



MEETING SUMMARY

August 22, 2007

Marble City Hall

Chair Lotti called the meeting to order at 4:32 p.m. He then gave the floor to Andy Hubley of ARDC.

Hubley described a potential training session that could be arranged for the local communities. Put on by Government Training Services, the session would have a goal of teaching city councilors, planning commission members, and city staff about the planning and zoning process. The session would outline the role of the comprehensive plan, the zoning ordinance, and zoning enforcement. Hubley asked if the training session was of interest to the communities in attendance. The entities responded that it was something to be considered. Hubley stated that he would develop the idea further and bring it back to the group.

Hubley informed the group about a housing discussion that is to occur on August 28, 2007 in Hibbing. The meeting will discuss workforce housing along the TH 169 corridor, regional housing coordination, and funding perspectives. It will occur from 9:00 a.m. to 4:15 p.m. at the Hibbing Park Hotel. Terry Edington stressed that the meeting has good potential to clarify the housing issues discussed at previous Readiness Committee meetings.

Registration can be done at: www.regonline.com/Checkin.asp?EventId=148495.

Andy Hubley then reviewed the draft document ARDC has started that outlines the Readiness Assessment. He described how ARDC has completed the zoning review of most communities and has defined areas that the communities should consider improving in their ordinance. Hubley stated that ARDC has particularly looked at a community's language regarding temporary housing, RVs/camping, street standards, subdivisions, and adult use business ordinances. Hubley asked the group if they would like ARDC to examine any other items in a city's ordinance. Ideas included:

- Sanitation ordinance
- Green space/public space requirements for large developments
- Planned Unit Development language
- Conditional Use Permit language
- Contractor licensure language/permit process

The Itasca County Community Readiness Assessment is a cooperative project of the Arrowhead Regional Development Commission with support from Itasca County, Range Area Municipalities and Schools, Excelsior Energy, and area communities.

www.arrowheadplanning.org/itascareadiness

Hubley then asked the group to assist in developing recommendations for the housing concerns raised by the committee previously. The previous concerns were:

- Temporary Housing for construction workers
 - Displacement of current low-income renters
 - Rentals without licensure
 - Long term RV use (wastewater concerns)
 - Major Temporary Housing Sites (siting, security)
- Permanent Housing for industrial employees
- Major increase in permit applications
- No vacancy at hotels/resorts
- Temporary dining facilities

At this meeting suggestions for addressing the concerns included:

- Poll the major projects regarding their housing plans
 - It was agreed this would not be effective until the project are much further along due to a large number of reasons
- Require rental licenses
 - It was thought that it would be expensive for individual communities, but could be done on a regional basis
- Assist communities with potential grant programs and other housing development resources
- Find communities that have been successful and model ourselves after them
- Provide communities with Major Temporary Housing Site (Man Camp) regulation suggestions
- Review all communities for available housing locations and put it on a map
- Provide communities with strategies for Major Temporary Housing Site redevelopment after the construction project is complete
- Provide communities with training regarding development agreements

Hubley stated he would begin examination of those ideas and have more details at the next meeting.

Hubley then asked the group to help better define the emergency services portion of the project. He asked if the major projects would be providing their own emergency services or would depend on the local communities. The group responded that it would likely be a mixture of both, depending on the situation. People mentioned additional concerns about major health events that may require triage and hazard mitigation. Hubley agreed to research the issue further. The only ideas for solutions involved requesting that emergency services be examined as part of the EIS process.

Regarding transportation, the committee again stressed the importance of completing the TH 169 expressway. Hubley also stated that each community should complete a five-year road investment plan. The committee discussed funding for roads and other local infrastructure.

It was suggested that communities could take advantage of the IRR's infrastructure funding source. Hubley mentioned that perhaps the entire project area could cooperatively seek state bonding dollars for infrastructure projects. It was mentioned that recreation opportunities need to be a part of the communities for both residents and temporary workers. It was stated the motorized recreation opportunities might be a need.

The group thought that schools were already in a good position to absorb an increase of students.

A lack of transit and airport services was mentioned as a concern, as was a lack of infrastructure GIS layers. Hubley stated that ARDC has a grant to address the GIS issue.

Hubley stated he would research the ideas and bring more information back to the committee. The next committee meeting date was set for September 19, 2007 at 4:30 p.m. in Marble. The meeting was adjourned at 6:15 p.m.