

DULUTH TOWNSHIP COMPREHENSIVE LAND USE PLAN

August 21, 2002

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Sponsors

- Coastal Management Program - NEMO Education
- CDBG - St. Louis County
- DNSSD - I

Special Thanks

Ann Cox
Homesteaders

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Chapter One

INTRODUCTION

The future should not be a matter of chance; it must be a matter of choice.

The Duluth Township Comprehensive Plan is the community's blueprint for the future based on a shared vision. It consists of background information, the vision, policies and strategies for implementation. Minnesota Statutes, Chapter 462, Planning and Development, authorizes townships to prepare and implement a comprehensive plan. The plan enables communities to guide their future development and adopt ordinances and other official actions to implement the plan. The town board adopts the plan.

The primary purposes of the Township's comprehensive planning effort in 2001-2002 were to: revisit the goals, policies and concepts in the 1976 Duluth Township Comprehensive Land Use Plan; analyze and review other pertinent information; and produce an updated Comprehensive Land Use Plan with full input of Township residents.

Reasons for developing an updated Comprehensive Land Use Plan included:

- Deficiencies in the conditional use permit process
- Potential development pressure increases resulting from the proposed sewer line in the North Shore Corridor
- Review of administrative procedures and enforcement policies
- Meet the 1998 St. Louis County Zoning Ordinance that establishes regulatory minimums

The elements reviewed and considered in developing the proposed Comprehensive Plan were:

- The 1976 Comprehensive Land Use Plan
- Duluth North Shore Sanitary District Land Use Plan
- Education Program of Land Use and Water Quality called Nonpoint Education for Municipal Officials (NEMO) sponsored by the MN Coastal Program and MPCA
- Issues and concerns brought forward by residents, steering committee members, and town officials throughout the planning process.

Chapter Two

PLANNING PROCESS

Never doubt that a small group of thoughtful, committed citizens can change the world; indeed it is the only thing that ever has. Margaret Mead



Public Meetings

In May 2001, Duluth Township began the development of a Comprehensive Plan. The work program emphasized the involvement of Township residents because local citizens are best able to both define critical issues and develop strategies that will work in their community.

The first phase of the planning process involved obtaining background information, analyzing existing conditions, and identifying issues and opportunities. This phase also involved learning more about Duluth Township's natural resources, land use indicators, and the relationship between land use and water quality protection. Duluth Township served as a pilot community for the Nonpoint Education for Municipal Officials (NEMO) process sponsored by the Minnesota Pollution Control Agency. Natural resource and watershed information was developed as part of NEMO.

The second phase involved efforts by the Steering Committee through public workshops and meetings to formulate a vision narrative, policies and strategies, and to incorporate the information into a final Comprehensive Plan.

PUBLIC PARTICIPATION

All community residents were invited to participate in the planning process either through membership on a steering committee or through public meetings. A 37 person Steering Committee was established to guide and provide community input into the comprehensive planning process. The Steering Committee membership represented the diverse sectors of the community; residents from all geographic areas and age groups, public officials, the business community, home-based business owners, agency professionals, and organizations. Members from the Planning Commission and the Township Board also sat on the Steering Committee. The Steering Committee met frequently throughout the planning process.

The Duluth Township newsletter kept the community informed of the plan's progress and developments. Open houses/community meetings were held to solicit community input on each stage of the Plan, including the release of a draft plan for public input before the final plan was written. Two community surveys were mailed to all households during the planning process, as well. Over one hundred residents responded to each survey. Four main issues and concerns were identified by survey and through public meetings:

- Protecting natural resources
- Maintaining rural character
- Balancing the protection of individual property rights with the community needs
- Effects on property taxes

Chapter Three

THE TOWNSHIP



Lake Superior

Duluth Township is primarily a low density, rural residential community located along Lake Superior that covers approximately 29,000 acres. About 6,385 of these acres are classified as tax-forfeited land and are managed by St. Louis County as part of their forest management program. Streams bisect the area and wetlands are also prevalent.

Created in 1858, the Township has seen periods of economic boom: the short lived copper boom in the 1850s; the peak logging years from 1898 until World War I, commercial fishing beginning after 1854 and reaching its peak by the late 1930s, and small scale farming in the first half of the twentieth century. As it enters the 21st century, the Township continues to attract residents with its natural beauty, convenient location, and its sense of community.



Wetland

A. NATURAL RESOURCES

Water Resources

All of Duluth Township drains into Lake Superior. Wetlands in the community help to control flooding and maintain water quality. Trout streams in the township include portions of the Sucker, Little Knife, Knife, West Branch Knife, Stanley, Little Sucker, French, Talmadge, and Schmidt Creeks.

Vegetation



Forest Land

Approximately 52% of the township is covered by mixed forest composed of approximately equal amounts of deciduous and coniferous species. Another 6% is coniferous forest and 3% is deciduous. The dominant forest type is aspen-birch. In addition, 1% of the land is covered by regeneration/young forest that were commercially logged or affected by catastrophic events, primarily fire and wind damage..

Approximately 17% of the land is covered by shrubby grassland including a combination of grass, shrubs, and trees. Another 13% are areas of grassland covered by grass and herbaceous plants. Some grassland areas are mowed or grazed as pastures. Others show evidence of past tillage, but now have returned to native vegetation or have been planted with a cover crop.

Impervious Surfaces

A variety of research across the country has concluded that as the intensity of land use increases and the amount of impervious surface increases, the potential for water quality problems increase. Impervious surfaces include roads, parking lots, rooftops, etc. Impervious surfaces inhibit the infiltration of storm water runoff, inhibit groundwater recharge, prevent natural processing of pollutants in soil and plants, provide a surface for accumulation of pollutants, and provide an express route for pollutants to waterways. Generally a watershed will show signs of impacts in relation to impervious surface as shown in Table 1.



Sucker River

Table 1: Impervious Surface and Stream Quality

Impervious Surface	Stream Degradation
Less than 10 %	Protected
10-25 %	Impacted
Greater than 25 %	Degraded

Impervious surface measurement can be used as an indicator to quantify the impacts on water quality due to land use. This may be helpful as the community determines where natural resources are to be protected and where development can occur.

B. DEMOGRAPHICS

Population Trends

According to data from the 2000 Census, Duluth Township has a population of 1,723 residents, which represents a 10.4 % increase since 1990. This increase contrasts sharply with its 2.6 % population decrease that occurred during the previous decade. St. Louis County similarly experienced a population increase (1.2 %) during the nineties but not as significant as Duluth Township.



North Shore Elementary School

The population as a whole in Duluth Township is already slightly older than the statewide average.

Four trends can be expected to impact Duluth Township’s population outlook: the aging of the community, the growing ratio of retirement people to working people, the expansion outward of Duluth, and the slowing of population growth

School Enrollment

Duluth Township is very proud of its North Shore Community School, which has been designated by the State of Minnesota as a “school of excellence”. In its first year as a charter school in 2002, enrollment is up 12% from the year before.

C. ECONOMIC SECTOR

Duluth Township’s economy is a mixed picture of agriculture, light manufacturing, commercial office, retail and tourism services. There is a large home business/occupation sector, which continues the community tradition of self-reliance and self-sufficiency.

D. COMMUNITY FACILITIES



Town Hall

Duluth Township operates several facilities. The Town Hall is located on Homestead Road and is used for public meetings and by residents for organizational meetings and recreational purposes. The Community Center and grounds on the Ryan Road is leased to the North Shore Community School as well as providing space for community activities. A volunteer fire department operates two Fire Halls, one located next to the Town Hall and the other located on the Ryan Road. The township also provides two recycling centers, one on North Shore Drive and the other at the Town Hall. An Old Fire Hall Garage is used as a storage center. All of these facilities and the services they make possible add to the quality of life within the township.

E. HOUSING

Housing Role

Future land use, economic growth and community pride are all strongly tied to housing. Housing is a dominant presence on the community landscape and is a bedrock supporting a community’s health, wealth and future vitality. Well-maintained housing contributes to building community pride and a positive community image and it reflects the overall quality of life for a community.



New Construction

Existing Housing Units

Occupied housing units increased by 14% between 1990 and 2000. Building permit records show an average of eighteen new homes per year from 1994 to 2002. The majority of the housing units are owner occupied.

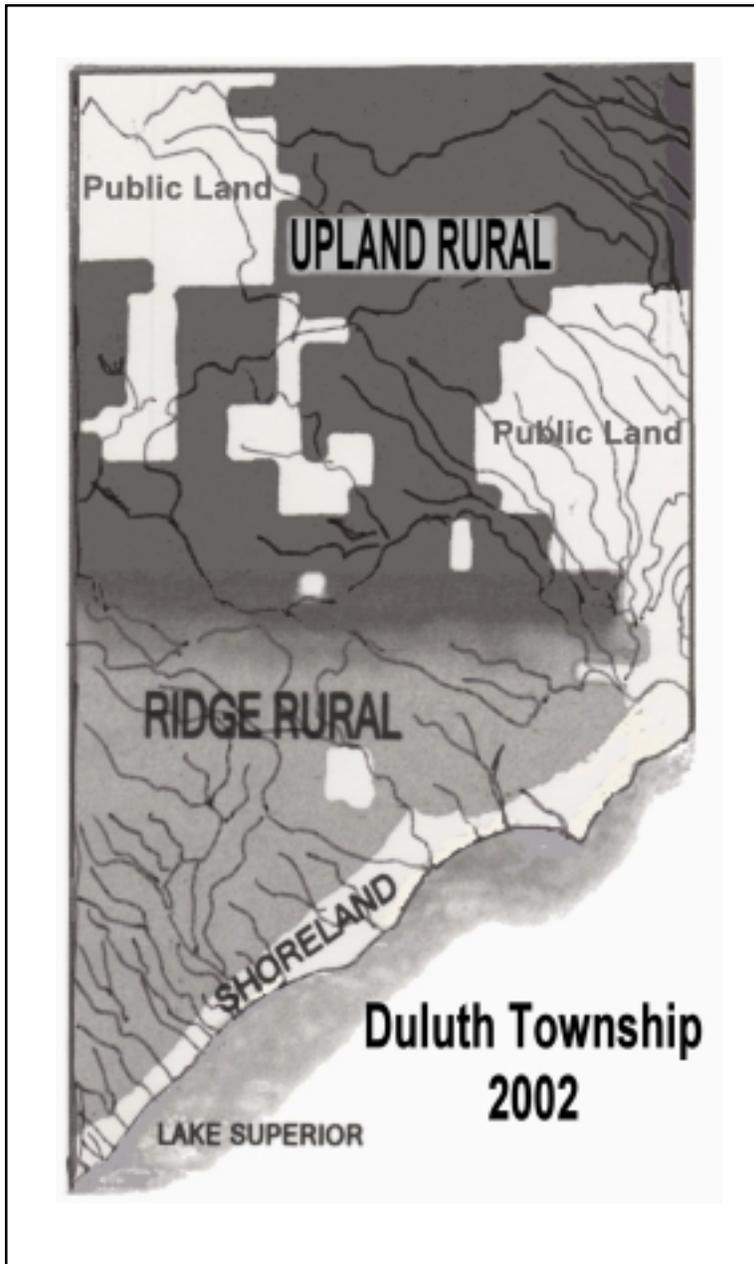
Market Value of Residential Units

There is a steady increase in housing market values illustrating a growing housing market, increasing housing demand and growth pressure. Housing prices appreciated by 51% between 1995 and 2000.

Chapter Four

VISIONS, POLICIES, AND STRATEGIES

Figure 1: Concept Map for Area Strategies



Concept areas were developed for very generalized discussion during preparation of the comprehensive plan. These are very broadly outlined areas and they are not zoning maps. They are the vehicle through which the Steering Committee will develop a zoning map in the formation of zoning ordinances in the next stage of land use planning. Figure 1 illustrates the general areas of the township that will be referred to in this chapter.

A. 2021 COMMUNITY VISION

Overall Vision

Its 2021. The Town of Duluth is known as a well-managed, rural community that is community oriented and in balance with its many natural amenities. Residents of all ages call it home and enjoy a high quality of life. There is a strong level of community participation in community activities and in the Township government. Residents work in the Township, the greater community, in their home-as Duluth Township has several hundred home-based occupations/businesses, or they are retired. Throughout the Township open spaces, residential and commercial uses are combined into well-designed developments or in some cases mixed use developments.

There is a balance of locally compatible commercial uses and low impact tourism activities. Since the sewer line from Two Harbors to Duluth was installed, there has been some development along the shore. This development is characterized by high quality design, appropriate scale of development, sustainable site planning practices, and is in locations that recognize watershed capacities and the protection of natural resources. All new commercial and multi-unit residential developments throughout the Township exhibit good design quality.

(Sustainable means, “the use of resources to meet current needs while ensuring that adequate resources are available for future generations. It involves all its citizens in an integrated, long term planning process to protect the environment, expand economic opportunities and meet social needs.” Concern, Inc.)

Natural Resources

The most prominent aspect about Duluth Township is its diverse natural beauty- the streams, Lake Superior, mixed forests, native species, open spaces and contiguous green spaces for habitat. These features are the threads that naturally weave the community together. It is still possible to see bear, wolves, foxes, eagles and otters here. It appears the Township has managed its land and land development in a sustainable and ecologically sensitive manner given the erosion control along the streams/creeks and lakeshore and the protection of natural resources and open space. Special natural areas have become recognized and protected by the Township. Views to the lake and views from the lake have not been obstructed by development.

Lake Superior continues to define Duluth Township’s sense of place. More importantly, the lake’s water quality and that of the community’s significant



Shoreline



Open Space

streams and creeks that flow into the Lake continues to be high quality. The shoreline's natural character has not been degraded; the lakeshore and its expansive views are accessible to everyone. The public land along the lakeshore is well maintained with a pleasing mix of native vegetation and scenic vistas. Lakeshore community gathering places that have special meaning and history to the residents have been recognized and improved. Highway 61 is well maintained as a Scenic Highway and provides leisurely, scenic travel through the community. Its bike lane is connected to the community's multi-user trail system.



Housing

Housing

New housing has occurred throughout the Township. All new housing promotes the community's rural character and sustainable development practices. It is obvious that attention has been given to the reduction of impervious surfaces, the preservation/conservation of open space and natural resources, to energy conservation, the maintenance of view corridors and the preservation of large front yard setbacks where space permits. The community has created an open space and trail network (see recreation/open space section) accessible to residents that provides recreational use and is also an alternative transportation network. These green spaces create a natural tapestry weaving the community together. Residential developments now include a broader mix of homes and some multi-unit, larger parcel developments.

There are a few new, clustered housing developments that provide single family and mixed (senior and other) town home opportunities. They are well designed and conserve open spaces, natural amenities and farm vistas. A few, well designed, and affordable multi-unit housing developments (one is an assisted living complex) have also been developed.



Corner Cupboard

Commercial/Industrial

The commercial and industrial sector has experienced some growth but only in a limited and well managed way. The previous light industrial districts from 2001 have not been expanded and instead, a few new light industrial uses, which emphasize hi- technology and green technology, have been added and have replaced some of the previous light industrial uses. New commercial services exist that serve the basic needs of residents and are located in the same commercial districts as in 2001, along Scenic Highway 61 and in strategic neighborhood locations throughout the Township. It is now possible for residents to meet their basic commercial needs for groceries, gas and services here in Duluth Township.

New commercial developments are locally based or compatible with local commercial needs. Some are mixed use developments. All these developments are designed to be well integrated into and compatible with the design character and the natural landscape of each commercial district. There are

Land Use Plan Community Vision



Recreation

no strip malls. The home-based business sector has grown.

The North Shore Scenic Highway 61 commercial area has its own distinctive character and ambiance and this image is well coordinated and articulated through building design and scale, site planning design and appropriate signage. It also appears that developments are required to protect the area's natural resources and encouraged to use sustainable development principles. There is a new locally owned and attractively designed, "general store"/gas station /coffee shop located along Scenic Highway 61. It is a popular place for people to meet and share information about the community.

Tourism

Tourism activities are in harmony with Duluth Township's historic and rural character and its natural amenities. Tourism is not a dominant economic activity; its activities are locally based or compatible with local commercial services. Visitors to Duluth Township are attracted to its natural beauty and diverse amenities: the lakeshore, streams, woods, rural character, and community feel. The overall atmosphere for visitors is not over commercialized.

Recreation /Open Space

Duluth Township promotes its rural character by protecting the shore area and open spaces, and through the enhancement of its trail and open space system. The streams and forests remain a scenic and recreational experience for both passive and active uses. The trail and open space system consists of motorized and non-motorized trails. It has been designed to serve Township residents and follow strategic community roads and public and private land where landowner's desire. The trail system also connects users to the Lake Superior Hiking trail and the Scenic Highway 61 bike trail. A community park for active recreational uses has been created.

Infrastructure

New road building and road paving have been kept to a minimum. The community's many gravel roads have been retained as they maintain the community's rural character and ambiance. Mass transit opportunities are available. The few new roads complement the natural landscape as much as possible and native vegetation has been used along the roadside. There are no four-lane roads other than the expressway. High-speed internet capability is now available for Township businesses and residents and this is a great benefit to the large home-based occupation/business sector. Some solar panels and wind energy generators are visible. The railroad corridor is now used as a combination train and recreational corridor.



Unpaved road

Community Life



Town Hall

Community life and participation in civic affairs is active and healthy. The Duluth Township Community Center is a vital community-gathering place that includes the North Shore Elementary School, a day care center, recreational opportunities, and community education classes. Annual festivals are also held here to celebrate and to share information together. The Duluth Township newsletter continues to keep everyone updated. Township meetings are well attended. The new restaurants, coffee shop, Duluth Township Community Center, churches and natural areas bring people together. Life is good here.

B. POLICIES

General Land Use

1. Provide for quality, controlled growth that respects natural resources and retains the existing character of the community.
2. Maintain the rural character of Duluth Township.
3. **North Shore Corridor** - Consider the following development policies of the North Shore Land Use Plan for the North Shore corridor:
 - A. Discourage development that changes the density as currently zoned.
 - B. Identify and prioritize important habitat and natural areas.
 - C. Encourage commercial design that reflects the existing character of the community.
 - D. Encourage the preservation or protection of areas unsuitable for development due to environmental, economic, or community constraints.
 - E. Limit or redirect development that puts at risk the carrying capacity of land or watersheds.
 - F. Encourage the responsible use of local renewable energy resources, consistent with aesthetic and natural resource policies.
 - G. Sustain local control of land use policy and administration, and build trust in the actions of local government through conscientious adherence to public comment processes, policy goals, and administrative procedures including uniform enforcement.
 - i. Respect landowners' and citizens' rights and responsibilities.
 - ii. Develop consistent land use policies, procedures, and practices to be used by all parties within the corridor.
 - iii. Develop public information, education programs, and incentives to further land use goals and promote the existing community character.
 - iv. Ensure consistent enforcement of laws and ordinances.
4. Develop land with respect for the physical limitation of natural resources so that a quality environment can be enhanced and preserved.
5. Control the effects of development to minimize the risk of water contamination of Lake Superior and its tributaries.

Administration

1. Preserve the township form of government unless annexation is threatened; then consider becoming a municipality.
2. Pursue Township advisory status with public agencies.
3. Provide that land use and development decisions are made with the maximum advice of the township and with full opportunity for public participation.
4. The township will, with full community input, undertake the development of a community center.

Infrastructure

1. Establish and maintain a transportation system capable of providing safe, efficient, and economical travel patterns through the town.
2. Explore and encourage public transportation options for township residents.
3. Where desirable and safe, maintain existing gravel roads, thereby maintaining the rural character and reducing potential run-off.
4. Whenever possible and safe, provide bike lanes where appropriate, and minimize right-of-way widths to maintain rural character as well as to minimize disruption to wildlife.
 - Participate in planning with the County Highway Department in developing road standards that are in keeping with the rural character of the community.
5. Encourage the development of high speed internet connections for township residents.
6. Provide fire and first responder emergency services.

Recreation/Open Space

1. Explore creating a park for local community use.
2. Encourage the state, county and City of Duluth to manage their lands to prevent destructive recreational activities.
3. Encourage an accessible and interconnected community-wide trail and open space system that is designed for responsible, multiple use by residents .
4. Identify areas with historic or cultural significance, sensitive natural areas, or undisturbed natural features, and encourage the development of parks, greenways, and other green infrastructure to include these areas.
5. Encourage the development of a community center including active recreational opportunities at the North Shore school site.

Natural Resources/Agriculture

1. Develop land with respect to natural resources to enhance and preserve a quality environment.
 - A. Discourage development in areas subject to flooding or areas that would contribute to flooding, erosion or sedimentation.
 - B. Preserve the functional integrity of all natural drainage courses from impacts due to increased storm water runoff.
 - C. Maintain the Town's water quality to ensure its continued use for recreation, domestic water supply, and aquatic habitat.
 - D. Identify and preserve all significant wetland areas vital to the protection of fisheries and wildlife, and to minimize flooding.
 - E. Prevent development along Lake Superior which causes erosion or endangers water quality.
 - F. Promote sound use of sand and gravel resources including the

Land Use Plan Policies

- reclamation of commercial sand and gravel operations.
- G. On all public lands encourage the long term sustainability of diverse forest ecosystems in terms of species, age, mixture and habitat.
2. Advocate for silvicultural systems on public lands that promote maximum forest diversity while providing an economic base for specialized forest products.
 3. Promote the use of alternative energy sources for the benefit of the Township residents.
 4. Define the ridgeline and manage ridgeline development to protect water quality and reduce erosion.
 5. Limit the effects of storm water and non-point pollution from impervious surfaces on rivers, streams, wetlands, and Lake Superior.
 6. Encourage the preservation and maintenance of agricultural lands and managed forest lands.

Housing

1. Encourage housing of various types for people of all economic levels in a manner consistent with Town land use goals. Explore incentives for clustered development.
2. Define density and intensity standards for the community.
3. Promote natural resource protection and compatibility with the community's rural character in all new building construction.
4. **North Shore Corridor** - Maintain the current development density and mix of housing lot sizes, housing types, and amenities in the North Shore corridor.
5. **North Shore Corridor** - Limit development in the North Shore corridor that puts at risk the engineered carrying capacity of community or regional infrastructure.
6. **North Shore Corridor** - Promote the use of site designs in the North Shore corridor that mitigate storm water on site, buffer sensitive areas, limit clearing, and preserve natural features.
7. Establish design standards, performance standards, and a review process for conditional uses.

Commercial and Light Industrial

1. Encourage limited development of new light industrial uses that emphasize high technology and green technology.
Identify new areas suitable for light industrial use considering surrounding land uses; and evaluate current sites to determine if they are still functioning as light industrial sites
2. Encourage home occupations.
3. Create conditional use standards for home businesses that protect the residential character of surrounding areas.
4. Provide opportunities for limited commercial growth within existing or in newly designated commercial areas.

5. Encourage the provision of goods and services that meet the basic commercial needs of the community.
6. Balance the importance of tourism and other economic development with the needs and values of residents.
7. **North Shore Corridor** - Identify and reevaluate commercial development priorities in the North Shore corridor that maintain consistency of development type and intensity across jurisdictional boundaries.
8. Establish design standards, performance standards, and a review process for conditional uses.

Tourism

1. Encourage tourism activities that complement and do not detract from the community's historic and rural character.
2. Support a broad range of recreational activities on public lands outside the North Shore corridor.
3. Support low impact recreation activities, such as hiking, cross-country skiing, and wildlife watching, kayaking, and canoeing in the management of North Shore corridor public areas.
4. **North Shore Corridor** - Ensure that tourism, recreational development, and events occurring in the North Shore corridor support the North Shore's unique natural environment and reflect its character.
 - A. Maintain and promote the North Shore's current character, image, landscape, and economic base to serve residents and visitors.
 - B. Limit and restrict nuisance behavior to promote civil sharing of the North Shore corridor.
 - C. Ensure that public facilities fit into existing natural and community landscapes.
5. **North Shore Corridor** - Encourage participation by the Township in the larger planning efforts for North Shore corridor activities.

C. Strategies

Shoreland District Strategies

General description of priorities for strategy development - Use a mix of tools, including encouragement, incentives, and regulation for most policies in this district.

Regulation

1. *Identify specific density goals for each zoned district.*

Regulation/Encouragement

2. *Regulate responsible storm water management* developed in accordance with the Duluth North Shore Sanitary District requirements. Work with the Soil and Water Conservation District (SWCD) to educate property owners about their responsibilities for managing storm water from their properties. Require notification of their potential liability and of assistance available from SWCD, Minnesota DNR, and other public agencies for restoring and protecting waterways, wetlands, and shoreland.

Regulation/Incentives

3. *Designate natural resource protection areas.* Establish a threshold for new impervious surfaces within sensitive areas, and allow higher thresholds conditional on acquiring conservation easements within the designated area.

Regulation/Incentives

4. *Allow a diversity of housing types within the district* through design standards, performance standards and a review process for conditional use permits. Encourage assisted living developments with density bonuses.

Encouragement

5. *Publicize the Comprehensive Plan vision and policies.* To encourage voluntary actions consistent with the community's long range vision, conduct regular (annual) surveys or hearings promoting the Comprehensive Plan vision. Include copies of the vision and policies with permits or other paperwork associated with development. Work with other local government agencies, including St. Louis County agencies, NSMB, and the Sanitary District (D/NSSD) to promote Comprehensive Plan vision and policies when issuing permits or reviewing plans.

Regulation

6. *Maintain restrictions on substandard lots* as defined in current zoning ordinance.

Regulation

7. *Set design standards and performance standards for commercial development.*

Regulation

8. *Allow new commercial development and redevelopment at commercial nodes.* Review existing commercial nodes for access, size and adequate performance. Designate commercial nodes in the Shoreland District. Make more intensive redevelopment conditional upon compliance with community design preferences. Limit the floor area of commercial facilities and require compliance with design standards. Limit impervious surface coverage.

Encouragement

9. *Provide examples of model design standards to provide guidance to commercial developers.* Create model design standards that limit signage, offer examples of acceptable design styles, and meet commercial performance standards. Offer technical assistance to developers willing to base their developments on the community's model standards.

Encouragement

10. *Promote Best Management Practices (BMPs) for erosion, water quality, forest management, and aquatic habitat.* Work with SWCD, MnDNR, MnDOT, MnPCA, St. Louis County, and other agencies to identify BMPs for development, and disseminate educational materials on BMPs, and disseminate to landowners and developers.

Encouragement

11. *Encourage D/NSSD to limit lateral extensions in undeveloped Shoreland District areas.* Work with the Sanitary District to limit lateral wastewater extensions in areas designated for large lot or natural resources protection. Encourage the Sanitary District to create and use management capability for septic systems within the Sanitary District as an alternative to lateral extensions. (Note: A sanitary district must provide sanitary assistance to properties within the district, however, this assistance can take the form of septic management by the sanitary district. This option has been used by at least two other districts in the State.)

Land Use Plan Strategies

Acquisition

- 12.** *Acquire conservation easements* through donation or from willing sellers in designated natural resource areas. Consider acquisition of key substandard lots and consider vacating substandard plats of willing landowners.

Incentives

- 13.** *Provide incentives for desired development.* Work with existing Economic Development Authority (IRRRB or other EDA) or similar agency to provide incentives for commercial development to serve unmet local needs for goods or services.

Encouragement/Regulation/Incentives

- 14.** *Allow cluster development as a conditional use, and provide cluster development incentives.*

Upland/Rural District Strategies

General description of priorities for strategy development - Use a mix of tools, emphasizing encouragement, education, some incentives and regulation for policies in this district.

Encouragement

1. *Publicize the Comprehensive Plan vision and policies.* To encourage voluntary actions consistent with the community's long range vision, conduct regular (annual) surveys or hearings promoting the Comprehensive Plan vision. Include copies of the vision and policies with permits or other paperwork associated with development. Work with other local government agencies, including St. Louis County agencies and the Minnesota DNR to promote Comprehensive Plan vision and policies when issuing permits or reviewing plans.

Regulation

2. *Identify specific density goals for each zoned district.*

Regulation

3. *Maintain restrictions on substandard lots.* Contiguous substandard lots under single ownership may not be sold or developed as separate lots.

Limit on regulation

4. *Recognize property owners discretion to use their land as desired subject to reasonable and appropriate regulations.*

Incentives/Regulation

5. *Assist landowners who desire to upzone or protect rural character.* Create a rural protection or overlay district with large (35-40) acre minimum lot size and limited permitted uses. Implement zone only upon petition of landowner(s) with at least 160 acres of contiguous land. Consider property tax incentives for voluntary upzoning.

Encouragement

6. *Encourage natural resource protection.* State a preference for large shoreland setbacks, limited clearing, and other natural resource protection techniques in designated ridge areas, stream and river corridors, areas prone to flooding, erosion, and sedimentation. Make developers and landowners aware early in the development process that the community will favor development proposals that make an effort to be consistent with viewshed and natural resource protection.

Land Use Plan Strategies

Encouragement

- 7. Promote Best Management Practices (BMPs) and responsible stormwater management.* Work with SWCD, MnDNR, MnPCA, St. Louis County, and other agencies to identify BMPs for development and management, produce educational materials on BMPs. Require notification of landowners on their potential risks and liability, and of available assistance from SWCD, Minnesota DNR, and other public agencies for restoring and protecting waterways, wetlands, and shoreland.

Regulation/Incentives

- 8. Allow cluster development as a conditional use and provide incentives for cluster development.* Set cluster development standards and require any cluster development proposal to meet standards.

Encouragement/Incentives

- 9. Promote sustainable forest management.* Adopt voluntary forest management standards and/or shoreland management standards and work with appropriate agencies to educate landowners. Encourage qualifying landowners to participate in State tax incentive programs for sustainable forest management.

Regulation

- 10. Create a policy preference for agricultural practices in designated areas.* To protect existing agricultural practices from nuisance complaints, designate agriculture as the primary land use in designated areas. Notify new residential development that agricultural practices will not be deemed to be nuisance activities within the designated areas.

Regulation

- 11. Allow new commercial development and redevelopment only at commercial nodes.* Review existing commercial nodes for access, size and adequate performance. Designate commercial nodes in the Upland/Rural District. Make more intensive redevelopment conditional upon compliance with community design preferences. Limit the floor area of commercial facilities and require compliance with design standards. Limit impervious surface coverage.

Regulation

- 12. Create home-business standards.* Allow Upland/Rural residences to operate home-based businesses when consistent with residential uses. Set performance standards for home businesses including a cap on daily vehicle traffic, noise, lighting, waste generation, and air emissions. Determine prohibited uses in residential areas.

Ridge/Rural District Strategies

General description of priorities for strategy development - Use a mix of tools, emphasizing encouragement, education, incentives, and regulation for policies in this district.

Encouragement

1. *Publicize the Comprehensive Plan vision and policies.* To encourage voluntary actions consistent with the community's long range vision, conduct regular (annual) surveys or hearings promoting the Comprehensive Plan vision. Include copies of the vision and policies with permits or other paperwork associated with development. Work with other local government agencies, including the St. Louis County agencies and Minnesota DNR to promote Comprehensive Plan vision and policies when issuing permits or reviewing plans.

Regulation

2. *Identify specific density goals for each zoned district.*

Regulation

3. *Maintain restrictions on substandard lots.* Contiguous substandard lots under single ownership may not be sold or developed as separate lots.

Limit on regulation

4. *Recognize property owners discretion to use their land as desired subject to reasonable and appropriate regulations.*

Incentives/Regulation

5. **Assist landowners who desire to upzone or protect rural character.** Create rural protection or overlay district with large (35-40) acre minimum lot size and limited permitted uses. Implement zone only upon petition of landowner(s) with at least 160 acres of contiguous land. Consider property tax incentives for voluntary upzoning.

Encouragement

6. *Promote Best Management Practices (BMPs) and responsible stormwater management.* Work with SWCD, MnDNR, MnDOT, MnPCA, St. Louis County, and other agencies to identify BMPs for development and management, produce educational materials on BMPs. Require notification of landowners on their potential risks and liability, and of available assistance from SWCD, Minnesota DNR, and other public agencies for restoring and protecting waterways, wetlands, and shoreland.
7. *Allow cluster development as a conditional use, and provide cluster development incentives.*

Incentives/Regulation

Encouragement/Regulation/Incentives

7. *Allow cluster development as a conditional use, and provide cluster development incentives.*

Encouragement/Regulation/Incentives

8. *Require some natural resource protection.* State a preference for large shoreland setbacks, limited clearing, and other natural resource protection techniques in designated stream and river corridors, areas prone to flooding, erosion, and sedimentation.
 - a. Make developers and landowners aware early in the development process that the community will favor development proposals that make an effort to be consistent with natural resource protection.
 - b. Use conservation easements on priority forest or sensitive areas to mitigate for conditional uses or variances.
 - c. Work with the County and State to exchange existing public lands of low community value for high priority natural resources in the Ridge/Rural District.
 - d. Define ridgeline and manage ridgeline development in order to protect water quality and reduce erosion. Designate development that does not meet the standards a “conditional use”.

Encouragement

9. *Promote sustainable forest and management.* Adopt voluntary forest management standards and/or shoreland management standards and work with appropriate agencies to educate landowners. Encourage qualifying landowners to participate in State tax incentive programs for sustainable forest management.

Regulation

10. *Allow new commercial development and redevelopment only at commercial nodes.* Review existing commercial nodes for access, size and adequate performance. Designate commercial nodes in the Ridge/Rural District. Make more intensive redevelopment conditional upon compliance with community design preferences. Limit the floor area of commercial facilities and require compliance with design standards. Limit impervious surface coverage.

Regulation

11. *Create home-business standards.* Allow Ridge/Rural residences to operate home-based businesses when consistent with residential uses. Set performance standards for home businesses including a cap on daily vehicle traffic, noise, lighting, waste generation, and air emissions. Determine prohibited uses in residential areas.

Regulation

- 12. Create a policy preference for agricultural practices in designated areas.* To protect existing agricultural practices from nuisance complaints, designate agriculture as the primary land use in designated areas. Notify new residential development that agricultural practices will not be deemed to be nuisance activities within the designated areas.

Tax-Forfeit and Public Lands District Strategies

General description of priorities for strategy development - Use a mix of tools, emphasizing encouragement, education, regulation, and limited new acquisition.

Encouragement

- 1. Publicize the Comprehensive Plan vision and policies.* To encourage voluntary actions consistent with the community's long-range vision, work with County and State officials and agencies to act consistently with the Comprehensive Plan vision.

Regulation

- 2. Identify specific density goals for each zoned district.*

Encouragement/Incentives

- 3. Encourage the County to use third party certification of sustainable forest management,* consistent with sustainable forestry guidelines promoted by the Forest Stewardship Council or the American Pulp and Paper Manufacturers' standards.

Acquisition

- 4. Consider limited new acquisition to support a variety of trails or recreational development.* Identify high priority tracts that would enhance recreation opportunities, provide better access to public lands, or are sensitive areas adjacent to public lands. Consider possible land exchanges, donated conservation easements, or other low and no-cost methods of acquisition.

Encouragement

- 5. Publicize and promote sustainable use of public lands.* Educate Town residents and visitors of their responsibilities in being proper stewards of public lands. Work with County and State to enforce existing regulations on use and recreation activities.