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**HERMANTOWN 2001**  
**COMPREHENSIVE PLAN UPDATE**  
**GROWTH MANAGEMENT TOOLS**

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## ***HERMANTOWN COMPREHENSIVE PLAN UPDATE***

### ***GROWTH MANAGEMENT PROGRAM***

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#### **PURPOSE AND SCOPE**

Since 1976, Hermantown has relied on its comprehensive land use plan, zoning ordinance and subdivision platting regulations to guide growth and development. Recognizing that the plan and regulations can only react to development proposals brought forth by the private sector, and that the City has little control over the location and timing of such development, it was time to evaluate the benefits of a growth management program that used a variety of policies and techniques to achieve the Comprehensive Plan Goals and Community objectives for preservation of vital community resources and values.

Growth in Hermantown, surrounding townships and expansion of the Miller Mall commercial area is combining to threaten the qualities of Hermantown that have been valued by life long residents and attracted new residents. The growth impacts that threaten the quality of life in Hermantown are:

Traffic moving through the city during morning and evening rush hours;

Traffic to commercial centers during peak shopping periods throughout the year creating high traffic volumes during the evening hours and weekends;

Local traffic from multiple family and subdivision development;

The loss of open space and wildlife habitat;

Extension of utilities to serve existing development and creating opportunities for new development;

Conflicts between commercial/light industrial development and single family neighborhoods;

The addition of new senior and assisted living housing developments;

Requests for rezoning to allow new development;

Requests for special use permits to establish new uses in single family zone districts such as group homes, professional offices, tri-plexes and four-plexes etc.;

The growth management techniques and policies are solely intended to make the City a more proactive participant in guiding the location and timing of *all* new development to preserve the quality of the community for existing and future residents.

### **WHAT IS GROWTH MANAGEMENT?**

The term “growth management” is defined in the Encyclopedia of Community Planning and Development as the:

*“implementation of government regulations that control the type, location, quality, scale, rate, sequence or timing of development. The prohibitions contained in a traditional zoning ordinance are a form of growth management, but the term implies a much greater involvement of local government in development decisions. Sophisticated growth management systems are closely tied to comprehensive land use plans and specific development policies.”*

### **GROWTH MANAGEMENT GOALS**

Hermantown growth management goals will be the goals and policies of the updated comprehensive plan.

### **PROPOSED HERMANTOWN GROWTH MANAGEMENT PROGRAM**

The Growth Management Program for Hermantown will consist of three parts:

#### ***Part One: Implementation of an Urban Services Boundary for Water and Sewer.***

The growth management program establishes a boundary within Hermantown, beyond which no city sewer or city water line will be extended until the Year 2020 or beyond. The City, through the Planning Commission and in consultation with the residents and taxpayers, will re-evaluate the location of the boundary and adjust or not adjust the boundary consistent with development needs within the City and the region every five to seven years, or as necessary.

Map 2 is the recommended boundary for urban services to the year 2020.

Maintaining the Boundary requires administration of a consistent set of policies for water and sewer utilities within the City.

**Growth Management Policies include:**

- A. Proposed re-zonings of property outside the boundary that increases development density will generally not be considered;
- B. The boundary could be adjusted to provide needed service to existing development on the fringe of the boundary;
- C. Other considerations that must be evaluated to approve changes in the boundary;

Legal implications; and

Optimum design of the both the water distribution and sewage collection systems.

Sewer service is more important to land development in Hermantown than is water service especially for residential development. However, Hermantown is dependent on the Duluth Water and Gas Department for water supply, which is subject to a legally binding contract. Therefore the urban service boundary is applicable to both water and sewer services.

# HERMANTOWN

## Comprehensive Plan

### 2001 Update



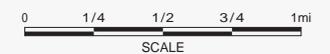
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Key

Map 2

### Urban Services Boundary 2001-2020

- Parks & Cemeteries
- Open Space

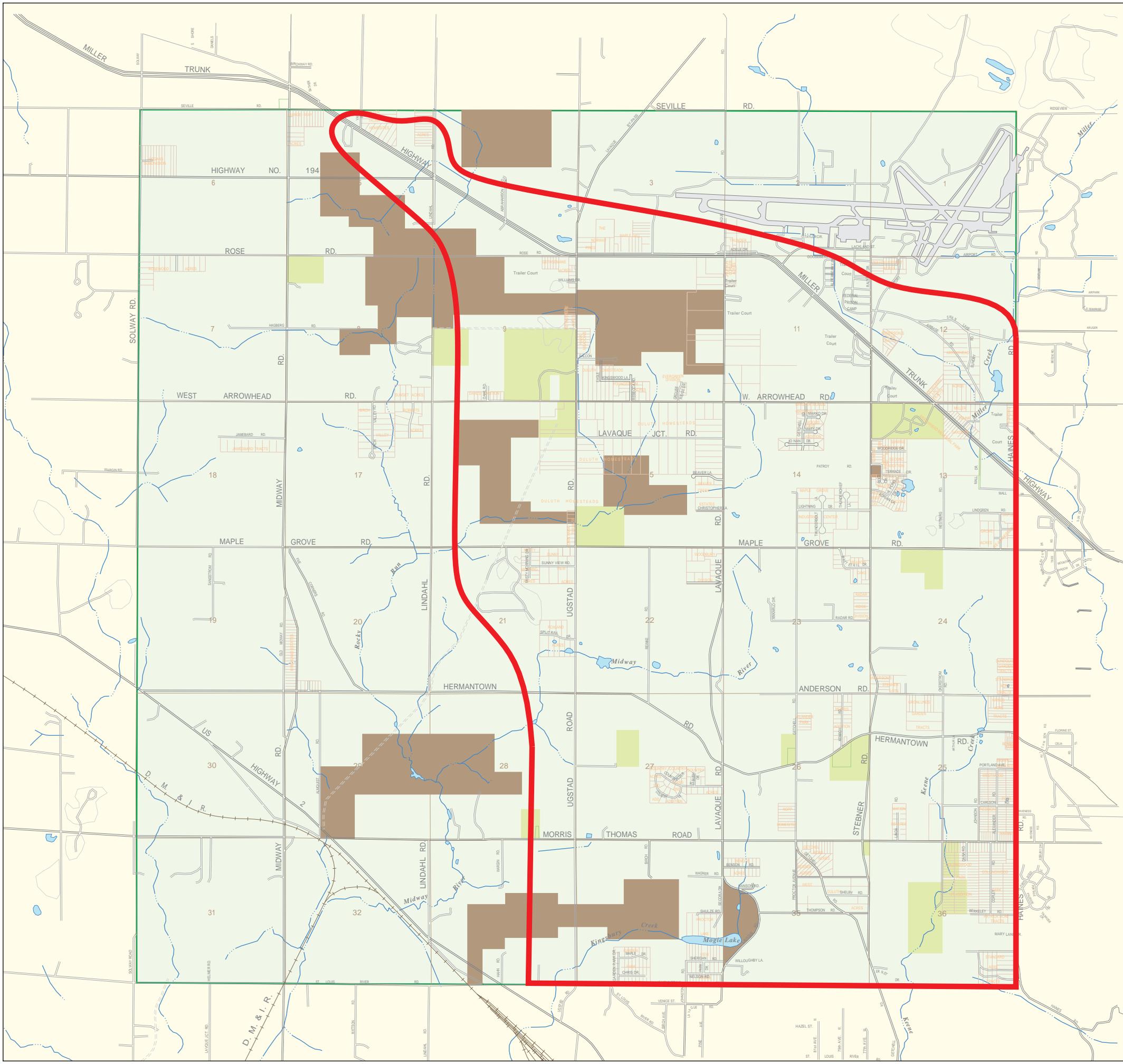


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### ***Part Two: Phased Development***

The trunk sewer stimulates development to the areas in Phase I and Phase II of the project. Sewer service to properties will advance rapidly and large areas will be available to sewer service for the first time. Property owners with problem septic systems and property owners with large frontages or acreage will endeavor to recover their assessments and costs for the service. Properties receiving sewer service may not always have water available.

The real estate market will likely expand the number of properties available for subdividing and the prices for property in Hermantown could decline if demand is not high. The Hermantown real estate market in 2000 and 2001, has had fewer undeveloped or vacant lots in subdivision plats with water and sewer service available for buyers. This has been good for sellers of existing housing.

*The phased development growth management limits development of new subdivision plats having more than 15 lots to the trunk sewer project Phase I or II areas. Any proposed subdivisions outside this area must contain 15 or less lots to be considered by the City.*

This standard is intended to preserve the S-1 and R-1 zones. The expense of extending city water and paving roads is greater per lot for more rural development.

### ***Part Three: Adequate Public Facilities Standards.***

All new residential, commercial or industrial subdivisions or developments in the Urban Service area shown on Map 2 are subject to standards that ensure adequate roads, sewer, water, fire and police protection are in place or provided for before the final preliminary plat is approved.

Under the adequate public facilities standards:

1. Proposed plats that are more than 1,000 feet from a water line will not be considered.
2. Proposed plats consisting of one acre or one half acre lots that are more than 500 feet from a sewer will not be considered, unless the sewer will be extended at the developers expense to serve the development and is within the Urban Services District.
3. No proposed plat will be considered without a detailed traffic impact study of the project to determine if local roadways are adequate to handle all traffic.

If a project requires upgrading of an existing roadway that provides legal access to the proposed developed property, the developer will be required to pay for such improvements.

4. All proposed developments will provide a detailed report on the impact of the project on the City's public safety goals, fire and police departments and water supply system. Any identified deficiencies must be eliminated before the project is approved and construction commences.
5. All proposed residential subdivisions or multiple family uses will provide a detailed analysis of the project's impact on the City's park and recreation systems.