2011 Summary of Existing Land Uses within Corporate Limits

Use	Area, acres	% of Whole
Agricultural	21.1	2.7
Commercial	126.6	16.0
Industrial	21.9	2.8
Municipal Airport	157.9	19.9
Public	25.8	3.3
Recreation	7.5	0.9
Residential, R-1	176.5	22.2
Residential, R-2	11.8	1.5
Residential, R-3	15.2	1.9
Subtotal	564.4	71.1
Road Rights-of-Way	229.0	28.9
Total	793.4 Acres	100%

The distribution of land uses show the City contains 203.5 total acres of Residential zoned property representing 25.6% of the City's composition. Commercial and Industrial interests comprise 148.5 total acres representing 18.7% of the City's composition.

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Designated Land Uses that extend beyond the Corporate Limits are as follows:

Year 2011 Summary of Designated Existing Land Uses outside of Corporate & within the ETA Limits

Use	Area, acres
Agricultural	649.4
Commercial	18.6
Industrial	0.9
Municipal Airport	-
Public	-
Recreation	76.3
Residential, R-1	3.0
Residential, R-2	-
Residential, R-3	-
Road Rights-of-Way	-
Total	748.0 Acres

Year 2011 Summary of Vacant Existing Land Uses within Corporate Limits

Use	Vacant Area, acres	Total Use Area, acres	% of Use Area
Agricultural	-	-	-
Commercial	1.5	126.6	1.2
Industrial	19.0	21.9	86.8
Municipal Airport	-	-	-
Public	-	-	-
Recreation	-	-	-
Residential, R-1	22.2	176.5	12.5
Residential, R-2	1.3	11.8	11.0
Residential, R-3	9.8	15.2	64.5
Road Rights-of-Way	-	-	-
Total	53.8 Acres	352.0 Acres	-

Identified Vacant areas within the Corporate Limits using Photogrammetry dated 2010

Using the presented data in the above table it can be determined that there is significant property within the City's inventory that could be presented as developable.

Using the compiled and reviewed information on the existing conditions for the City, the Plan will now present the planning goals and related policies that will allow the City to transition into a community that can effectively handle the projected increase in resident population.

FUTURE LAND USE ELEMENT

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FUTURE LAND USE ELEMENT

[Reference Future Land Use Maps]

Goal 1– Develop Balanced Land Use Pattern The intent is to institute a plan that promotes the best use of available lands that encourages organized growth and city expansion.

Discussion: The city intends to develop a plan that meets the demand of increased population by allowing for a variety of land uses, targeted residential densities (dwelling units per acre) and commercial / industrial Floor Area Ratios (FAR-square footage of gross commercial space per acre), the stabilization of existing properties and values and promotes economic growth and organized city expansion.

The development of the Future Land Use Map (FLUM) which designates a full range of land use categories that are consistent and compatible with the existing and developing growth patterns, topographic conditions, and the availability of essential services.

Policy 1.1, Legal Effect-The land use determinations and intensity limits described in the following land use categories are legally binding immediately upon adoption of this Comprehensive Plan.

Policy 1.2, Adoption-The City will adopt the Future Land Use Map (FLUM). The FLUM will determine allowable land uses and direct locations of new development. The FLUM will be supported by the Zoning Ordinances in place and all new development shall comply with the subject codes.

Policy 1.3, Land Use Review-All new development shall be reviewed by the City for conformance with the Future Land Use Map and related policies during the development rezone and annexation process.

Policy 1.4, Allowable Land Uses – The listing of appropriate, intended uses in each land use category

Residential

Residential (R)- Areas with this designation are intended to accommodate various structures to include: traditional single-family detached, duplex (two-unit attached), townhome, and multi-plex structures (condominiums and apartments). Additionally, Accessory Structures (i.e. detached garages, workshop, sheds and similar structures) that are accessory to the primary structure are allowed. All dimensional /development standards, parking regulations and conditional uses are provided by the Zoning Ordinances in place.

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The below subcategories are intended to add further definition and specificity to the broad use.

Residential (R-1)– Intended to accommodate and preserve single –family development at a suggested maximum density of four(4) dwelling units per acre (10,890 square foot lots, minimum). All dimensional /development standards, parking regulations and conditional uses are provided by the Zoning Ordinances in place.

Residential (R-2) – Intended to accommodate single-family attached or multi-family development with a higher density residential use such as town-homes, duplex or 4-plex dwelling units at a suggested maximum density of eight (8) dwelling units per acre. All dimensional/development standards, parking regulations and conditional uses are provided by the Zoning Ordinances in place.

Residential (R-3) – Intended to accommodate the multi-family development with the suggested maximum density of 16 units per acre. All dimensional /development standards, parking regulations and conditional uses are provided by the Zoning Ordinances in place.

Mobile Home

Mobile Home (MH) – Intended to accommodate a permanent single-family detached, manufactured housing use on individual lots. Manufactured home construction to be consistent with industry standard dimensions (i.e single, double, triple widths). Suggested maximum density of ten (10) dwelling units per acre with a maximum building coverage of 40%. All dimensional /development standards, parking regulations and conditional uses are provided by the Zoning Ordinances in place.

Recreational Vehicle - Seasonal

Recreational Vehicle (RV) – Intended to accommodate the use of transient, non-permanent, portable unit designed for travel or recreational purposes. This use is intended to allow tourists and extended stay visitors available facilities for their purposes. All dimensional /development standards, parking regulations and conditional uses are provided by the Zoning Ordinances in place.

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Commercial

Commercial (C) General Commercial – Intended to accommodate a wide range of commercial uses serving the general population. Suggested Floor Area Ratio (FAR-gross square footage of structure per acre of property) is a maximum of 1.2. Appropriate uses include a wide range of commercial retail and service use for residents and visitors: hotels / motels, convenience stores, filling stations, restaurants, office, and similar uses consistent with those permitted by the zoning ordinance in place. All dimensional/development standards, parking regulations and conditional uses are provided by the Zoning Ordinances in place.

Industrial

Industrial (I) Areas with this designation are intended to accommodate a wide range of industrial uses to include but not be limited to uses listed within the Zoning Ordinance: Animal Veterinary Facilities (clinic, hospital, kennel), Automotive (sales, services, repair), Bottling Plant, Cement Mixing Plant, Grain & Feed Mill, Grain Elevators, Greenhouses / Nurseries, Lumber Yard, Machinery (Heavy Equipment, Farm Implement Sales, Storage, Service, and Repair), Manufacturing or Fabricating Establishments, Parking Lots & Garages, Sewage Disposal Plants, Solid Waste Landfill, Service Stations, Trucking or Freight Terminal, Warehouses, and Welding Shops.

Suggested Floor Area Ratio (FAR-gross square footage of structure per acre of property) is a maximum of 1.2

All dimensional/development standards, parking regulations and conditional uses are provided by the Zoning Ordinances in place.

Public

Public (P) Areas with this designation are intended to accommodate uses that are intended for public uses & needs to include Government Services and related facilities, Municipal Facilities (Municipal Airport), Schools , and Medical Facilities.

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Recreation

Recreation (R) Areas with this designation are intended for sporting facilities, parks, and viable open space intended to serve community wide recreational needs to include sporting activities such as baseball, softball, football, soccer, tennis, golf, hockey, ice skating, in-line skating, jogging, bicycling and leisure activities like walking and enjoying the park setting.

A guideline for community parks should be 1 additional acre of park area for every 100 additional residents.

FUTURE LAND USE PLAN DISTRIBUTIONS

Use	Designated FLUM Area Inside Corp. Limits, acres	Designated FLUM Area Outside Corp. Limits, acres
Agriculture	0.0	485.2
Commercial	142.2	223.0
Industrial	13.3	497.9
Public	183.8	13.9
Recreation	18.0	153.5
Residential, R-1	176.5	277.8
Residential, R-2	14.7	66.3
Residential, R-3	15.2	0.0
Mobile Home	0.0	9.5
RV Park (Seasonal)	4.6	0.0
Total	568.3 Acres	1726.7 Acres

These areas represent designations for future development inside and outside of the corporate limits and also asserts use designations for areas that have been established. With the expected population increase new demands for services, goods and products will stir the commercial sector. Additionally, petroleum and gas development

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operations may seek property for services and staging that will trigger the need for industrially developed property.

The areas designated within the Future Land Use Map have been delineated with consideration for the access requirements of industrial and commercial concerns, density buffering between more intense uses, community needs for recreation, and the clear demand for housing of various types and densities. The FLUM does designate areas that exceed the anticipated demand, but this excess allows both the City, citizens existing and future as well as industry necessary flexibility in development location.

In consideration of the estimated population growth that is anticipated, Kenmare will grow to a population of 1853 residents as the permanent population and 1906 residents including the transient numbers. This represents an increase of 703 permanent residents and 53 temporary residents. This is an increase of 61% which suggests that dedicated Land Use Areas should also increase accordingly.

Residential opportunities based on the FLUM designations and maximum densities provide for the following:

Use	Area, acres	Maximum Density	Max. # Units	Opportunity for Population Served, Residents
Single-Family, R-1	277.8*	4 DU / Acre	833	1667
Two-Family, R-2	66.3*	8 DU / Acre	398	796
Mobile Home	9.5	10 DU / Acre	95	190
	327.3 acres		1349	2,653 Residents

Note: *DU = Dwelling Unit, Areas reduced by 25% to account for Right-of-Ways
 1 DU = conservatively represents 2 residents

While the FLUM plan provides for a greater population than is anticipated (3.8 times the peak population demand), market needs will drive housing type demands and so areas for various uses need to be considered. To plan for this flexibility and provide options for various housing types and locations will aid in making development in the City of Kenmare attractive.

HOUSING & ECONOMY ELEMENT

HOUSING & ECONOMY ELEMENT

[Reference Existing Land Use, Vacant Property & Future Land Use Maps]

Goal 2-Housing

Discussion: There is a clear need to provide affordable, safe, and sanitary housing in a decent living environment to meet the demands of the existing and projected population. As the part of the population ages there is a need for transitional housing offering facilities that require less effort to maintain. While this segment of the population transitions to a different setting, there are opportunities for the vacated spaces to be occupied by a segment that is willing to accept these maintenance obligations. Furthermore the population is projected to grow primarily as a result of oil / gas and Potash development within the region as demonstrated in the study prepared by Keith Witwer & Associates, refer to appendix A.

Policy 2.1, Future Land Use Designation- Future Land Use Map shall designate lands for development at a range of residential densities suitable for single-family, multi-family, mobile home and manufactured housing in defined residential use categories sufficient to accommodate the existing population and anticipated growth over the planning period.

Policy 2.2, Redevelopment-The City shall permit existing mobile home parks to continue but shall limit new mobile home parks to areas defined by the FLUM. The City shall encourage the 'redevelopment' of older parks through the provision of increased densities.

Policy 2.3, Funding-The City will explore the appropriateness of, and make application for, all additional funding such as CDBG grants etc., as warranted. A Grant Seeking Committee should be established and maintained. Refer to listed Grant / Loan programs, Appendix D.

Policy 2.4, Central Facilities-The City shall require residential development within the Corporate Limits to make connection with the central, municipal water and sewer system and require a hook-up fee for these connections.

Policy 2.5, Conservation-The City shall continue to conserve existing housing by emphasizing redevelopment and enforcing appropriate development regulations as established by the Zoning Ordinance in place.

Policy 2.6, Affordable Housing-The City shall include within its Zoning Ordinance a provision for an affordable housing density bonus to encourage private developers to include housing for low income families in their development projects. Low Income would be defined by the

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Department of Housing and Urban Development. The grant of bonus density would allow and additional four (4) units per acre to the R-3 zoned area.

Goal 3-Economic Expansion

Discussion: The City currently has land zoned for commercial, residential, and industrial development and new areas designated within the Future Land Use Map. By providing new retail, services, products, and goods along with employment opportunities scaled to the community there will be improved livability to the City while adding additional tax base.

Policy 3.1, Attraction-Establish by way of the Future Land Use Map areas where compatible commercial and industrial enterprises can be attracted.

Policy 3.2, Support-Provide cooperative relationship between City government and local business through the support of local business in an effort to retain existing enterprises.

Goal 4-Recreation

Discussion: To conserve Open Space and satisfy the recreational needs of the citizens of Kenmare through the maintenance and improvements to existing park & recreation facilities and identification of areas suitable for future recreation, sporting facilities, and park locations and development.

With the provision of recreating areas, the City promotes opportunities for residents to incorporate physical activities, community and scenic appreciation into their daily lives.

Policy 4.1, Connect- Encourage new development to add connections to the existing pedestrian / bicycle path / sidewalk system illustrated in the Roadways Plan

Policy 4.2, Park-Encourage and promote open space / recreational and park space opportunities within new multi-unit residential development. New development should consider appropriating one (1) acre of new community park for the addition of every 100 residents.

Policy 4.3, Expand-Where possible, expand or redevelop existing facilities for most efficient use of space and best use of property.

Goal 5– Property Maintenance City shall have the option to develop a Property Maintenance Code and Enforcement Program for Properties within the City limits.

Discussion: Implement regulations to protect land values, promote safety, minimize unsightliness, and provide general maintenance and upkeep of properties to ensure repair of buildings, structures, and signs. A city wide Property Maintenance Code is encouraged

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Policy 5.1, Property Maintenance Code – Establish and implement a City wide Property Maintenance code. The code will address unmaintained properties & structures and signage, blighted properties and structures, and abandoned structures. Structures that are deemed unsafe for entry would be included.

Policy 5.2, Enforcement Program- A segment of the Property Maintenance Code will provide for an enforcement program that would allow the City the latitude to levy fines for non-compliance.

Goal 6-Historic Preservation

Discussion: The City contains various buildings and structures that have historical significance and value. Encouraging the preservation and promoting rehabilitation of these possible amenities ties the City back to its roots. The City's history and development is displayed in its' architecture and has value that should be maintained.

Policy 6.1, Preservation-Preserve and Protect historically significant buildings and structures from deterioration and / or demolition by pursuing funding sources for historic preservation

Policy 6.2, Incentives-The City will consider incentives to encourage the preservation of locally identified historic structures using mechanisms such as tax relief or tax abatement.

Policy 6.3, Funding- The City shall pursue funding sources for historic preservation to include state grants, federal grants, tax benefits, and revolving funds.

Goal 7-Redevelopment

Discussion: Certain areas exist where properties are being underutilized due to vacancy, abandonment, or blight. Renovation, rehabilitation, and reconstruction can raise the properties to where they can be no longer a detriment but rather

Policy 7.1, Redevelopment-The City should encourage redevelopment in areas where public facilities and services are currently available in an effort to reduce capital costs for extending infrastructure.

Policy 7.2, Underutilization- Vacant buildings, undeveloped and underutilized property having direct access to existing roadways and water / sewer, and drainage facilities should be identified.

INFRASTRUCTURE ELEMENT

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INFRASTRUCTURE ELEMENT

Goal 8 – Utilities System

[Reference Existing Utility, Existing Roadway, Future Bypass, and Future Utility Expansion Maps]

Discussion: Essential services of central water and sanitary sewer service are critical to any community by offering fire protection, potable quality water, sanitary sewer collection / transmission and sewage disposal. Maintenance and required upgrade of these facilities is necessary to support existing facilities and to offer City expansion and growth.

Policy 8.1, Central Facilities-The City shall require all new development within the Corporate Limits to make connection with the central, municipal water and sewer systems and require a hook-up fee for these connections.

Policy 8.2, Connection-The City shall encourage residential and non-residential uses to connect to the central, municipal water and sewer system where lines have been installed immediately adjoining the property and service is available.

Policy 8.3, Annual Statement-The City should annually prepare revenue statements to provide information about revenue sources available to support capital facility construction.

Policy 8.4, Funding-The City should actively seek grand funds from state, federal, and other sources where available and when appropriate for capital facility construction.

Policy 8.5, Needs-The City should prepare an annual analysis of financial condition that will include capital facility financing needs and revenues available to finance such needs.

Policy 8.6, Replacement-The City shall establish replacement schedules for each of its major capital facilities.

Policy 8.7, Development-Where practicable, the City should participate with development interests in costs to extend required trunk facilities, water and sewer mains. This can be considered an investment in the City's infrastructure with a return of additional tax base with the serviced development. Additionally, this serves as the City as being considered developer friendly.

Policy 8.8, Treatment Facility – Limitations to the efficiency and capacity of the existing wastewater treatment facility (aeration and settling ponds & stabilization lagoons) may be reduced through the implementation of increased aeration methods and if necessary the addition of lagoon area. The City is encouraged to implement a study to determine capacity constraints.

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Policy 8.9, Utility Expansion Service Areas- In concert with the Future Land Use Map, the City has indicated two area for utility expansion. Refer to the Attached Utility Expansion Maps (North and South Proposed Service Areas) and associated Opinions of Probable Costs Appendix B.

Policy 8.10, Storm Water Management-The City should develop and implement a Storm Water Management Ordinance that would require new development to have post-development storm water run-off discharge rates not exceed pre-development discharge rates.

Goal 9– Roadway System

Discussion: The city has the need and desire to implement a safe, convenient, interconnected roadway system using an urban pavement section and storm sewer systems. City shall require design and construction that is developed to promote safe and efficient travel with optimal access and encourages interconnections between neighborhoods and developments while maintaining or enhancing community character.

Policy 9.1, Roadway Construction -All new roadways are to be constructed with curb and gutter, asphalt or concrete surfacing, sidewalks, and adequate storm sewer. Specific design standards are per the Zoning Ordinance and City Engineering Design standards in place.

Policy 9.2, Roadway Design-All new roadways as it relates to turn lane design and construction and intersection design and construction are to be consistent with the practices of the North Dakota Department of Transportation.

Policy 9.3, Traffic Control- The City should consider implementing traffic control elements (i.e. signage or lighted controls) in locations that experience high traffic volumes with the goal of better traffic flow and increased safety. With increased commercial traffic, 6th Street NE should be reviewed for purposes of safety.

Policy 9.4, Roadway Interest -The City declares an interest in land use decisions affecting roads and roadway systems outside of its corporate limits and within the Extra Territorial Area jurisdiction.

Policy 9.5, Development-Where practicable, the City should participate with development interests in costs to extend roadways. This an investment in the City's infrastructure with a return of additional tax base with the serviced development. Additionally, this serves as the City as being considered developer friendly.

Policy 9.6, Review-All new development shall be reviewed by the city for conformance with related policies.

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Goal 10- Development Standards

Discussion: Develop and maintain design standards for infrastructure develop standards the City establishes for infrastructure design.

Policy 10.1, Standards-The City shall adopt engineering design standards and specifications by which all new development and related construction will be required to follow.

Policy 10.2, Review-All new development shall be reviewed by the city for conformance with City of Kenmare design standards as established by the City Engineer.

Goal 11- Solid Waste

Discussion: The existing inert waste storage facility is being phased out. New collection and hauling contracts will allow solid waste to be transported directly to the City's designated land fill site.

Policy 11.1, Decommission-Decommission and Cap the existing Inert Waste site using EPA protocols and methods to allow for the property to be utilized for seasonal Recreational Vehicle and Camper use.

Policy 11.2, Utility Service-When funding permits extend shallow water and sewer facilities for seasonal (Summer / Fall) Recreational Vehicle and Camper use on the former Inert Site Property.

Policy 11.3, Generation-Consideration of expansion of the existing solid waste disposal facility should be based minimally on a load rate of 7 pounds per capita per day.

GROWTH ELEMENT

Kenmare Growth Management Plan

GROWTH ELEMENT

[Reference Extra Territorial Area, Future Land Use, and Future Utility Expansion Area Maps]

Goal 12– City Growth

Discussion: In order to meet the demands of the projected population, following absorption of the inventory of developable properties, new areas of the city will need to be developed that lie outside of the existing Corporate Limits. In line with the City growth and influence, City services, offices and related facilities will need to expand accordingly.

Policy 12.1, Zoning Ordinance – The City shall adopt a revised Zoning Ordinance that provides greater flexibility for growth while maintaining defined control over new development. Existing development will be grandfathered. Proposed Ordinances are provided as a basis and should be further revised prior to adoption.

Policy 12.2, ETA – Development outside of the City’s Corporate Limits but within the 1 mile ETA boundary are to obtain permitting review for zoning and building ordinance conformance through the City’s Planning Commission and Building Departments as allowed by North Dakota Century Code Chapter 40-47.

Policy 12.3, Annexation- Development of property with residential densities and commercial / industrial uses and intensities as described within the Future Land Use Map Element and Housing and Economy Element shall be annexed into the City’s Corporate Limits pursuant to North Dakota Century Code 40-51.2.

Policy 12.4, Renaissance Zone-The City has previously defined an overlay area for Renaissance Zone development incentives. The City should promote the zone for redevelopment and rehabilitation to aid Historic Preservation, refurbishment, and redevelopment. Refer the attached Zone Act Guidelines prepared by the Office of the State Tax Commissioner, Appendix C.

Policy 12.5, City Offices- The City will need to consider the expansion of City Offices. City Hall will require additional administrative functions, Police Department duties may expand as result of the population increase-Detention and administrative facilities should be considered for expansion / upgrading / improvement. Additionally, the creation of a new Community Center to serve as location for community activities and functions should be considered.

MAPS