
HERMANTOWN 2001

COMPREHENSIVE PLAN UPDATE

PLAN CONCEPTS

GOALS AND POLICIES

HERMANTOWN COMPREHENSIVE PLAN UPDATE

COMPREHENSIVE PLAN CONCEPTS AND PLAN GOALS AND POLICIES

Comprehensive plan goals and policies are intended to provide a decision making guide for future City Councils and Planning Commissions in the process of reviewing and approving development in the community.

The plan “concepts” outline or frame a “desired future” community which in turn is translated and reflected into goal statements about the desired future community, how the goal is to be achieved and policy statements that are the criteria for making future decisions regarding growth and development in the community.

The Plan Concepts in the 1976 Plan were simple and fairly straight forward in describing what the community wanted and how it proposed to get there. The process of managing growth and achieving plan concepts requires more detailed plan concepts and corresponding goals and policies.

Building on the concepts, goals and policies of the 1976 Hermantown Comprehensive Plan the following updated plan concepts, goals and policies are suggested for consideration in whole or in part for inclusion in the updated comprehensive plan.

UPDATED PLAN CONCEPTS

1. Maintain the rural and suburban character of Hermantown.
2. Manage residential development to preserve critical natural features and existing, established neighborhoods.
3. Phase residential development consistent with necessary and available public infrastructure.
4. Locate new light industrial development in areas with similar uses, adequate public facilities, highway and arterial road access, and without conflicts with existing, established residential, public, recreational or commercial development.
5. Develop new commercial uses in areas with similar uses, adequate public

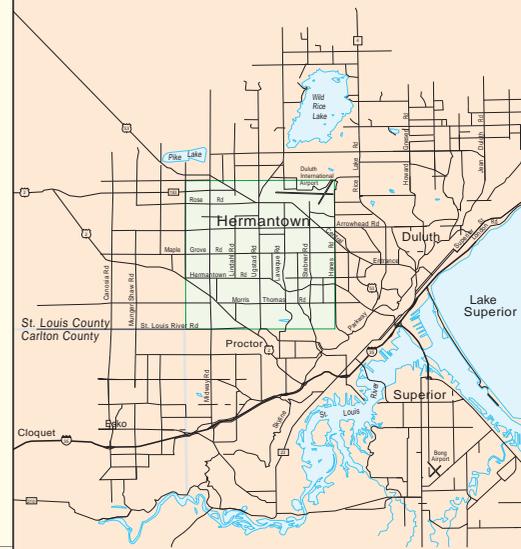
infrastructure, including fire, police and emergency medical services, highway and arterial road access and without adverse visual or environmental impacts on existing, established residential, public, recreational or commercial development.

6. Maintain large areas of contiguous open space to preserve critical habitat, natural features such as forested and open water wetlands that help protect the surface and groundwater resources of the Community.
7. Develop an inventory of public open space that will provide passive and active recreational opportunities for all the residents of Hermantown.
8. Reduce the community's reliance on the automobile and connect neighborhoods with public and private activity centers through a system of on and off road bicycle trails and pedestrian paths that would not be accessible to motorized traffic.
9. Plan a community traffic circulation system to serve the evolving land use pattern and provide the necessary right-of-way for new roadways to serve development and enhance the community traffic circulation system for people, goods and services entering and leaving the city.
10. Consider the environmental and fiscal impacts of major new residential, commercial or light industrial development. Identify and evaluate the short and long term impacts on the physical environment and infrastructure of Hermantown, including fire, police and emergency medical services.

HERMANTOWN

Comprehensive Plan

2001 Update



Vicinity

Key Map 1

Comprehensive Plan Concepts

- Parks & Cemeteries
- Open Space

1. Maintain Suburban Character, Preserve Critical Natural Features, Phase Residential Development, Develop Existing and New Park Areas.
2. Maintain Rural Character, Preserve Natural Features and Open Space, Protect Agricultural Uses.
3. Develop New Compatible Commercial with Adequate Public Utilities and Facilities, Develop Frontage/Backage Road System, Preserve Wetlands and Natural Features.
4. Develop New Compatible Light Industrial with Adequate Public Facilities, Preserve Wetlands and Rural Uses.
5. Maintain Large Areas of Contiguous Open Space, Preserve Critical Habitat, Preserve Water Resources.



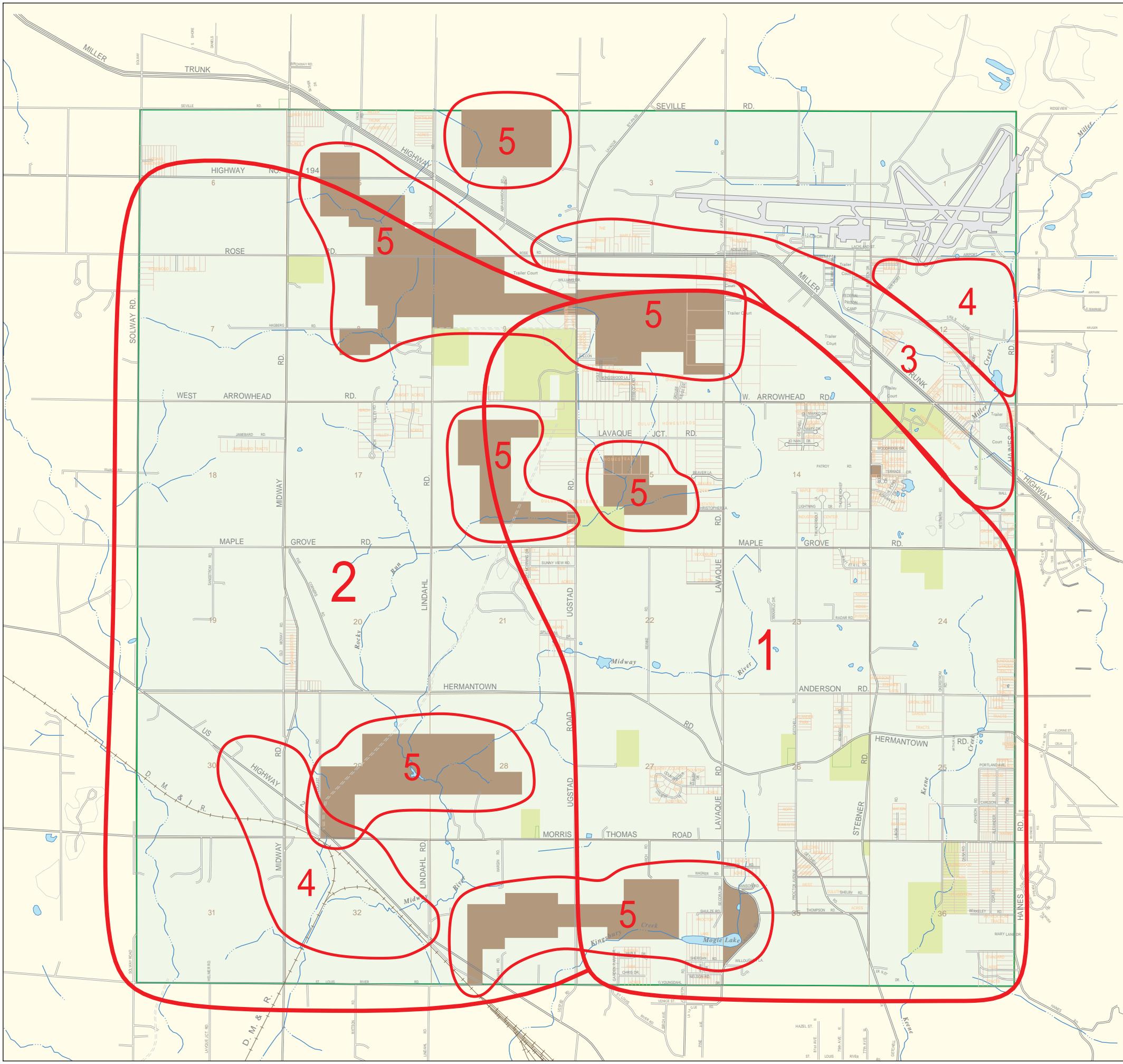
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COMPREHENSIVE PLAN GOALS AND POLICIES

1. Agricultural Land

GOAL: Preserve large tract agricultural land throughout Hermantown but especially in the area west of Ugstad Road.

Policy: Encourage the preservation of family farms and tracts of 40 acres or more devoted to agricultural or silvicultural uses.

Policy: Maintain the minimum requirements of the S-1 Zone District for all development within one-quarter mile of such uses.

Policy: Prohibit the extension of urban or suburban level services to the S-1 zone district within one mile of large tract agricultural uses.

2. Forest Land

GOAL: Preserve large areas of contiguous forest land and/or forested bog areas through zoning, public dedications and conservation easements.

Policy: Maintain open-space, no development zoning on all land that is unable to support development because of hydric soils, high water table, steep slopes, rock outcrops and other natural features that prevent economical development.

Policy: Update platting and subdivision regulations to require and allow more forested land preservation through dedications to the city or conservation easements.

3. Scenic and Historic Resources.

GOAL: Preserve natural views and vistas of significant topographic, water and forest resources in all of Hermantown.

Policy: Maintain forest and vegetative cover on steep slopes by limiting bluff development and removal of natural vegetation on steep slopes or elevated lands.

Policy: Utilize topographic features to provide visual buffers between differing land uses.

Policy: Maintain existing and established view corridors of significant natural features and vistas, through setbacks, height restrictions, plantings and other appropriate methods.

Policy: Development of vacant, forested land with similar uses, in separate ownership, with similar zoning for public and private use, within 200 feet of an occupied property, generally would be allowed.

4. Air, Water and Land Resource Quality

GOAL: Preserve the air, water and land resource quality in the City of Hermantown.

Policy: Strictly adhere to state and federal standards for stationary and mobile sources for air emissions.

Policy: Strictly adhere to state and federal standards for point and non-point source discharges to surface and groundwaters of the City and the region.

Policy: Strictly enforce state and federal standards for wetland preservation.

Policy: Strictly enforce state and local standards for control of erosion and sedimentation from development projects within the City.

Policy: Prohibit the establishment of commercial, light industrial or other uses that result in hazardous or dangerous air emissions, wastewater discharges, noise, potential explosion, electrical charge or other perils to existing development in Hermantown.

5. Housing

GOAL: Maintain the quality of the community's housing supply at a level to ensure consistent property values throughout a neighborhood or area, and to result in housing with increasing property values.

Policy: Strictly enforce applicable building and life safety codes to ensure safe and sound structures throughout the City.

Policy: Strictly enforce zoning regulations to prevent blighting influences on adjacent property from unlawful uses.

Policy: Encourage multiple family housing developments that provide

housing for all income levels as opposed to developments that cater to one income range or level.

Policy: Require regular inspections of all rental/multi-family or single family units for code compliance.

6. Public Facilities and Utilities.

GOAL: Plan for and provide needed and necessary public facilities and utilities appropriate to support suburban level development. - where?

GOAL: Program all utility improvements necessary to service existing development and new development over a 5 to 7 year period.

Policy: Provide utility services to existing development first and new development when needed improvements are programmed and approved for financing, or when the development incurs the cost of service extensions.

Policy: Public facilities for recreation, public works, and other public purposes shall be planned and programmed over a 5 to 7 year period.

Policy: Public facilities for recreation shall conform to uniform standards for all City parks.

Policy: Utility extensions shall be planned to provide service to a maximum number of properties and in a phased and orderly manner.

7. Energy

GOAL: Reduce the community's dependence on fossil fuels by maintaining an efficient traffic circulation system, quality energy efficient public and private buildings, alternative travel modes and alternative fuels.

Policy: Examine the costs and benefits of alternative energy and fuels for all new city owned public buildings.

Policy: Encourage residential development that is compact, easy to service and preserves open space.

Policy: Examine the costs and benefits of alternative travel modes such as motorized and non-motorized operating on dedicated easements or right-of-way.

Policy: Consider the impacts of alternative energy sources such as wind mills for use in new developments and older established neighborhoods.

8. Intergovernmental Cooperation

GOAL: Work with other levels of government and other political jurisdictions on matters of mutual concern and benefit.

GOAL: Identify key partnerships for Hermantown that are necessary for development in the commercial sectors of the community and in development of infrastructure.

Policy: Work with St. Louis County and other jurisdictions to plan for and program needed improvements to SLC roads and services serving the City of Hermantown.

Policy: Cooperate with the Duluth International Airport on matters related to development of airport properties and the impact on Hermantown businesses and residents.

Policy: Work with the City of Duluth on all matters related to ensuring an adequate supply of potable water for Hermantown residents and businesses, served by the public water system.

9. Livable Neighborhoods.

GOAL: Work to preserve older established neighborhoods by providing needed infrastructure improvements and rehabilitating or removing substandard structures.

GOAL: Plan for the preservation of historic properties and structures.

Policy: Target older established neighborhoods for signs of blight and decay and take appropriate actions to eliminate sources of blight and substandard structures.

Policy: Minimize the impacts of traffic on local streets serving new developments by traffic calming methods and alternatives for ingress and egress.

Policy: Encourage neighborhood gathering or meeting places in all neighborhoods in the City.

Policy: Encourage pedestrian friendly residential developments.

10. The Local Economy.

GOAL: Assist in establishing Hermantown as a strong, diverse center for the community and the region.

GOAL: Assist in developing the commercial center of Hermantown into a vibrant, dynamic, full service business community with safe vehicular access and egress, safe, energy efficient buildings and building sites that preserve water quality and present a pleasant, spacious, landscaped property, without conflicts with adjacent uses.

Policy: Implement the policies and recommendations of the 1999 Hermantown Trunk Highway 53 Corridor Access Management Plan as vacant properties are developed and new uses established.

Policy: Continue to cooperate with the Minnesota Department of Transportation and the Metropolitan Interstate Committee on necessary improvements in the TH 53 Corridor.

Policy: Seek federal and state assistance to improve safety in the TH 53 corridor in Hermantown and to construct needed access roads to preserve the function of the highway.

Policy: Assist private developers in the construction of infrastructure necessary to support such development where past projects have left service gaps.

Policy: Strive to recover more of the property tax dollar from new development that is going to St. Louis County and or receive a corresponding increase in services from the County.

Policy: Support creation of enhanced business development tools, such as revolving loan fund, and other similar measures to attract new high tech industry to Hermantown.