



*Aaron Nelson, AICP Director of Planning and Zoning
Lisa Sankey, Planner
Breanna Siegler, Office Manager*

www.westfargond.gov

West Fargo Planning & Zoning Commission Agenda
Tuesday, September 12, 2023 - 5:30 p.m.

1. Call to Order
2. Approval of Order of Agenda
3. Approval of Minutes – August 8, 2023
4. Public Hearing- A23-24 Sukuts Estates, a request for Conditional Use Permit for auto sales in a C: Light Commercial District at 101 Main Ave E (Lots 1 & 2, Block 3, Sukuts Estates) - Sankey
5. Public Hearing- A23-25 North Pond at the Preserve 17th Addition, a request for subdivision (replat) at 300 23rd Ave E (Lot 1, Block 1, North Pond at the Preserve 13th Addition) - Sankey
6. Downtown Master Plan Project Update
7. Non-Agenda Items
8. Adjournment



Aaron Nelson, Director of Planning and Zoning
Lisa Sankey, Planner
Breanna Siegler, Office Manager

West Fargo Planning & Zoning Commission Meeting Minutes
Tuesday, August 8, 2023 - 5:30 p.m.
West Fargo City Hall

Members Present: Joe Kolb, Eric Dodds, Mike Thorstad, Kathi Schwan, Aleyna Leibfried

Members Absent: David Gust

Others Present: Aaron Nelson, Lisa Sankey, Kat McNamara, Breanna Siegler

Minutes Submitted by: Breanna Siegler, Office Manager

Meeting was called to order by Chair Kolb at 5:30pm.

Commissioner Dodds moved and Commissioner Schwan seconded to approve order of agenda. No opposition. Motion passed.

Commissioner Leibfried moved and Commissioner Schwan seconded a motion to approve the minutes from July 11, 2023. No opposition. Motion passed.

Chair Kolb opened a public hearing on A23-23 Zoning Ordinance Amendments to Section 4-460 of the City sign regulations relating to wall graphics. No public comment. Chair Kolb closed the public hearing. Clarification was given by staff regarding limitations of individual signs and amount of allowable square footage for the site.

Commissioner Dodds asked if Junkyard could have this sign without making amendments to the ordinance. Staff response was not the way the ordinance currently reads. Regulation of scale was brought up by Chair Kolb, staff stated signage is limited to 100 square feet and a sign permit would still be required. Mural vs. sign was discussed. Sign definition in ordinance would be used to make the distinction now. Commissioner Dodds moved to approve amendment as proposed and Commissioner Thorstad seconded. No opposition. Motion passed.

Chair Kolb opened the floor for non-agenda items. None were brought forth.

Commissioner Leibfried moved to adjourn meeting. Commissioner Thorstad seconded. No opposition. Motion passed. Meeting adjourned at 5:51pm.

Planning and Zoning Commission meetings are published on YouTube City of West Fargo Channel; and are also included in our video archive at <https://www.westfargond.gov/1202/Agendas-Minutes>

People with disabilities who plan to attend the meeting and need special accommodations should contact the Planning Office at 701.515.5370. Please contact us at least 48 hours before the meeting to give our staff adequate time to make appropriate accommodations.

Minutes are available on the City of West Fargo Web site at <https://www.westfargond.gov/1202/Agendas-Minutes>

CITY OF WEST FARGO PLANNING & COMMUNITY DEVELOPMENT

STAFF REPORT

A23-24		CONDITIONAL USE PERMIT	
101 Main Avenue East			
Lots 1 & 2, Block 3 of Sukut Estate’s Subdivision, City of West Fargo, North Dakota			
Owner: BK Holding LLC		Staff Contact: Lisa Sankey	
Applicant: Kevin Swann			
Planning & Zoning Commission Public Hearing:		09-12-2023	
City Commission:			

PURPOSE:

Allowing for automobile sales as a conditionally permitted use in a C: Light Commercial District.

STATEMENTS OF FACT:

Land Use Classification:	G-2: Sub-Urban Growth Sector/ G-4A Core Retrofit Growth Sector
Existing Land Use:	Vacant (former convenience store)
Current Zoning District(s):	C: Light Commercial
Zoning Overlay District(s):	CO-R: Redevelopment Corridor Overlay District
Total area size:	.261 acres
Adjacent Zoning Districts:	North & East: Light Commercial; South: Light Commercial & One & Two Family Dwellings; West – Downtown Mixed Use
Adjacent street(s):	Main Avenue (Arterial); 1 st Street (Collector)
Adjacent Bike/Pedestrian Facilities:	Multi-Use path along Main Avenue; Sidewalks
Available Parks/Trail Facilities:	Not applicable

DISCUSSION AND OBSERVATIONS:

- The applicant has submitted an application for a conditional use permit for automobile sales within the C: Light Commercial District and has provided a site plan which outlines the proposed area to be used.
- The property was developed years ago for a gas station/convenience store and has been vacant for a number of years.
- Ten spaces along the north side of the lot would be used solely to display vehicles for sale and the additional spaces will be used for customer and employee parking.
- The property, which is located on the southeast corner of Main Avenue East and 1st Street, is zoned light commercial. Access to the property is designated from 1st Street. There is also access to the property via the alley on the south side of the property.
- In terms of compatibility with surrounding properties, there is an existing auto sales/auto repair shop along the north side of Main Avenue, as well as a couple auto sales lots to the east.
- The lot is within the CO-R: Redevelopment Corridor Overlay District, which under the statement of intent, indicates *"to promote orderly development and redevelopment and safe, attractive and desirable spatial patterns and locations for urban land uses adjacent to major street corridors"* and also has higher building construction standards, as well as open spaced landscaping criteria. This

STAFF REPORT

area is also a transitional area with its proximity to the DMU: Downtown Mixed Use District, which also has development and design aspects.

- The applicant has indicated the lot has been cleaned up and the parking lot will be striped, with vehicles maintained and kept in excellent condition.
- Prior to September of 1991, the Zoning Ordinance did not allow automobile sales within the Light Commercial Zoning District. It was the position of the community that automobile sales was not appropriate within the two primary retail areas of the community which included Sheyenne Street and 13th Avenue East.
- In 1991 the City amended the Zoning Ordinance to allow for automobile sales as a conditional use as a result of a request on Main Avenue where there is a mix of commercial and industrial uses; however, there were concerns regarding other Light Commercial zoned areas of the community where it was felt that automobile sales was not appropriate. Specific mention was made for areas along Sheyenne Street and 13th Avenue. Rather than amend the ordinance to allow for automobile sales as a permitted use, it was allowed as a conditional use so it could be restricted in inappropriate areas.
- Similar applications considered in the past by the City Commission were approved with a condition that "If complaints are received on the property regarding the condition of automobiles in the sales lot, the City of West Fargo may reconsider this permit during a public meeting of the City Commission". A similar condition to avoid becoming a nuisance to the adjacent properties may be appropriate.
- A conditional use permit agreement is required to be signed prior to issuance of a building permit and may include conditions deemed appropriate by the Commission.

CRITERIA FOR GRANTING CONDITIONAL USE PERMIT:

With reference to the criteria for granting conditional uses, the following is noted:

1. Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
 - The property has adequate access and the improvements will not affect this access.
2. Off-street parking and loading areas where required, with particular attention to the items in (1) above and the economic, noise, glare or odor effects of the special exception on adjoining properties and properties generally in the district.
 - Off-street parking and loading facilities are contained within the property. No concerns noted.
3. Refuse and service areas, with particular reference to the items in (1) and (2) above.
 - No concerns noted.
4. Utilities, with reference of locations, availability, and compatibility.
 - No concerns noted.
5. Screening and buffering with reference to type, dimensions, and character.
 - If this site was previously undeveloped or being completely redeveloped, there would be landscaping required within a front yard setback area as per the CO-R: Redevelopment Corridor Overlay District standards
6. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.
 - No concerns noted

STAFF REPORT

7. Required yards and other open space.
 - No concerns noted.
8. Soil conditions, as they relate to on-site sewage disposal, water supply, basement excavating, road construction and related land use.
 - No concerns noted.
9. General compatibility with adjacent properties and other property in the district.
 - No concerns noted.

NOTICES:

Sent to: Property owners within 350' and applicable departments and agencies.

Comments Received:

- A couple calls were received from property owners to the east with concerns regarding traffic, as well as possibly impacting a daycare on the adjacent lot.

CONSISTENCY WITH COMPREHENSIVE PLAN AND OTHER APPLICABLE CITY PLANS AND ORDINANCES:

- Vehicle sales has been specifically allowed for as a conditional use within the district. Public comments should be weighed when considering the application.
- The Sheyenne St/Main Ave Framework Study discusses the desire for landscape buffers between parking areas and streets/sidewalks. Ideally additional landscape buffering would be preferred; however, there are limitations with this property due to existing paving onsite.

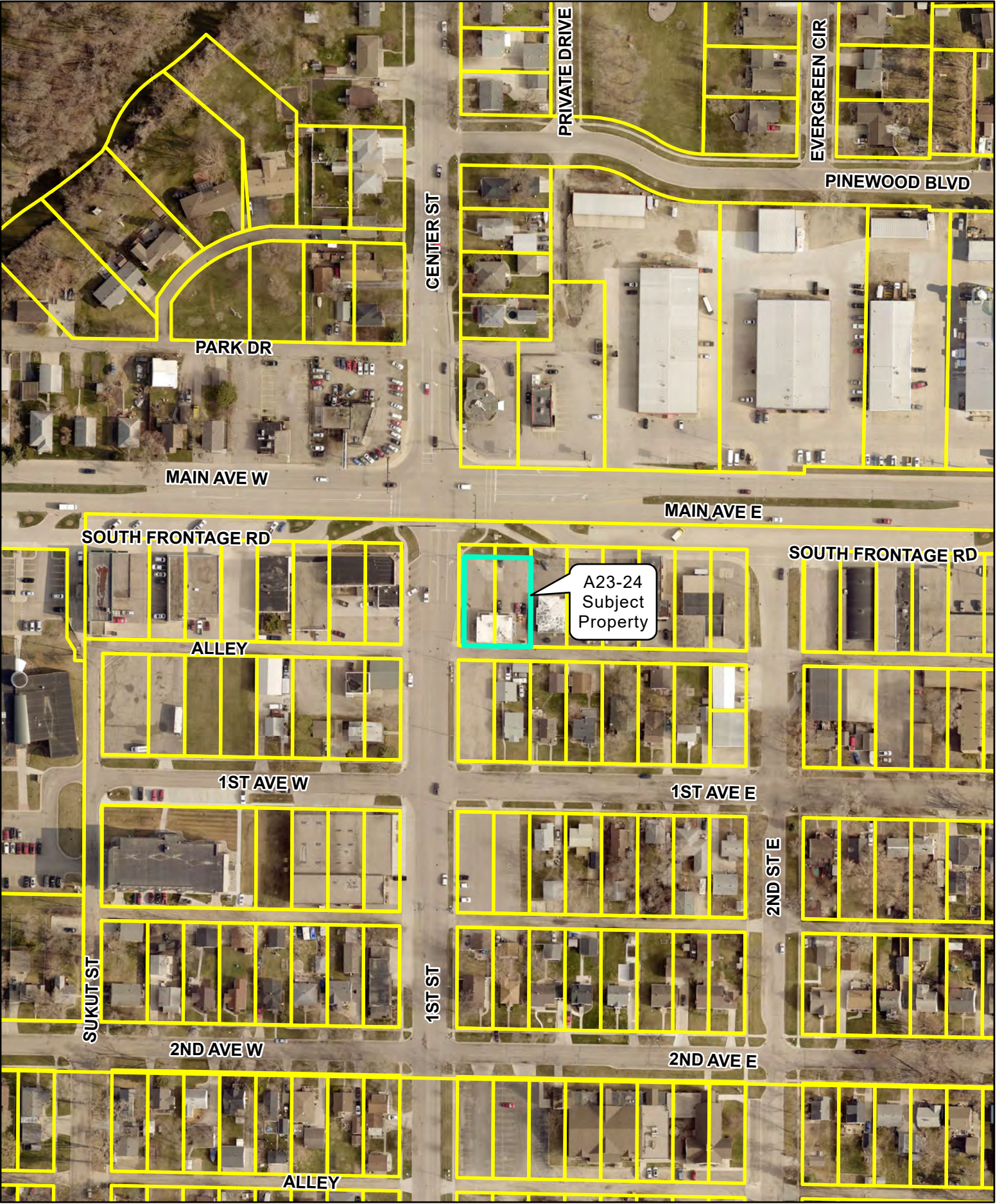
RECOMMENDATIONS:

It is recommended that the City approve the proposed application on the basis that with conditions that it could be considered consistent with City plans and ordinances with recommended conditions of approval as follows:

1. Vehicles for sale limited to 10 total as reflected on the submitted site plan.
2. All vehicle inventory must be in good working condition.
3. Vehicle inventory be located on site.
4. A Signed Conditional Use Permit Agreement is received.

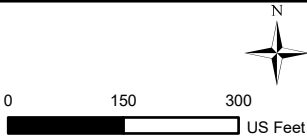
Attachments:

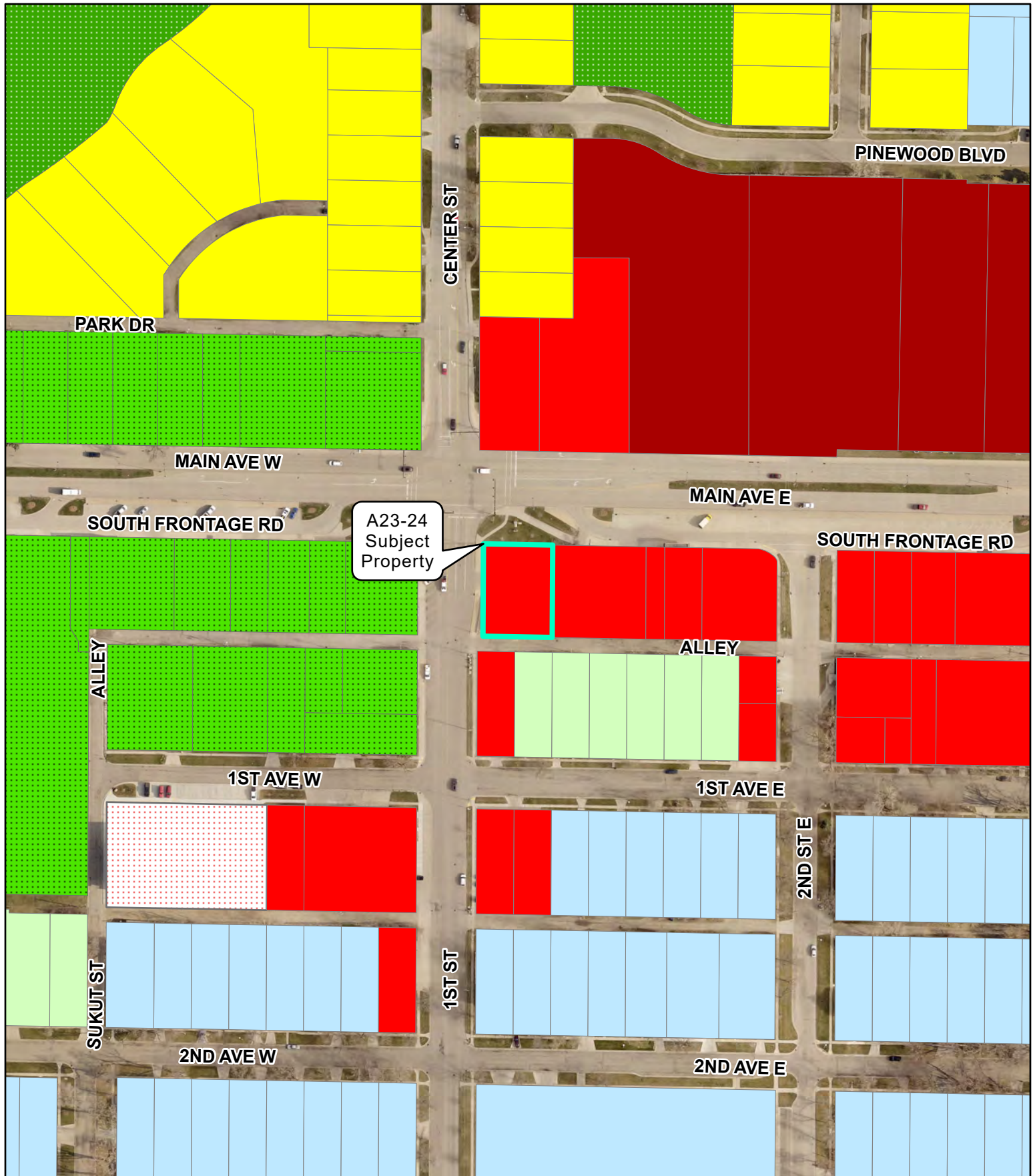
- Aerial map
- Zoning map
- Proposed Site Plan



Features

Agenda Zone Lot Line





West Fargo Zoning

- A: Agricultural
- C: Light Commercial
- C-OP: Commercial Office Park
- DMU: Downtown Mixed Use
- EMU: Entertainment Mixed Use
- HC: Heavy Commercial

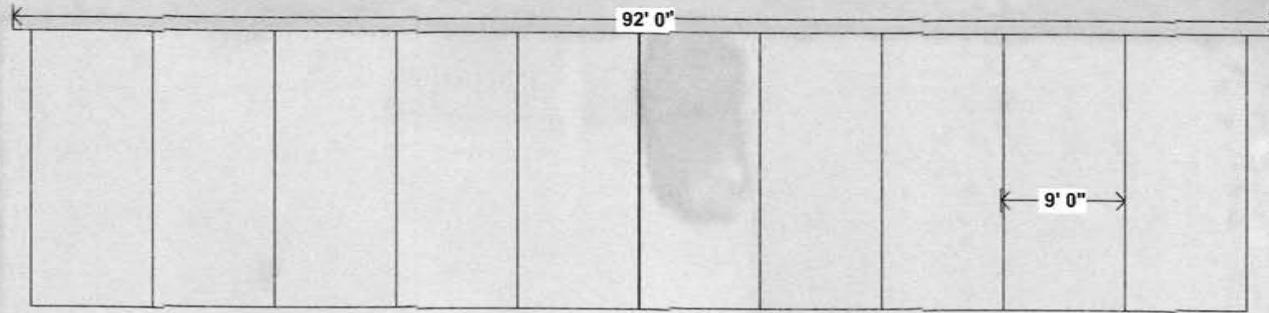
- LI: Light Industrial
- M: Heavy Industrial
- P: Public
- PUD: Planned Unit Development
- R-L1A: Large Lot Single Family Dwelling
- R-1A: Single Family Dwelling
- R-1: One and Two Family Dwelling

- R-1SM: Mixed One and Two Family Dwelling
- R-2: Limited Multiple Dwelling
- R-3: Multiple Dwelling
- R-4: Mobile Home
- R-5: Manufactured Home Subdivision
- R-1E: Rural Estate
- R-R: Rural Residential



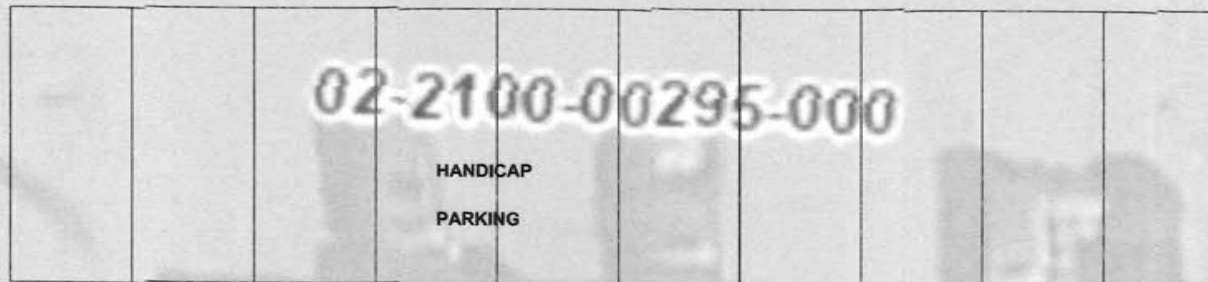
0 150 300 US Feet

92.5'



101 E MAIN
WEST FARGO

76'



STAFF REPORT

A23-25 REPLAT	
300 23 rd Avenue East (Lot 1, Block 1 of North Pond at the Preserve 13 th Addition)	
Applicant: Houston Eng. Inc. (Brian Pattengale) Owner: Enclave HQ, LCC	Staff Contact: Lisa Sankey
Planning & Zoning Commission Public Hearing:	9/12/2023
City Commission Final Plat Approval	

PURPOSE:

Replat for sale and development of office space (the existing out-building that is being restored).

STATEMENTS OF FACT:

Land Use Classification:	G-2 Sub-Urban – Growth Sector
Existing Land Use:	Office Building
Current Zoning District(s):	C-OP: Commercial Office Park District
Zoning Overlay District(s):	CO-I: Interstate Corridor Overlay District
Total area size:	8.54 Acres
Adjacent Zoning Districts:	North – A: Agricultural (Diversion Tie-back Levee/I-94) South – R-1A: Single Family Dwellings East– C: Light Commercial West – A: Agricultural (Sheyenne River)
Adjacent street(s):	23 rd Avenue East (Local)
Adjacent Bike/Pedestrian Facilities:	Path Along south side of 23 rd Avenue East
Available Parks/Trail Facilities:	River’s Bend Facility to the south accessible via path and sidewalks
Land Dedication Requirements:	Provided through agreement with previous North Pond subdivisions owned by Rusty Goose LLC

DISCUSSION AND OBSERVATIONS:

- The applicant is proposing to split one lot into two for development of office space.
- The applicant has submitted an application, preliminary plat, and site plan for a commercial/professional office park.
- The applicant has indicated the site would function as a typical office building. Previously the intent for the small building was for office/training facilities for the office complex to the north; however, the property owners have decided to replat and sell the property.
- A revised preliminary plan was submitted to adjust the lot line to include additional parking spaces.
- Access into the development is via 23rd Avenue East via access easements from the east. No additional public streets are being proposed.
- 4-0406.3.L(3) requires the applicant to establish a 100 foot building control line from the riverbank on the plat, which has been included in the site plan and plat.

STAFF REPORT

NOTICES:

Sent to: Public Hearing Notice published and notice to applicable agencies and departments

Comments Received:

- None.

CONSISTENCY WITH COMPREHENSIVE PLAN AND OTHER APPLICABLE CITY PLANS AND ORDINANCES:

- The proposed application is consistent with the City plans and ordinances as the property has already been zoned.

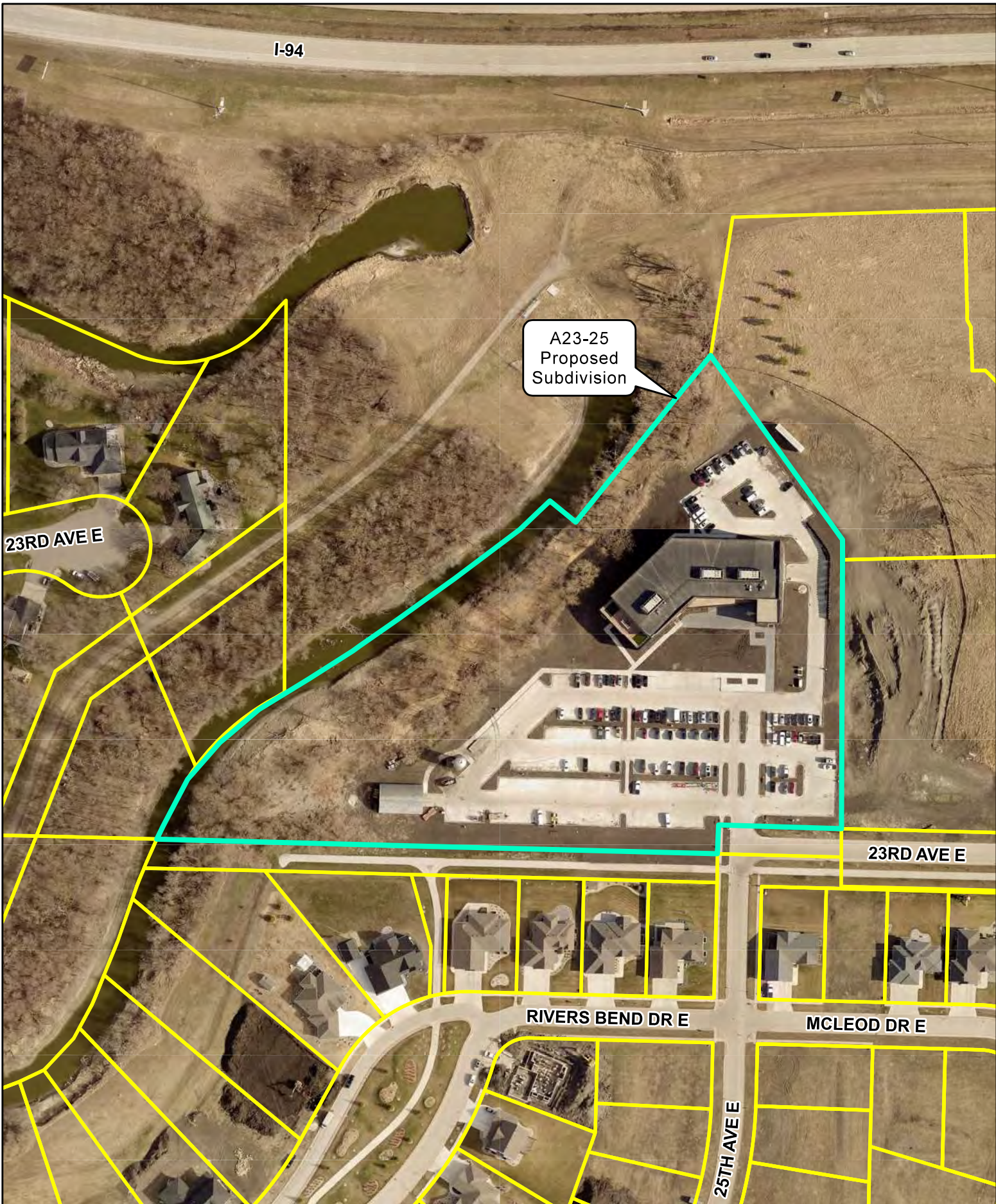
RECOMMENDATIONS:

It is recommended that the City approve the proposed replat and access application on the basis that it is consistent with City plans and ordinances with the following condition:

1. Applicant continue to work with staff on access and utility easements for servicing the property.

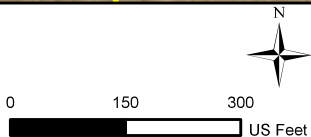
Attachments

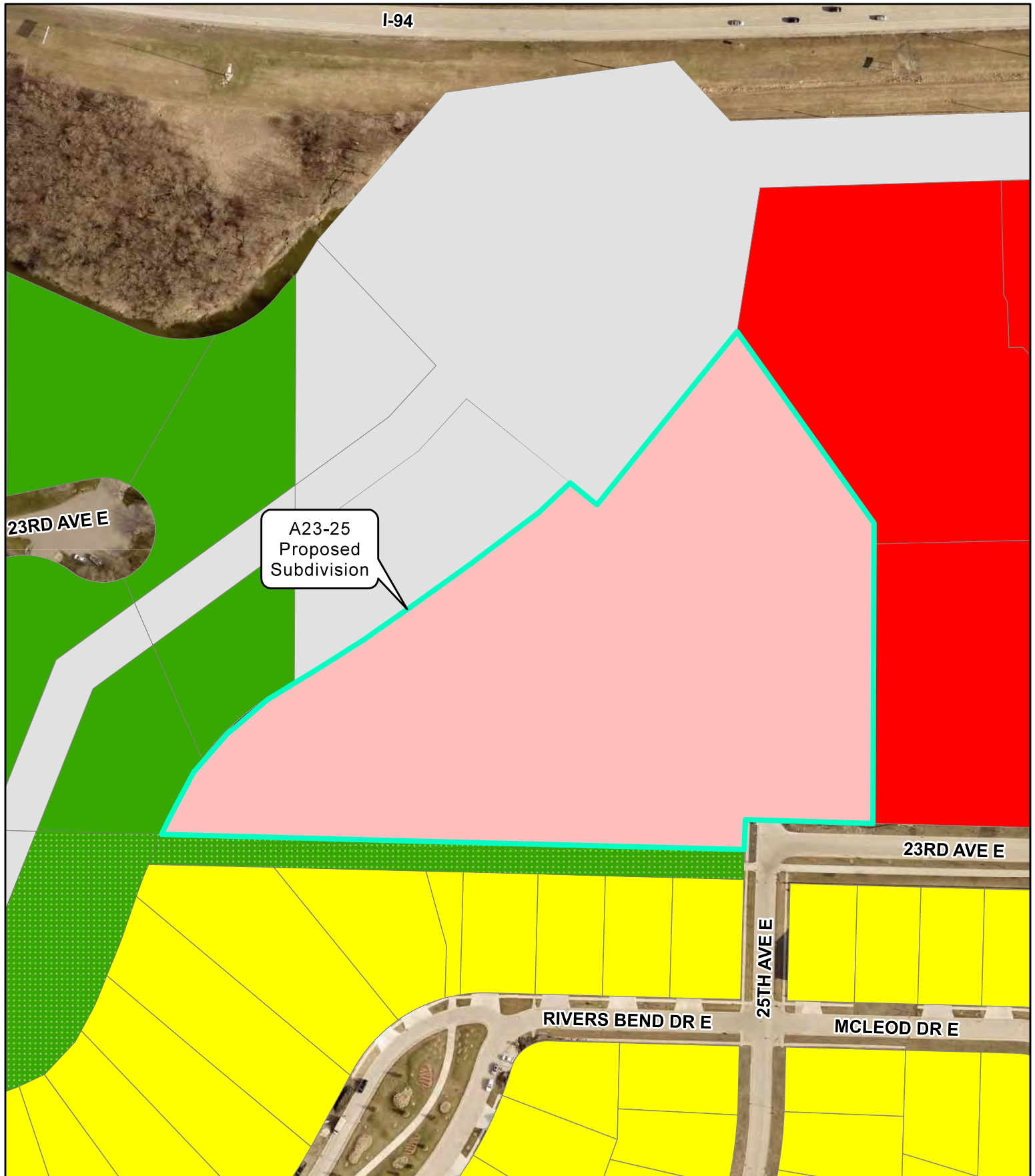
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- Zoning map
- Preliminary plat
- Site Plan
- Easements



Features

Agenda Zone Lot Line



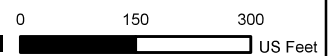


West Fargo Zoning

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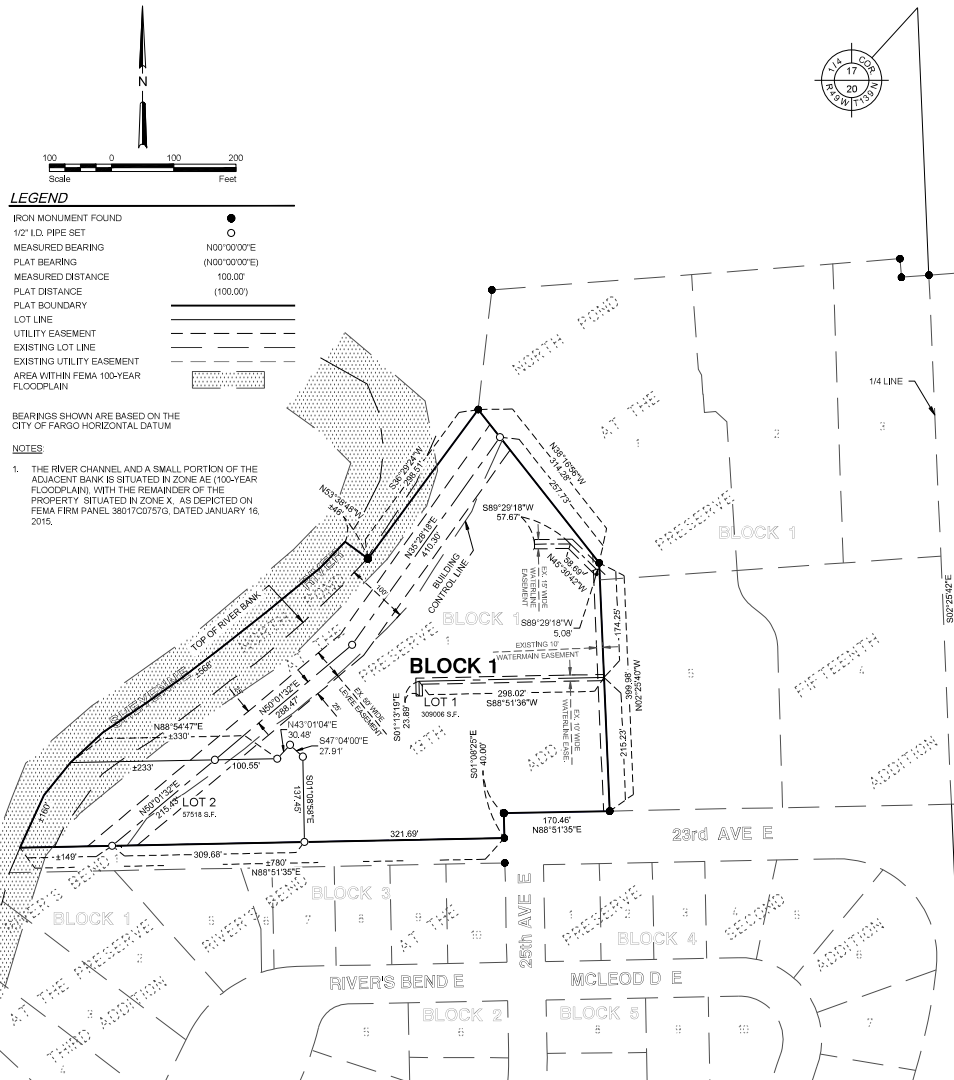
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NORTH POND AT THE PRESERVE 17TH ADDITION

BEING A REPLAT OF LOT 1, BLOCK 1,
NORTH POND AT THE PRESERVE 13TH ADDITION
TO THE CITY OF WEST FARGO,
CASS COUNTY, NORTH DAKOTA



OWNER'S CERTIFICATE:

KNOWALL PERSONS BY THESE PRESENTS: That ENCLAVE HQ LLC, a North Dakota Limited Liability Company, is the owner and proprietor of Lot 1, Block 1, North Pond at the Preserve 13th Addition, City of West Fargo, Cass County, North Dakota.

Said tract contains 8.4 acres, more or less.

And that said parties have caused the same to be surveyed and re-platted as **NORTH POND AT THE PRESERVE 17TH ADDITION** to the City of West Fargo, Cass County, North Dakota.

OWNERS:

Enclave HQ, LLC

By: SYNDICA, LLP, Manager

Austin J. Morris, Partner

State of North Dakota)

County of Cass) ss

On this _____ day of _____, 20____, before me personally appeared Austin J. Morris, Partner of SYNDICA, LLP, a North Dakota limited liability partnership, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same as his free act and deed.

Notary Public: _____

State of North Dakota)

County of Cass) ss

On this _____ day of _____, 20____, before me personally appeared Benjamin Meland, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same as his free act and deed.

Notary Public: _____

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT:

I, Curtis A. Skarphol, Professional Land Surveyor under the laws of the State of North Dakota, do hereby certify that this plat is a true and correct representation of the survey of said subdivision; that the monuments for the guidance of future surveys have been located or placed in the ground as shown.

Dated this _____ day of _____, 20____.

Curtis A. Skarphol, Professional Land Surveyor No. 4723

State of North Dakota)

County of Cass) ss

On this _____ day of _____, 20____, before me personally appeared Curtis A. Skarphol, Professional Land Surveyor, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same as his free act and deed.

Notary Public: _____

CITY ENGINEER'S APPROVAL:

Approved by the West Fargo City Engineer this _____ day of _____, 20____.

Daniel R. Hanson, City Engineer

State of North Dakota)

County of Cass) ss

On this _____ day of _____, 20____, before me personally appeared Daniel R. Hanson, West Fargo City Engineer, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same as his free act and deed.

Notary Public: _____

WEST FARGO PLANNING COMMISSION APPROVAL:

Approved by the City of West Fargo Planning Commission this _____ day of _____, 20____.

Joseph P. Kolb, Chairman
West Fargo Planning Commission

State of North Dakota)

County of Cass) ss

On this _____ day of _____, 20____, before me personally appeared Joseph P. Kolb, Chairman, West Fargo Planning Commission, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same on behalf of the West Fargo Planning Commission.

Notary Public: _____

WEST FARGO CITY ATTORNEY APPROVAL:

I hereby certify that proper evidence of title has been examined by me and I approve the Plat as to form and execution this _____ day of _____, 20____.

John T. Shockley, City Attorney

State of North Dakota)

County of Cass) ss

On this _____ day of _____, 20____, before me personally appeared John T. Shockley, City Attorney, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same as City Attorney.

Notary Public: _____

WEST FARGO CITY COMMISSION APPROVAL:

Approved by the West Fargo City Commission this _____ day of _____, 20____.

Bernie L. Dardis
President of the West Fargo City Commission

Dustin T. Scott, City Administrator

State of North Dakota)

County of Cass) ss

On this _____ day of _____, 20____, before me personally appeared Bernie L. Dardis, President of the West Fargo City Commission; and Dustin T. Scott, City Auditor, City of West Fargo, known to me to be the persons who are described in and who executed the within instrument and acknowledged to me that they executed the same on behalf of the City of West Fargo.

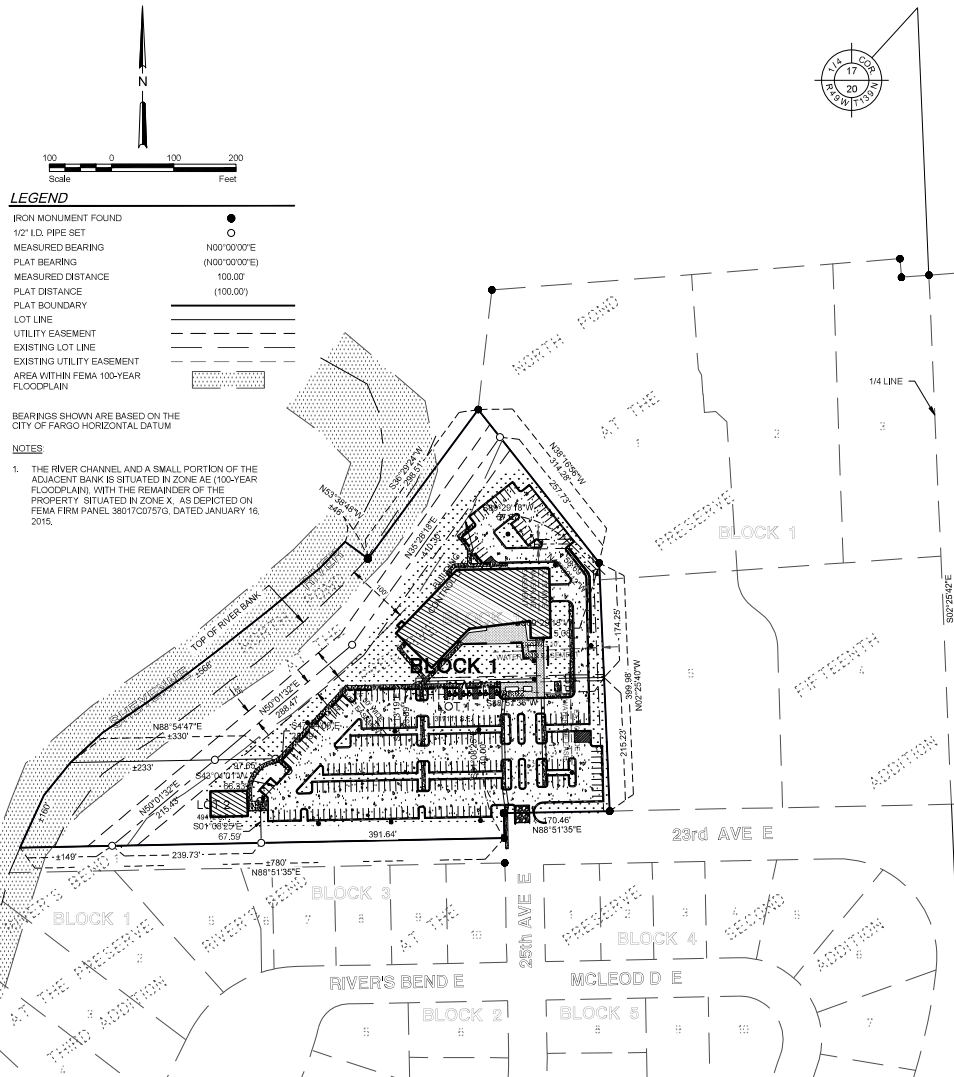
Notary Public: _____



Project No. 7489-0115

NORTH POND AT THE PRESERVE 17TH ADDITION

BEING A REPLAT OF LOT 1, BLOCK 1,
NORTH POND AT THE PRESERVE 13TH ADDITION
TO THE CITY OF WEST FARGO,
CASS COUNTY, NORTH DAKOTA



OWNER'S CERTIFICATE:

KNOWALL PERSONS BY THESE PRESENTS: That ENCLAVE HQ LLC, a North Dakota Limited Liability Company, is the owner and proprietor of Lot 1, Block 1, North Pond at the Preserve 13th Addition, City of West Fargo, Cass County, North Dakota.

Said tract contains 8.4 acres, more or less.

And that said parties have caused the same to be surveyed and re-platted as **NORTH POND AT THE PRESERVE 17TH ADDITION** to the City of West Fargo, Cass County, North Dakota.

OWNERS:
Enclave HQ LLC

Austin Morris Benjamin Meland

State of North Dakota)
) ss
County of Cass)

On this _____ day of _____, 20____, before me personally appeared Austin Morris, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same as his free act and deed.

Notary Public: _____

State of North Dakota)
) ss
County of Cass)

On this _____ day of _____, 20____, before me personally appeared Benjamin Meland, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same as his free act and deed.

Notary Public: _____

SURVEYOR'S CERTIFICATE AND ACKNOWLEDGEMENT:

I, Curtis A. Skarphol, Professional Land Surveyor under the laws of the State of North Dakota, do hereby certify that this plat is a true and correct representation of the survey of said subdivision; that the monuments for the guidance of future surveys have been located or placed in the ground as shown.

Dated this _____ day of _____, 20____.

Curtis A. Skarphol, Professional Land Surveyor No. 4723

State of North Dakota)
) ss
County of Cass)

On this _____ day of _____, 20____, before me personally appeared Curtis A. Skarphol, Professional Land Surveyor, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same as his free act and deed.

Notary Public: _____

CITY ENGINEER'S APPROVAL:

Approved by the West Fargo City Engineer this _____ day of _____, 20____.

Daniel R. Hanson, City Engineer

State of North Dakota)
) ss
County of Cass)

On this _____ day of _____, 20____, before me personally appeared Daniel R. Hanson, West Fargo City Engineer, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same as his free act and deed.

Notary Public: _____

WEST FARGO PLANNING COMMISSION APPROVAL:

Approved by the City of West Fargo Planning Commission this _____ day of _____, 20____.

Joseph P. Kolb, Chairman
West Fargo Planning Commission

State of North Dakota)
) ss
County of Cass)

On this _____ day of _____, 20____, before me personally appeared Joseph P. Kolb, Chairman, West Fargo Planning Commission, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same on behalf of the West Fargo Planning Commission.

Notary Public: _____

WEST FARGO CITY ATTORNEY APPROVAL:

I hereby certify that proper evidence of title has been examined by me and I approve the Plat as to form and execution this _____ day of _____, 20____.

John T. Shockley, City Attorney

State of North Dakota)
) ss
County of Cass)

On this _____ day of _____, 20____, before me personally appeared John T. Shockley, City Attorney, known to me to be the person who is described in and who executed the within instrument and acknowledged to me that he executed the same as City Attorney.

Notary Public: _____

WEST FARGO CITY COMMISSION APPROVAL:

Approved by the West Fargo City Commission this _____ day of _____, 20____.

Bernie L. Dardis
President of the West Fargo City Commission

Dustin T. Scott, City Administrator

State of North Dakota)
) ss
County of Cass)

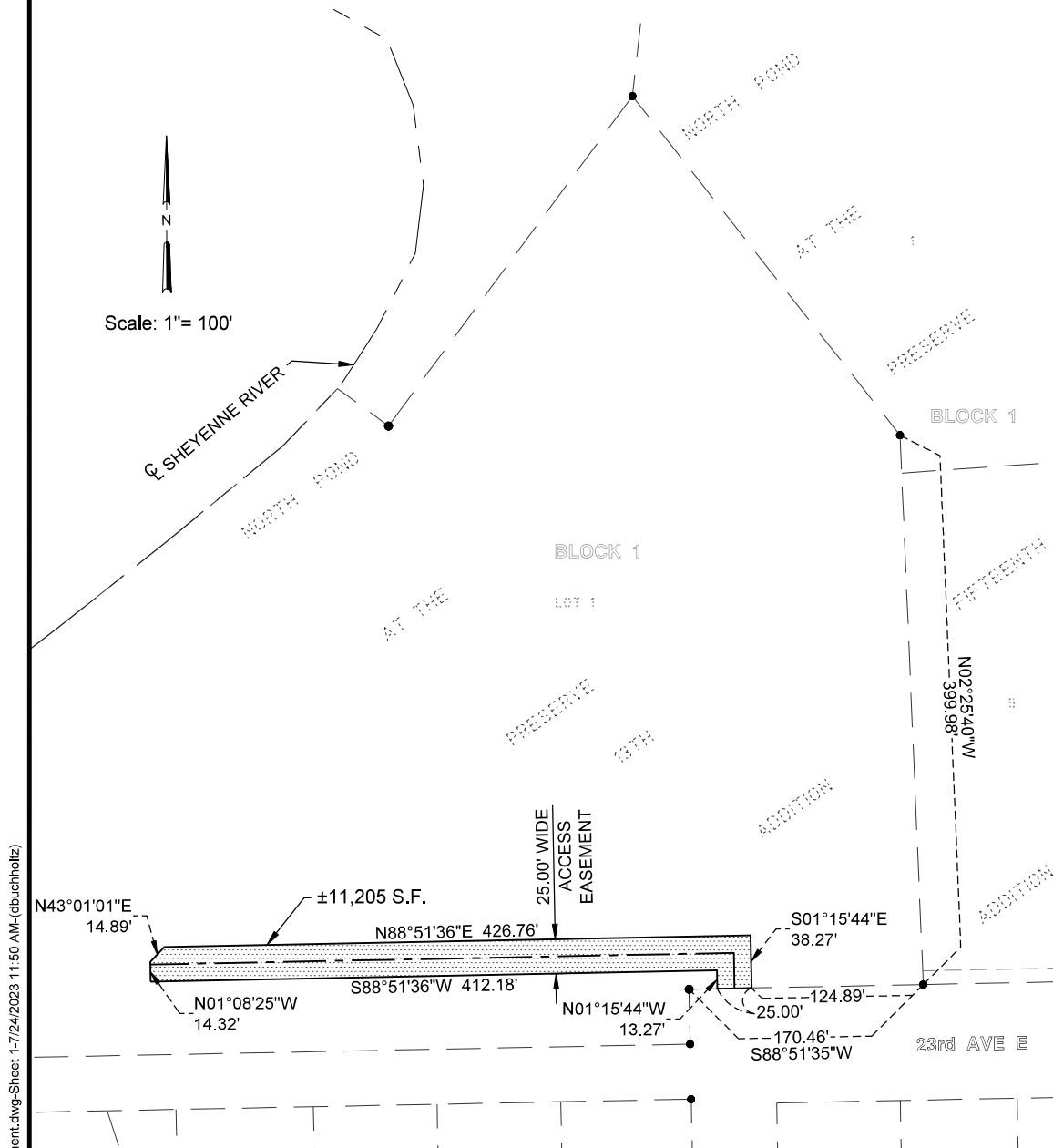
On this _____ day of _____, 20____, before me personally appeared Bernie L. Dardis, President of the West Fargo City Commission; and Dustin T. Scott, City Auditor, City of West Fargo, known to me to be the persons who are described in and who executed the within instrument and acknowledged to me that they executed the same on behalf of the City of West Fargo.

Notary Public: _____



Project No. 7489-0115

PART OF LOT 1, BLOCK 1
NORTH POND AT THE PRESEVE 13TH ADDITION
CITY OF WEST FARGO, CASS COUNTY
STATE OF NORTH DAKOTA



IRON MONUMENT FOUND
MEASURED BEARING
MEASURED DISTANCE
PERMANENT EASEMENT

S59°27'46"E
105.00'



EASEMENT EXHIBIT A

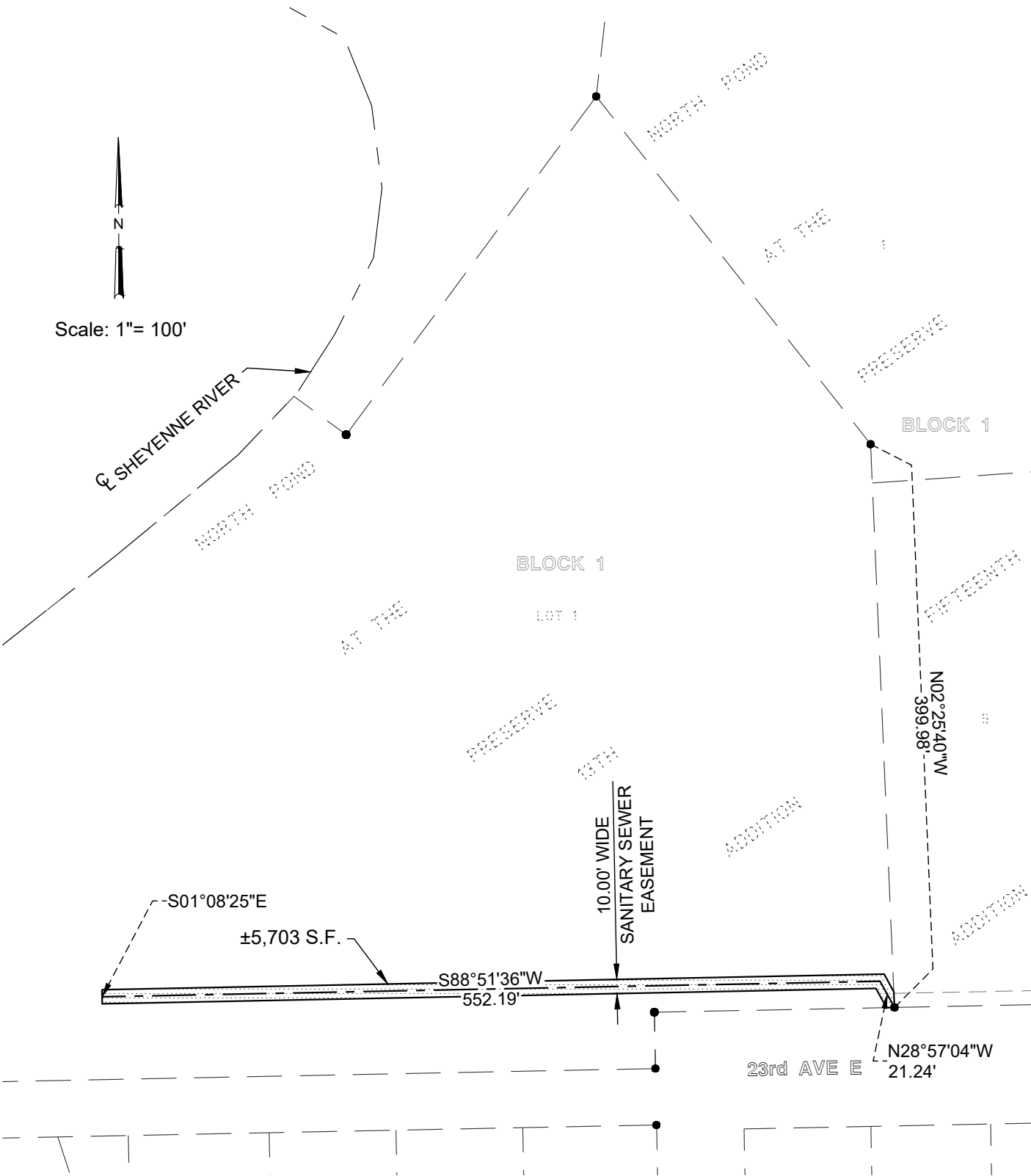
PROJECT NO.
7489-0115

LOT 1, BLOCK 1 NORTH POND AT THE PRESEVE
13TH ADDITION, CITY OF W. FARGO, CASS CO., ND

SHEET
1 OF 2

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PART OF LOT 1, BLOCK 1
NORTH POND AT THE PRESEVE 13TH ADDITION
CITY OF WEST FARGO, CASS COUNTY
STATE OF NORTH DAKOTA



IRON MONUMENT FOUND
MEASURED BEARING
MEASURED DISTANCE
PERMANENT EASEMENT

S59°27'46"E
105.00'



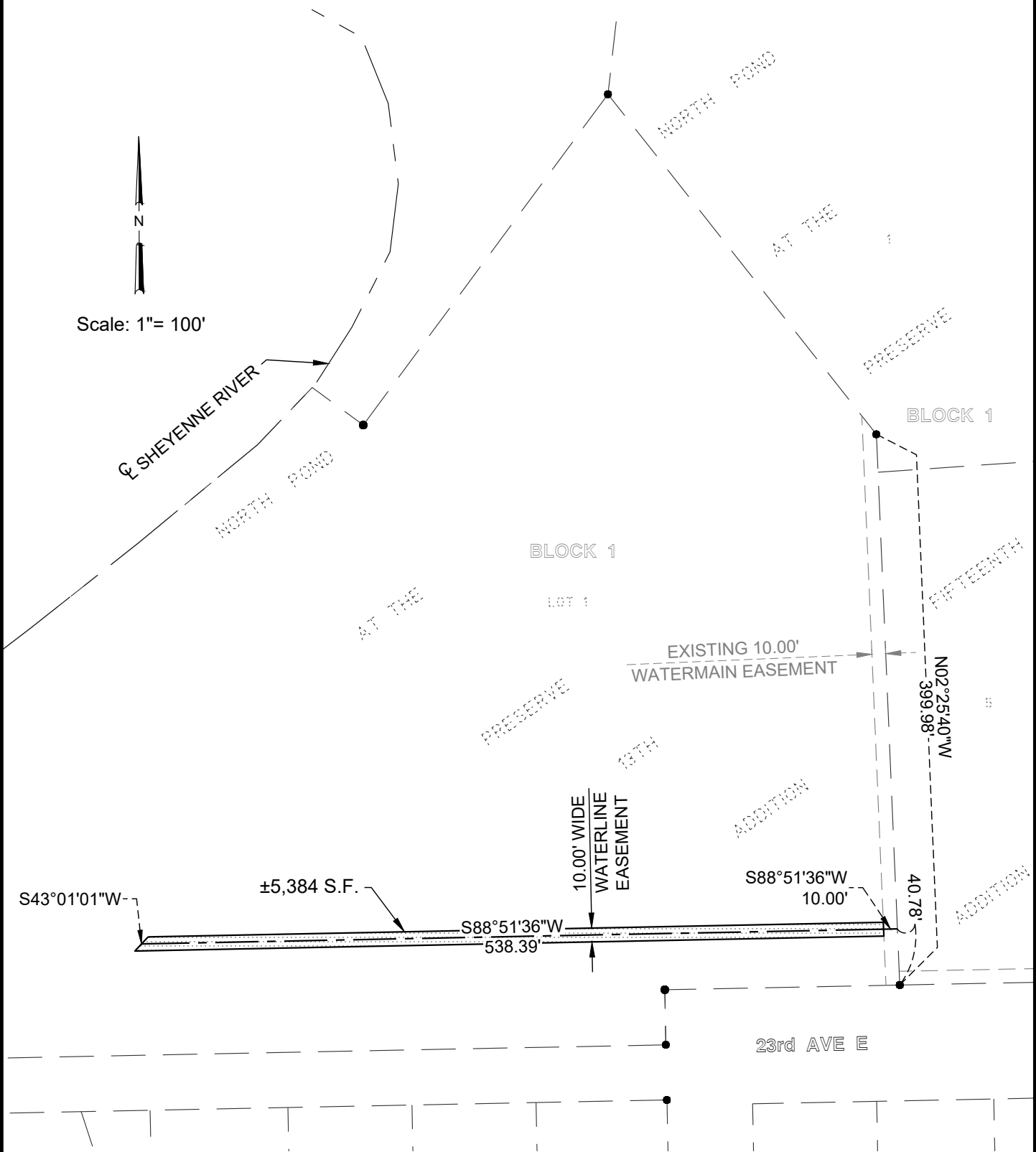
EASEMENT EXHIBIT C

PROJECT NO.
7489-0115

LOT 1, BLOCK 1 NORTH POND AT THE PRESERVE
13TH ADDITION, CITY OF W. FARGO, CASS CO., ND

SHEET
1 OF 2

PART OF LOT 1, BLOCK 1
NORTH POND AT THE PRESEVE 13TH ADDITION
CITY OF WEST FARGO, CASS COUNTY
STATE OF NORTH DAKOTA



EASEMENT EXHIBIT B

PROJECT NO. 7489-0115	LOT 1, BLOCK 1 NORTH POND AT THE PRESERVE 13TH ADDITION, CITY OF W. FARGO, CASS CO., ND	SHEET 1 OF 2
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H:\JBN\7400\7489\7489_0115\CAD\Easements\Waterline Easement.dwg-Sheet 1-7/24/2023 11:58 AM-(dbuchholtz)

MEMORANDUM

TO: West Fargo Planning & Zoning Commission
FROM: Aaron Nelson, Planning Director *AN*
DATE: September 12, 2023
SUBJECT: Downtown Master Plan Project Update

At the September 12, 2023 Planning & Zoning Commission meeting, staff will provide a brief project update on the Downtown Master Plan. A summary update is attached and is also available on the project website: www.tinyurl.com/westfargodtmasterplan.

This is an informational item and no action is being requested.

Attachment

City of West Fargo Downtown Master Plan

Vision and mission statement drafted

Based on what we heard from the community, we've drafted a vision and mission statements and developed strategies that could be used to achieve that mission and vision.

- **Vision:** The Downtown Yards is a cultural destinate surrounded by a vibrant and growing community.
- **Mission:** We will invest in the Downtown Yards, enhance the pedestrian environment, and cultivate authentic and creative places.

Help us prioritize strategies

In August, we identified nearly 120 potential strategies based on public input and ideas. On August 16, we met with both the Steering Committee and the Business and Resident Focus Groups where they engaged in a collaborative, small group activity to systematically review and assess a set of flashcards containing strategies. The objective was to gauge whether each item had the potential for a significant or minimal impact on the enhancement of the downtown area and whether it would demand substantial or minimal efforts to implement. This process narrowed down the list to around 50 strategies where there was agreement that it should be pursued and that it would have a positive impact.

You now have an opportunity to review the list and give us your feedback. Take this visual survey bit.ly/dt-westfargo to learn more about the 50 potential strategies and let us know what you think would have the greatest impact in downtown West Fargo and surrounding neighborhoods. Your feedback will help us prioritize the ideas.

Art concepts presented to Public Art Advisory Commission

In July, the Public Art Advisory Commission selected nine artists to develop concepts for art at three locations in the downtown area:

- Main & Sheyenne (North) - Entrance Feature
- Along Sheyenne Street - Pedestrian Engagement
- 7th & Sheyenne (South) - Entrance Feature

The artists were given a month to draft concepts for one of these designated areas. In August, the Public Art Advisory Commission will meet twice. First, to attend presentations by the artists, where they will share their creative visions. Second, to deliberate and determine the three artists whose work most closely aligns with the mission and vision of the West Fargo Downtown Yards. Check out the website to see examples of their ideas.



What's next?

Over the next month, we will finish drafting master plan and presenting elements of the plan to a variety of groups for feedback:

- September 6: Master Plan Steering Committee
- September 12: Planning Commission
- September 18: City Commission
- Late September: Draft the draft master plan
- October-December: Finalize plan and detailed implementation strategy

Visit the project website at www.tinyurl.com/wesffargodtmasterplan to learn more about project goals, future engagement opportunities, and to leave your feedback for the project team.