

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 – 5:45pm
Location: West Fargo Room – West Fargo City Hall

Agenda

1. Welcome & Introductions (5min)

Introductions were given. The attendees included:

City Staff members- Jerry Wallace, Dustin Scott, Dan Hanson, Casey Sanders, Steve Iverson, Aaron Nelson, and Breanna Siegler

City Commissioners- Bernie Dardis, Rory Jorgensen, Roben Anderson, Brad Olson, and Amy Zundel

HKGI staff- Jon Commers, Bryan Harjes, Kevin Clark, and Brent Muscha.

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

- **Project Goals & Objectives Revisit:** This project is meant to serve as an addendum to the Comprehensive Plan. 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). The School District has expressed an interest in future schools located to the north of the development area.
 - **Parks & Open Space:** Funding for parks can be a barrier to development. The group was asked their thoughts on a natural resource-based park and the possibility of a seasonal recreation assessment.
 - **Transportation:** Roadway connections may be a pinch point within this plan. The position of a future interchange is going to be very important.
 - **Sewer & Water:** Sewer connections present some challenges in the growth strategies. The lift station that services the area south of I-94 is at capacity. That creates some connectivity issues with the sanitary sewer in Scenario A.
 - **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. There were questions about the federal/local cost splits on future projects.
- **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. Challenges connected to infrastructure development were discussed, as well as the availability of future services to these areas (daycare, public transportation, fire/police

accessibility, school locations).

4. Next Steps (5min)

The consultant group is going to work with city staff regarding a meeting with property owners. The Airport Authority and fairgrounds owners will be included in the property owner meeting. A public meeting will be scheduled sometime in November 2025. A preferred direction will be brought forth in quarter one of 2026.