

ADOPTED OCTOBER 8, 2014

*City of Cass Lake
Comprehensive Plan*

Cass Lake

*Where
Eagles
Soar*



CITY OF CASS LAKE - 330 SECOND STREET NORTHWEST - CASS LAKE, MN 56633

CITY OF CASS LAKE 2014 Comprehensive Plan

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The City of Cass Lake gratefully acknowledges the assistance of the above mentioned individuals for volunteering their time to assist in the creation of this Comprehensive Plan.



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EXECUTIVE SUMMARY

Mayor's Comprehensive Plan Vision:

Striving to ensure a healthy, thriving community for current and future residents of greater Cass Lake.

Authority to Plan

Municipal planning is authorized under Minnesota Statute Sections 462.351—462.358 which include the authority to plan, the definition of planning terms, community-based planning, organization for planning, as well as the preparation, adoption and amendment of the comprehensive municipal plan and zoning and subdivision authority.

Background

In early 2013, the City of Cass Lake began the process of creating a new Comprehensive Plan, last updated in 1998. After a kick-off Community Meeting on April 25th, an Ad-Hoc citizen Task Force was organized by the City. This Task Force was composed of members representing cross section of the Cass Lake Community and from diverse backgrounds, to provide input for the creation of this planning tool. After input was garnered at multiple ad-hoc task force meetings, a draft comprehensive plan was developed, and adopted by the Cass Lake City Council.



Comprehensive Plan

A Comprehensive Plan, or Comp Plan for short, is a statement of what the community of Cass Lake wants to become. It is a collection of principles-based on community defined vision; and an assembly of concepts that have been established to support the principles and the vision. These principles and concepts reflect the community's vision in its desires for growth, maintaining a small town atmosphere, and respect for the land and the environment. The "Master Plan", which demonstrates how the community can move forward, is somewhat broad in scope, recognizing that there are many factors influencing how and why the community will change. Therefore, it deals more with concepts, patterns and relationships than specific rules and ordinances.

Previous Plans

This document is a continuation of the ongoing planning process in the City of Cass Lake. It legally amends the 2013 Comprehensive Plan, the latest official Comprehensive Plan for the City of Cass Lake. The City has used this planning process as an opportunity to evaluate and reinforce the existing growth and development policies and to evaluate previous planning efforts in order to update and reinforce past decisions that are still valid. A major premise of this Plan, therefore, is to utilize portions of previous community plans whenever applicable.

Methodology

This Comprehensive Plan is the product of several entities and systemic, ongoing, forward-looking processes including:

- An Ad-Hoc Citizen Planning Task Force appointed by the Cass Lake City Council composed of a cross section of the community.
- Input from the Cass Lake City Council.
- The gathering of demographic and historical data from a variety of sources including the City of Cass Lake, Cass County, Region 5 Development Commission, the State of Minnesota and the US Census. Review of City ordinances, prior planning documents, reports, studies, etc., and,
- Assistance from City Staff.

Purpose

This document is the Comprehensive Plan for the City of Cass Lake, Minnesota. This Plan sets forth the basic guiding principles that have been embraced by Cass Lake to shape its future. It evolved through the interchange of information, analysis and response between the citizens, community leaders, staff and public officials within the City and surrounding areas through a planning process undertaken in 2013.



History of Cass Lake

The Chippewa of Leech Lake were part of the westward movement of the early 1700s. Through this movement, the Chippewa Indians encountered the Sioux Indians when arriving in Minnesota. The Sioux eventually migrated to the west in the mid-1700s. By the mid 1800s, the Chippewa Indians occupied more than half of the State of Minnesota, and many continue to reside in the Leech Lake Reservation area.

European settlers first came to the area now known as the City of Cass Lake in the mid- 1700s. People came to hunt, trade, and take advantage of forest and water resources. Water "highways" connected the area settlements and nourished trading posts. A major trading post was established in this area by Montreal businessman, LaMotte, prior to 1760. By 1821, this trading post was owned by Hudson Bay Company, then sold to the American Fur Company leading to additional organized settlements in the area.



The Village of Cass Lake was incorporated in 1899 consisting of eighty (80) acres. The Village was named after the lake of Cass Lake. The lake (originally called Upper Red Cedar Lake due to the stands of red cedar trees which grew on its island) was named in honor of Lewis Cass, Governor of the Territory of Michigan. The Village was, and still is, exclusively part of the Leech Lake Reservation and the Chippewa National Forest. The City quickly became the center within these two jurisdictions where most of their authoritative activities were concentrated. The Village also developed around the presence

of the Great Northern Railway, "Box" Factory, fur trading post for the Northwest Company, and the logging industry. After its incorporation, the community matured through continued business establishment and organizational development.

The logging industry and railway development attracted a majority of the original settlers who worked in the mills and for the railroad. In the first ten years after it was incorporated, the community grew from a population of 546 to 2109 over the next ten years. Between 1940 and 1950, the population dropped to approximately 1904. This fluctuating growth was due to the highs and lows of the logging industries. As areas of employment started to downsize, many people associated with these industries also left. Forest product industries still remain active within the area today.

The tourism industry has always been a focus in the economy. Accessibility to the area is adequate with the railroad and Highways #371 and #2 running through the North Central Minnesota region offering a cross continental connection. Summer recreation opportunities such as camping, boating, fishing, hiking, trails, and resorts attract tourists to the area.

The Plan

While the Table of Contents presents a clear listing of what is contained in this document, the reader will benefit from a brief overview of the organization of the Plan. This Introduction presents an abridged summary of the planning process and the framework within which the Plan was developed.

The Demographic Characteristics chapter provides an overview and assessment of demographic trends within the City and surrounding areas. An area's overall population characteristics such as age, household size, etc. are critical influences on its future. Population, household and other demographic information helps define existing conditions within the community. This information also provides a basis for future expectations with regard to growth, housing needs, economic development, land use needs and other important components of the Comprehensive Plan.

The subsequent several chapters focus on specific planning topics including:

- Business and Industry
 - o Downtown
 - o Commercial / Highway 2 / 371 Corridors
 - o Industrial
- Community Facilities and Infrastructure
- Historical / Cultural
- Transportation
- Residential / Housing
- Public safety
- Natural Systems – Recreation, Tourism & Open Spaces
- Youth Activities and Development
- Land Use



Each of these chapters contains an Inventory and Analysis of existing conditions related to the respective topic within and affecting the City of Cass Lake. Existing conditions and patterns of development in the City and surrounding area have a great influence on its future. Thus, accurate, complete and up-to-date information on existing conditions is essential to a successful Comprehensive Plan.

Each of these chapters also contains an overview of the Issues identified by project participants relating to that chapter's specific topic. Following that is a Policy Plan, which includes a set of Goals and Strategies as well as suggested short and long term action items. A Goal is a general statement of community aspirations indicating a broad social, economic or physical state of conditions that the community officially agrees to strive to achieve in various ways, such as through the implementation of the Comprehensive Plan. A Strategy is an officially adopted course of action, position, policy or strategy intended to be followed to implement the community Goals. The Goals and Strategies express in detail the City's aspirations for the future. Short and Long Term Action Items are suggested actions that address the goals and strategies outlined, and in no way should be considered mandatory or required – they are simply the 2013 City of Cass Lake Comprehensive Plan Ad-Hoc Citizen Task Force's best strategized course of action to achieve the Goals and Strategies outlined.



Experience has shown that no system of land use designation, public facilities, transportation, etc. can survive strong economic pressures without changing. Therefore, it is appropriate that such systems be periodically reevaluated in light of changing social and economic conditions.

Consequently, it is from precisely this inevitability of changing conditions that a community's Goals and Strategies derive their true value, because it is in the Goals and Strategies that the City has the opportunity to communicate its aspirations regarding the type of living environment that its citizens strive to achieve. Therefore, while external factors influencing land use, public facilities, transportation, etc. will change, the goals and strategies will continue to provide the best perspective from which to view proposed changes.

The Goals and Policies distilled from this process also contain suggested short and long term action items. These are more specific recommendations based on the input from the community survey and Ad-Hoc Comprehensive Land Use Plan Update Task Force related to the future growth and development of the City.

Project Participants

This project required the coordination of many participants. A group of citizens, staff, elected officials and other stakeholders whose members were appointed by the City made up the Ad-Hoc Comprehensive Plan Update Task Force. Members represented a broad cross section of interests and perspectives throughout the community, as shown below. This group reviewed and commented on all work products and focused on preparing and recommending a complete set of Goals, Strategies and Short and Long Term Action Item recommendations for inclusion in the Comprehensive Plan. The areas of interest represented on the Task Force included:

- City Council
- Businesses
- Tourism
- Leech Lake Band of Ojibwe
- Residents at Large
- Service Organizations
- Seniors

The City secured the services of planning consultant Jordan Zeller of JZP LLC to facilitate the development of this Plan, with assistance from Tad Erickson and Jake Huebsch of Region 5 Development Commission.

Planning Process

The planning process began with a Cass Lake City Council meeting. At this meeting, the Council was briefed on the proposed scope of work for the project, and discussed the topic areas for inclusion in this Comprehensive Plan.



A Community Meeting was held on April 25, 2013 to inform the public about the 2013 City of Cass Lake Comprehensive Plan Project, garner input from Cass Lake City residents, as well as residents of the surrounding areas that have a vested in the Cass Lake community, as well as solicit their involvement in this project.

At this meeting a presentation was given outlining what a Comprehensive Plan is and is-not and the scope of work for this project, as well as a demographical and statistical overview of the City of Cass Lake and surrounding area.

This meeting was concluded by garnering input from meeting participants in a variety of areas including reasons for living in Cass Lake, desired vision for the future of the City as well as a SWOT Analysis where participants were asked to identify Strengths, Weaknesses, Opportunities and Threats within the topic areas to be covered in this Comprehensive Plan.



An Ad-Hoc Comprehensive Plan Task Force was created by the Cass Lake City Council, composed of a cross section of the Cass Lake community, to provide input and assist in developing this plan's Goals, Objectives and Short and Long Term Action Items.

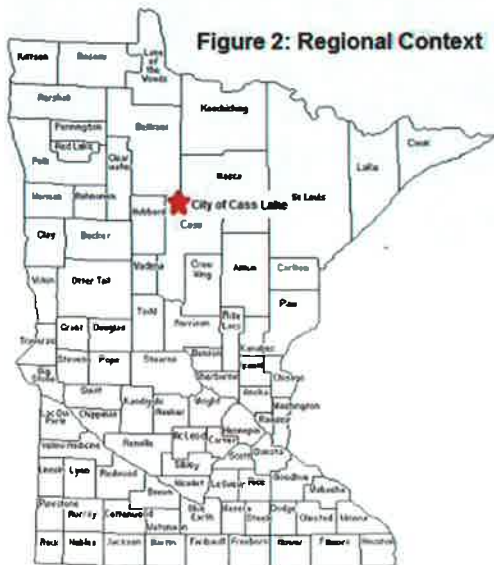
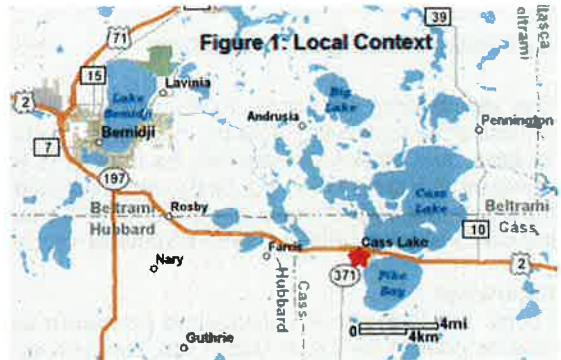
This Ad-Hoc Task Force met several times over the summer and early fall of 2013 where they reviewed demographics and statistics of the City of Cass Lake and surrounding area, studied the input received at the April 25, 2013 Cass Lake Comprehensive Plan Community Meeting, and developed,

reviewed and edited the Goals, Objectives and Short and Long Term Action Items in this document, as well as prepared the Potential Future Land Use Map, outlining future development goals for the City of Cass Lake.

These Goals, Objectives and Short and Long Term Action Items and well as Potential Future Land Use Map was approved by the Ad-Hoc Comprehensive Plan Task Force at their September 10, 2013, crafted into a full Comprehensive Plan document, and presented to the Cass Lake City Council on October 9, 2013 for their review. A Public Hearing was held by the Cass Lake City Council on November 13, 2013, and formally approved and adapted on November 13, 2013. Minor updates and revisions were made to the plan in fall, 2014.

Location

The City of Cass Lake is located approximately 225 miles northwest of the Twin Cities in the northwestern portion of Cass County. There is a population of 770 (2010 U.S. Census) residing in the city where U.S. Highway #2 and Minnesota State Highway #371 intersect. Cass Lake is about thirteen (13) miles east of Bemidji and seventeen (17) miles north of Walker. The area prospers from tourism, forestry, service professions, and governmental occupations. Natural resources such as Pike Bay, Cass Lake, the Mississippi River, Chippewa National Forest, and Star Island contribute to the unique character attracting visitors and residents to the Cass Lake community.



Plan Setting

Cass Lake is a community of about 775 persons covering approximately 6.1 square miles in the northwestern region of Cass County. The City is surrounded by Pike Bay Township, and sits at the intersection of Highways 2 and 371.

DEMOGRAPHIC CHARACTERISTICS

The identification of trends in population and other statistical and demographic data is an important part of the comprehensive planning process. It can provide clues to future growth patterns and indicate what types of housing, public facilities, and other attributes may be needed in the future. For example, an increase in young couples with children would require starter housing, new parks and schools, and new or upgraded community facilities; whereas, an increase in the elderly population would lessen the need for schools and increase the need for specialized housing. This section of the Comprehensive Plan contains information on Cass Lake’s population and household characteristics.

Population

Tables 1 & 2 shows the changes in population taken place over the past decades in the City of Cass Lake, surrounding township (Pike Bay Township), Cass County, and the State of Minnesota. During the 2000’s the City of Cass Lake and the surrounding townships saw a decrease in population, while Cass County and the State of Minnesota as a whole saw an increase in population. 2012 population estimates from the Minnesota Demographic Center continue to show similar population trends: a slight decrease in population for the City of Cass Lake and surrounding Pike Bay Township, an increase in State population, but a slight decrease in County population.



Table 1

Population Trends – City of Cass Lake
1900-2010

Year	1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010
Population	546	2011	2109	1409	1904	1936	1586	1317	1001	923	860	770
Change		268.3%	4.9%	-33.2%	35.1%	1.7%	-18.1%	-17.0%	-24.0%	-7.8%	-6.8%	-10.5%

Source: US Census

Table 2
Population Trends – Cass Lake Area 2000 – 2012

Location	2000	2010	2012 (est.)
Cass Lake	860	770	761
Pike Bay Township	1,643	1,610	1,600
Cass County	27,150	28,567	28,350
Minnesota	4,919,479	5,303,925	5,368,972

Source: US Census & Minnesota Demographic Center

Table 3
Population Projections – Cass Lake Area 2020 - 2035

Location / Year	2020	2025	2030	2035
City of Cass Lake	764	739	708	680
Pike Bay Township	1794	1826	1826	1824
City of Bena	88	83	74	70
Cass County	34500	35810	36250	36600
Aitkin County	18700	19010	19370	19630
Beltrami County	52380	54750	56430	57900
Crow Wing County	73960	77520	79750	81610
Hubbard County	20840	21350	21430	21480
Itasca County	47630	48300	48470	48590
Morrison County	37470	38630	39450	40110
Todd County	26230	26620	26630	26660
Wadena County	14830	15210	15300	15440

Source: Minnesota Demographic Center – 2007

Population Share

Cass Lake and surrounding Pike Bay Township comprised approximately 9.2 percent of the County's total population in 2000 as shown on Table 1. Their share of the County's population has decreased steadily through 2012.

The Minnesota Demographic Center periodically releases a forecast of population changes for cities, townships and counties throughout the state. They use four different methods of projection for this, and then average them. Table three has these projections for the City of Cass Lake, Pike Bay Township, the neighboring City of Bena, Cass County, and all Counties adjacent to Cass County. The Minnesota Demographic Center projects that the population of the City of Cass Lake will continue to gradually decrease through the year 2035, as will the population of Bena.

However, it is projected that neighboring Pike Bay Township will see a slight increase in population in the next 20+ years, as will Cass County. All adjacent Counties are also expected to see a slight uptick in population.



The reasons for these projected changes in population are varied, but likely include a variety of factors including employment opportunities, population centers, and population demographics. One should also note that these are simply projections, not guarantees. By recognizing these projections, setting goals and identifying actions that can be taken to achieve these goals, the City of Cass Lake has the opportunity to change course and become the city it wishes to be.

Table 4 shows the change on household demographics since the turn of the century. Summarizing, as the population decreased between 2000 – and 2012, the number of households in Cass Lake also decreased. Interestingly, over this same period of time the number of people in each household also decreased. The reasons for this are likely many, but one can conclude that changes in family size and decreased birth rate may have an impact.

**Table 4
Household Statistics 2000 - 2012**

City of Cass Lake	Number
2012 Households	302
2011 Person Per Household	2.52
2011 Households	303
2011 Persons per Household	2.52
2010 Households	305
2010 Persons per Household	2.52
2000 Households	331
2000 Persons per Household	2.59

Source: Minnesota Demographic Center & US Census

**Table 5
Housing**

Year Structure Built	Percent
2000 or later	5.0%
1990 - 1999	8.8%
1980 - 1989	5.0%
1960-1979	34.8%
1940-1959	19.9%
1939 or earlier	26.6%

Source: American Community Survey

Table 5 indicates that the majority of housing in the City of Cass Lake was constructed post World War 2, with nearly one in five residences constructed since 1980. While age of the housing unit does not necessarily reflect the condition or handicap accessibility of the structure, one should be take this into consideration when looking at housing needs of the community.



Table 6
Race

Race	Number
White alone	222
Black or African American alone	0
American Indian or Alaska Native alone	367
Asian alone	9
Native Hawaiian & Other pacific Islander alone	0
Some other race alone	0
Two or more races	78
Two races including Some other race	0
Two races excluding Some other race, and three or more races	78

Source: American Community Survey

Table 6 indicates that American Indian is the most common race of Cass Lake residents, followed next by white. Cass Lake is home to the Leech Lake Band of Ojibwe, and many of the Band's offices and services are located in the City.



Table 7
Per Capita Personal Income

Location	1998	2003	2007	2008	% change 1998-2008*	% change 2007-2008*
United States	\$27,258	\$32,271	\$39,392	\$40,166	11.60%	-2.00%
Minnesota	29,273	35,281	41,693	42,953	11.20%	-0.90%
Aitkin County	20,277	24,797	27,804	28,747	7.40%	-0.60%
Beltrami County	20,055	25,107	28,384	29,633	11.90%	0.40%
Cass County	22,532	29,237	32,378	33,664	13.20%	0.00%
Crow Wing County	22,311	25,906	30,181	30,595	3.90%	-2.50%
Hubbard County	20,711	25,282	29,164	31,784	16.30%	4.80%
Itasca County	20,976	25,282	29,228	30,656	10.70%	0.90%
Morrison County	19,881	24,704	29,102	31,240	19.00%	3.20%
Todd County	17,898	22,467	26,425	28,176	19.30%	2.50%
Wadena County	18,352	23,452	26,363	28,672	18.40%	4.60%

* Indicates numbers adjusted for inflation
Source: Minnesota Demographic Center

When looking at household income of residents of the City of Cass Lake, as shown in Table 7, one sees that more than half of Cass Lake households have an income of under \$35,000 annually. Further, less than 10% of the City's households have an income of over \$100,000.



Table 8 shows the average per capital personal income of Cass County, then compares it to residents of adjacent counties, the State of Minnesota and the United States. The chart illustrates that per capita personal income of Cass County residents are on average lower that the US and State averages, but approximately average when compared to neighboring counties.

**Table 8
Cass Lake Household Income - 2011**

2011 Household Income	Percent
Less than \$10,000	21.1%
\$10,000 to \$14,999	3.2%
\$15,000 to \$24,999	22.5%
\$25,000 to \$34,999	12.9%
\$35,000 to \$49,999	14.9%
\$50,000 to \$74,999	11.7%
\$75,000 to \$99,999	4.4%
\$100,000 to \$149,999	7.0%
\$150,000 to \$199,999	2.3%
\$200,000 or more	0.0%

Source: American Community Survey



Table 9
Annual Unemployment Rate by County 2000 - 2012

Location	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Aitkin County	6.1	6.5	6.6	7	6.9	6.2	6	6.9	8	10.6	9.9	8.9	7.7
Beltrami County	4.6	4.7	4.9	5.4	5.7	5.4	5.3	6.1	6.9	8.9	8.3	8.4	7.3
Cass County	5.4	5.8	6.1	7	7.1	6.3	6.5	7.2	8.6	11	10.6	9.8	8.9
Crow Wing County	4	4.5	5.3	5.7	5.3	5	5	5.7	6.9	10	8.8	8.2	7.4
Hubbard County	4.9	5.2	5.3	5.9	5.9	5.6	5.6	6.5	7.5	10.3	10	9.3	8.3
Itasca County	5.7	6.3	6.3	7.5	7.3	6.1	6.1	7.3	7.8	11.1	9.8	8.7	7.5
Morrison County	4.6	5.5	5.8	6.2	5.8	5.6	5.6	6.2	7.5	11.4	9.5	8.2	7.2
Todd County	3.9	4.6	4.9	5	5.1	5.2	5.3	5.5	6.5	9.2	7.9	6.8	6
Wadena County	5.1	6	6.2	6.6	6.4	6.9	6.9	7.5	8.1	11.2	10.1	8.9	7.7
Nine County Average	4.9	5.5	5.7	6.3	6.2	5.8	5.8	6.5	7.5	10.4	9.4	8.6	7.6

*Numbers not seasonally adjusted.

Source: Minnesota Department of Employment & Economic Development (DEED)

The unemployment rate of Cass County, the most local unit of differentiation, tends to be near the highest, or the highest, when comparing to Counties geographically adjacent to Cass County. Of those Cass Lake residents employed, the educational services, health care, and social assistance sector, as shown in table 10, employs the greatest number of Cass Lake residents, followed by the arts, entertainment, and recreation, and accommodation and food service sectors.



**Table 10
Civilian Employment by Industry 2010**

Civilian Employed population 16 years and over	Number
Agriculture, forestry, fishing, hunting and mining	0
Construction	19
Manufacturing	0
Wholesale Trade	0
Retail Trade	5
Transportation and warehousing and utilities	6
Information	11
Finance and insurance, and real estate and rental and leasing	9
Professional, scientific, management, administrative and waste management	4
Educational services, health care, and social assistance	120
Arts, entertainment, and recreation, and accommodation and food service	59
Other services, except public administration	27
Public administration	23

Source: American Community Survey



Table 11
Travel Time to Work 2010

Travel Time to Work	Number
Less than 5 minutes	47
5 to 9 minutes	68
10 to 14 minutes	37
15 to 19 minutes	25
20 to 24 minutes	41
25 to 29 minutes	9
30 to 34 minutes	3
35 to 39 minutes	0
40 to 44 minutes	0
45 to 59 minutes	0
60 to 90 minutes	18
90 or more minutes	0

Source: American Community Survey



Table 11 indicates that the overwhelming majority of Cass Lake residents travel under 30 minutes one-way to work, with several traveling 60 – 90 minutes each way. With this data, one can assume that most Cass Lake residents work in Cass Lake, just outside the City, or in the nearby regional center of Bemidji

Table 12
Average Daily Traffic Counts

Year	Hwy 2 West of 371	Hwy 2 at 371	Hwy 2 East of 371	Hwy 371 at 2	Hwy 371 at RR	Hwy 371 South of City
2001	7700	4350	3200	7500	4850	5300
2007	8300	5300	3900	8400	6100	5600

Source: Minnesota Department of Transportation

The Minnesota Department of Transportation periodically does traffic counts of local roads. When looking at data for the same location over multiple periods of time, see Table 12, one can see locations that consistently see higher average daily traffic counts. Within the City of Cass Lake, the most traffic can be found on US Highway 2, west of the intersection with Highway 371. The intersection of Highways 2 & 371 sees nearly as much traffic. This data can be useful for not only standard transportation planning, but also in locating businesses that depend on highway traffic.

COMPREHENSIVE PLAN

Planning Assumptions

There are many assumptions in the goals formulation process and it is necessary that they be articulated. This Comprehensive Plan attempts to, at least generally, take into account all possible factors affecting future development. There are a number of things, however, which cannot be known and certain assumptions need to be made in order to qualify the basis on which planning proposals are made.



Every plan conceived is based on both implicit and explicit assumptions. An implicit assumption, for example, would be that there will be no war or other catastrophe which precludes effective planning for the future. A number of similar assumptions could be stated, but they should not be belabored. There is, however, a need to express the explicit assumptions on which this plan is based. These assumptions need to be carefully reviewed from time to time, in order to test their validity in the light of future events and experience.

Assumptions

The explicit assumptions made for this Plan include the following:

1. Cass Lake's long range role in the region will continue to remain a recreational / tourism trade area as well as a "full service balanced community" providing housing and employment opportunities for an expanding local labor force.
2. By attracting new industries, its geographic location along Highways 2 and 371, demographics, and proximity to Bemidji and other regional centers, Cass Lake' population and economic standing will remain relatively constant within the county and region.

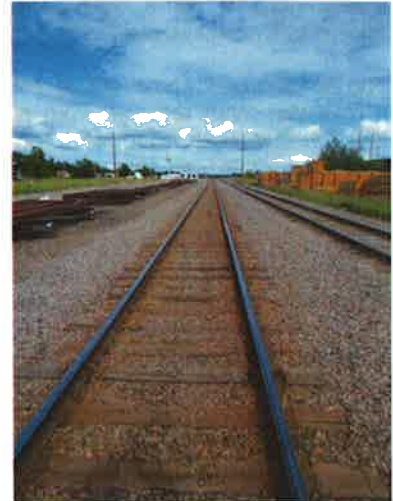
3. The basic life style and housing tastes of the general population will slowly change including acceptance of higher density of living. Social attitudes regarding family size, consumption of goods and energy and pollution control will continue to change to reflect an awareness of and a concern for the natural environment.
4. Any revolutionary technological changes during the next 10 years are not expected to radically change or influence the land use pattern or life style of Cass Lake residents.
5. The primary means of transportation will continue to be the private automobile for at least the next 10 + years.

Planning Goals and Policies

Formulating goals and policies involves a significant thought process for any planning study. These goals and policies were produced by the Cass Lake Ad-Hoc Comprehensive Plan Update Task Force to provide the foundation to guide future land use and planning decisions.

Planning goals are broad general statements of value concerning the long range future of the community. Goals are the desired objectives as expressed by the planning participants. They are meant to describe the kind of living, working and playing environments desired by the residents of the community. The primary goal of this planning process is to create a quality environment that will enhance the quality of life of city residents.

Goals and policies must be considered collectively. While an individual goal or policy may dictate a course, it is more likely that several policies should be considered in determining a course of action.



Formulation of Goals, Policies and Action Items

A Comprehensive Plan Community Kick-Off Meeting was held on April 25, 2013, where participants were asked a variety of questions including favored and least favored attributes of Cass Lake, and their vision for the future of the community.

They also participated in a SWOT Analysis, where they were asked to identify perceived Strengths, Weaknesses, Opportunities and Threats impacting Cass Lake. This input was transcribed and rolled into a Community Meeting Report, which is an appendage to this Comprehensive Plan.

This Community Meeting Report was also presented to members of the Ad-Hoc Cass Lake Comprehensive Plan Update Task Force. This Ad-Hoc Task Force, created by the Cass Lake City Council exclusively for the purpose of providing input and overseeing development of the Comprehensive Plan's Goals, Objectives and Action Items, consisted of a cross section of Cass Lake residents.

The Ad-Hoc Task Force met several times in the summer and early fall of 2013 where it reviewed input received from residents at the Comprehensive Plan Community Kick-Off Meeting through the Community Meeting Report. The Task Force members also drew from their own knowledge, sentiments and experiences of Cass Lake to create the Goals, Policies and Action Items set forth in this Comprehensive Plan.

Task Force members also created the Potential Future Land Use Map, included as an appendage to this document, which suggests, not mandates, desired future land uses for property in the City of Cass Lake.

The Goals, Policies and Action Items from this process are as follows:

BUSINESS AND INDUSTRY

The vitality of the business community is tied directly to the vitality of a community. Not only do businesses provide jobs to residents of Cass Lake, residents also purchase goods and services from businesses – a complementary cycle of business growth.

A vibrant business community selling their numerous goods and services will not only aid in retaining residents in Cass Lake, but also aid in attracting new ones. The jobs these businesses provide will also aid in growing Cass Lake's population base.



Statistics show that a majority of residents leave the County for employment. With higher gas prices in Cass Lake in recent years, one could reasonably draw the conclusion that recruiting new and expanding existing businesses in Cass Lake could be a win-win proposition for businesses and potential employees. Businesses would find a skilled, experienced and educated workforce, and workers could lessen commuting costs and times by working in Cass Lake.

Cass Lake has land available for commercial and industrial development - as well as infrastructure (water / sewer capacity, internet / communications) and transportation opportunities with the city being at the junction of Highways 2 and 371, and near the Bemidji regional centers.

Scarce resources of the community should be wisely and deliberately invested in the growth of the business community for the above mentioned reasons.

POLICY: To promote the growth and diversification of Cass Lake's economy making it a "full service" community with a broad economic base.

GOALS:

Promote Cass Lake as a thriving community actively seeking to partner with business and industry seeking new sites and stressing the natural amenities of the Cass Lake area to attract a wide range of industries to a small town environment.

Encourage a steady rate of industrial growth providing employment opportunities for a broad range of skills.



Encourage new private development.

Capitalize on opportunities provided by being located on Highways 2 and 371 and the Rail corridor.

Promote development that will strengthen the sustainability of the community over the long term through tax base, jobs, and new dollars brought into the community.

Partner with local and regional business development organizations such as the Cass County EDC, Leech Lake Band of Ojibwe, University of MN Extension Business/Retention & Expansion Program, Region 5 Development Commission, and others to explore new business assistance programs and learn from best practices.

POLICY: Embrace local job creation as a catalyst for the growth of Cass Lake.

GOALS:

Partner with local and regional business development organizations such as the Cass County EDC, Leech Lake Band of Ojibwe, University of MN Extension Business/Retention & Expansion Program, Region 5 Development Commission, WSA 2/ Rural MN CEP in an effort to assist businesses with job creation.

Downtown Goals:

Work to promote and grow existing businesses in the central business district.

Strive to preserve and restore historic buildings in the central business districts.

Work to locate resources to assist with preservation and restoration of buildings in the central business district.

Capitalize on opportunities provided by being located on the Highways 2 and 371 corridors.

Commercial Goals:

Capitalize on opportunities provided by being located on the highway 2 and 371 corridors including the large volume of daily traffic to bring new dollars into the community.



Work to promote and expand existing businesses on the Highways 2 and 371 corridors and downtown areas.

Explore opportunities for the development of additional retail areas.

Industrial Area Goals:

Work to promote and grow existing businesses in Cass Lake's industrial areas.

Connect businesses and consumers by taking advantage of Cass Lake's transportation and geographic attributes.

Explore opportunities for the development of additional industrial areas in Cass Lake.

Leveraging rail and highway transportation network to grow existing and attract new businesses.

Capitalize on the area's abundance of natural resources (wood, biomass, etc.).



Short Term Action Items:

Conclude remediation at the superfund site in the community. It is anticipated that this Superfund site, when closed, may be used for redevelopment into mixed industrial and commercial uses.

Encourage the creation of a Cass Lake Economic Development Committee or EDA in an effort to assist businesses by capitalizing on local business community technical skills, local colleges, Cass Lake Area Chamber of Commerce, Leech Lake Band of Ojibwe etc.

Work to create a "toolbox" of economic development tools to assist with business retention, expansion, creation and attraction. Some examples of this may include business subsidy policies, loan funds, and technical assistance programs.

Undertake a University of Minnesota Extension Business Retention & Expansion (BR&E) program in an effort to assist in growing local businesses and create new jobs.

Revisit Cass Lake's zoning districts and zoning maps on a regular basis to ensure that future development is compatible with neighboring uses.

Revisit Cass Lake's zoning ordinance provisions and other regulatory tools on a regular basis to ensure that they promote healthy growth of the community.

Revisit Cass Lake's commercial and industrial land use ordinances on a regular basis. Pay particular attention to the needs of business.

Long Term Action Items:

Seek partnerships with other local units of government and organizations on economic development efforts for the City of Cass Lake that will focus on developing and strengthening existing businesses in Cass Lake, as well as recruiting new businesses to the community.

Community Facilities & Infrastructure

Public Services and Facilities

Cass Lake recognizes the importance of providing quality community facilities in a cost effective manner to serve the residents of the City. Over the past decade, numerous upgrades have been made to municipal infrastructure to serve current and accommodate future growth.



With the population of the City of Cass Lake anticipated to remain fairly stable into the foreseeable future, every effort should be made to ensure that all future growth is undertaken with careful consideration of long term impacts and obligations on the community.

Creating a capital improvement plan for the City of Cass Lake would be a good way to plan for the future, and if carefully undertaken, eliminate surprises and dramatic increases in fees and taxes.

This plan will encapsulate projections of future growth, current capital and equipment inventories and other attributes, and provide a balanced and managed roadmap for the future of Cass Lake's infrastructure and assets.



POLICY: Maintain the highest standards of public services and facilities while working to minimize the tax implications on Cass Lake residents and businesses.

GOALS: Recognize that certain public costs, such as infrastructure (water, sewer, roads, etc.), law enforcement, and pollution control represent an essential investment in the future.

Use the Comprehensive Plan as the basis for capital improvement programming in order to insure that the City's available revenues are spent wisely.

Use the Comprehensive Plan as the primary document to communicate the desired direction of Cass Lake's future growth to other governmental units.

Short Term Action Items:

Continue to maintain and update the City's capital improvement plan for future municipal infrastructure, equipment and facility needs.

Long Term Action Items:

Revisit Cass Lake's Comprehensive Land Use Plan on a regular basis to ensure it accurately reflects the changing attitudes of the residents of the community. Update as needed.

Historical / Cultural

Cass Lake and the surrounding area are rich with culture and history from centuries of occupation by many cultures and ethnic groups. This culture not only nourishes residents of Cass Lake, but draws countless others to our community annually to share in our heritage.

POLICY: Preserve and promote Cass Lake's historical and cultural heritage

GOALS:

Promote the preservation of Cass Lake's historical commercial buildings, homes, and sites, and explore and take advantage of programs available to financially assist owners of said properties in these endeavors.

Preserve and promote Cass Lake's cultural heritage by encouraging local community celebrations.

Embrace language / culture / art / history and integrate them into the community.

POLICY: Promote and explore opportunities and partnerships to expand the cultural opportunities available to Cass Lake residents.

GOALS:

Promote the cultural & historical events and opportunities provided by the community.**





Explore cultural and arts opportunities through MN Arts & Legacy programs and any other available resources.

Promote cultural events that will add to the fabric of the community, and create an environment that will help attract new and retain existing residents.

Short Term Action Items:

Partner with local schools, Cass Lake Area Chamber of Commerce, Leech Lake Band of Ojibwe, Lyle's Logging Camp & Museum, library and other organizations to promote local historical and cultural resource events to residents and use these as a driver for tourism.

Intergovernmental Relations & Cooperation

Every day Cass Lake residents interact with many other local units of government: driving on a State highway, sending their children to a public school, utilizing services of the Leech Lake Band of Ojibwe, or visiting the Chippewa National Forest. Numerous other units of government impact each of our lives.

The purpose of this section of the Comprehensive Plan is to acknowledge these other governmental units and, in a light of continuing budget restrictions, find ways to keep the lines of communication open between them in order to, when feasible, partner with likeminded groups in an effort to take advantage of unique opportunities, reduce redundancies, and lessen the costs for all.

POLICY: Encourage communication and cooperation when feasible between local units of government to conserve resources and insure the general welfare of Cass Lake residents, both present and future.

GOALS:

Cooperate and share resources between organizations when feasible to conserve resources and reduce redundancy.

Inject long range consideration into the determination of short term actions.

Take positive, proactive steps to actively participate in finding solutions to County and other area-wide problems which have a direct effect upon Cass Lake residents and the effective funding of local government.



Short Term Action Plan:

Consider establishing an intergovernmental coordination committee representing all governmental units affecting Cass Lake, including the Leech Lake Band of Ojibwe and Pike Bay Township, which would meet on a regular basis for the purpose of discussing common goals and mutual problems (economic development, natural resources, cultural, historical).

Long Term Action Plan:

Pursuing cooperative, mutually beneficial inter-jurisdictional projects by working together and pooling resources in an effort to take advantage of unique opportunities to the benefit of all.

Transportation

A City's transportation system has a great influence on its future growth and development, as the network of streets in a community determines land use configurations. It is a challenging task for cities to provide access for shoppers and employees to local businesses and industries, provide efficient through transportation for regional travelers, and provide for recreational transportation opportunities. These challenges are further complicated by the need to balance the conflicting needs of pedestrians and the automobile.

Cass Lake has a transportation system typically found in older communities, which is a grid-like pattern of streets in the older core area of the City with some "suburban-type" street layouts in the newer subdivisions of the City consisting of cul-de-sacs and curvilinear designs. Highways 2 and 371 run through the City connecting Cass Lake with the rest of the region. North-south and east-west access through and into/out of the City is generally good; however, there are some barriers due to the presence of lakes, the railway corridor and Highways 2 and 371.

POLICY: Find a safer, more convenient and economical way of routing traffic through the community and moving people from place to place.

GOALS:

Work with MNDOT on creating a plan to improve the Highways 2 and 371 frontage road systems that includes pedestrian and non motorized traffic, integrates the area's trails, and makes the corridor more aesthetically pleasing.

The city anticipates business growth along the Highways 2 and 371 corridors, and as such the City may do additional planning and redevelopment in these areas. Portions of these areas are currently residential, and the future use of these areas may be changed.

Develop a plan that defines a clearly marked system for the circulation of pedestrians that includes sidewalks, trails and paths linking together major pedestrian destinations in the community.

Work with other units of government, including the Leech Lake Band of Ojibwe, to promote more opportunities for public transit including gaining access to an intermodal transportation system.

Explore opportunities, resources and partnerships regarding safe pedestrian and bicycle traffic related to crossing and running parallel to Highway 371.





Expand, promote and integrate Cass Lake's network of trails and paths separated from the street system for use by pedestrians, bicycles, etc., which would further link together many of the community's public facilities such as schools, churches, parks, lake, and downtown into an existing trail system found in our region. Future expansion of these trails are in the long range plan of the City.

Short Term Action Items:

Work with strategic partners such as Cass County and MNDOT in regards to future development of Highways 2 and 371, as well as funneling a manageable amount of traffic through Cass Lake's downtown area.

Work with partners to promote pedestrian / biking trails and signage to facilitate access to businesses and services.

Work with MNDOT regarding Highway 371 pedestrian / bike trail planning.

Long Term Action Items:

Develop a community transportation plan that is sustainable, reflective of Cass Lake's zoning and future land use, and integrates transportation planning efforts made by partners such as MNDOT, the Leech Lake Band of Ojibwe, and Cass County, amongst others.

Residential / Housing

Over the past two decades, the population of Cass Lake has slowly declined, and the average age of residents has slowly increased. As this generation ages and their children leave home, this generation will increasingly look for smaller, more maintenance-free homes.

Cass Lake must be careful when considering future housing needs and potential so as to avoid having with the 'wrong' type of housing to meet its resident's needs – and a lack of low maintenance, senior accessible homes, and an abundance of single family homes.

Foreclosure has become a problem in many other communities across the nation. Homeowners often find themselves owing more on a house that it is worth on the open market. Recent spikes in the unemployment rate tend to compound this problem. To date, Cass Lake has, for the most part, not seen the wave of foreclosures that other communities have. To that end, every effort should be made to watch the situation, and make preparations, in the event of a spike in foreclosures.

POLICY: Maintain and enhance existing residential areas and encourage new residential development.

GOALS:

Plan adequate and appropriate areas for residential land uses to insure the economical extension of public utilities.

Upgrade older residential areas by eliminating substandard housing and conditions of blight.

Protect residential areas from industrial encroachment and other incompatible land uses.

Garner input from and be responsive to the private sector (home builders / owners) in regard to future planning and zoning controls.

Promote sustainable housing opportunities within the community through grant opportunities for housing rehabilitation, foreclosure prevention, and first time home owner programs.

Ensure a safe and neat community by enforcing zoning controls mitigating occurrences of blight within the City.





Use housing to encourage life-long residency in the City of Cass Lake. This includes encouraging the development of apartments and assisted living facilities to allow long time residents to remain in the community while at the same time keeping their independence and quality of life.

Promote environmentally sustainable and energy efficient construction practices.

Short Term Action Items:

Collaborate with community partners in working towards common housing related goals.

Revisit the City's ordinances related to subdivisions and planned unit developments on a regular basis.

Long Term Action Items:

Conduct a housing study and develop a housing plan for the City that takes into effect the needs and desires of all residents and one that encourages lifelong residency.

Make referrals to organizations that promote sustainable housing options. Organizations such as the Minnesota Home Ownership Center, Central Minnesota Housing Partnership and others are available to assist in counseling would-be homeowners, and homeowners struggling with foreclosure related issues.

Public Safety

One of the main responsibilities of government is to support the health, safety and wellbeing of residents. For the City of Cass Lake, this can comprise everything from police and fire protection to working to ensure a healthy and supportive community for children to grow up in. The City of Cass Lake sees the safety of its residents and visitors as paramount.

POLICY: To be a community that provides a safe environment for all residents and visitors using collaboration and prevention programs.

GOALS:

Develop partnerships in an effort to mitigate gangs, substance abuse and related public safety issues.

Short Term Action Items:

Continue to support the public safety organizations that serve the Cass Lake Community.

In partnership with other likeminded organizations, develop an ongoing public media campaign related to awareness of substance abuse and crime.



Quality of Life

Many residents of the City of Cass Lake are employed outside of the City, and frequently see the community as a "bedroom community" - often, these residents look for lifestyle amenities when choosing where to live. Parks, trails and recreation centers are often strong selling points in a community. The abundant natural resources of the Cass Lake area also attract and assist in retaining many residents of Cass Lake and surrounding areas, not only for personal enjoyment, but also employment opportunities in the recreation and tourism industries.

A concerted effort must be made by the City of Cass Lake and other stakeholders to maintain and improve the quality of life of the community for current and future generations.

POLICY: Encourage population growth while working to maintain a small town feel.

GOALS:

Attract businesses which provide employment opportunities.

Allow for a variety of affordable housing opportunities.

Allow for broad range of public services and facilities and nurture local institutions such as schools, churches, medical and social services, and police and fire protection.

Promote recreational and social opportunities for residents.

POLICY: Improve the overall environmental quality and insure the general welfare of Cass Lake residents (present and future) as a whole, while protecting their individual choice.

GOALS:

Balance the interests of the individual and community.

Inject long range consideration into the determination of short term actions.

Short Term Action Plan:

Strive to keep the channels of communication open between other local units of governments including, but not limited to, the Leech Lake Band of Ojibwe, Pike Bay Township, Cass County, by holding regular meetings of staff and elected officials.



Long Term Action Plan:

Support the Cass Lake Housing & Redevelopment Authority (HRA) and / or other similar agencies to encourage and create additional senior living developments and services in the community.

Natural Systems

- **Recreation, Tourism & Open Spaces**

The Cass Lake area is blessed with an abundance of natural beauty and environmentally sensitive areas. The City lies adjacent to Cass Lake, Pike Bay and the Chippewa National Forest, with dozens of lakes, rivers and streams in close proximity. These features are the area's primary source of natural beauty. The area also provides home to a variety of plant and animal life, and is a source of recreation and enjoyment for residents and visitors alike.



Inventory and Analysis

The City is continually challenged to keep pace with growing demands for parks and other community facilities. Protection of environmentally sensitive areas not only allows them to be enjoyed for generations to come, but also contributes to the quality of life for Cass Lake area residents today. In addition to the ecological and aesthetic benefits of preserving and/or enhancing natural resources, communities are increasingly recognizing the economic benefits of such resources. Cass Lake's parks and other community facilities are important assets to residents, businesses and visitors. While there is a substantial portion of the Cass Lake area that is inherently suitable for urban development, other areas have intrinsic natural value. These areas function best if left in a natural state and are protected from urban development. Preservation of significant natural resources is a legitimate goal for any local government and through preservation recreational opportunities and a high quality of life can be maintained for Cass Lake area residents.

Open Water

Cass Lake and Pike bay are the primary water features of the City of Cass Lake, forming the City's eastern edge. Both of these provide opportunities for fishing, boating and other water sports as well as natural beauty.

Historically, Cass Lake has embraced these bodies of water and other area natural resources as a driver of a tourism dependent economy, and it is anticipated that people increasingly recognizing the natural beauty and economic value of these amenities.

Shoreland Regulation

The DNR's shoreland management program provides for the orderly development of shoreland and protects lakes and rivers from pollution by individual sewage treatment systems and non-point sources. The intent of this program is to encourage development of shorelands in ways that enhance water quality and preserve scenic resources. The program implements the Shoreland Management Act, which regulates all land within 1,000 feet of a lake and 300 feet of a river.

The standards for any given lake or river varies depending on its classification. The DNR provides for three classifications of lakes: Natural Environment, Recreational Development and General Development. Rivers have six primary classifications: Remote, Forested, Transition, Agriculture, Urban and Tributary. In addition, some rivers have special classifications other than those listed above. These include: state or federal Wild and Scenic rivers, Critical Area rivers, trout streams and special river management districts.

The City of Cass Lake has adopted shoreland regulations to comply with the DNR model.

Floodplains

Floodplains often determine land use around a water body. The DNR administered Floodplain Management Program is intended to minimize the threat to life and property resulting from flooding. This program restricts development in floodplains by preventing structures from being built at too low an elevation in areas that have a high risk of flooding. It also controls encroachment so that the floodplain's capacity to hold water will not be reduced, which could lead to flooding of even properly located structures. The City of Cass Lake has adopted the DNR's floodplain management regulations through a floodplain management ordinance.



Parks

There are five parks within the City. Some of the planned amenities include ball fields, playground equipment, skating rinks, a warming house, picnic facilities and trails.

In an effort to provide adequate parks and open space to residents, efforts should be made to designate land as parks or open space when new areas are developed, as it is easier to do so then, rather than after the fact.

A City's recreation and tourism infrastructure has a great influence on its future growth and development. In assessing the recreation and tourism attributed to Cass Lake and the surrounding area, one sees a variety of resources including an existing series of trails and paths, parks, waterways, and lakes.

At the same time, one also sees huge potential and opportunities for future development of these attributes.

Through feedback garnered at the Comprehensive Plan Community Meeting and the Ad-Hoc Comprehensive Plan Task Force, Cass Lake is seen, through the eyes of its residents, as a housing and recreation based community. There is a strong desire to see more recreational opportunities for residents and visitors. These amenities will not only assist in retaining residents of Cass Lake, but also aid in attracting new residents to the community.



retaining residents of Cass Lake, but also aid in attracting new residents to the community.

Tourism also has a strong potential for aiding in the growth and sustainability of the City of Cass Lake. It, too, is seen as a potential asset for the community and a source of new revenue and jobs, when one considers Cass Lake's geographical location to regional population centers, the volume of traffic that goes through Cass Lake daily on Highways 2 and 371, and the natural resources in the community and surrounding area.

POLICY: Capitalize on the many advantages of Cass Lake's location in the State and the amenities of its setting.

GOALS:

Promote its location attribute of being in close proximity to regional population centers for the purpose of promoting tourism and business.

Promote the improvement, expansion, beautification, and maintenance of transportation systems including highways and trails.

Work with stakeholders, including the Cass Lake Area Chamber of Commerce, Leech Lake Band of Ojibwe, Cass County, Chippewa National Forest, and the MN Department of Natural Resources, to develop a branding and marketing campaign for the community and use it to not only promote tourism in our area, but also tout it as a great place to live.

Capitalize on its location on Highways 2 and 371, and the large amount of traffic that passes through the City on a daily basis.

Capitalize on Cass Lake's proximity to recreational amenities such as the Chippewa National Forest, lakes, parks, trails and the like.

Consider exploring resources to expand trails and walking paths to interconnect parks, trails, and the community, etc.

POLICY: Improve and protect the physical environment of Cass Lake as a setting for human activities, making it more attractive, healthful and efficient.

GOALS:

Protect and enhance the natural resources and amenities to preserve Cass Lake's outdoor environment.

Create, retain and promote attributes that will add to the fabric of the community and create an environment that will help attract new and retain existing residents and businesses.





Maintain and grow Cass Lake's open space system for recreation and other uses, taking advantage of natural features, and using land not suitable for intensive development whenever possible.

Develop the area surrounding Cass Lake, partnering with the private business community to find the highest and best use for the property.

Promote and explore the sustainability of Cass Lake's parks, open spaces and related business community by exploring grant opportunities, marketing initiatives, and strategic partnerships with like minded groups and organizations.

Short Term Action Items:

Consider creating a Cass Lake marketing and branding campaign in conjunction with strategic partners.

Long Term Action Items:

Develop a parks and trails plan for the City of Cass Lake. This plan would outline development of both new and existing parks and trails, as well as capital improvements, sustainability, and connectivity within neighborhoods, the community, and trails, etc.

Revisit Cass Lake's Comprehensive Land Use Plan and land use ordinances and update as needed to ensure they are in line with the goals and values of the community.

Work with strategic partners to develop a series of interconnected trails and parks, and promote this trail and park system.

Youth Activities & Development

The Ad-Hoc Comprehensive Plan Task Force added this Youth Activities and Development section of the Comprehensive Plan deliberately to emphasize the importance of the young people of Cass Lake and recognize them as future leaders of the community and call attention to the need for priority of their well being and development, as well as recognize the need for jobs and quality of life attributes that will promote lifelong residency in Cass Lake.

POLICY: Strive to support the positive development of the youth of the community and recognize them as our future leaders.

GOALS:

Collaborate with partnering organizations to provide structured, safe activities for the community's young people.

Support access to wholesome recreational opportunities and facilities, partnering with other organizations where possible, that develop both bodies and minds.

Short Term Action Items:

Reach out to other youth related organizations (Leech Lake Band of Ojibwe, Boys & Girls Club, etc.) to find ways to work together to support constructive youth activities and opportunities.

Land Use

Because of a variety of conditions and reasons, Cass Lake has experienced a slow decline in population over the past several decades. This makes careful consideration of the City's future land use very important. A continued decrease in population of Cass Lake will pose many land use challenges. The ability of the City to provide suitable land to accommodate growth while maintaining its unique character and providing an adequate level of urban services will be at the forefront of this struggle. The strain between the demands of an urban community and the natural / open space



character of the surrounding area will also become increasingly challenging.

POLICY: Guide development in logical, compatible groupings according to their functions, thereby insuring against land use conflicts and development inefficiencies while maintaining property values.

GOALS:

Define areas of the community for commercial, industrial, transportation, residential, public and open space uses.

Correct land use conflicts where they now occur through redevelopment, landscape buffering and other means.

Ensure that all the major public and private decisions reflect the spirit of the Comprehensive Plan.

Plan adequate and appropriate areas for residential land uses and allow only progressive development to insure the economical extension of utilities and infrastructure.

Revisit Cass Lake's zoning districts and zoning maps on a regular basis to ensure that future development is compatible with neighboring uses.

Protect and enhance the natural resources and amenities to preserve Cass Lake's outdoor environment.

Develop the area surrounding Cass Lake, partnering with the private business community to find the highest and best use for the property.

The Box Factory, a commercial site that closed in 1950, is currently a City park. .



Short Term Action Plan:

Review Comprehensive Plan on a regular basis to ensure it accurately reflects the values and goals of the community, updating as necessary.

Review Cass Lake's zoning ordinances on a regular basis to ensure it accurately reflects the vision, goals and needs of the community, updating as necessary.

Long Term Action Plan:

Partner with local and regional business development organizations such as the Cass County EDC, Leech Lake Band of Ojibwe, University of MN Extension (Business/Retention & Expansion Program), Region 5 Development Commission, and others in areas of community and economic development technical assistance and efforts.

Prepare for the future growth needs of the City through the use of orderly annexation on an as needed basis.

Implementation

Use and flexibility is required for a Comprehensive Land Use Plan to be an effective tool. Things will no doubt change dramatically in the City of Cass Lake over the next 10 + years. This plan will need to have flexibility to react to these changes.



Providing suggested implementation strategies / action items is one of the best ways to implement a comprehensive land use plan. Focusing on these action items allow the use of many tools over time to achieve your desired results and outcomes. The methods and ways of today may be outdated in ten years. Elected officials, appointed Commission members and City staff will need a current working knowledge of all of the means in which the goals, policies and action items presented in the plan can be attained.

This plan lists a number of strategies that, when combined, have the potential to positively impact the future of Cass Lake. The City's resources are typically scarce, so it is not realistic to assume that

Cass Lake can implement all of them at once. Therefore, it's necessary to focus the City's resources on those that have the most potential to have the biggest impact.

Review and Revision

Comprehensive planning is a continuous process and thus this Comprehensive Plan should be monitored and updated when necessary. The City Council should carefully review proposed changes and their implications and actively seek citizen comment on such proposals. If changes are found to be appropriate, they should be formally added to the Plan by legal amendment. In addition, every five years, the entire Comprehensive Plan should be reviewed and modified to ensure that it is an up-to-date expression of community goals and intentions.

Implementation Steps

- Each year, City staff should brief the City Council on the "state of the Comprehensive Plan." This briefing should acquaint the City Council with the content of the Plan, discuss emerging facts that have a bearing on the accuracy of the Plan projections, discuss land use and development activities within the last year and those on the docket for the upcoming year, and suggest an annual agenda of planning activities to assist in the implementation of the Plan.
- Review the Plan in five years and again in ten years to determine whether the Plan recommendations are still current. Revise those sections that are determined to be in need of an update.





RESOLUTION NO. 13-2014

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CASS LAKE,
MINNESOTA, APPROVING THE ADOPTION OF THE 2014 COMPREHENSIVE
PLAN**

WHEREAS, the City Council of the City of Cass Lake desired to create a new Comprehensive Plan to replace the current Comprehensive Plan last updated in 1998, and in such, retained the services of JZP. LLC at their April, 2013 City Council Meeting to facilitate the creation of their new Comprehensive Plan, and outlined topic areas to be covered by said plan; and

WHEREAS, the Cass Lake City Council ordered a Community Meeting he held on April 25th for the purpose of informing the public about this project, it's process, and to garner feedback from residents on a variety of topics for inclusion in this plan, and

WHEREAS, the Cass Lake City Council created an Ad-Hoc Comprehensive Plan Task Force to oversee the creation of goals, objectives and action items for the above referenced topic areas for this Comprehensive Plan. The Cass Lake City Council gratefully acknowledges the assistance of the Ad-Hoc Comprehensive Plan Task Force for their efforts in creating this document; and

WHEREAS, the City of Cass Lake, at their September 10, 2014, City Council Meeting reviewed the draft 2014 Comprehensive Plan, and ordered a Public Hearing for the purpose of receiving public comment on said document on Wednesday, October 8 at 5:30 PM at the Cass Lake Municipal Center; and

WHEREAS, the City Clerk has made said document available for public review and inspection at the Cass Lake Municipal Center during its normal business hours, post notice of this Public Hearing at the Cass Lake Municipal Building, publish notice as required by statute in the Cass Lake Times, the designated newspaper of record for the City of Cass Lake, as well as send copies of the draft 2014 Comprehensive Plan along with notice of the Public Hearing and request for comment to the Ad-Hoc Committee Government Entities; and

WHEREAS, the City Council of the City of Cass Lake held a Public Hearing on Wednesday, October 8th at 5:30 PM at the Cass Lake Municipal Center for the purpose of receiving public comment on the draft 2014 Comprehensive Plan; and

NOW THEREFORE, BE IT RESOLVED, that the Cass Lake City Council has reviewed the proposed 2014 Comprehensive Plan and does hereby approve its adoption. A motion to this effect by Gallagher, and seconded by Bohn. The Mayor and Council voted as follows: Wayne LaDuke , Scott Reimer , Wayne Bohn , Kevin Gallagher , Art Schumaker Absent

Adopted by the City Council of the City of Cass Lake, Minnesota, this 8th day of October, 2014.

Wayne LaDuke
Wayne LaDuke, Mayor

Sue Uhrinak
ATTEST: Sue Uhrinak, City Clerk

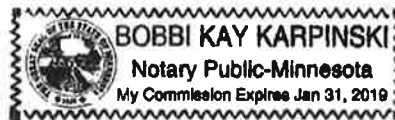
STATE OF MINNESOTA)
) ss.
COUNTY OF CASS)

This instrument was acknowledged before me, a notary public, by Wayne LaDuke, the Mayor of the City of Cass Lake, Minnesota, and Sue Uhrinak, the City Clerk of the City of Cass Lake, Minnesota this 8th day of October, 2014.

Bobbi Karpinski
10/8/2014

Signature of Notary

This Document was Drafted By:
Sue Uhrinak, City Clerk-Treasurer
City of Cass Lake
P O Box 877
Cass Lake MN 56633



**MINUTES OF PUBLIC HEARING
OCTOBER 8, 2014
COMPREHENSIVE PLAN**

The Cass Lake City Council held a Public Hearing to receive comments on the Final Draft of the Comprehensive Plan for the City of Cass Lake.

Attendance: Mayor LaDuke, Councilors Wayne Bohn, Kevin Gallagher, Scott Reimer

Absent: Councilor Art Schumaker


Also: Sue Uhrinak City Clerk-Treasurer, Bobbi Karpinski Deputy Clerk, Tate Frazer Public Works Supervisor, Brad Rittgers, Cass Co. Deputy, Allan Olson Cass Lake Times.

Mayor LaDuke opened the Public Hearing at 5:30pm.


No members of the community were present. No comments or additions from the City Council regarding the final draft.

Mayor LaDuke closed the Public Hearing at 5:35pm to go into the Regular City Council Meeting.

ATTEST:



Wayne LaDuke, Mayor



Sue Uhrinak, City Clerk-Treasurer