

Meeting Minutes

October 14, 2025

Project Name: West Fargo Growth Area Master Plan
Meeting Name: Planning & Zoning Commission & Economic Development Advisory Committee – Second Stakeholder Meeting
Meeting Date/Time: 10/14/2025 – 4:00pm – 5:30pm
Location: West Fargo Room – West Fargo City Hall

Agenda

1. Welcome & Introductions (5min)

Introductions were given. The attendees included:

EDAC members: Tom McDougall, Joe Raso, and Chad Brousseau

Planning & Zoning Commissioners: Mike Thorstad, Matt Kopp, Kathi Schwan, Alyssa Ommen, and Chris Wehri

City Staff: Casey Sanders, Steve Iverson, Aaron Nelson, Lisa Sankey, and Breanna Siegler

HKGi staff: Jon Commers (virtual), Bryan Harjes, and Brent Muscha

2. Consultant Team Overview Presentation (15-20min)

- **Project Goals & Objectives Revisit:** Bryan Harjes from the consultant team led the group in a presentation that went over:
- **Existing Conditions and Issues & Opportunities Summary**
 - **Land Use:** The primary growth area is approximately 10,000 acres. This land area includes some developed areas (the lagoons, fairgrounds, and diversion area).
 - **Parks & Open Space:** The Parks District has expressed an interest in possible larger scale facilities in the development areas.
 - **Transportation:** Regional roadways will set the tone for the development of the study area. The position of a future interchange is going to be very important.
 - **Sewer & Water:** Sewer connections present some challenges in the growth strategies.
 - **Financial Considerations:** Jon Commers gave an overview of budget considerations such as the general fund, enterprise funds, special revenue funds, and Capital Improvement sales tax.
- **Future Land Use / Phasing / Financial Analysis:** Two scenarios were presented as possible growth strategies moving forward. Scenario A puts focus on the area SW of I-94 while Scenario B focuses on growth to the north.

3. Group Discussion (50-60min)

At the conclusion of the presentation, Bryan opened the floor to the group for discussion. Initial reactions to the phasing strategies were shared and there was discussion about the positive and negative factors for both scenarios.

4. Next Steps (5min)

The next steps will include a public open house with emphasis on reaching out to landowners in the study area. A preferred direction will be brought forth in quarter one of 2026.