

City of Holdingford

2006 Comprehensive Plan

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INTRODUCTION

The City of Holdingford is located in the heart of Central Minnesota approximately 25 miles northwest of St. Cloud. The rapid growth of the St. Cloud area has created numerous job opportunities in relatively close proximity to the City and provides all of the shopping amenities of a large regional center. The City of Holdingford has benefited from its proximity to St. Cloud along with the natural amenities of the area including numerous lakes and the Lake Wobegon Trail.

The purpose of updating the Comprehensive Plan for the City of Holdingford is to assist in shaping the future of the community by creating a set of guiding principles. The Comprehensive Plan builds on previous community planning projects such as 1981 Land Use Plan and the Healthy Communities Partnership initiative. The Comprehensive Plan also describes the community participation that was used to establish these guiding principles in order to assist the reader in following the decision making process.

The Comprehensive Plan provides a brief overview of the community by examining the setting, reviewing the demographic makeup, and studying existing conditions. From this foundation of information those involved in the planning process are able to actively discuss the future needs of the community as they relate to land use, parks, transportation needs, and housing.

The goals and policies section of the Comprehensive Plan was created based on the analysis of the inventory that we have taken of the community. Goals and policies assist in describing the aspirations of the community and how those aspirations can be achieved. The remaining portions of the Plan are divided into several sections that include: Land Use, Transportation, Community Facilities, and Economic Development. Within each of these sections a variety of issues are addressed including such items as housing, trails, and future land use.

The implementation section describes how the City intends to accomplish the goals set forth within the Plan. It includes a description of the tools available for implementation, as well as specific strategies the City may use to ensure that the Plan remains current and continues to reflect the goals of the community.

One of the more important sections of this document provides the community's goals for future land use. Perhaps the most unique aspect of the process for creating the Future Land Use Map is the involvement of Holding Township. Through the Healthy Communities Initiative the City of Holdingford and Holding Township have been working together to address issues of common interest. As a result of the work environment created as a part of this process, the City and Township were able to have very open discussions regarding the future growth and land use needs of each. As long as this dialogue continues, the City and Township will be able to effectively implement the Future Land Use Map as growth continues.

By working together the City of Holdingford and Holding Township will be able to grow the Holdingford community in an efficient and well thought out manner. The cooperative spirit that exists between the City and Township is worth the time and effort that it takes to maintain, and will be of benefit to all of the residents.

PLANNING PROCESS

Comprehensive Planning can be described as a the systematic, ongoing, forward looking analysis of a community's opportunities and constraints for the purpose of formulating a Plan to accomplish stated goals and objectives. Through this process, a city identifies its vision for the future and specifies the actions needed to accomplish that vision.

The process typically begins with an expression of the vision for the community that the City seeks to achieve through the planning process. These goals range from general statements to the very specific. The City of Holdingford and Holding Township benefited from participating in a community visioning process sponsored by the Initiative Foundation. This process included a community meeting held in the fall of 2005 and included the participation of approximately 150 area residents.

During the course of the community visioning meeting, residents were asked to identify strengths of the community and challenges facing the community. The meeting culminated with the identification and prioritization of desired outcomes for the Holdingford community. The top priorities identified by the meeting participants were the establishment of grocery store that would serve the needs of area residents, lower taxes, and cooperation between the City and Township.

The City of Holdingford has created and utilized land use planning documents in the past. In fact, the most recent land use plan was created in 1981. Through the present comprehensive planning process the City has reviewed many of fundamental goals established in earlier planning projects to find if the basic principles still hold true today.

As a part of this comprehensive planning process, general demographic information has been collected. This demographic information provides the community with the opportunity to take a close look at existing conditions with regard to land use, public facilities, and household data. In other words, it is the point where all of the objective facts about the community are assembled and evaluated.

After the general information has been collected, strengths and improvement areas are identified. By identifying those qualities that make Holdingford a great place to live and work, the community can work to ensure that these qualities remain intact. Several members of the community participated in a photo survey that asked participating members to take three pictures of "Things we like about Holdingford" and three pictures of "Things that we would like to see improved in Holdingford". The results of the photo survey also assisted in identifying issues that would be addressed within the comprehensive plan and related zoning documents.

The next step of the planning process was to formulate goals and policies that articulate how the city would like to reach its vision for the future. In order to formulate the goals and policies for this Plan, the discussions held at the Community Visioning meeting are included along with the results of a series of community workshops. The purpose of the workshops were to elicit thoughts on the issues facing the community, and determine the best method for addressing these issues.

The Implementation section of the Plan includes suggestions for the development and administration of official controls such as the zoning ordinance, the zoning map, building codes, etc. In the long run it is the community that will be responsible for the implementation of the plan. Elected and appointed officials will need to incorporate the thoughts and ideas included in

this plan into their decision making process. As new ideas and goals are identified in the future, the community must incorporate these items into the Plan or it will very quickly become obsolete.

PLAN SETTING

The City of Holdingford is a community of approximately 729 persons located in the east central portion of Stearns County. Located at the intersection of CSAH 9 and CSAH 17, Holdingford lies approximately 9 miles north of Interstate 94, 20 miles northwest of St. Cloud, and 100 miles northwest of the Twin Cities.

The City of Holdingford is located in an area that contains rolling hills, deciduous forests, and a number of lakes. An area initiative has been organized to preserve the natural beauty and many of the remaining ecological amenities have been identified for preservation.



DEMOGRAPHICS

Holdingford's population and housing characteristics provide us with the opportunity to identify recent trends within the community. This information is important because it can be used to determine what services are necessary to serve the residents. If Holdingford is a community of young families with children residing in new homes, or a community with an aging population living in older homes, different strategies will be needed for determining the need for parks, community facilities, senior housing, etc.

Holdingford Population Trends:

<u>Year:</u>	<u>City Population:</u>
1940	527
1950	458
1960	526
1970	551
1980	634
1990	561
2000	736
2004	729

The overall population of Holdingford has increased by approximately 30% from 1990 to 2000. The age categories seeing the most significant increases in population included the following:

<u>Age:</u>	<u>1990:</u>	<u>2000:</u>
1-4	35	32
5-9	58	52
10-19	85	154
20-34	102	103
35-59	137	231
60-74	100	89
75 and over	44	75

The racial make-up of the community provided by the 2000 census includes the following:

<u>Diversity:</u>	<u>1990:</u>	<u>2000:</u>
White	556	730
American Indian	1	0
Black	2	0
Hispanic	0	4
Asian	2	2

Housing

A review of the available housing data for Holdingford indicates the following:

<u>Housing Information:</u>	<u>1990:</u>	<u>2000:</u>
Total Units:	228	297
Vacant Units:	6	11
Owner Occupied:	186	231
Rental:	36	55
Average Household Size:	2.54	2.55
Median Value:	\$41,700	\$73,400

The age of the housing stock in Holdingford includes the following:

Age of Housing Stock:

Age:	# of units:
0-15 years	52
16-25 years	36
26-35 years	46
36-45 years	36
46 years & Older	141

Income

Household income data provides some measure of wealth in the community. The following information is based on a total of 483 households in the City of Holdingford in 1999.

1999 Household Income: (Median \$34,000)

Income:	# of Households:	%:
0-\$15,000	49	17%
\$15K-\$25K	54	19%
\$25K-\$35K	43	15%
\$35K-\$49K	60	21%
\$50K-\$75K	51	18%
Over \$75K	27	10%

Employment

Employment information gives us an indication of the level of participation in the labor force and the types of jobs held by residents. The mean travel time to work of 24.1 minutes indicates that a number of residents are likely commuting to St. Cloud and surrounding communities for work.

2000 Employment Data:

Employment Status:

Population 16 and over:	565
Employed:	295 (55.6%)
Unemployed:	19 (3.4%)
Not in labor force:	251 (44.4%)

Mean Travel Time to Work: 24.1 minutes

Employment Data:

Occupation:	# employed:	%:
Management/Prof.	56	19%
Service	43	15%
Sales & Office	78	26%
Farm, fish, forest	6	2%
Construction, Misc.	31	11%
Production/Transportation	81	27%

All parents working with kids under 6 - 75%

Education

Educational Attainment (Over 25 yrs. of Age):

No Diploma:	111	24%
High School Grad:	202	44%
Some College:	93	20%
Associate Degree:	17	4%
Bachelor's Degree:	31	7%
Grad or Prof. Degree:	6	1%

Source of Data: 2000 Census

Some of the conclusions drawn from the Census data would include the following:

- * Holdingford's population grew by 30% in the 1990's which is a pretty significant accomplishment in greater Minnesota.
- * Holdingford added 69 housing units in the 1990's. If we utilize an average land consumption of 2.5 units per acre, this would equate to 27.6 acres of land consumed by residential development in the 1990's.
- * Holdingford has a relatively young population with 47% of its residents less than 35 years of age.
- * Family size has increased which does not follow regional or even national trends of smaller family sizes.
- * As in many rural Minnesota communities, the City of Holdingford has a very, very small minority population.
- * The overall housing vacancy rate is a little low at 4%.

COMMUNITY ASSETS & CHALLENGES

As a part of the Healthy Communities Partnership process, the City of Holdingford and Holding Township held a community visioning meeting on September 11, 2005. As a part of this meeting that was attended by approximately 150 area residents, the group discussed assets or opportunities within the community, as well as challenges/threats. This information has been used to formulate community goals and policies which will assist in the implementation of the Comprehensive Plan.

Assets/Opportunities

Working individually participants at the Community Visioning Meeting were asked to list all of the assets or good things that the Holdingford area has to offer. Participants were asked, "If you wanted to encourage a friend or relation to move here, what are the positive things you would tell them about?" The following are some of the top responses:

Responses

- | | |
|--|--------------------------|
| 1. Small town (people know each other) | 7. Local businesses |
| 2. Friendly community | 8. Minimal traffic |
| 3. Restaurants | 9. Good roads |
| 4. Wobegon Trail | 10. Clean/Neat Community |
| 5. School System | 11. Churches |
| 6. Low crime rate | 12. Peaceful |
| | 13. The residents care |

Weaknesses/Threats

Working individually participants at the Community Visioning Meeting were asked to list all of the challenges that the Holdingford area is facing. Participants were asked, "If you wanted to discourage a friend or relation from moving here, what are the things you would tell them about?"

Responses

1. Need for youth activities
2. Need for a grocery store
3. Managing growth
4. Attitude of some residents
5. Lack of fast food
6. Not viewed as destination
7. Issues with school funding
8. Nuisance issues
9. Appearance of downtown
10. Need for long range planning

This exercise was very helpful in not only reaffirming information about the community that can be identified through demographic data, but also in learning how residents and community leaders perceive the community. The local perception of the community also becomes more apparent in the photo survey detailed in the last section of the plan.

COMMUNITY GOALS

As a result of the input received at the Community Visioning Meeting, the comprehensive planning committee was able to focus on goals and policies from which new initiatives could assist in promoting the strengths and addressing the areas for improvement. Goals, and the policies and initiatives to achieve those goals include the following:

Goal #1: Support the orderly growth of the community.

Policies & Initiatives:

- a) Work to incorporate any existing and planned urban development in the adjacent townships within City limits.
- b) Provide efficient and economical delivery of City services to all City residents and businesses.
- c) Facilitate orderly growth within the City and limit urban development outside the City.
- d) Encourage the development of existing vacant lots within the City including the development of lots of record which often times are smaller than lots provided by new development.
- e) Encourage the location of commercial and industrial development in areas that avoid adverse impacts on residential areas.
- f) Continue to guide residential growth in an orderly nature so that new development can be effectively served by public facilities and the character and quality of the City's existing neighborhoods can be maintained and enhanced.
- g) Encourage the development of multiple family housing units in appropriate areas disbursed throughout the community.

Goal #2: Strengthen the distinction between the urban city and rural countryside with well planned and carefully coordinated services.

Policies & Initiatives:

- a) Require that properties served by public utilities be located within the City.
- b) Promote the annexation of abutting property in an orderly manner when it is ready for development.
- c) Work with the County and Township to maintain very low residential densities in areas of the County within the City's growth area. The goal is to restrict development to just housing at a density of 1/40 with no transfers of development rights for those areas within the identified growth areas for the City.

Goal #3: Focus commercial investment in appropriate locations.

Policies & Initiatives:

- a) Control development of all commercial areas in order to focus development within identified corridors and areas.
- b) Ensure that new developments are well planned and connected to existing development through the efficient use of streets, utilities and infrastructure.

Goal #4: Promote a variety of housing types in Holdingford

Policies & Initiatives:

- a) Work closely with the Minnesota Housing Finance Agency, Department of Employment and Economic Development, Greater Minnesota Housing Fund, Tri-Cap, Rural Development, and other organizations that can help Holdingford meet its housing goals.
- b) Encourage the development of a variety of housing types to meet the needs of all citizens including seniors and low and moderate income residents.
- c) Encourage the dispersion of all housing types throughout the City so as to avoid concentrations of low-income or subsidized housing.

Goal #5: Create a high quality living environment for the citizens of the community in all residential neighborhoods.

Policies & Initiatives:

- a) Continue to adopt and enforce the necessary codes and inspection procedures to ensure the continued maintenance of the housing stock.
- b) Continue to provide an appropriate level of building inspection to promote safe building practices.
- c) Establish a rental housing inspection program to promote safe and secure rental housing.
- d) Consider recognizing "Century Homes" within the community.

Goal #6: Promote new subdivisions for new housing in the appropriate vacant areas of the community.

Policies & Initiatives:

- a) Goal is to encourage the development of an average of 5 new homes each year.
- b) Maintaining the small-town feel of Holdingford is important to its residents. In order to accomplish this, development shall be encouraged in manageable increments.

Goal #7: Work to achieve an equitable distribution of the cost of providing City services.

Policies & Initiatives:

- a) Guide development so that it is not constructed beyond the City's ability to provide efficient services.
- b) Work with the County and Township to ensure that growth outside the corporate limits of Holdingford can be efficiently serviced by municipal infrastructure in the future.
- c) Work with the County and adjoining Township to avoid the duplication of services and to provide more efficient and economical government services. Formalize these arrangements with cooperative agreements.
- d) Promote programs that will equitably distribute the cost of using City facilities to actual users of those facilities.
- e) Guide development to make efficient use of sanitary sewer lift stations in order to require as few as possible.
- f) The community will seek to grow to a level that is efficient to provide most municipal services.

Goal #8: Work with appropriate agencies and businesses to encourage the continued revitalization of the Downtown.

Policies & Initiatives:

- a) Provide adequate infrastructure, including sewer, water, storm sewer, streets, sidewalks, etc. for existing structures and for redevelopment in the downtown area.
- b) Assist businesses with applying for aid to rehabilitate structures and infrastructure.
- c) Continue to encourage the location of community facilities within the Central Business District.
- d) Assist in the development of additional parking areas.

Goal #9: Provide an adequate and safe pedestrian, bicycle, trail, and truck transportation system.

Policies & Initiatives:

- a) Enhance the character of major roadway corridors in the City by continuing to develop and implement zoning standards.
- b) Work with State, County, and Federal officials to improve transportation access through and within the City.
- c) Consider the needs of persons with limited mobility and specify handicapped accessibility for new sidewalks and public areas.
- d) Promote and maintain safe and efficient pedestrian movement and provide striping of pedestrian walkways.
- e) Promote the improvement of the highway corridor between Holdingford and I-94.
- f) When feasible, require that new developments connect to the City's sidewalk system and incorporate sidewalks in the subdivision plans.

Goal #10: Maintain a safe and efficient local street & sidewalk system.

Policies & Initiatives:

- a) Carefully analyze the traffic generation characteristics of proposed land uses and adopt street standards to avoid exceeding the carrying capacity of local, county, and regional roadways.
- b) Design local streets to discourage unsafe speeds.
- c) Diligently pursue the repair and replacement of all of the substandard/damaged sidewalks by 2010.

Goal #11: Maximize the City's potential to pursue high quality economic development opportunities.

Policies & Initiatives:

- a) Support the efforts of the City to attract new businesses to the community.
- b) Encourage the Economic Development Task Force to remain active and create an Economic Development Authority
- c) Provide adequate land areas for the expansion of commercial and industrial businesses.
- d) Target local businesses for retention and expansion projects.
- e) Promote and assist local entrepreneurs.

Goal #12: Recruit businesses that are complementary to existing service and retail businesses located in the Central Business District (CBD).

Policies & Initiatives:

- a) Promote community facilities and public open space in the CBD.
- b) Encourage the City to focus resources that will assist in the revitalization of downtown.
- c) Continue to promote the historical character of the downtown.
- d) Encourage the economic development task force to continue with its efforts to attract a grocery store.
- e) Encourage new construction to match the character of downtown.

Goal #13: Protect, conserve, and enhance the natural resources and environmentally sensitive areas within and adjacent to the City for the community's long-term environmental benefit.

Policies & Initiatives:

- a) Encourage all areas of urban development to be served by public facilities.
- b) Protect surface water, storm water, and ground water from hazardous waste, fertilizers, and pesticides.
- c) Encourage the reforestation of the community.
- d) Discourage the proliferation of individual wells and encourage the provision of water and sewer services from the municipal system.

Goal #14: Continue to promote the Wobegon Trail as a tourist attraction.

Policies & Initiatives:

- a) Work with State, County, and regional organizations to continue to market the Wobegon Trail corridor.
- b) Encourage the implementation of a trail connection from the Stearns County border to Pierz, Minnesota.

Goal #15: Promote activities for the youth and elderly of the community.

Policies & Initiatives:

- a) In conjunction with the local churches and school system, the community shall continue to promote activities for youth.
- b) Encourage health promotion activities for the elderly to help them remain safely and comfortably in their homes within the community.
- c) Encourage the continued usage of the community center for senior activities.

Goal #16: Nuisance Ordinance.

Policies & Initiatives:

- a) The community shall update its ordinance and policies for addressing nuisance issues.

As a part of the implementation process, the City of Holdingford will be asked to utilize these goals in their decision making process and work toward implementing the policies and initiatives.

ECONOMIC DEVELOPMENT

Economic health is an important component of a thriving community. A strong commercial and industrial base provides jobs to community residents, contributes to the tax base, and can be a source of strength for the community.

The City of Holdingford has been in an economic transition for a significant period of time. Economies of rural communities have suffered significant setbacks in the past three decades due in large part to the consolidation of the agricultural industry. The impacts of this consolidation have for the most part been mitigated in Holdingford as a result of its economic development efforts and its proximity to the City of St. Cloud. Data indicates that a significant portion of the Holdingford population travels to surrounding communities for employment. This has kept the local population stable and provided quality employment opportunities within relatively close proximity. The City of Holdingford recently participated in the development of a new industrial park in the CSAH 9 corridor. The City has utilized tools such as JOBZ to assist local businesses with expansion projects as well as a recruitment tool.

Two economic development related goals established as part of the community visioning and planning process included the following:

Goal #11: Maximize the City's potential to pursue high quality economic development opportunities.

Policies & Initiatives:

- f) Support the efforts of the City to attract new businesses to the community.
- g) Encourage the Economic Development Task Force to remain active and create an Economic Development Authority
- h) Provide adequate land areas for the expansion of commercial and industrial businesses.
- i) Target local businesses for retention and expansion projects.
- j) Promote and assist local entrepreneurs.

Goal #12: Recruit businesses that are complementary to existing service and retail businesses located in the Central Business District (CBD).

Policies & Initiatives:

- f) Promote community facilities and public open space in the CBD.
- g) Encourage the City to focus resources that will assist in the revitalization of downtown.
- h) Continue to promote the historical character of the downtown.
- i) Encourage the economic development task force to continue with its efforts to attract a grocery store.
- j) Encourage new construction to match the character of downtown.

As a result of the Healthy Communities exercise, the Holdingford Economic Development Task Force was created to focus on the continued growth and development of the business community. This committee has been directing most of its efforts to the recruitment of a grocery store which was identified as a top priority for the community at the community visioning meeting.

The citizens of Holdingford are dedicated to improving the quality and sustainability of the

community. Business development is one of the key components of that goal. Through the City of Holdingford, the Economic Development Task Force, and at some point the Holdingford Economic Development Authority, the community will need to maintain its focus on the goals that have been established if they are to be accomplished.

An equally important component in the economic development mix is housing development. An adequate supply of safe and affordable housing is an amenity that many communities strive to provide. Assisting the community in developing housing to meet the various demands is an important part of the economic development mix in Holdingford. More housing means more people, which translate into a larger labor force to attract industry, and more customers for local retailers. The community should continually monitor its progress with regard to meeting the demand for additional housing. This can be accomplished by working with regional and state agencies that focus exclusively on housing, and by monitoring the vacancy rates with the local housing market.

TRANSPORTATION

The City of Holdingford's street system consists of all of the various streets and highways within its limits that are designed to accommodate vehicular movement. A typical city street system serves the needs of two general types of traffic:

Through-Traffic: Traffic that has its origin and destination outside the community and merely travels through it, typically on Principal, Major, and Minor Arterials.

Local Traffic: Traffic that has its origin and destination inside the community, typically traveling on the local street system.

The function and basic characteristics of each of these types of roadways are as follows:

Principal Arterial. The primary purpose of these roadways is to move people, goods, and services long distances between regional or even national population centers. Turning movements are handled through interchanges so that the flow of traffic receives minimal disruption. I-94 is an example of a principal arterial roadway.

Major Arterial. These roadways serve moderate to long trip lengths and provide a system to distribute traffic making external trips. Turning movements are often handled with channelized turn lanes or signalized systems. There are no roadways that would be classified as major arterials within the City of Holdingford.

Minor Arterial. These thoroughfares either augment the arterial system in intensively developed areas, or provide service in lieu of a Major Arterial in less densely developed areas where trip lengths are relatively short. Minor arterials typically do not provide direct access to neighborhoods. CSAH 9 and CSAH 17 would be characterized as minor arterials within Holdingford's transportation system.

Collectors. These streets serve as connections between local streets and minor arterials. Their principal function is to carry short trips and to serve adjacent land. At the same time, they must be capable of moving relatively large traffic volumes for limited distances. They may also carry traffic to dispersed major traffic generators. In Holdingford, collectors would include Main Street and North Fourth Street.

Local Streets. Residential streets carrying less than 1,000 vehicles per day averaging speeds less than 20 miles per hour are the best example of local streets. They serve almost exclusively to collect and distribute traffic by connecting blocks within neighborhoods and specific activities within similar land uses.

With each step up the hierarchy of the roadway system comes an increase in size and carrying capacity. Large trucks are inappropriate on local streets just as multiple residential access points would be inappropriate on a major thoroughfare. Determining the size, location and timing of construction of roadways is what transportation planning is all about.

As mentioned previously, the relationships between streets in this system is hierarchical. Each street type has been designed specifically for a separate and distinct function. Local streets are intended to collect traffic from and distribute traffic to residential areas and other low traffic generators. Local streets channel traffic to collector streets, which in turn channel it to minor arterials. While the system can be seen as a hierarchy, an interconnected network of local streets such as what exists in Holdingford serves an important function. This network of streets distributes traffic throughout the transportation system and allows multiple access points to the rest of the system.

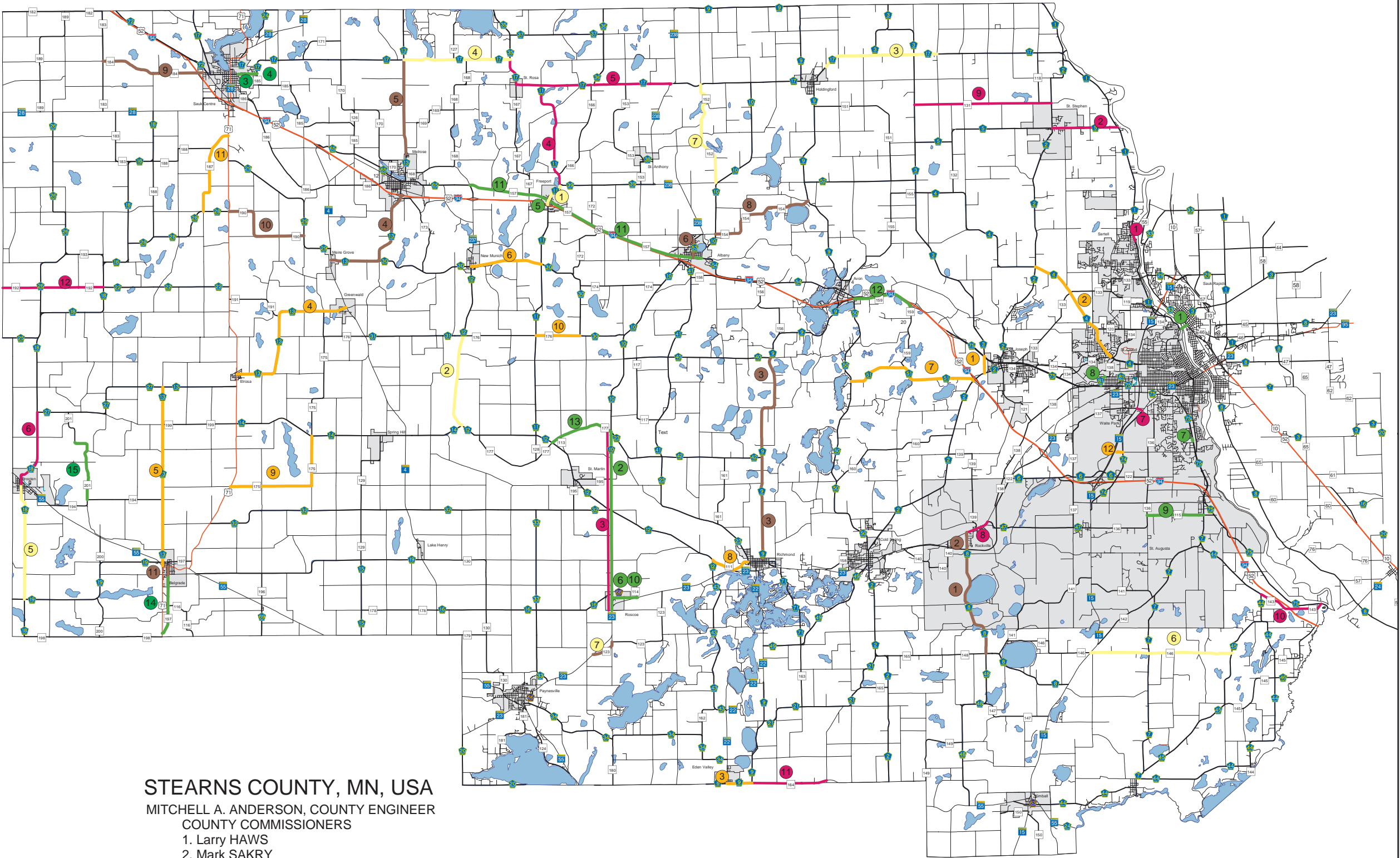
The basic principle of land use planning, tied directly to traffic, is that land uses that generate heavy traffic loads and require efficient access to function properly, such as industrial facilities, should be located near major thoroughfares. Conversely, land uses that generate very little traffic and which would not be benefited by through-traffic, such as residential neighborhoods, should be located away from the noise and bustle of busy arterials. It is the intent of the Holdingford transportation system to limit truck traffic to minor arterial thoroughfares, and whenever possibly, eliminate truck traffic on collector and local streets.

As Holdingford continues to grow, provisions will have to be made to expand the transportation system. This will need to include the provision of collector streets at regular intervals and the minimization of access points to minor arterials to promote public safety and the efficient movement of traffic.

Transportation initiatives identified as a part of this plan include;

- 1) Promote CSAH 9 corridor improvements that will improve access to Interstate 94.
- 2) Promote the Wobegon Trail link to Bowlus which will complete a trail system from Albany to Two Harbors.
- 3) Support of the Stearns County 5-year road construction plan (see attached exhibit).
- 4) Additional regional transportation initiatives supported by this plan include the establishment of a commuter rail system from the City of Rice to the Twin Cities Metro Area.

STEARNS COUNTY PROPOSED 5-YEAR CONSTRUCTION



STEARNS COUNTY, MN, USA

MITCHELL A. ANDERSON, COUNTY ENGINEER
COUNTY COMMISSIONERS

1. Larry HAWS
2. Mark SAKRY
3. Vince SCHAEFER
4. Leigh LENZMEIER
5. Don OTTE

2005

1. CSAH 1 - SAUK RAPIDS BRIDGE - COUNTY SHARE
2. CSAH 10 - TH23 TO CSAH 23 - 7.1MI CULVERT EXTENSION
3. CSAH 17 - EAST ST TO CR 185 - 1.4MI RECONSTRUCTION
4. CSAH 17 - OVER SAUK RIVER - BRIDGE REPLACEMENT
5. CSAH 60 - IN FREEPORT - 0.3MI RECONSTRUCTION
6. CSAH 68 - CSAH 10 TO CR 114 - 0.5MI RESURFACE
7. CSAH 75 - CHERYL DRIVE INTERSECTION - TRAFFIC SIGNAL
8. CSAH 81 - CSAH 75 TO 13TH AVE - 0.5MI RECONSTRUCTION
9. CSAH 115 - CR 136 TO CSAH 7 - 2.3MI RECONSTRUCTION
ROW - RIGHT OF WAY
SIGNAL - TO BE DETERMINED
10. CR 114 - CSAH 68 TO TH 23 - 0.5MI RESURFACE
11. CR 157 - CSAH 65 TO TH 238 - 8.6MI RESURFACE
12. CR 159 - I94 TO CSAH 50 - 2.6MI RESURFACE & SUBGRADE
13. CR 177 - CSAH 12 TO CSAH 10 - 2.6MI RESURFACE
14. CR 197 - TH 71 TO BELGRADE - 2.5 RESURFACE
15. CR 201 - CR 194 TO 2.7MI NORTH - 2.7MI GRADING

2006

1. CSAH 1 - 12TH ST TO 17TH ST. N - 0.5MI RECONST
2. CSAH 5 - CSAH 2 TO CSAH 1 - 2.4MI RECONST
3. CSAH 10 - TH 23 TO CSAH 23 - 7.1MI RESURFACE
4. CSAH 11 - N. LIMITS TO CASH 17 - 4.4MI RESURFACE
5. CSAH 17 - CSAH 35 TO TH 238 - 7.6MI RESURFACE
6. CSAH 18 - TH 55 TO CASH 27 - 3.3MI RESURFACE
7. CSAH 137 - CR 135 TO CSAH 74 - 0.8MI RECONST
8. TH 23 - ROCKVILLE TURNBACK - 1.5MI RECONST
ROW - RIGHT OF WAY
SIGNAL - TO BE DETERMINED
9. CR 131 - CSAH 2 TO CSAH 3 - 5.5MI RESURFACE
10. CR 143 - CSAH 44 TO CASH 75 - 2.5MI RESURFACE
11. CR 164 - CSAH 9 TO KRAMER RD - 3.0MI RESURFACE
12. CR 192 - CSAH 18 TO W CO. LINE - 4.0MI RESURFACE
ROW- RIGHT OF WAY

2007

1. CSAH 8 - MARTY TO NEW TH 23 - 4.6MI RESURFACE/RECONST
2. CSAH 8 - OLD TH 23 TO NEW TH 23 - 0.8MI RECONST
3. CSAH 9 - N. LIMIT RICHMOND TO CSAH 40 - 8.3MI RESURFACE
4. CSAH 13 - TH4 TO I94 - 5.2MI RESURFACE/SPOT GRADE
5. CSAH 13 - N. LIMIT MELROSE TO CSAH 17 - 3.8MI RESURFACE
6. CSAH 53 - RR AVE. TO SOO LINE AVE, ALBANY - 0.7MI RECONST
SIGNAL - TO BE DETERMINED
ROW - RIGHT OF WAY
7. CR. 123 - IN PAYNESVILLE TWP - 0.9MI TURNBACK
8. CR. 154 - CSAH 9 TO CSAH 10 - 4.4MI RESURFACE/SPOT GRADE
9. CR. 184 - CSAH 79 TO CR 183 - 4.0MI RESURFACE
10. CR. 190 - TH 71 TO CSAH 29 - 3.9MI RECONSTRUCTION
11. CR. 197 - IN BELGRADE - 0.5MI RECONST

2008

1. CSAH 2 - I94 TO CSAH 3 - 0.75MI NEW CONST (BYPASS)
CSAH 2 - ST JOSEPH BYPASS - 0.75MI ROW
2. CSAH 4 - CR 134 TO 1000' E. OF CSAH 2 - 4.7MI RESURFACE
3. CSAH 9 - CO. LINE TO 164 - 0.9MI RESURFACE
4. CSAH 13 - ELROSA TO GREENWALD - 6.4MI RESURFACE
5. CSAH 13 - TH 55 TO CSAH 27 - 7.2MI RESURFACE
6. CSAH 30 - TH 237 TO CSAH 11 2.9MI RESURFACE
7. CSAH 51 - CSAH 2 TO CSAH 50 - 5.4MI RECONST
CSAH 60 - 2005 PAYBACK
CSAH 63 - IN KIMBALL - 1.0MI 2003 PAYBACK
8. CR 111 - CSAH 12 TO CSAH 23 - 1.6MI RESURFACE
CR 157 - IN FREEPORT - 2005 PAYBACK
9. CR 175 - CSAH 14 TO TH 71 - 5.3MI RESURFACE
10. CR 176 - CSAH 11 TO CSAH 30 - 1.9MI RESURFACE
11. CR 187 - CSAH 28 TO TH 71 - 3.5MI RESURFACE
12. 33RD ST SO. @ TH 15 - INTERCHANGE

2009

1. CSAH 11 - IN FREEPORT - 1.0MI RECONSTRUCTION
2. CSAH 12 - CSAH 14 TO CSAH 31 - 3.6MI RECONSTRUCTION
3. CSAH 17 - OPOLE TO HOLDINGFORD - 5.4MI RESURFACE
4. CSAH 17 - CSAH 13 TO CSAH 35 - 4.2MI RESURFACE
5. CSAH 18 - CSAH 19 TO BROOTEN - 4.5MI RECONSTRUCTION
CSAH 133 - PINE CONE RD TO 1100' W. - 0.2MI 2004 PAYBACK
ROW - RIGHT OF WAY
6. CR 146 - TH 15 TO CSAH 45 - 9.3MI RESURFACE
7. CR 152 - CSAH 10 TO CSAH 17 - 4.5MI RESURFACE

PARKS & RECREATION

The City of Holdingford offers a variety of park and recreational opportunities within the community enabling residents to take advantage of the natural amenities that are available in the area. An inventory of the existing park system would include the following:

American Legion/Veterans Park

American Legion/Veterans Park is located immediately adjacent to the southern portion of the downtown area and is approximately 6 acres in size and offers a shelter facility, restrooms, memorial area/flags, lighted ball field, concession area with additional restrooms, a volleyball court, four horseshoe pits, flower plantings by the garden club, and seven pieces of playground equipment. This park also contains the outdoor hockey/skating rink.

Improvements or modifications to this park may include moving the skating rink to the school and working cooperatively with the school district on the maintenance of that facility.

Lake Wobegon Trailhead Park

Lake Wobegon Trailhead Park is located in the central portion of the community immediately adjacent to the north end of the downtown area. This park contains restrooms/shelter area, benches, parking, informational signs, a railroad car, and of course the trail. This park serves as a rest area and an entry point for the Lake Wobegon Trail system.

Additional improvements include more benches/picnic tables, landscaping, setting the rail car on rails, bike racks, and signage referencing the local history. The community has been working with the National Guard on the construction of a covered bridge on the trail which may be implemented in the near term. Long term projects include the paving of the parking area and the construction of a band shelter.

Dream Catcher Park

Dream Catcher Park is located in the school grounds and was constructed in 1997. Dream Catcher Park contains a large wooden play structure that was built as a community project. The school grounds also contains 4 ball fields, a basketball court, swings, parking, tennis courts, an indoor pool that is open to the public, and 3 gymnasiums. Future improvements will likely include resolving repair and maintenance issues with the tennis courts.

Environmental Education Center

Also on the school grounds is an environmental education center that includes a trail, prairie restoration plot, water impoundment, wildlife food plot, conifer planting, and deciduous planting. The environmental education center provides an additional community amenity by not only creating a natural setting within the community, but encouraging the principals of conservation.

Soldier's Shrine

St. Hedwig's Catholic Church has created a Soldier's Shrine on property located across Cedar Street from the church and east of the downtown area. This memorial is a park-like setting that includes flags and statues and adds to the quality of life in the community by recognizing the sacrifices that others have made.

In summary, directives on future improvements to the park/trail system include the following:

- 1) Modifications to American Legion/Veterans Park may include moving the skating rink to the school and working cooperatively with the school district on the maintenance of that facility.
- 2) Additional improvements/modifications to the Lake Wobegon Trailhead Park including additional landscaping and signage referencing the local history. The community will continue working with the National Guard on the construction of a covered bridge on the trail which may be implemented in the near term. Long term projects include the paving of the parking area and the construction of a band shelter.
- 3) Future improvements to the tennis courts at the school complex.
- 4) The addition of a skateboard park within the community.

EXISTING LAND USE

The City of Holdingford and surrounding areas offer rolling terrain, forested areas, and a variety of lakes and marshes. Much of Holdingford has developed in a grid pattern, which has been impacted by the surrounding terrain. While normally the grid pattern is easily replicated, easy to negotiate, and lends itself to expansion, this may not always be the case in Holdingford as there are a number of obstacles/amenities that will require creative design in order to meet the goals established within this comprehensive plan.

During the planning process a land use inventory was created (see attached Existing Land Use Map) for the purpose of identifying the existing development patterns of the City. From this inventory and other background information that has been compiled, areas for potential development, the intensity of development, and in some cases, the timing of development can be determined. The inventory can also help classify areas that should remain unchanged or preserved.

The following table indicates Holdingford's land use in 2006. This table shows the acreage for each land use category in the City and the total percentage of the City in that category. This inventory was conducted in the summer of 2006. There are approximately 790 acres in the City of Holdingford or just over one square mile. Residential uses comprise approximately 33 percent of the land, while commercial and industrial uses comprise approximately 12 percent. The public category (which includes parks & open space, churches, schools, cemeteries, etc.) comprises approximately 11 percent of the land area. Vacant or agricultural land makes up approximately 35 percent of the land while road and rail right-of-ways make up approximately 9 percent.

<u>Land Use</u>	<u>Acres</u>	<u>Percent</u>
Residential	261	33%
Commercial/Industrial	95	12%
Public	87	11%
Vacant/Ag	275	35%
Street/Rail R.O.W.	<u>72</u>	<u>9%</u>
TOTAL	790	100%

The following is a description of the individual land uses that make up the City of Holdingford.

Residential

Comprising 33 percent of the City, residential development (single-family, duplex, apartments) is the largest developed land use in the City. Residential land uses are located throughout the City. The vast majority of the housing areas are single-family residential neighborhoods. Much of the housing is in good shape with only a few scattered units requiring significant rehabilitation. New single-family development has been scattered throughout the periphery of the community.

Multi-family units are located on scattered sites and account for only a small portion of the residential land uses. There is presently one small manufactured home park located in the southern portion of the City of Holdingford.

Commercial/Industrial

With approximately 95 acres, or 12 percent of the total land area, commercial and industrial properties make up the next largest category for developed property. Commercial and industrial properties are located primarily in two areas that include the downtown area and a new industrial park located in the southern most portion of the community adjacent to CSAH 9. The new industrial area provides for immediate access to CSAH 9 which will promote truck traffic in non-residential areas.

Commercial and industrial buildings in the Central Business District and the core of the community tend to be older brick or block structures. It is anticipated that most of the industrial growth will in the new industrial park, and highway commercial growth will occur in the CSAH 9 corridor between the industrial park and the southern most residential areas.

Public/Semi-Public

Public/Semi-Public land uses include parks and open spaces, school facilities, churches, and cemeteries. Together, these land uses account for approximately 87 acres or 11 percent of the total land area of the City.

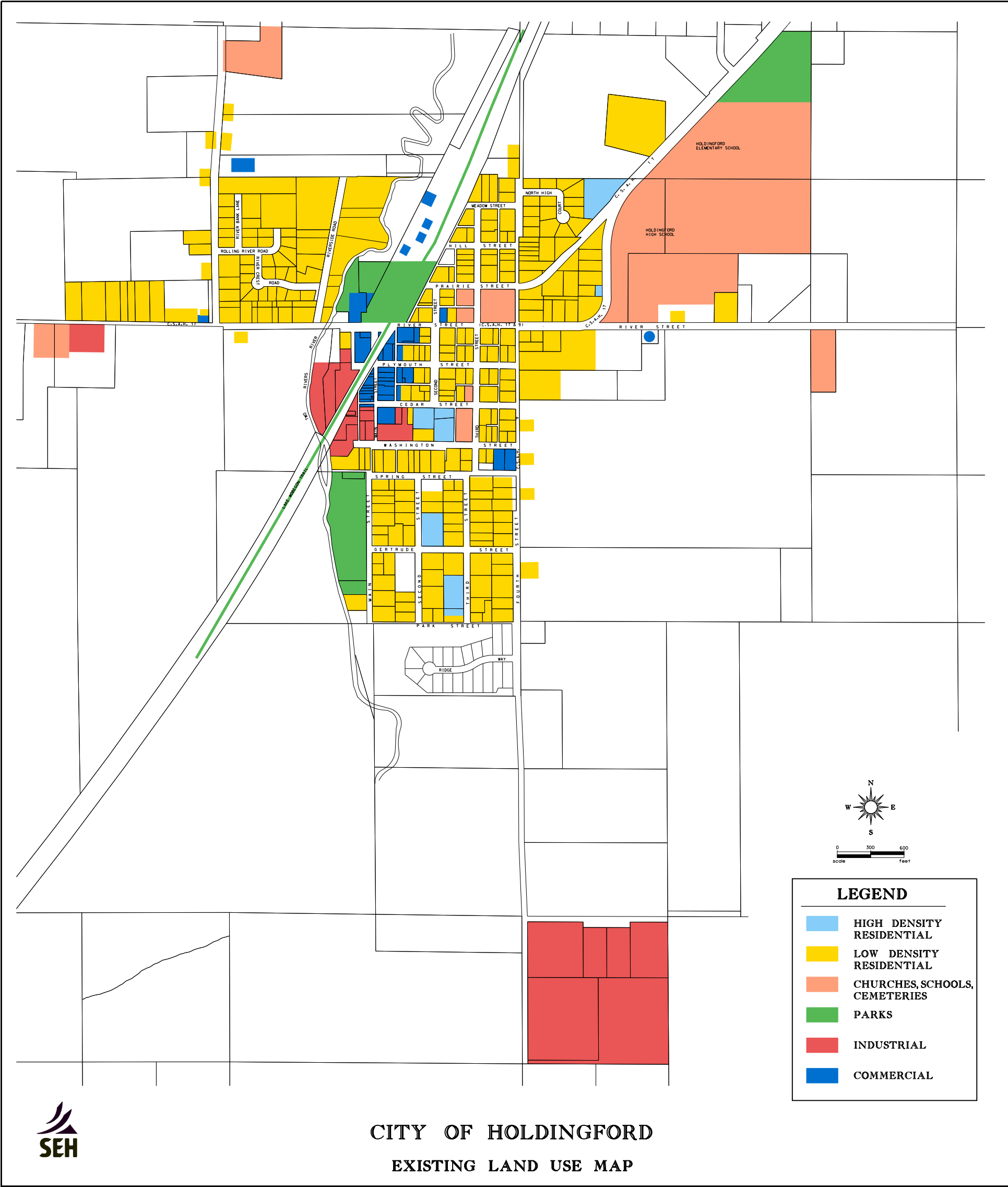
Vacant

Comprising 275 acres or 35 percent of the total City, vacant land is a significant portion of the City's total land use, however, portions of this are within the river corridor and will not likely ever be suitable for development. The majority of remaining vacant land is located in the southeastern and northwestern portions of the community.

A small amount of scattered vacant areas exist in some of the land use categories and may provide opportunities for infill development that can make use of the existing infrastructure.

Land Use Conflicts

The City of Holdingford does have some intense industrial uses located within the downtown area, but public input has not indicated that these uses are of significant concern. It is anticipated that as these uses grow, they will find it easier to relocate to the new industrial park rather than purchase and redevelop existing homes and commercial buildings.



FUTURE LAND USE

The City of Holdingford has a significant amount of land within the corporate limits that is vacant. Perhaps the most important accomplishment of this plan will be to determine those uses that the City will promote for the vacant areas around the community.

Future Land Use Map

Attached is a Future Land Use Map which will assist in guiding the future growth and development of the City of Holdingford. Issues such as highway access, impact to existing land uses and the environment, terrain, and availability of existing infrastructure were discussed as a part of this process. While it is understood that the City of Holdingford is not the zoning authority outside of its corporate limits, the future land use map does reference areas outside of those boundaries for the purpose of promoting continuity for the future growth of the community and is meant to serve as a guide for those areas.

Residential Growth

Most of the vacant land located within the present corporate limits of the City of Holdingford shall be guided for residential development and those uses that are complementary. Consistent with past practice, the City will continue to promote a variety of housing types and the disbursement of higher density residential development. It is not the intent of the City of Holdingford to cluster high-density residential development in one location, but rather, to create better neighborhoods by scattering this type of development throughout the community in appropriate locations.

Highway Commercial Growth

The City of Holdingford intends to promote highway commercial growth on the west side of the CSAH 9 corridor extending south from its intersection with Washington Street to the new industrial park. Much of this corridor is located outside of the corporate limits of the City. The City would like to work cooperatively with Holding Township on the annexation of this corridor as development occurs.

Central Business District

The future land use maintains the existing boundaries of the central business district. While the present zoning ordinance does not differentiate between types of commercial use, it is the intent of the City to revise the existing zoning ordinances which may provide further definition regarding those uses that shall be promoted within the central business district.

Industrial

Industrial development will be promoted in the new industrial park located in the southern most portion of the community adjacent to CSAH 9, and in the western portion of the community along the south side of CSAH 17 (see map). The focus of future industrial development will be on the creation of good jobs and high quality tax base. The redevelopment of underutilized properties will also be a focus for future economic development activities.

Zoning Map

Continuing forward the City of Holdingford will work to bring continuity between the Zoning Map and the Future Land Use Map. As vacant areas start to see development pressure, the City will need to be proactive in establishing zoning designations that are consistent with the Future Land Use Map.

While the Future Land Use Map can be amended in the future, this should only happen after careful consideration. Much thought and public input went into creating the Future Land Use Map and a similar process should be used for amendments.

IMPLEMENTATION

The Comprehensive Plan gains in value as issues are addressed and goals are attained through public and private action. Implementation depends on five interrelated factors, including:

Citizen Interest and Involvement

This plan was prepared by interested citizens that serve on various committees within the City of Holdingford. During the planning process the public was invited to participate in a community visioning meeting for the purpose of discussing significant issues that have been incorporated within this Comprehensive Plan. The comments received at the community meeting have helped to shape the Comprehensive Plan for the City of Holdingford.

While the participation during the planning process was very important, it is equally important that citizens continue to monitor the progress of the community within the context of the Comprehensive Plan. As projects identified within the plan are brought forward for implementation, community members need to express their support of these initiatives to elected and appointed officials. Additionally, community organizations need to understand the goals of the comprehensive plan and provide support for projects that are undertaken along the way as a means of implementing the overall plan.

Investor Confidence

As property owners and investors begin to understand the Comprehensive Plan and the ideas that are being promoted, they are able to make financial commitments with greater confidence by knowing where their project fits within the goals of the community.

Additionally, by expanding the availability of land within each of the land use categories, investors are better able to identify opportunities for development. This will assist in meeting the future needs of the community.

Governmental Programs and Ordinances

Zoning regulates the use of land and buildings as well as the size and placement of buildings within the municipality. It interprets the land use pattern established by the Comprehensive Plan into ordinance form for legal administration. Zoning districts are delineated on a zoning map, and the type of development permitted within the district is defined in the Zoning Ordinance. The City of Holdingford will be updating the existing zoning controls as part of this process in order to assist in the implementation of the goals set forth within the comprehensive plan.

Subdivision controls regulate the manner in which land is made ready for use. Minimum development standards are set forth within the Subdivision Ordinance for the purpose of regulating street and utility construction, provision of easements, density and development standards, parkland dedication, and the platting of property. Subdivision controls also assist in efficiently designating property through a legal lot and block description rather than the more complicated metes and bounds method. As a part of this planning process, the City of Holdingford has adopted a new subdivision ordinance to assist in the implementation of this comprehensive plan.

The day-to-day implementation of the comprehensive plan occurs through planning administration. By reviewing development proposals within the context of the comprehensive plan, the City Council plays a significant role in the successful implementation of the

Comprehensive Plan. Additionally, the City Council will play an important role in ensuring that the plan remains current and continues to reflect the needs of the community. It is recommended that the City Council take time each year at their January meeting to review the plan and ensure that it is up to date. As Holdingford continues to grow and additional issues related to that growth are raised in the future, a more comprehensive review and update of the plan may be needed.

Intergovernmental Cooperation

The communication between various units of government and the coordination of planning activities are accomplished by a published plan. This serves to avoid duplication of effort and the coordination of zoning activities among the various units of government. The process for developing this comprehensive plan included two representatives from Holding Township. It was the intent of the City to work closely with Holding Township to create a plan that is acceptable to both units of government and to continue to encourage Holding Township to support the philosophy that urban development belongs within the corporate limits of the City of Holdingford.

As a part of the process, a map was developed identifying property and the preferred potential land uses within and adjacent to the corporate limits of Holdingford. The properties identified will likely serve as growth areas for the community, specifically for highway oriented commercial development. This map is meant to serve as a planning tool in that property owners, township officials, and county officials can now be made aware of the development patterns favored by the City of Holdingford.

By formally establishing the land use needs of Holdingford within a comprehensive plan, Stearns County and Holding Township are better able to coordinate their activities within the surrounding areas. This coordination will lead to sound investments in public infrastructure to serve the needs of the Holdingford community.