



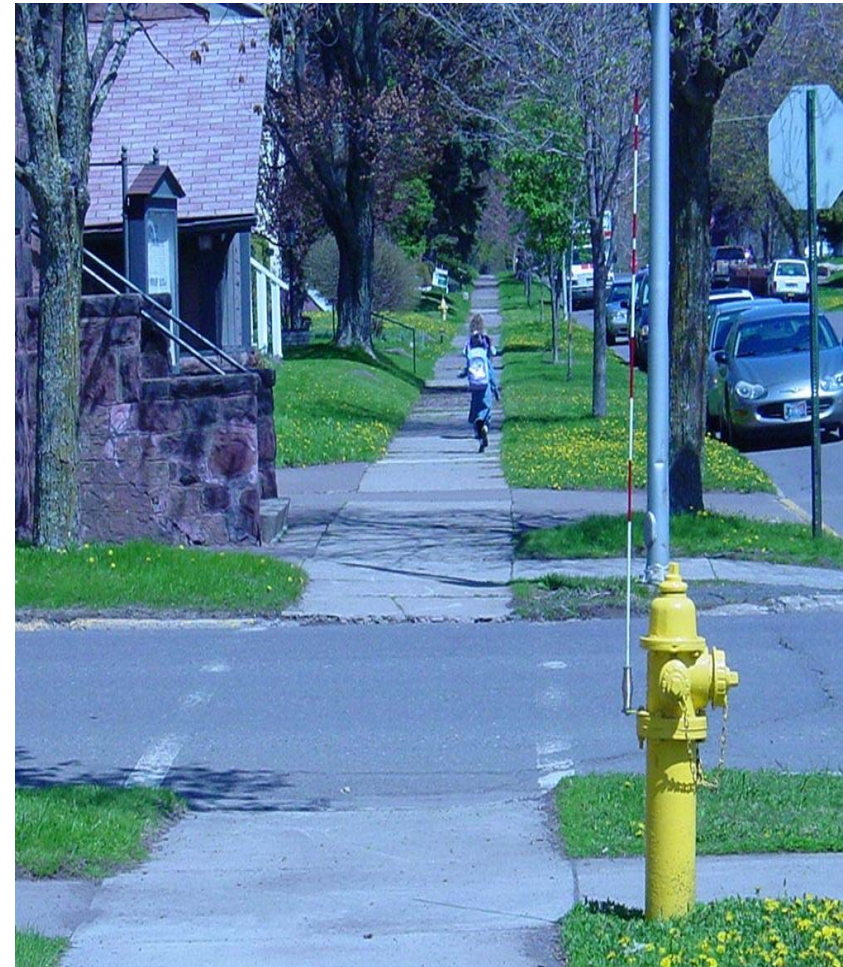
# Community Planning and Housing

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ARDC Acting Executive Director

# Planning and Housing

- Planning is critical to housing success
  - Comprehensive Planning
  - Zoning
  - Land use decisions
  - Meeting all housing needs
  - Land is limited!



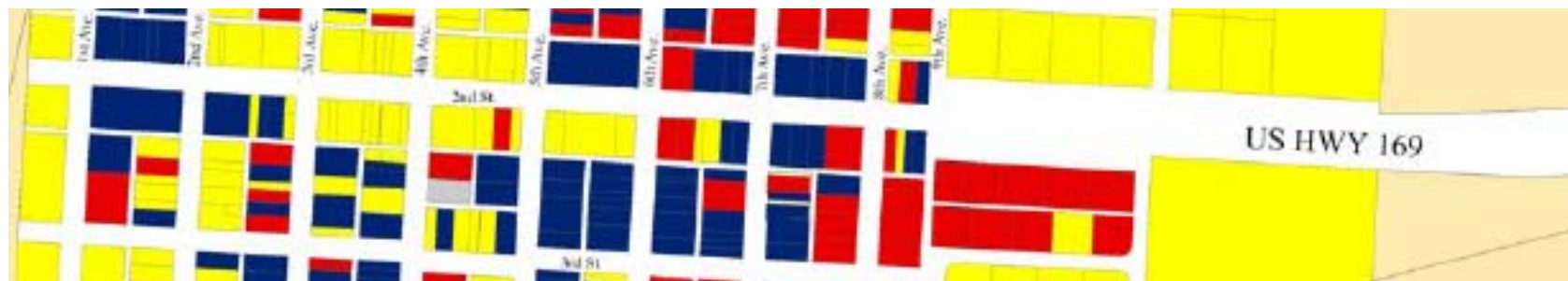
# Iron Range Property Review

## ■ Itasca County Example

### □ Municipalities only

- Increasing septic regulations
- Maximization of density opportunities
- Land prices

### □ Met with Highway 169 communities from Grand Rapids to Keewatin

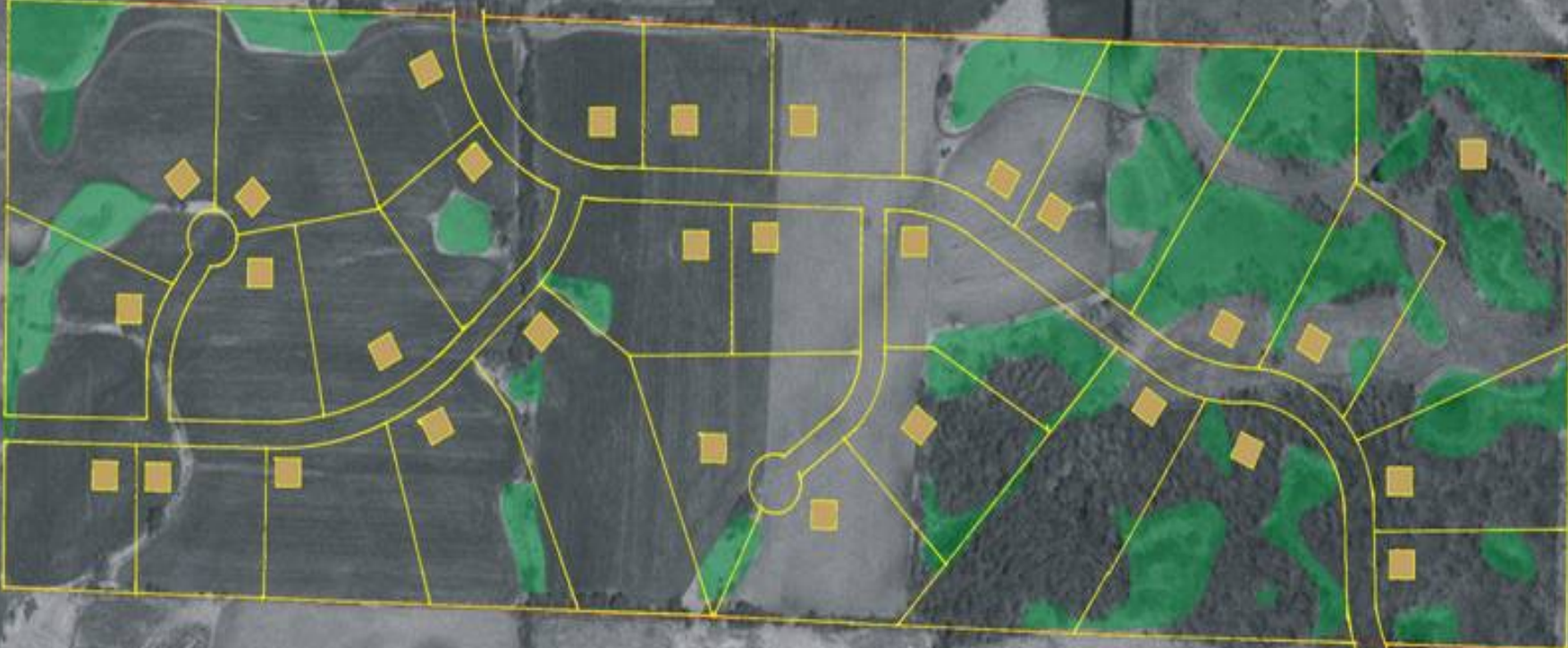




# Available Acres

- What property do City leaders feel is appropriate for housing?
- 2,060 acres
  - Only 730 acres ranked as having a “High” desirability for development
  - Only 490 acres being available for workforce-type housing (others being “high-end”)
  - Using recent development-type trends, the acreage translates to about 120 units

# Typical Rural Subdivision Unsewered



# Land Availability

- Maps available at [www.arrowheadplanning.org/itascareadiness](http://www.arrowheadplanning.org/itascareadiness)
- Planning is critical to ensure the limited land is available to help address housing needs!



# What is Planning?

- Technical application

- Comprehensive Plan

- Sets the vision
    - Basis for zoning decisions

- Court cases show that the Comp Plan is King!

- Zoning

- Easy to use and enforce
    - Responsive
    - Addresses unique issues related to industrial expansion

- Other

- Capital Improvement Plans
    - Service and Facility Assessments
    - Infrastructure Assessments





# How can we do all this?

## ■ Iron Range Planning Tool Box

- ARDC has secured some \$\$ and has requests in to additional sources
- Will include:
  - A model Comprehensive Plan outline
  - Model Zoning Ordinances that address Iron Range
  - Model Capital Improvement Plans
  - Model City Service and Facility Assessments
  - Model Infrastructure Assessments
  - Models for EDA/City Relationships
  - Templates and Checklists!

# Some Things to Think About

## ■ Community Visions

- Land is limited, but incoming workers may want to “live in the woods”
  - Conservation Subdivisions are an option
  - Community-used woods & trails

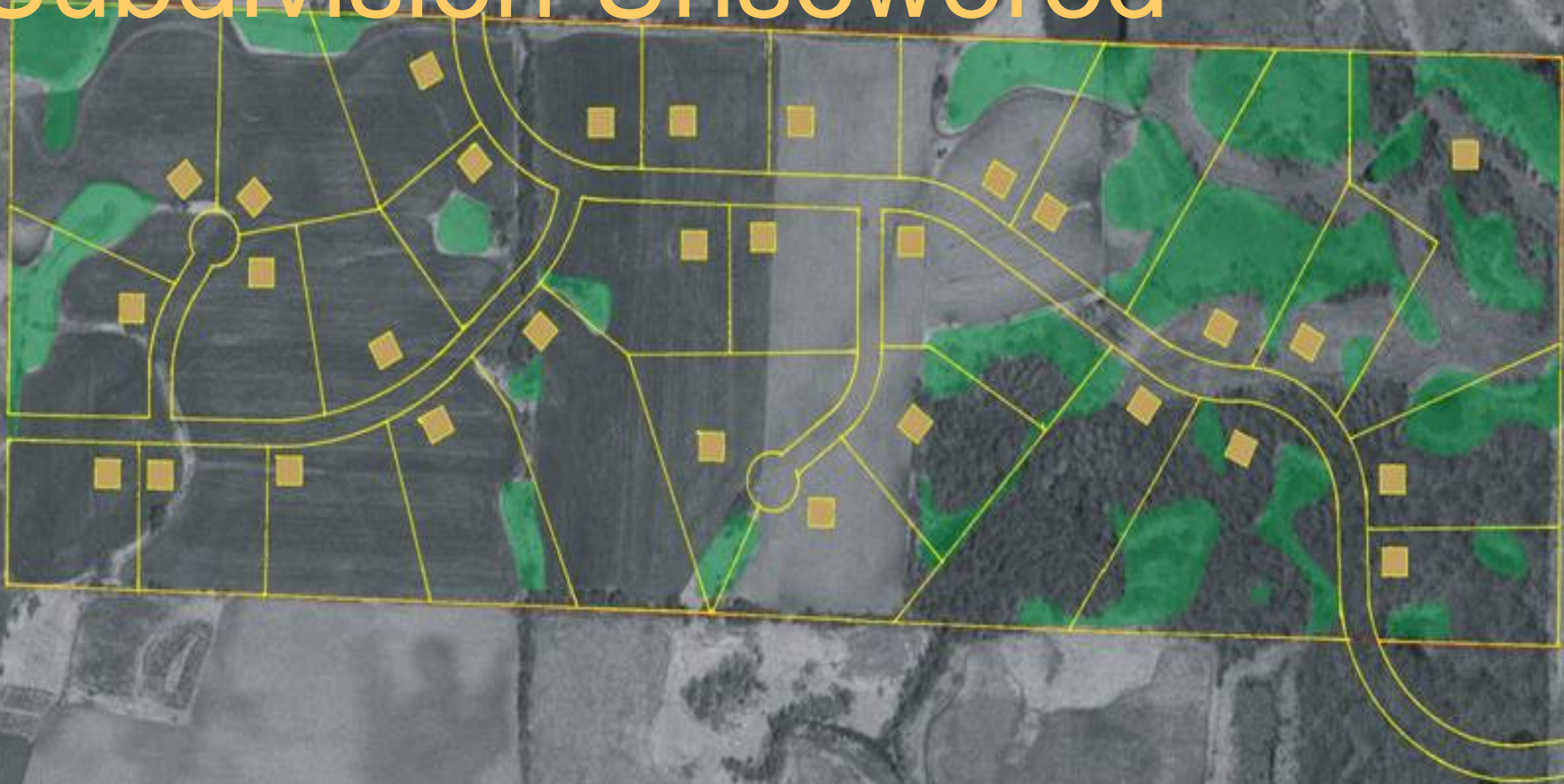




# Some Things to Think About

- Infrastructure is expensive
  - Septic system regulations are increasing...and low densities make future sewer systems too costly
- Walkability
  - Gas is expensive
  - Active Living
- Energy Conservation
  - Green developments may qualify for unique funds
  - Green developments may be good PR in the face of industrial expansion
- Aging populations
  - Unique rentals
  - Senior focused housing
- Mixed Uses
- Redevelopment!

# Typical Rural Subdivision Unsewered



# Subdivision / Public Sewer



# Conservation-Based Plan



# More Information

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