



2040 Comprehensive Plan



City of Minot



EXECUTIVE SUMMARY



Adopted May 2023

MINOT 2040

Minot is a city on the rise. Following a historic flood, oil boom, and pandemic, the city has regained its footing and new opportunities have emerged. Development catalysts include the Trinity Medical Campus, a surge of investment in community flood protection, a new high school, the Minot Air Force Base Sentinel project, and ongoing revitalization within downtown. The 2040 Comprehensive Plan aims to capitalize on these opportunities and is founded on the idea that smart decision-making and careful planning will make the city even better.

This is a community Plan. Residents, business owners, and city leaders provided hundreds of ideas to help the city advance into the year 2040. Goals, objectives, policy recommendations, and implementation priorities set a framework for success and a course for action. Now it's time to put the Plan to work!

ACKNOWLEDGEMENTS

City of Minot

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HOW TO USE THE PLAN

The 2040 Comprehensive Plan is Minot's official guide for community growth and development. The Plan was created through a public process that involved numerous stakeholders, city staff, elected officials, and community residents.

The Plan is first and foremost a guide to land use. Chapter 3 contains the Future Land Use Map (FLUM), which envisions the long-term development pattern of the city. The FLUM serves as a day-to-day guide to municipal decision-making on matters of zoning and land development. More broadly, the Comprehensive Plan provides a blueprint for growth management and smart investment.

The Plan is also comprehensive. Although land use and development are central topics, Minot's growth and prosperity are influenced by other assets, systems, and organizing principles – transportation,

What is the 2040 Comprehensive Plan?

Comprehensive. A city is a complex, collective project. Development is a dynamic process that is influenced by infrastructure availability and investment, private capital, politics, and other factors. The Comprehensive Plan takes a system-wide view. Land use, transportation, housing, economic development, and other planning topics are related elements of a common enterprise.

Collaborative. The Comprehensive Plan was a collaborative undertaking. The Steering Committee was broadly represented by local businesses and community leaders. The City must continue to collaborate with neighboring political subdivisions, residents, and businesses to implement the Plan.

Visionary. What will the community look like in 2040? How should we plan for the next two decades? The Comprehensive Plan takes the long view, envisioning almost 20 years into the future and charting a course for action.

infrastructure, housing, parks, economic development, and design all play a role. The Plan is Minot's overarching policy guide, providing a foundation for further planning efforts with specific areas of focus. For example, Minot will update its Long-Range Transportation Planning beginning in 2023.

Transportation planning must be consistent with the Future Land Use Map and support the goals and objectives of the Comprehensive Plan. Also in 2023, Minot is undertaking a Housing Needs Assessment. That study will add important context for community development strategies and land use policy.

CONTENTS

The Comprehensive Plan includes 10 chapters, which are available on the City's website. Click on the image to view each chapter.

1. City Profile



2. Goals, Objectives, & Policies



3. Land Use



4. Transportation



5. Housing



6. Public Services, Facilities, & Utilities



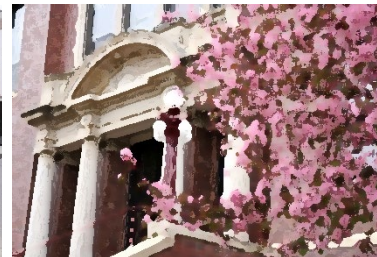
7. Parks, Open Space, & Trails



8. Economic Development



9. Community Character, Aesthetics, & Design

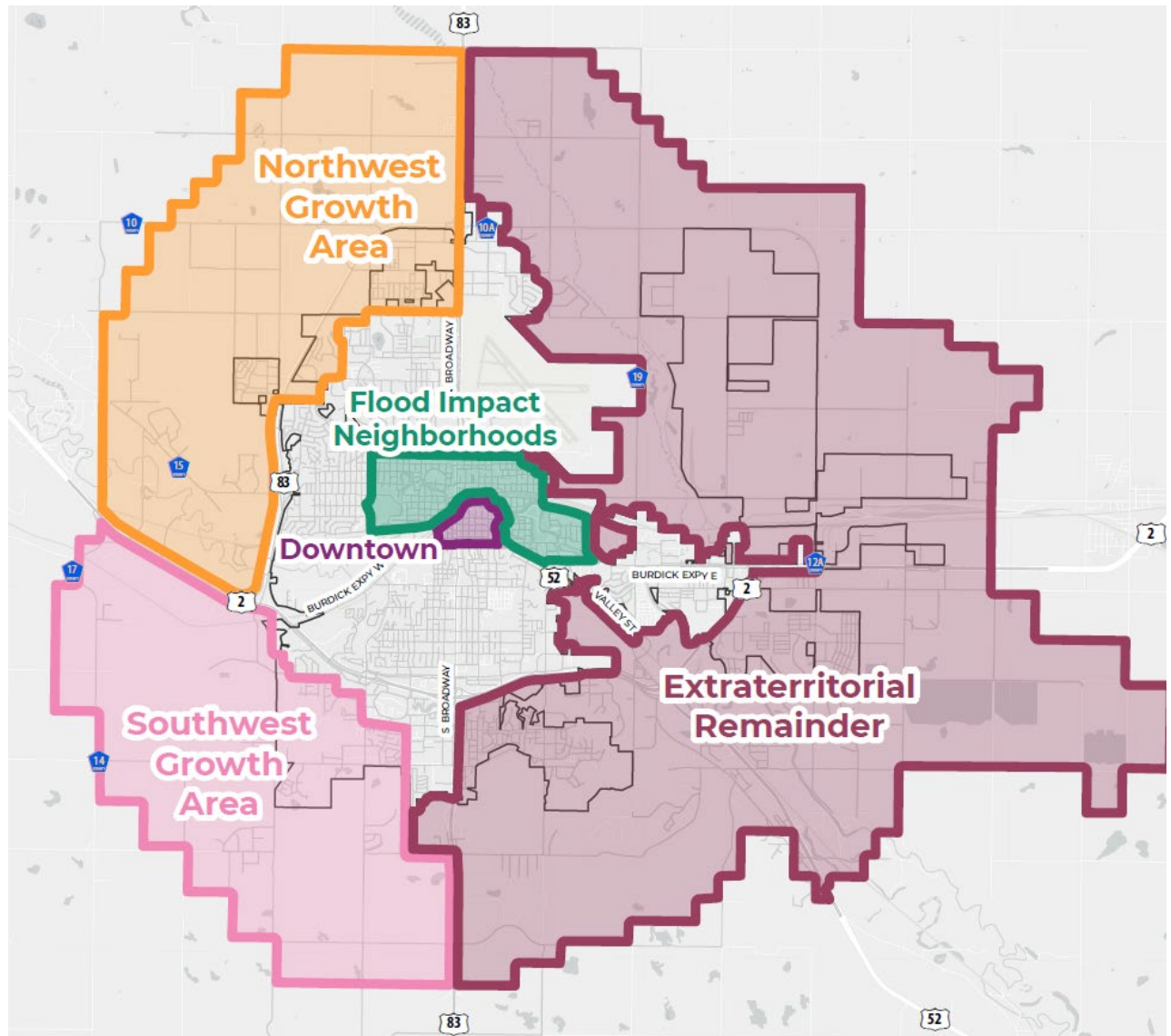


10. Implementation



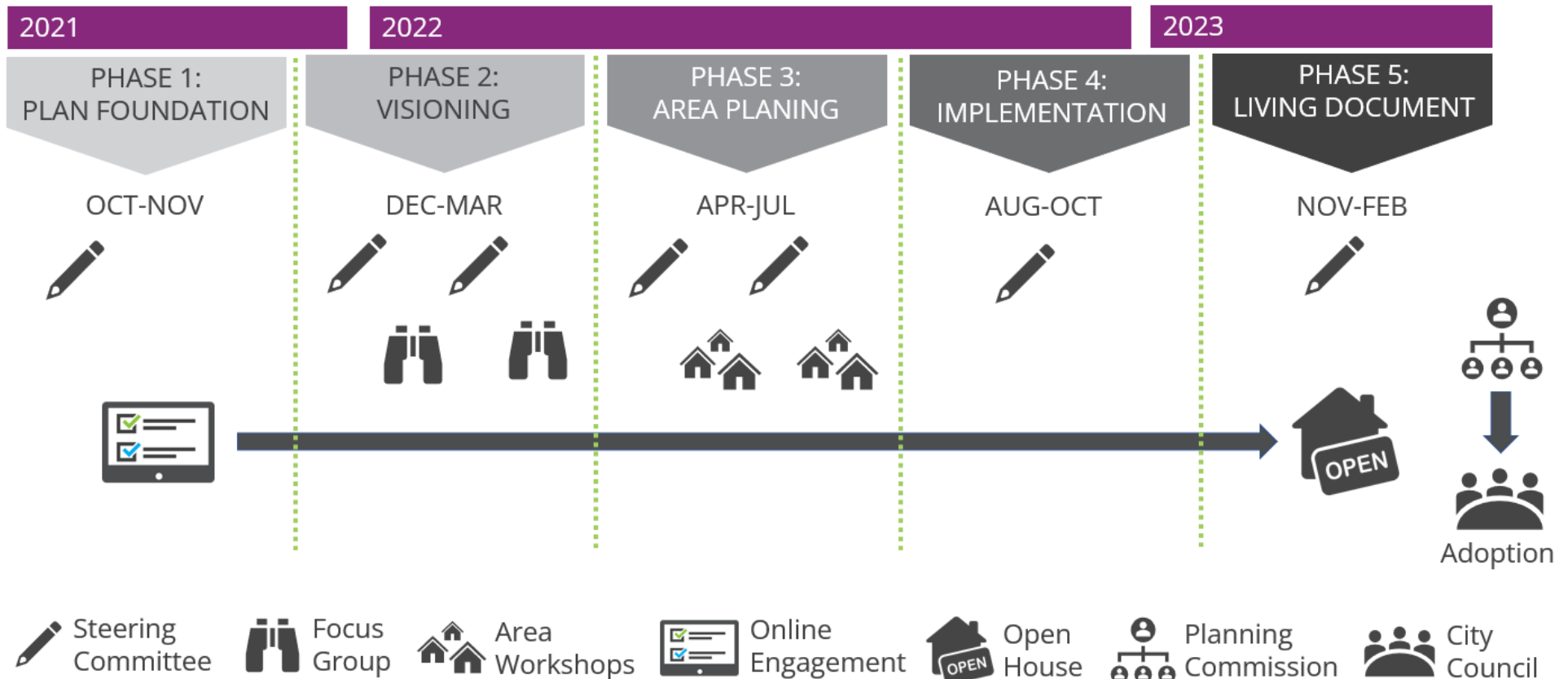
FOCUS AREAS

While the Comprehensive Plan affects the entire city, five areas were identified for additional focus. These areas were chosen because of their development potential. As the city grows, the Northwest Growth Area, and Southwest Growth Area provide the greatest opportunity for greenfield development. The Minot North High School and the Trinity Medical Campus will spur continued development in these areas, respectively. The remaining extraterritorial area supports a variety of industrial, commercial, and residential opportunities. Within Minot's existing urban footprint, the the Flood Impact Neighborhoods and Downtown are poised for infill development and further revitalization, as flood protection improvements continue and additional redevelopment opportunities emerge within these areas.



PUBLIC ENGAGEMENT PROCESS

The Comprehensive Plan was led by an 10-member Steering Committee, consisting of individuals with broad backgrounds and viewpoints. The Steering Committee met seven times over the course of the project and was the first point of review for all deliverables. Online engagement was driven by the project website, Minot2040.com. Public engagement activities included a community survey, public workshops, and focus groups. **Appendix A** summarizes the survey results. The survey reached 1,037 individuals, whose feedback is documented throughout the Plan. **Appendix B** summarizes the focus group discussions, which provided the basis for the Plan's goals, objectives, and policies. Public workshops were conducted in different city neighborhoods to provide enhanced attention on five geographical focus areas, which in turn provided key input in the creation of the Future Land Use Map.



HOW PUBLIC FEEDBACK STEERED THE PLAN

Minot residents and other stakeholders were instrumental in guiding development of the Plan.

Survey Input

In addition to the survey conducted during the planning process, other recent surveys informed Plan goals, objectives, policies, and general concepts. These surveys include:

- **One Brand Public Perception Survey, 2019.** This survey covered the Minot region. It gauged residents' opinions about various community aspects and provides insights about why people choose to live in the community.
- **Community Satisfaction Survey, 2021.** This survey included a statistically significant sample of city residents only. Feedback was gained on general opinions of

living in Minot as well as satisfaction with community utilities, services, civic engagement, economic development, and property maintenance.

Interactive Mapping Input

Online engagement included an interactive mapping tool that allowed respondents to comment on various issues and opportunities. This tool attracted 303 site views and 52 comments. The mapping tool

informed the creation of the Future Land Use Map.

TOP COMMENT THEMES



Multimodal safety - **19**



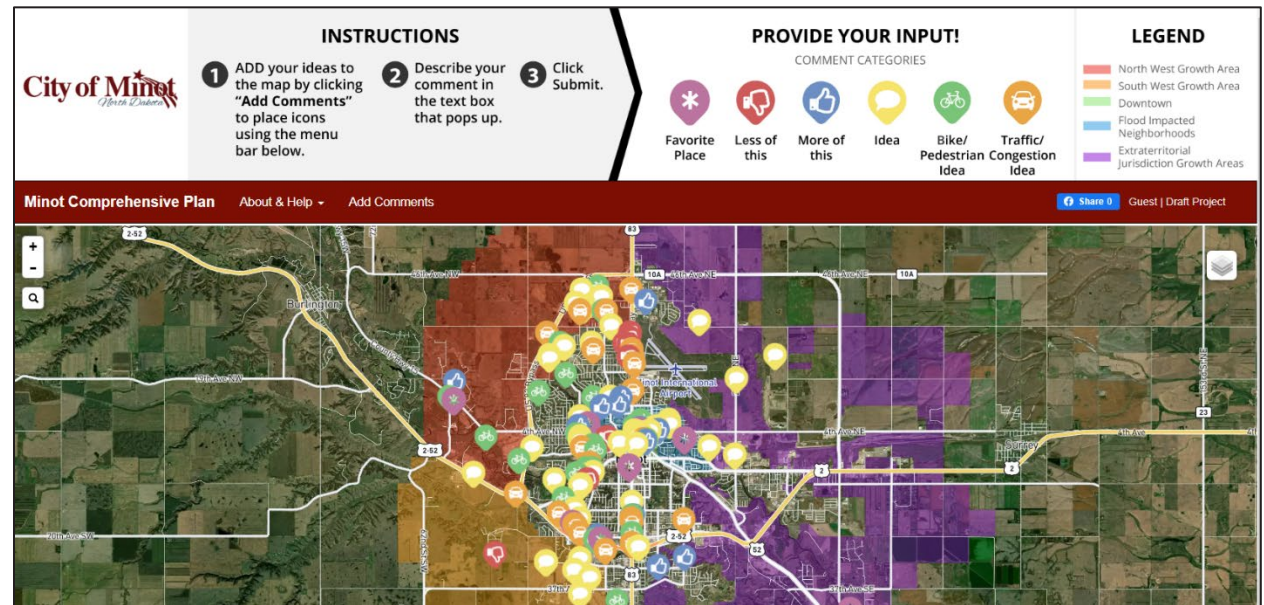
Business improvements - **11**



Park improvements - **8**



Traffic flow - **7**



Public Planning Workshops

In addition to mapping exercises conducted at both public workshop series in 2022, All workshops included local landowners, developers, and interested residents who worked together as groups to provide comments on the land use plan. Workshops were held at Ramstad Middle School in northwest Minot, the Carnegie Center Downtown, and the Hess Corporation building on 16th Street in southwest Minot.



***Above and left:** Minot residents and other stakeholders contributed their ideas to the land use plan at public workshops conducted in 2022.*

Focus Group Input

Four focus groups were assembled for the Comprehensive Plan, consisting of various community stakeholders. Focus groups covered the following topics:

- Economic Development
- Public Facilities, Parks, and Open Space
- Housing and Community Character
- Land Use and Transportation

These topics form Chapters 3-10 of the Plan. Each focus group met twice early in 2022 to help create initial Plan goals, objectives, and policies.

Draft Plan Review

An open house was conducted on February 15, 2023, to provide an opportunity for the public to review the draft plan. A presentation and project displays allowed for discussion and comments.