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CHAPTER 1

INTRODUCTION

Planning can be defined as a process characterized by an ongoing effort to guide the future of a particular entity such as land use or housing in a particular geographic area, such as a neighborhood, city, county, or region. The purpose of the planning process is to create and maintain a desirable environment aimed at promoting public health, safety, welfare, and convenience.

Governments, as well as individuals, families, businesses, and industries, engage in planning for three reasons: to meet expected change, to produce desirable change, and to prevent and avoid undesirable change. In government, planning is done to help meet needs expected to result from changes in variables such as population size, demographic makeup, income levels, demand, and affordability and to create an environment or setting which is conducive to these changing needs.

LEGAL AUTHORITY

Minnesota Statutes § 462.353 grants municipalities their authority to plan. Its Subdivision 1. states, “A municipality may carry on comprehensive municipal planning activities for guiding the future development and improvement of the municipality and may prepare, adopt and amend a comprehensive municipal plan and implement such plan by ordinance and other official actions in accordance with the provisions of sections 462.351 to 462.364.”

PURPOSE OF THE COMPREHENSIVE PLAN

The Comprehensive Plan should serve as a blueprint to a community to assist it in realizing its vision. It is important that the community uses the plan and refers to it often. The Plan gives

direction to elected and appointed officials by providing implementation strategies that will allow them to focus their efforts. It helps set priorities so that efforts will not be wasted on issues that are not as important to the Community. However, the Council must recognize that change is also necessary and at some point, amendments or updates to the Plan may be necessary and desirable. The City of Halstad’s planning process can be conceived as a five step procedure:

INVENTORY AND ANALYSIS

GOAL AND POLICY FORMULATION

COMPREHENSIVE PLAN DEVELOPMENT

ADOPTING THE COMPREHENSIVE PLAN

PLAN IMPLEMENTATION

The inventory and analysis section of a plan sets projections and forecasts of changes which might be expected to occur during the planning period. The goals section represents the collective desires of the people for the type of community in which they want to live. The identified goals are based upon needs identified in the inventory and analysis stage.

Plan formulation is the establishment of courses of action (policies). In this section, decisions are made relative to future policies on land use, housing development, public facility development etc. Decisions affecting the social and economic well-being of the community are made as well.

Plan adoption formalizes the commitment of the community to proceed with development policies outlined in the comprehensive plan. The State of Minnesota requires through enabling legislation that a definite procedure be followed in adopting a comprehensive plan. The procedure is delineated in the Municipal Planning Act (M.S. 462.355).

The final step is implementation. Zoning and subdivision regulations are tools normally associated with the implementation phase. Other tools often utilized include capital improvement plans, housing and building codes and various other health and safety standards.

Chapters 1 through 6 of this document analyze the general setting for this plan by broadly examining Halstad's existing socio-economic, land use, public facility, and housing characteristics. Chapter 7 outlines suggested goals and policies and Chapter 8 discusses plan implementation tools and techniques.

ORGANIZATIONAL STRUCTURE FOR IMPLEMENTATION

The City Council is ultimately responsible for the success of the Comprehensive Plan but will require help from community members. To assist them, the Council will rely on input from City Staff for Land Use/Community Facilities plans. City Staff, public works personnel, relevant committees and Council will help make the plan and its strategies manageable.

DATA COLLECTION, RESEARCH, ANALYSIS

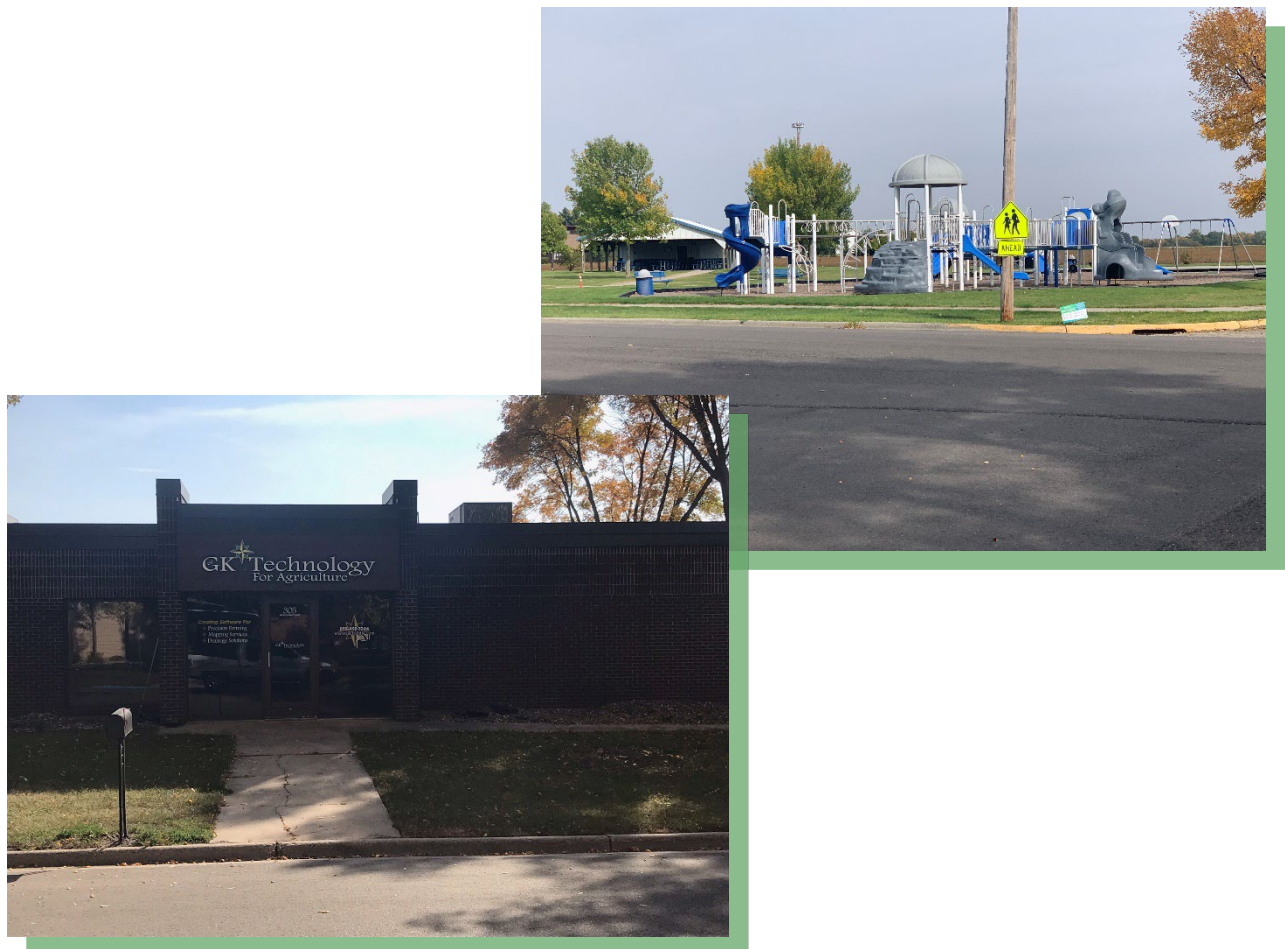
The Halstad comprehensive planning process included a review of current plans, maps, documents, policies and regulations. NWRDC performed data analysis and created mapping using US Census data to reflect existing conditions in the community. Additional data and relevant documents were gathered and reviewed with input from public meetings, interviews, online survey and tours of the community. Although the survey was voluntary and provided a non-probability sample of the community, more than 71 responses were received and provided several key insights into community values, direction, and perceptions of itself.

Community engagement included conversations with city council, committee members, public meetings, and individual discussions over a period of several months in 2020 and 2021. The data and input provided through these meetings gave a better understanding of community values and priorities.

"I like small town living and the friendliness of people who care about each other." – Halstad Resident

In the data collection/analysis phase of the project, a variety of information was used from various sources at the local, state and federal levels. Census data and the 2015-2019 American Community Survey data were generally employed to give a comprehensive view of conditions and trends within the community. The reader should be aware that ACS data is based on a statistical 5

year moving average and has a broader margin of error that can be somewhat problematic in communities with smaller populations but does give a relatively recent picture of conditions in the community.



PLANNING AREA

For the purposes of this document, the planning area will be defined as that area which includes the corporate limits of the City of Halstad.

Halstad is a small agricultural-based community of about 600 people located in the northwestern part of the state in Norman County, Minnesota. It is located in the fertile Red River Basin and has a significant agricultural base. Located on Minnesota State Highway #200 and US Hwy #75, Halstad is approximately 40 miles northeast of Fargo/Moorhead MSA, 40 miles southeast of Grand Forks/East Grand Forks MSA, and 270 miles northwest of the St. Paul/Minneapolis metropolitan area. See the map below for the location of Halstad in a regional context.

Norman County is bordered by Becker, Clay, Mahnomen, and Polk Counties and North Dakota to the west. The county is rectangular in shape, extending 37 miles from east to west and 24 miles north to south, comprising an area of 877 sq. miles, or about 566,500 acres. Most of the county is part of the old bed of glacial Lake Agassiz and has fertile, dark loam soils, except for the extreme eastern part which has lighter, sandier-type soils.



Aerial view of the City of Halstad from the south of town

BACKGROUND—CITY OF HALSTAD

Halstad, Minnesota is located in Halstad Township in Norman County. Founded in 1879 and incorporated as a village in 1883, Halstad was named in honor Ole Halstad, a pioneer farmer from Norway who was also the postmaster of the Marsh River Post Office. This office was later moved to the community of Halstad in 1884. The community also had a station of the Great Northern Railway, part of James J. Hill's (the "Empire Builder") push to extend the rail service north to Winnipeg and points west in order to serve the burgeoning agricultural farming region. The community was platted as a railroad town and served as a waypoint for transporting wheat from the Red River Valley to market.

The community is surrounded by world-class fertile farmland and dominated by relatively flat topography that makes up much of ancient glacial Lake Agassiz. Halstad lies in an intensively drained area that includes nearby Marsh and Wild Rice Rivers. Agriculture and agribusiness have been the mainstays of Halstad throughout

its history. The area has excellent crop yields with principal crops being wheat, corn, soybeans, and sugar beets. Sunflower and edible beans are also planted in the vicinity. The region also has a small contingent of dairy and beef producers.

In the early 1820's, the US Government sent an expedition to explore and investigate the Red River Valley for possible value and settlement purposes. Accounts of the expedition told of buffalo hunts and large herds of elk. Due to insect devastations, fear of Indian people, weather and long distances to market, the Halstad vicinity did not begin to have any large number of settlers until the late 1870s. From then until about 1900, the area grew quickly due to the availability of the deep black earth suitable for growing crops and opening of rail access to markets. Lumber was also prevalent in the eastern side of the county. Halstad was subject to boom and bust cycles with agriculture that included weather-related disasters, but the lure of excellent farmland was a major factor in the growth of the community and its economy.



CHAPTER 2

POPULATION DEMOGRAPHICS

An important component of the planning process is the analysis of a jurisdiction's population. Planning emphasizes the human and social ingredients of a jurisdiction's composition, as well as its physical characteristics. A study of population for the City of Halstad must be concerned with the total number of residents, the age and sex distribution of the population, natural increase (births and deaths), net migration and projected population size. An analysis of Halstad's past trends, current status, and future projection of population can serve as a guide in anticipating the community's future land use, public facility and housing needs.

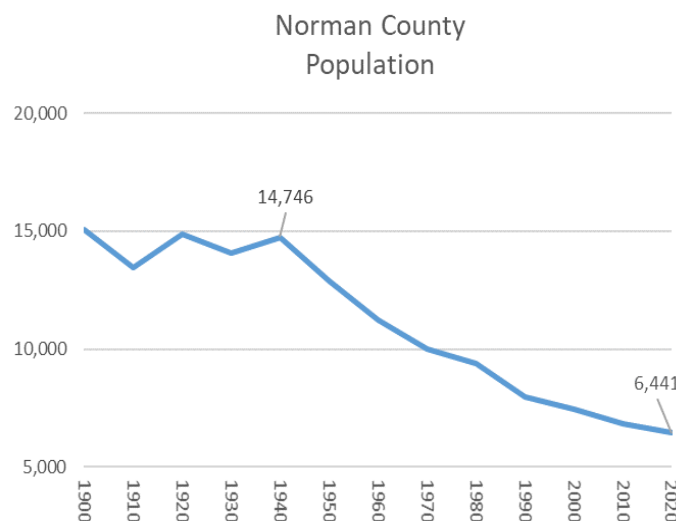
Although this plan focuses upon development in the City of Halstad, the importance of population growth and composition on a regional level must not be overlooked. For the purposes of this document, "regional" will be defined as the City's trade area, which will include Norman County and its member jurisdictions.

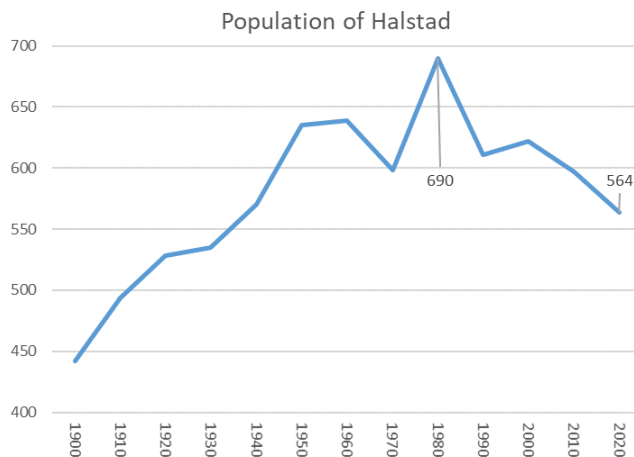
The reason that regional population is stressed in this document is that the city's development cannot be considered to be solely dependent upon growth patterns exhibited by the city. The economic health of the city, as well as the demand for city services, and growth pressure are heavily influenced by population trends in the region.

POPULATION TRENDS/CHANGE

In 2010, the population of Norman County was 6,852, a 7.9% decrease from 2000. This loss represents a continuance of a population loss trend that dates back to 1940. As of 2010, the county was at its lowest population level since 1890 and the most recent estimates indicate a continued population decline.

From 2000 - 2010, Ada and Borup were the only two Norman County communities that witnessed a growth in population. Halstad noticed a population spike in the 1980 census but quickly returned to previous levels by the 1990 census.





NATURAL INCREASE

An important consideration in analyzing a jurisdiction's population is its trend toward a natural population increase or decrease. A natural increase only occurs if the number of resident births exceeds the number of resident deaths. If the reverse situation occurs, a community would find itself experiencing a natural decrease. Although birth and death data is not available at the city level, it's useful to understand trends which are occurring at the county level. Norman County has seen a natural decrease of 218 people from 2010-2020 (Appendix 2-3).

MIGRATION

One of the essential and most difficult to document components of a population analysis is a jurisdictions migration patterns and trends. Trends in Minnesota show that during the last decade there has been constant out-migration from "Greater Minnesota". During this period, rural areas and smaller communities of the state were the most affected by out-migration while the larger urban centers of the state experienced considerable growth partially due to in-migration.

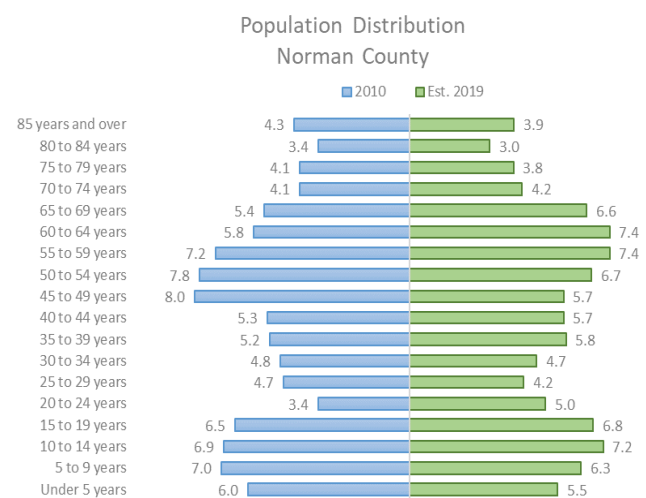
Norman County, like many rural counties, experienced a trend of out-migration in the last decade. As was previously stated Norman County's population between 2010-2020 declined by 6%. During this period of time the county lost 193 residents due to out-migration. The loss attributable to out-migration accounts for 47% of the population loss during this ten-year period (Appendix 2-3).

During the same period (2010-2020) all of the Region 1 counties in northwest Minnesota also experienced outmigration. It's likely that many of those migrating out of the region did so seeking employment opportunities.

AGE DISTRIBUTION AND POPULATION PROJECTIONS

The following table provides the Norman County age distribution for 2010 and 2019 estimate.

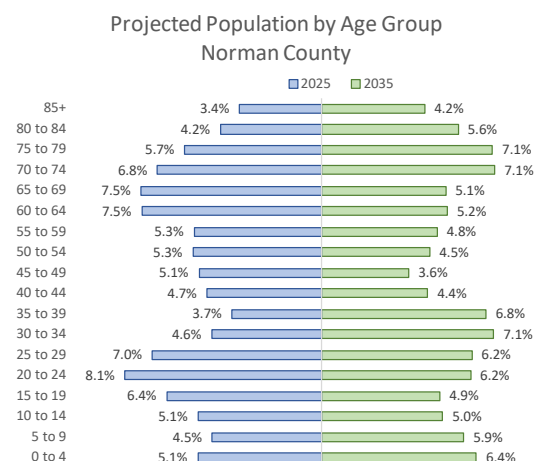
When comparing the age breakdown for 2010 and 2019, the 2010 45-59 year old age range continues to make up a greater portion of the population than other age cohorts.



The Minnesota State Demographers Office projects that Norman County's population will decrease to 5,624 by 2035, a decrease of thirteen percent from 2020 population.

AGE GROUP DISTRIBUTION PROJECTIONS

The projection provided in following table indicates the level of the anticipated age group population in Norman County for the years 2025 and 2035. These projections indicate approximately 29% of Norman County's population will be 65 or older by 2035 with various gains and losses in the other age groups.



POPULATION TRENDS/PROJECTIONS - CITY OF HALSTAD

This section establishes projections for future population growth in the City of Halstad. Specifically, an effort is made to determine the approximate size of Halstad's population in 2025 and 2035, based on past population trends, as well as the potential for population growth that exists in the city and area.

The determination of these factors will provide guidelines for estimating the extent and location of various community needs. It should be noted that any future population estimate may be upset by unpredictable economic or social changes. However, total population growth over a long period of time can generally be estimated within reasonable limits. Furthermore, since the forecasts are made for a period of two decades, necessary occasional adjustments can be made. The important consideration is to provide a scale for future development which is in keeping with the prospects and potentialities of Halstad. Then, minor adjustments can be made without serious disruption or wholesale change in the various phases of the plan and development.

POPULATION GROWTH POTENTIAL - CITY OF HALSTAD

The purpose of this section is to measure and define the growth trends which have affected the City of Halstad in past years and to project these trends into the future in order to anticipate the needs of the coming decade.

The method used in the following population forecast is a ratio technique that involves a step-down in a single phased analysis from the county level to the area under study.

This method employs a previously prepared forecast for the county and, by ratio procedures, establishes how the local area could be expected to share in the forecasted population of the larger area.

It should be emphasized that this projection method is based on the assumption that population growth in any given area will exhibit a relationship to the population growth of its parent area. If this relationship were to change,

the projected population would also exhibit a corresponding change. It further assumes that the forces that accelerate or retard natural population increases are concurrent throughout the County. The method does not consider that the impact of economic and social forces depending on the locality. These assumptions should be known to best utilize the results of this projection.

In order to arrive at a likely size of Halstad's population in 2035, the table calculates what percentage of the total County population is represented by the City of Halstad from 1990-2020. Three sets of figures were utilized in forecasting the City of Halstad's year 2025 and 2035 populations. An interpolation of the State Demographers projections for Norman County was used as a basis for the forecast. Projection A assumes that the population of the City of Halstad will make up 8.76% of the county's population which represents the highest city/county population

“Everyone is so nice! It's clean, easy to get around, good outdoor recreation.” – Halstad Resident

ratio between 1990 and 2020 (Table 2-6). The City of Halstad's 8.76% share of the projected 2025 and 2035 Norman County populations is 529 and 493 persons respectively (Table 2-7). Projection B assumes that the population of the City of Halstad will make up 7.66% of the county's population which represents the lowest city / county population ratio between 1990 and 2020 (Table 2-6). The City of Halstad's 7.66% share of the projected 2025 and 2035 Norman County populations is 462 and 431 persons respectively (Table 2-7). Projection C assumes that the population of the City of Halstad will make up 8.21% of the county's population which represents the average city/county population percentage between 1990 and 2020 (Table 2-6). The City of Halstad's 8.21% share of the projected 2025 and 2035 Norman County populations is 496 and 462 persons respectively (Table 2-7).

Table 2-6 Population Comparison Norman County / Halstad, Minnesota 1990-2020			
Year	Norman County	Halstad	City of Halstads as % of Norman County Population
1990	7,975	611	7.66%
2000	7,442	622	8.36%
2010	6,852	597	8.71%
2020	6,441	564	8.76%
Source: U.S. Census of Population 1990, 2000, 2010 and 2020 Census			

**Table 2-7
Population Projection
City of Halstad, Minnesota
2025 & 2035**

	City of Halstad Population as % of Norman County Population	Projected Norman County Population 2025	Projected Norman County Population 2035	Projected Halstad Population 2025	Projected Halstad Population 2035
Projection A	8.76%	6,037	5,624	529	493
Projection B	7.66%	6,037	5,624	462	431
Projection C	8.21%	6,037	5,624	496	462

Source: Northwest Regional Development Commission Projection based on High, Low, Average % of county census population

It must be remembered that these figures are only estimates which are based upon past trends. In small communities, an event can have a more significant impact to population estimates and trends than larger communities.

It should be emphasized that the future population growth of the City of Halstad is dependent upon the number of jobs it can provide to support its citizens and the number of jobs created within reasonable commuting distance. Halstad is located in close proximity to Fargo/Moorhead, Crookston, and Grand Forks which are economic growth centers. Consequently, future population growth will

likely be impacted by these economies as well as the local farm economy.

The projections provided in this document do not anticipate fluctuations in the area economic sector. As indicated, the projections are strictly numerical, based upon past trends and interpolation of projections from the State Demographers Office.



CHAPTER 3

ECONOMIC SETTING

Although this plan is intended as a community planning guide, the effect of the economy on development patterns should be recognized and considered. Since the factors which impact a community's economic situation generally transcend its boundaries, we have chosen to consider both the economic setting as it exists in Halstad as well as the overall economic setting which exists in Norman County.

INCOME - HALSTAD

The 2015-2019 American Community Survey 5 Year Estimates indicate that the median household income in Halstad was \$48,056 while the average household income was \$59,175. The per capita income was \$28,194. Approximately 28% of Halstad's households have incomes of less than \$25,000 and over 22% have incomes in excess of \$75,000 as can be seen in appendix tables 3-1 and 3-2.

EMPLOYMENT - HALSTAD

Employment opportunities play a key role in the growth of an area and are a determinant in defining development needs. Even though employment is generally an unstable phenomenon which is subject to fluctuation due to external forces, it is a strong determinant of development factors such as housing affordability.

There are 317 persons in the labor force in Halstad of which 308 are employed and 9 are unemployed. The unemployment rate in Halstad is 3% according to 2015-2019 American Community Survey 5 year estimates. (Appendix 3-3).

Table 3-4 Employment Population 16 Years and Over City of Halstad, Minnesota 2015-2019		
INDUSTRY	Number	%
Civilian employed population 16 years and over	308	
Agriculture, forestry, fishing and hunting, and mining	31	10.1%
Construction	17	5.5%
Manufacturing	58	18.8%
Wholesale trade	10	3.2%
Retail trade	22	7.1%
Transportation and warehousing, and utilities	13	4.2%
Information	10	3.2%
Finance and insurance, and real estate and rental and leasing	42	13.6%
Professional, scientific, and management, and administrative and waste management services	22	7.1%
Educational services, and health care and social assistance	61	19.8%
Arts, entertainment, and recreation, and accommodation and food services	8	2.6%
Other services, except public administration	12	3.9%
Public administration	2	0.6%
Source: 2015-2019 American Community Survey 5 – Year Estimates		

Table 3-4 provides a breakdown of employment by industries in Halstad. The largest employment sector in the City is the Educational services, and health care and social assistance at approximately 19.8% of the employed labor force.

EMPLOYMENT- NORMAN COUNTY

In Norman County the economy is heavily agriculture-based, though employment has been increasingly provided to county residents by manufacturers in neighboring counties such as Polk, Pennington, and Clay.

The general growth and development of a geographic area depend, to a large extent on economic opportunity. The importance of an expanding economy not only relates to creation of new jobs and attracting new workers to the county, but also to attracting new shoppers from a wider service or trade area. Norman County serves as an employment base for approximately 1630 jobs for the 3060 employed residents. 1430 residents must commute elsewhere to their place of employment.

For years Norman County has consistently ranked low to mid-range among the counties with the highest rates of unemployment in the Region and the State, and this trend continues. In 2019, the unemployment rate in Norman County was 5.9%, slightly higher than the regional rate (5.4%) and about .3 percentage points below State of Minnesota's rate (6.2%) due to the lesser impacts of the COVID-19 pandemic on the northwest Region's economy. Appendix 3-5 and 3-6 depict the annual employment and unemployment rate for Norman County and the rest of the counties of Region 1 since 2010.

ECONOMIC SECTORS

The present day major economic sectors in Norman County ranked by the percentage of employment provided include the healthcare and social assistance sector (22%) education services sector (15%), the retail trade sector (10%). Appendix 3-7 provides more information on

employment by sector in Norman County since 2015.

AGRICULTURAL SECTOR

The importance of the agricultural sector in Norman County is reflected by the extent to which its land use are agriculturally oriented. This pattern not only reflects the County's involvement in agriculture, but it also identifies cropland as one of its most valuable resources. Norman County has approximately 457,670 acres in farming which is about 80% of its land use. Farm sector employment currently makes up 9% of Norman County's employment.

In 2017, agriculture generated over \$223 million in revenues in Norman County. Of the counties in Region 1, only Polk and Marshall County agricultural related revenues (\$447 million and \$280 million, respectively) exceed Norman County (Appendix 3-9).

GOVERNMENT SECTOR

The government sector which includes federal state, county and local governments has declined in terms of overall sector employment, but still employs 10% of the employed labor force in Norman County.

RETAIL SECTOR

In 2019, Norman County had in excess of \$44 million in gross retail sales (Appendix 3-8). Retail sales accounted for 26% of gross non-farm sales and the retail industry made up 10% of the employed workforce

CHAPTER 4

HOUSING CHARACTERISTICS AND NEEDS

The City of Halstad is located in an Economic Region (Region 1) of contrasts, whether one is speaking of demographics, economics, or housing. Much of the economic growth which has occurred in Region 1 has taken place in the economic growth centers of Roseau County (Warroad and Roseau), Thief River Falls, and East Grand Forks/Grand Forks. In some cases, such as in the Warroad/Roseau area, this has spurred significant growth in nearby jurisdictions creating "growth management" concerns. Yet, other areas of Region 1 seemingly have stagnated, exhibiting little growth, declining property values, and older populations.

Housing availability at an affordable cost is a key component in any area's attempt to establish or re-establish itself economically - although it is recognized that job opportunities must also be present or be potentially present. The following discussion focuses upon the existing city-wide housing characteristics present in the City of Halstad including housing type, tenure and occupancy, condition, age, and value.

HOUSING TYPE

In 2000, single family housing units made up over 76% of the City of Halstad's housing stock, while multi-family units and mobile homes made up the balance. There were 301 units in the City at that time. In 2010, little had changed: the population of the community had decreased (by 4%), and the number of dwelling units increased to 288 dwelling units distributed as follows: 195 single family units, 80 multi-family units, and 13 manufactured homes.

TENURE/OCCUPANCY

In 2019, 75.6% (201) of the occupied housing units in Halstad are owner occupied, and 24.4% (65) are rented. According to the 2019 American Community Survey, there were 266 (83%) occupied housing units and 54 (17%) unoccupied units.



AGE OF HOUSING

Twenty-seven percent of the Halstad's dwellings were built prior to 1940. When compared to other Norman County cities, Halstad has the second smallest proportion of pre-1940's housing.

City	%	Counties	%
Shelly	58.9	Kittson	24%
Halstad	26.7	Marshall	23%
Hendrum	30.4	Norman	30%
Ada	18.4	Pennington	20%
Twin Valley	32.1	Polk	23%
		Red lake	27%
		Roseau	13%

SOURCE: U.S. Census Bureau, 2015-2019 American Community Survey

Table 4-3, shows the proportions of pre-1940 housing in Norman County cities as revealed by the 2015-2019 American Community Survey.

On a countywide basis the proportion of pre-1940's housing is 30%. There appears to be no strong tendency to construct new units in the unincorporated areas (areas outside of the city limits). Appendix 4-5 indicates that the number and percentage of dwellings which were constructed from 1980-2019 in the unincorporated areas of Norman County (305 units, 42%) was exceeded by the number and percentage of those constructed in the incorporated areas (429 units, 58%).

VALUE OF HOUSING

The age and condition of a jurisdictions housing stock are reflected in the value of its housing. Similar to much of the region, there has been an increase (17%) in housing values in Halstad since 2010. The median value of a dwelling unit in 2010 was \$75,000, as compared to \$86,900 in 2019. In 2010, approximately 28% of Halstad's dwellings were valued at less than \$50,000, as compared to

approximately 29% being valued at less than \$50,000 in 2019. Similarly, 30% of dwellings were valued at more than \$100,000 in 2010 while by 2019, 45% of dwellings were valued at more than \$100,000.

From Table 4-8 below it is evident that the percentage of units valued at \$50,000 or less is generally higher in the cities of the county than in the county as a whole. In only two Norman County cities was the percentage of units valued at less than \$50,000 smaller than the percentage in the county as a whole. This suggests that the higher valued properties in Norman County are generally located outside of the corporate boundaries of its member cities.

Jurisdiction	Units less than \$50,000		Units \$50,000 - \$100,000		Units more than \$100,000	
	#	%	#	%	#	%
Ada	108	21.2	188	36.9	213	41.8
Bonup	12	52.2	8	34.8	3	13.0
Gary	17	14.4	59	50.0	42	35.6
Halstad	60	29.9	50	24.9	91	45.3
Hendrum	35	35.0	27	27.0	38	38.0
Perley	13	32.5	24	60.0	3	7.5
Shelly	15	31.3	21	43.8	12	25.0
Twin Valley	71	33.0	79	36.7	65	30.2
Norman County	419	18.6	697	31.0	1134	50.4

SOURCE: U.S. Census Bureau, 2015-2019 American Community Survey

Table 4-8 provides summary information on the distribution of housing values in Halstad and among the incorporated and unincorporated areas of the county in 2019.

In Halstad the principal concentration of housing lies in the \$70,000-\$175,000 range. 63% of the city's housing stock lies in this category. The median value of housing in the city, as previously noted, was \$86,900 in 2019. Table 4-9 indicates that Halstad exhibited a median housing value which closely trails that of the City of Ada (county seat).

The 2022 Estimated Market Value (EMV) data from Norman County indicates that housing

values may be increasing faster than the American Community Survey is representing. From 2017 – 2022 the residential homestead EMV has increased by 26% within the city of Halstad.

HOUSING CONDITIONS

According to the 2019 American Community Survey, 25% of Halstad's housing stock could be considered to be newer (post 1980 construction), but it is still evident that substandard housing also exists. There are two methods which are commonly used to evaluate the condition of housing in a jurisdiction 1) the evaluation of census data and; 2) utilization of local surveys. Both are deficient in certain respects. The census recognizes only lack of plumbing and overcrowdedness as indicators of substandard conditions. General unit condition is ignored (although assumptions can also be drawn from unit value and age). Local surveys, such as windshield surveys and/or occupant surveys rely heavily upon the opinions of the observer or occupants, which are subject to considerations

such as personal preference. The following discusses Halstad's housing conditions using the census method.

Census Data

Overcrowded units and lack of complete plumbing facilities are very poor "primary" indicators of whether or not a unit is to be considered substandard, but they are the "substandardness test" which is used in the census and are, therefore, the only census indicators which are readily available to measure "substandardness." The census defines substandard dwellings as those units which are overcrowded (more than 1.01 persons per room) or lack complete plumbing for exclusive use of the occupant.

The 2019 American Community Survey indicates there were 2 overcrowded units in Halstad and it indicated that there were 0 units which lacked complete plumbing or kitchen.

SUMMARY OF HOUSING NEEDS

The overall housing picture in the City of Halstad is mixed, exhibiting both positive and negative characteristics.

- Halstad's housing stock is comparatively newer than the housing stock in other communities in Norman County as a bulk of the homes were built in the 60's, 70's, and 80's.
- Similarly, the housing values are comparatively higher.
- There is visual evidence of substandard housing conditions in the community. By the American Community Survey measures, there is very little substandard housing.
- Value Gap and Affordability Gap concerns are barriers to the development of new housing.
- 2019 American Community Survey data reflects 17% vacancy rate based on a 5 year moving average. Vacant is defined as for rent, for sale, rented or owned but not occupied, for seasonal, recreational, or occasional use, and for migratory workers.

CHAPTER 5

LAND USE

The right of a municipality to coordinate growth is rooted in its need to protect the health, safety and welfare of local citizens. An important part of structuring the guidelines for such responsibility is the *Land Use Strategy*, which establishes an overall framework for the preferred pattern of development within a community. The *Land Use Strategy* should ultimately be reflected through the City's policy and development decisions and should be guided by a set of goals and objectives (which are delineated in Chapter 7 of this document). In general, the *Land Use Strategy* is intended to be a blueprint of a city's vision for its future land use development.

STRATEGY

As an agriculturally rich farming community, Halstad is part of the overall retail and service sector for western Norman County. Over the past several decades, Halstad has experienced several floods, both overland and in the nearby riverine systems. Halstad has experienced some marked changes in the years following the 1997 and 2002 floods. With changes that have occurred in the community's school system (consolidation with Ada), the opportunity to remake Halstad into a unique and sustainable community is now—enough re-investment in the community has occurred so that people are engaged in the process. This *Land Use Strategy* has been written to achieve the following:

- Address the needs of the City as a whole.
- Address concerns and issues raised by the general public throughout this planning process.
- Ensure that Halstad is a unique and sustainable community that ages well and gracefully.
- Plan for future growth.
- Provide clarity in land use guidance.
- Maintain a mix of development with small town and rural character.
- Create places for people to live, shop, work, learn and recreate.
- Protect and enhance Halstad's neighborhoods.
- Provide new housing opportunities.
- Strengthen commercial opportunities.
- Expand the employment base through the addition of small businesses and housing.
- Ensure land use compatibility.
- Preserve natural resources.

The *Land Use Strategy* is divided into several sections. First is a discussion of the City's current land use characteristics (within the corporate boundaries of the City). To supplement this discussion, *Map 5-1* graphically depicts Halstad's present land use pattern. It is anticipated that land use within the corporate boundaries will remain similar to the current land use throughout the planning period. This is based on the expectation that Halstad and the surrounding area will witness limited population growth through 2035 (the planning period) and therefore developmental pressures will likely be limited also.

A second component of the Land Use Strategy is the Goals and Objectives relating to land use and development. These are discussed in Chapter 7 of this plan.



Existing Land Use Characteristics

LAND WITHIN THE CITY OF HALSTAD

The following discusses Halstad's current land use characteristics. Major features of Halstad's existing land use breakdown include:

- 77% of the developed land is consumed by residential land use. This category accounts for the highest amount of developed acreage.
- Public uses and rights-of-way also account for large percentages of the land used in Halstad.
- Commercial uses account for approximately 11% of the developed acreage. Over half of which located along the west edge of the highway 75 corridor.
- There are parks located on both the west side and east side of Halstad. There is also a significant piece of green space as part of the Landmark property. The National Recreation Associations recommended park acreage is one acre per 100 persons.

DESCRIPTION OF EXISTING LAND USE

Land use is the primary focus of the long-range plan because a plan for future growth and development must be compatible with the established land use patterns. Therefore, it's important to understand the existing patterns of development in the city and surrounding areas in order to develop a future plan that is coordinated, sustainable, and sensitive to the small-town atmosphere of Halstad. This section includes a description of existing land use in the planning area, defined as the City of Halstad's corporate limits. The following map identifies land use for the entire planning area. Land use categories include: agriculture, park/open space, residential, commercial/office, industrial, and institutional/public. Figure 5-1 includes a breakdown of land use in the City of Halstad. Each land use category is discussed separately in this section.

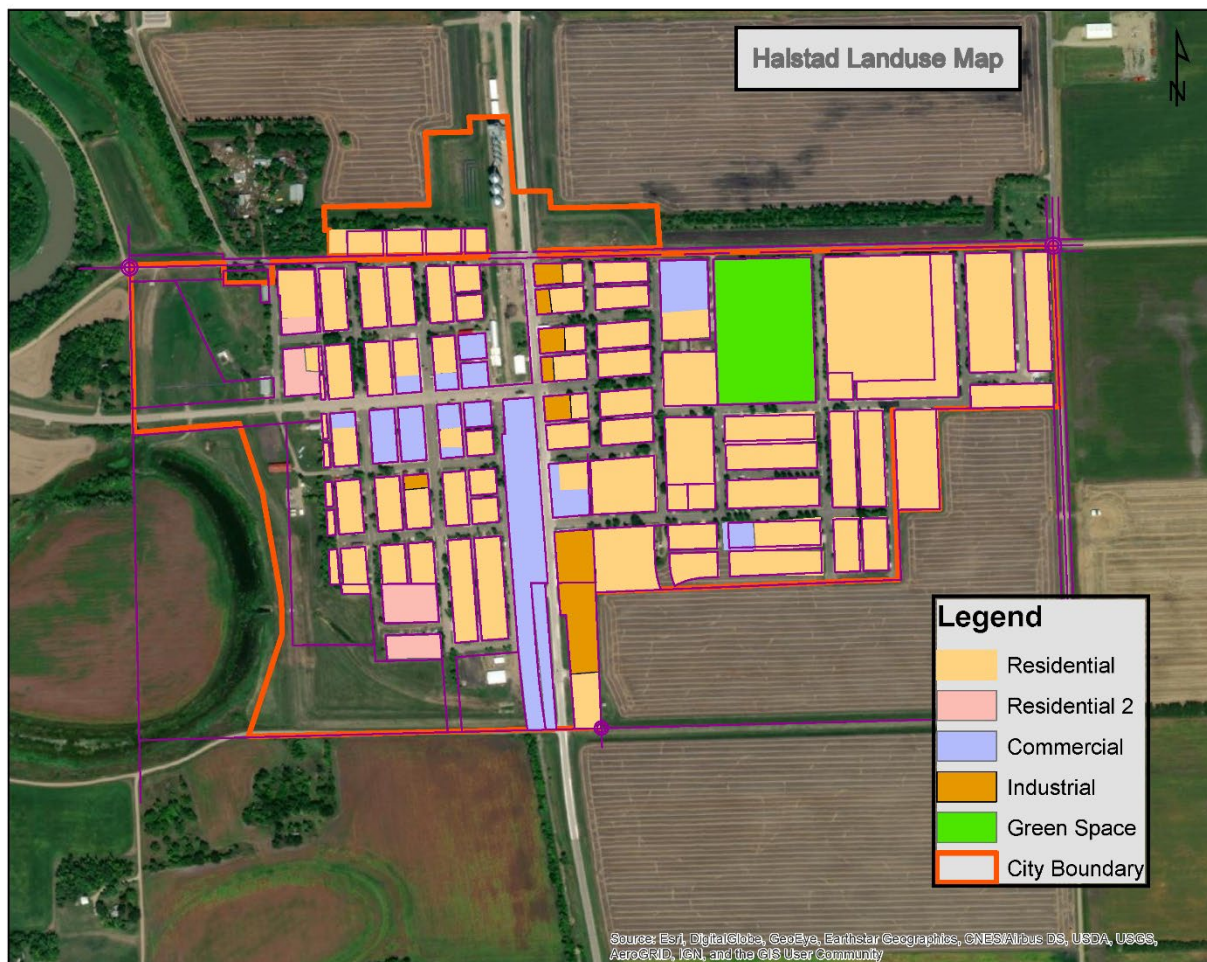


Figure 5-1

Above is a current Land Use map that can be used as a basis for zoning updates and future land use planning.

AGRICULTURAL LAND USE

Agriculture continues to be the predominant use outside the city boundaries and beyond the flood protection dikes.

NEIGHBORHOODS/ RESIDENTIAL LAND USE

Residential development accounts for over 77% of the land in the town limits. Within the town limits, residential neighborhoods consist primarily of older single-family homes laid out on a fairly compact grid street system.

The neighborhoods within the town tend to be more historic in character given that the town took root in the early 1900's and the majority of the home building took place prior to 1980. There is one manufactured/mobile home park. Disrepair and deferred maintenance issues are evident in some areas, but the city will address these through establishment of housing rehabilitation programs. Following several flood events, especially in 1997, 2002 and more recently, the city has completed its certified dike system in order to bring residents out of the flood zones, lower insurance costs to residential homeowners and businesses, and lessen the damages from flood events.

COMMERCIAL LAND USE

Commercial land use makes up approximately 11% of the land in the town. Two distinct commercial land use areas are within the community boundaries, one that extends the length of the town on either side of US Hwy 75 with businesses and commercial buildings making up the bulk of properties. The "downtown" area includes properties extending from the MN Hwy 200 that crosses the railroad corridor west to 2nd Ave. West. The downtown includes Red River Bank, Halstad Telco, Dentist Office, Post Office and smaller retail and

apartments. Other less intensively developed commercial land uses exist in the northeast side of town with apartments, assisted and nursing home, and the rural water headquarters, among others. The south and east sides of town include the old school building, a mix of new and old residential housing, churches, apartment developments, and some small businesses. Other Commercial uses are intermingled with residential land uses within the community.

Ag service, electrical, and service industries populate the Hwy 75 corridor. A Cenex C-Store and the new Valley General Grocery/Hardware Store border the Hwy 200/Hwy 75 interchange. The downtown area remains the commercial hub of the town and is lively today. The downtown area and highway corridors have made many improvements in the past several years, adding businesses, renovating some existing buildings, removing blighted properties, repaving US Hwy 75, and improving the look of the main artery through town. Service-oriented shops and businesses located in the commercial sector include insurance agents, grocer/hardware/liquor store, bank, telco, salons, bar and grill, and others.

The downtown includes a mix of one- and two-story buildings, with some residential on the second floor. Downtown design elements include sidewalks, on-street parking, and street lights. However, street trees and landscaping/streetscape elements are generally lacking. The downtown offers good opportunities for mixed use development that incorporates both retail and residential uses.

Other uses in the downtown include the nearby community center, governmental offices (city offices) and the Halstad Rescue Squad.

INDUSTRIAL LAND USE

Industrial land use consists of approximately 4% of the land use in the town. The primary location of industrial land use lies in or adjacent to the vacant rail corridor and on the edges of town, including a large grain elevator and ag service (fertilizer/chemical plant).. Agriculture and agribusiness have been the economic backbone of Halstad throughout its history. For most of Halstad's history there have been few other industries.

INSTITUTIONAL LAND USE

Institutional uses include churches, cemeteries, government buildings (i.e. Halstad City Hall and Shop, the Halstad Elementary and High Schools (the former Norman County West School District). Public recreation is available at Halstad's neighborhood parks play areas which have a variety of modern recreational facilities including playgrounds, picnic shelters, ball fields, tennis courts. Playground facilities are also available for use at the community center and nearby churches.

LAND WITHIN HALSTAD'S EXTRA-TERRITORIAL JURISDICTION (ETJ)

In Minnesota, a city's zoning authority is permitted to be extended by ordinance to


unincorporated territories within two miles of its boundaries, unless that area falls within another city, county or township that has adopted its own zoning regulations. Where zoning is extended, ordinances may be enforced in the same manner and to the same extent as within the city's corporate limits. (League of Minnesota Cities Information Memo: Zoning Guide for Cities Page 18 – 1/20/2015).

The ETJ area surrounding Halstad provides some land for Halstad to geographically grow into in the future —the City can expand its boundaries through annexation of any adjacent portion of its ETJ. Therefore, the City of Halstad could eventually include all or a portion of the current ETJ area. The following bullet points outline significant characteristics of the current land use pattern in the ETJ.

- Limited development has occurred in the ETJ – with the most significant being county and/or state rights of way for roads.
- A large percentage of the land within the ETJ remains vacant or agricultural.
- Other uses account for mostly commercial development.

FUTURE LAND USE

As was previously indicated the land use within the corporate boundaries is expected to remain similar to the current land use. A *Future Land Use Map* may be developed which can provide a graphic depiction of Halstad's expected land use configuration. Once developed, it should be used by the City to guide decisions on proposed zoning/development and development standards in the future. It should be noted that while a *Future Land Use Map* itself is an integral part of the *Land Use Strategy*; the land use goals and objectives that support the *Future Land Use Plan* are also important. These are contained in chapter 7. The subsequent paragraphs are provided to clarify the various land use types shown on the current *Land Use Map*.



The City of Halstad Mission, Vision, and Values

Mission Statement

The government of the City of Halstad exists to promote and sustain an excellent quality of life in Halstad; and to deliver cost-effective services in a personal, responsive, and innovative manner.

Vision Statement

The government of the City of Halstad will strive to develop a growing community by setting forth positive short-term and long-term goals and objectives, to enhance residential and commercial development, community education, responsible land use, and public services while preserving the City's small town atmosphere and quality of life.

The government of Halstad values:

- Residents and visitors as customers, deserving the highest quality of services delivered by a local government.
- Encouragement of progressive thinking through community involvement.
- Fairness, integrity, and trust as essential qualities of ethical governance.
- An open, accessible government, where citizen involvement is vital.
- A community that is renowned for its beauty and cleanliness.
- Taking pride and achieving the highest quality in all we do.
- Positive liaisons with local government organizations.
- Responsibility, transparency and accountability.
- People as our most important resource.
- Public safety for all citizens.
- Every citizen contact is an opportunity to demonstrate these values.

FLOODPLAIN

In the past decades, winters of heavy snow or high rain events had subjected the city to both riverine and overland flooding. A dike/diversion is now in place that routes water to the west around the outside of the north, east, and southern boundaries of the city. The recently completed and certified dike system protects the city against the threat of overland flooding and will benefit residents by removing the City of Halstad from floodplain designation and the necessity for residents to purchase flood insurance. A map from FEMA showing the 100 year floodplain is available as Figure 5-3 in the appendices.

SOIL PROPERTIES

A map from the NRCS showing soil associations in the City of Halstad and in Norman County is useful for people who want to have general knowledge of the soil properties in the area and for those who are interested in which tracts may be available for a certain type of land use (Appendix 5-4). Specific to Halstad, a soil map is a useful tool when planning engineering works, recreational facilities, and community developments. The Soil Survey of Norman County, Minnesota states that it is important to know the engineering qualities of the soils that affect construction and maintenance of roads, airports, pipelines, building foundations, water storage facilities, erosion control structures, drainage systems and sewage disposal systems. Soil properties most important to engineering are permeability, compaction characteristics, shear strength, shrink-swell potential, water-holding capacity, drainage, particle-size distribution, plasticity, and reaction. Depth to water table and topography are also important factors. All of these characteristics can play a role in

determining potential industrial, commercial, residential and recreational areas. Projects that require deep excavation or involve heavy loads necessitate the need for sampling and testing at the site of the proposed works.

The soils in the Halstad area are drained by the Red River of the North and its local tributaries, the Marsh, Wild Rice, and numerous Judicial and open-field ditches that make up an intensively drained area for mostly agricultural uses. The land is generally flat with small elevation changes (2-4 feet per mile) or with sloping qualities near rivers and ditches. Most of the soil data available is reasonably reliable to a depth of 5 feet or more. The depth to bedrock is well beyond the depths to which soils were investigated in the Norman County Soil Survey. Specific features of the soils and values of bearing strength for commercial building land use would be a part of the engineering analysis.

LAND USE CATEGORIES

AGRICULTURAL

Agriculture (AG): The primary purpose of areas designated as Agriculture is to provide for agricultural uses and related open land use which are considered to be an important environmental and economic asset to the City of Halstad. In addition, the Agriculture designation is intended to:

- preserve lands best suited for agricultural activities from the encroachment of incompatible uses;
- to prevent the intrusion of urban development into agricultural areas in such a manner as to make agricultural production uneconomical or impractical;

- to provide appropriate areas for certain open uses of land which are not injurious to agricultural uses but which may not be harmonious with urban uses;

RESIDENTIAL

Areas with this use are primarily intended for traditional, single-family detached dwelling units. It is generally accepted knowledge that this type of residential product will continue to be predominant in Halstad. However, this land use category also is intended to allow for the integration of housing types other than single-family detached.



MEDIUM DENSITY RESIDENTIAL (MR):

The primary purpose of areas designated as Medium Density Residential is to provide for a single family development within a neighborhood context. This designation includes both custom and tract styles of residential development. Uses include detached single family residences on a single lot.

HIGH DENSITY RESIDENTIAL (HR):

The primary purpose of areas designated as High Density Residential is to provide for the orderly development of high density, multiple-family residential development in a manner that will be compatible with surrounding properties and protect neighborhood character. It is intended that this designation be located adjacent to major or secondary streets, or other more intense land use. This designation includes detached single family residences on a single lot, single family attached units, as well as multi-family development.



COMMERCIAL

Areas with this use are intended to provide for a variety of retail trade, personal and business services and establishments. Examples include restaurants, shops, and the like. These areas would be consistent with current retail development in Halstad, but future developments would have increased connectivity with surrounding development, especially with residential development. The various land use that relate to this designation include:

General Commercial:

The primary purpose of areas designated as General Commercial is to provide appropriately located areas for the general shopping and

commercial service needs of the area residents and workers, as well as the needs of highway users and tourists. Appropriate uses include a range of common retail and personal service uses, specialty, offices, highway-oriented uses, financial institutions and hotels and motels.

Included in the General Commercial is the downtown area which provides for the establishment of commercial and office related land use types which recognize and are compatible with the historical small town nature of Halstad's downtown area. Appropriate downtown commercial emphasize specialty retail and office uses. Typical uses include specialty retail (e.g., bookstores, curio/antique stores, flower shops etc.), commercial services, professional and business offices, restaurants, markets, cultural facilities, and financial institutions.



INSTITUTIONAL, PUBLIC/QUASI-PUBLIC

Areas with this land use designation are representative of uses that are educational, governmental or institutional in nature. The primary purpose of lands designated as Institutional, Public/Quasi Public is to provide for a variety of uses and activities which have an overall public or institutional character. Typical uses include public and private educational

facilities, churches, governmental offices and facilities as well as social service-related facilities.

PARKS AND OPEN SPACE

Areas with this land use designation are representative of uses that are recreational or focus on preservation of natural resources. The following further elaborates on uses under the Park and Open Space designation.

Open Space/Park-Recreation (OS/P):

The primary purpose of lands designated as Open Space/Park-Recreation is to provide adequate space for active and passive recreational pursuits. Typical uses within this designation include trails, bike paths, picnic shelters, campgrounds, ball fields, tennis courts etc.

Open Space/Resource (OS/R):

The primary purpose of lands designated as Open Space/Resource is to provide areas for the preservation of environmental, historical, or cultural resources, managed production of natural resources, and protection of the public health and safety.

Within areas designated as Open Space/Resource, only uses consistent with the preservation of local environmental, cultural, or historical resources, production of natural resources, and the protection of the public health and safety may be considered appropriate. Typical uses include open space preserves, dedicated open space, streams, rivers and open drainage easements, trails, rural campgrounds, nature preserves and sanctuaries, nature parks, historic buildings, sites, or cemeteries, agriculture, and very low density residential uses.

MANUFACTURING/INDUSTRIAL

Commercial Manufacturing (CM):

The primary purpose of areas designated as Commercial Manufacturing is to provide for a broad range of manufacturing and commercial uses which are complementary to one another. Typical uses include light manufacturing, agri-businesses (i.e. elevators), commercial sales and services in support of light manufacturing and agri-business, and warehouse and distribution facilities.

As a guide for future land use patterns, the Future Land Use element and all other aspects of the Comprehensive Plan are implemented primarily through development regulations (zoning and

subdivision ordinances) or through programs that fulfill other policy objectives, such as programs that establish capital improvement priorities/plans or raise revenues to finance public facilities and services. The Zoning Ordinance text and map determine which specific development requirements apply to a particular property.

COUNTY LAND USE

In a broader context, a map (Figure 5-5) is provided in the appendices that represents a generalized view of land use within the county.



CHAPTER 6

COMMUNITY AND PUBLIC FACILITIES

Community facilities include those buildings and open spaces which provide governmental, public protection, educational, medical care, library, recreational and cultural services to the residents of the community. Public facilities include infrastructure related items such as sewer and water systems and their related components. Although making specific suggestions as to community and public facility needs is beyond the scope of this document, a review is provided for informational purposes.

COMMUNITY FACILITIES

CITY GOVERNMENT

The City's council meetings are held in the Halstad Telephone Company building at 345 2nd Ave. West, which is located one block south on 2nd Ave. West from its intersection with Hwy 200. The Halstad Municipal Utilities facility serves as a venue for the day-to-day conduct of city government, with the Halstad Telephone Company as well as Halstad Community Center serving for public meetings and other events. The buildings are well-maintained and are considered to be in excellent condition.

PUBLIC PROTECTION

LAW ENFORCEMENT

The law enforcement services available to Halstad residents are provided by the Norman County Sheriff's department as part of their normal operating services to the county.

FIRE PROTECTION

The Halstad Fire Hall houses the Volunteer Fire Department. The fire department serves the City of Halstad and has mutual aid agreements with other communities in the county. The Halstad

Rescue Squad is located at the Public Safety building US Hwy 75.

PARKS AND RECREATION

Public recreation is available at Halstad's parks and play areas. The Norman County West School Building has the gymnasium available for activities, as well as adjoining ballfields. .

The Heart of the Valley public golf course (nine holes) is located in nearby Ada and the nine-hole golf course in Hillsboro, ND is also available. The airport in Hillsboro is also an attraction for flight enthusiasts.

The Public Library is a Lake Agassiz Regional Library Link, and it is located along Highway 75 in the Rescue Squad building.

The mix of recreation options in the community includes the use of the dike-diversion area for wintertime activities such as cross-country skiing and sledding and could include a future multi-use trail as part of the city's trail system. The Red River boat landing includes a dock and a ramp for fishing and recreation, including kayaking, boating, canoeing, and winter sports. There is a potential for the boat landing area to eventually connect to the city through a series of trails. The

city also owns a property within a mile of the community which will be available to ATV riders as a recreation area.

The city partners with area trails groups which are developing the vacated Burlington Northern railroad as a regional resource for motorized and pedestrian trails.

PUBLIC (INFRASTRUCTURAL FACILITIES)

HALSTAD MUNICIPAL UTILITIES

Halstad Municipal Utilities (HMu) is governed by appointed 3 board members of local Public Utility Commissioners. HMu is responsible for Electricity distribution, Water, Sewer, and Garbage. Sanitary sewer system consists mostly of lined RCP, completed lining was 95% of the city mains in 2001. The Class C Waste Water treatment was original in 1968 with some most recent investments in 1998 and 2005 for pumps, buildings, and controls. Current facility is at life expectancy. HMu Staff and Board continues to monitor and plan for future treatment options and Sewer Main repairs. HMu has a maintenance contract to clean and televise sewer mains with an outside contractor. Staff will continue to assess service lines for private land owners. HMu offers a low interest loan for failing sewer services to land owners. The loan program is on a budgeted amount and approved by 3 board of local Utility Commissioners.

WATER SUPPLY

The City of Halstad receives its water through two primary wells. Both wells were constructed in 1954 and are 6-10 inch pipes. The wells are considered in good condition and chemical treatments are used.

WATER STORAGE

The city's water storage facilities consist of a 50,000 gallon elevated tower which was constructed in 1961. The tower and city water system has been well-cared for but is aging and will eventually need to be replaced. The city is examining the possibility of introducing rural water to the community and is researching its options. Preliminary design for community rural water is being looked at by East Central Rural Water District (ND).

WATER DISTRIBUTION SYSTEM

The water distribution system in the city consists of two types of mains: PVC, cast iron. The PVC mains have primarily been installed post 1997. All City streets has 6 or 8 inch water mains and most of the distribution system is considered to be in good or very good condition. According to the 2015 Water Use Report, the distribution system serves 276 (27,330,478 gallons) residential users, 73 (4,649,482 gallons) commercial users and 31 (4,183,567 gallons)



STORM WATER SYSTEM

Storm sewer is present on some of Halstad's paved streets. The storm sewer is mostly concrete pipe with some PVC. It is fairly old and is in fair to good shape. Areas are being upgraded as time and money allows..

WELLHEAD INFORMATION

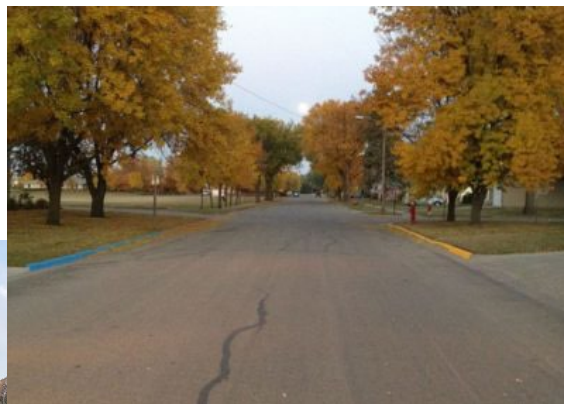
The existing water tower is an aging (1961) 50,000 gallon facility with city usage of 20,000-130,000 gallons/day. The tower needs a complete rehab and painting. The city has two primary wells screened in a sand and gravel aquifer buried beneath a layer of clay-rich sediment. The city draws water from within the city boundaries from the Quaternary Buried Artesian Aquifer. The wells are approximately 290-300 feet deep and were constructed in 1954. Water meters are end of life (1999 installation).

With the age of its current distribution and storage system, the city is considering all options for financing the replacement of said infrastructure. This includes researching and examining options for inclusion in a rural water system which can provide a safe and consistent product for the populace.

STREETS & ROADS

At the present over 90% of the street area in the city is paved (concrete or asphalt). The remaining streets are gravel surfaced.

As the City continues its development, it will be necessary to expand its infrastructure. Since this plan is long term, and based on long term population projections, it would be inappropriate to make specific suggestions as to future development projects - that is the function of a Capital Improvements Plan (CIP). The CIP is a short term (usually 5-6 year) planning document which cites specific projects and budgets for them.



CHAPTER 7

GOALS & OBJECTIVES

What should Halstad be like in the year 2035? The Comprehensive Plan establishes a community vision, goals and recommendations (and ultimately will contain implementation-oriented policies) that will help to shape and direct growth and development for the next twenty years and beyond. The Plan is based upon a shared vision of the citizenry and stakeholders of what Halstad should and will become.

Vision

“The City of Halstad will be transparent in its government and make forward thinking decisions regarding land use and development activities that promote a high quality of life, a strong sense of place, and foster economic growth in a manner that makes the city a vital component of the regional economy. The community will embrace economic opportunities, develop housing options to meet its needs, encourage health and wellness among its residents, and provide solid infrastructure of all types to support business retention and growth.”

The following goals and objectives have been developed to guide the community’s vision of itself as it grows, matures, and ultimately attains its anticipated build-out configuration. They establish a framework for specific actions (i.e., policies), to be conceived during later phases of the comprehensive planning process, which will help the citizens and stakeholders of Halstad achieve their ultimate vision of the City’s future.

Discussions of citizen’s views regarding the City of Halstad were derived from visioning sessions conducted in early 2021, along with sessions conducted by Northwest Minnesota Foundation as part of its “Communities Thrive” program and assisted in formulating the goals and objectives for the City’s Comprehensive Plan. These discussions clearly indicated residents’ views concerning the quality of life in Halstad, as well as Halstad’s strengths and weaknesses. The discussion investigated the following areas of interest and these general conclusions were obtained:

Elements about the City that are liked or considered positive by the residents in Halstad were found to be:

- Small town atmosphere
- Available open space and recreational opportunities
- Proximity to regional centers (Crookston, Grand Forks/East Grand Forks as well as larger metropolitan areas (Fargo/Moorhead) and connections through the US Hwy 75, St Hwy 200, I-94, I-29, and US HWY 10 corridors.

- Less crime and an enhanced feeling of safety for kids and family
- Halstad has most everything that is needed in terms of meeting basic needs and has “Quality of Life” amenities such as parks, tree-lined streets, recreation facilities, churches, essential services, access to Red River, proximity to cultural opportunities.
- Several generations have resided in Halstad giving the town a sense of “family”.
- Proximity to area universities and higher education is very good (North Dakota State University, Minnesota State University Moorhead, Concordia College, University of Minnesota-Crookston and various colleges and technical schools in the region).

Elements or aspects of the City that should be preserved were determined as:

- School (for regenerative development)
- Central Business District
- Attractive residential areas
- Clinic/Nursing Home/Physical Therapy/Daycare Center
- Agricultural significance of the City/Historical Significance in relation to Red River/Rail transportation
- Progressive and transparent City Council leadership

Elements about the City that are disliked:

- Areas with aging and deteriorating residential upkeep
- Loss of business to regional centers
- Insufficient housing variety
- Lack of employment opportunities to keep young families in town

Areas of focus that would improve the community:

- A wider variety of affordable housing
- Improved infrastructure (water and natural gas opportunities)
- Economic growth which creates jobs locally
- Creating more job opportunities for younger generations of workers.
- Increase aesthetic appeal of downtown and gateways
- Increase opportunities for diverse business development, including retail, dining, specialty, and industry

The Comprehensive Plan goals and recommendations were formulated using results of these visioning sessions as well as input received from City staff, elected and appointed officials, and other interested individuals. In general:

Goals are statements concerning an aspect of the City's desired ultimate physical, social and/or economic environment. Goals set the tone for development decisions in terms of the citizens' desired quality of life.

Recommendations express the kinds of action that are necessary to achieve the stated goals without assigning responsibility to any specific action.

Goals and recommendations formulated during the comprehensive planning process pertain to the following areas:

- ❖ Housing
- ❖ Economic Development
- ❖ Recreation
- ❖ Public Safety
- ❖ Public Facilities
- ❖ Transportation
- ❖ Land Use
- ❖ Community Health and Well-Being



HOUSING GOALS

Affordable housing should be distributed throughout the community to provide housing choices within every neighborhood.

Goal: Preserve existing affordable housing.

Recommendations:

- Preserve the mix of housing types in older neighborhoods.
- Promote the preservation, maintenance and renovation of existing housing throughout the city, with special emphasis on low and moderate income neighborhoods.
- Maintain and enhance infrastructure and services in existing neighborhoods.
- Encourage convenient access to neighborhood services (stores, redeveloped school and grounds, parks) from residential areas.
- Encourage the ongoing operation of a housing rehabilitation program to maintain and improve the existing housing stock.



Goal: Promote the creation of new affordable housing throughout the community.

Recommendations:

- New residential development should be discouraged in areas of environmental concerns such as floodplains and wetland areas.
- Promote the completion of the certified dike/levee system as a community asset.
- Encourage a mix of housing types, single family, townhomes, apartments, and elderly housing distributed throughout new developments.
- Promote the development of housing that varies in size, density, and location.
- Residential development should be separated from potential conflicting uses, such as agriculture or industrial development, by the use of buffer zones.
- Develop relationships and partnerships with housing professionals in the public and private sector to access a range of affordable housing options, ranging from First Time Homebuyer programs to rental assistance.
- Housing should be constructed to meet all applicable local and state building codes for housing. The housing stock constructed in Halstad should be of a standard that will protect the general health safety and welfare of the residents while also protecting the property values and investments made by residents.



ECONOMIC DEVELOPMENT GOALS

The following goals and recommendations are to guide the City's efforts in addressing its economic development concerns with the overall aim of improving the quality of life in Halstad.

Goal: Promote and encourage economic development necessary to support the needs of present and future residents so that the City's economy is stable and diverse.

Recommendations:

- Encourage the youth of Halstad to remain in Halstad or return to the City after completion of their post-secondary education. Economic development projects should be established to provide such encouragement. The youth of Halstad should be involved in the identification and development of these projects.
- Pursue the establishment of an investment group to stimulate economic development.
- Encourage and promote the development of home-based businesses and telecommuting by promoting the use and maintenance of high technology communication infrastructure.
- Support establishment of affordable daycare facilities for working parents.
- Provide a range of amenities, including attractive and affordable housing, to retain and attract people to live, work and play in the Halstad community.



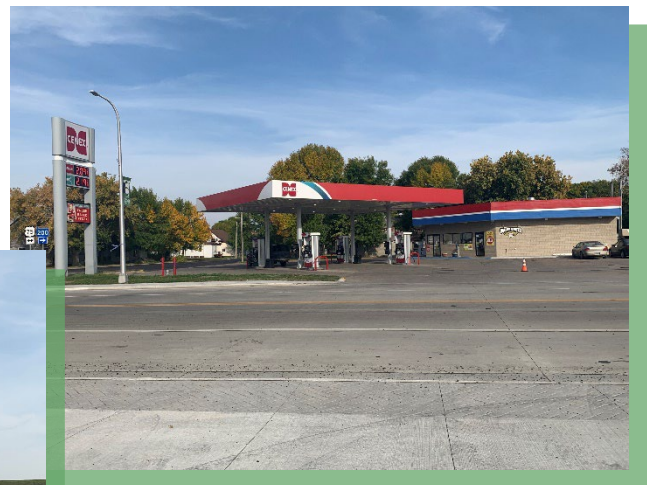
Suggestions:

- 1) Encourage a "Smart City" approach by developing Wi-Fi hot spots around town for use by public.
- 2) Provide Electronic Vehicle (EV) charging station.
- 3) Use river monitoring technology to promote recreational opportunities for visitors and residents (availability of kayaking, canoeing, warning system for boaters, fishing, etc.)
- 4) Make use of texting, electronic signage, and social media as a way of engaging more of the population of the community.

Goal: Maintain a rate and pattern of economic growth sufficient to prevent recurring high levels of unemployment and under-employment in the City, balance the real property tax base and strengthen local economic bases.

Recommendations:

- Encourage and promote economic development through utilizing resources of local entities such the Halstad Economic Development Authority (HEDA), Norman County EDA, Northwest Regional Development Commission (NWRDC) and Northwest Minnesota Foundation (NMF) to assist new, existing and expanding business enterprises.
- The recreational assets of City of Halstad should be expanded and improved so that they may be promoted as quality of life, lifestyle, and tourism-based endeavors.
- Pursue economic development related funding through state and federal agencies to assist new, existing and expanding business enterprises, encourage commercial and residential rehabilitation programs as well as workforce housing opportunities.



RECREATIONAL GOALS

Park and recreation facilities should be designed to accommodate the particular needs and interests of area residents while protecting, preserving, and conserving the environmental character and quality of the area.

Goal: Provide adequate park and recreation opportunities for local residents and visitors to the community.

Recommendations:

- Encourage the development of a wide array of recreational facilities which will offer year-round recreational opportunities for all age groups in Halstad.
- Provide parks and recreational facilities that are reasonably accessible to residents of Halstad and provide for both active and passive recreational pursuits.
- Promote recreation, health and well-being as a continuing means of economic development for Halstad (frisbee golf, birding, walking, biking, and other outdoor activities. Trails development should look at a trail system located within or adjoining the dike/levee system and connecting to downtown, river, parks).



Goal: Plan for the maintenance and expansion of existing facilities, as well as the establishment of new facilities.

Recommendations:

- Acquire or otherwise preserve future park, recreation, and open space sites within growth areas prior to new development in order to ensure adequate land is available and to avoid prohibitive acquisition costs.
- The Comprehensive Plan should be referred to when reviewing new, expansion, or redevelopment recreational plans.
- Cooperate and plan with other governmental and recreation agencies to identify opportunities to meet resident and non-resident recreation needs through the development of regional facilities (i.e.



bike trails, birding trails, cross country skiing trails etc.), and to formulate and implement measures for open space preservation and use.

- Preserve the natural attributes of floodplain areas to provide open space while minimizing the potential for property loss.
- Promote the development of an integrated multi-purpose trail system to provide recreational opportunities and to link open space of Halstad with park/open space areas in other locations within Norman County.
- For the purpose of implementing recreation programs and development, the City of Halstad should investigate funding alternatives such as tax levies, bonds, grants, user fees, and subdivision ordinance stipulation.



FIRE PROTECTION, LAW ENFORCEMENT, AND PUBLIC SAFETY GOALS

Goal: Continue to support health care, fire protection and law enforcement programs.

Recommendations:

- Explore programs and alternative services to ensure optimum service levels and public costs.
- The City, when regulating land use developments, will give primary consideration as to how these developments affect the health, safety and general welfare of the public.
- Clean and regulate nuisances and poorly maintained properties. This includes the continued efforts to regulate junk cars, junkyards and dilapidated or deteriorated residences and yards across the City.



PUBLIC FACILITY GOALS

Goal: Plan and provide for quality community facilities and services to effectively meet the municipal, social, educational and other service needs of Halstad's residents and businesses in an efficient manner.

Recommendations:

- Ensure that the City can provide an acceptable level of community services that meet the needs of both the existing and projected population.
- Ensure that the public health and safety needs of local residents are met.
- Identify infrastructure repair/replacement (i.e. sewer, water) needs and pursue funding to make necessary repairs or replacements.
- Encourage public and private cooperation in planning for and financing community facilities.
- Provide a rational approach for the financing of the town's community facilities/infrastructure and services.



- Maintain a Capital Improvements Plan (CIP) which identifies needed short term community facility/infrastructure needs and incorporates them into the CIP.

Suggestions:

- 1) Consider an application to Green Step Cities Program which incorporates best practices and effective use of processes to make “good government” decisions that save the city money and promote efficiencies in government spending.
- 2) Provide access to public meetings through the use of livestream television feeds from City Chambers – provides transparency, more public interaction and engagement, open government.
- 3) Consider the use of a sales tax for specific funding purposes (sidewalks, public facilities, projects).
- 4) Review and determine the work needs of the City in terms of job descriptions, i.e. Is the City Council and/or the City Clerk overtaxed with responsibilities? Is a City Administrator needed to oversee city finances, business zone development, parks and recreation, etc. (This is a self-analysis tool to help with decision-making and division of labor).
- 5) Determine vacant buildable lots available. Inventory these in order to market them effectively and prioritize for building development.
- 6) Determine sale price or sale strategies in order to market available properties.
- 7) Make the Hwy 75 and Hwy 200 corridors as priorities in terms of city beautification efforts, building rehab if needed, cleanup.
- 8) Consider the establishment of an RV park to encourage Halstad as a “gateway community to the regional centers.” Visitors can stay in a reasonably priced RV park with access to essential services in Halstad, while at the same time, providing close proximity to regional centers with shopping, golf, and cultural opportunities.
- 9) Consider the construction of a dog park to encourage a place for pets to play and recreate. Builds a culture of picking up after your pet, provides a place for people to meet and converse, provides an amenity that not many communities have in the region, provides a wayside rest for visitors to stop on their journeys and give their pets a chance to rest and play. This is also a socializing event for townspeople with pets. a
- 10) Provide a resource guide showing where parks are, river access, downtown, points of interest, library, Legion building, kitchens/cafes.

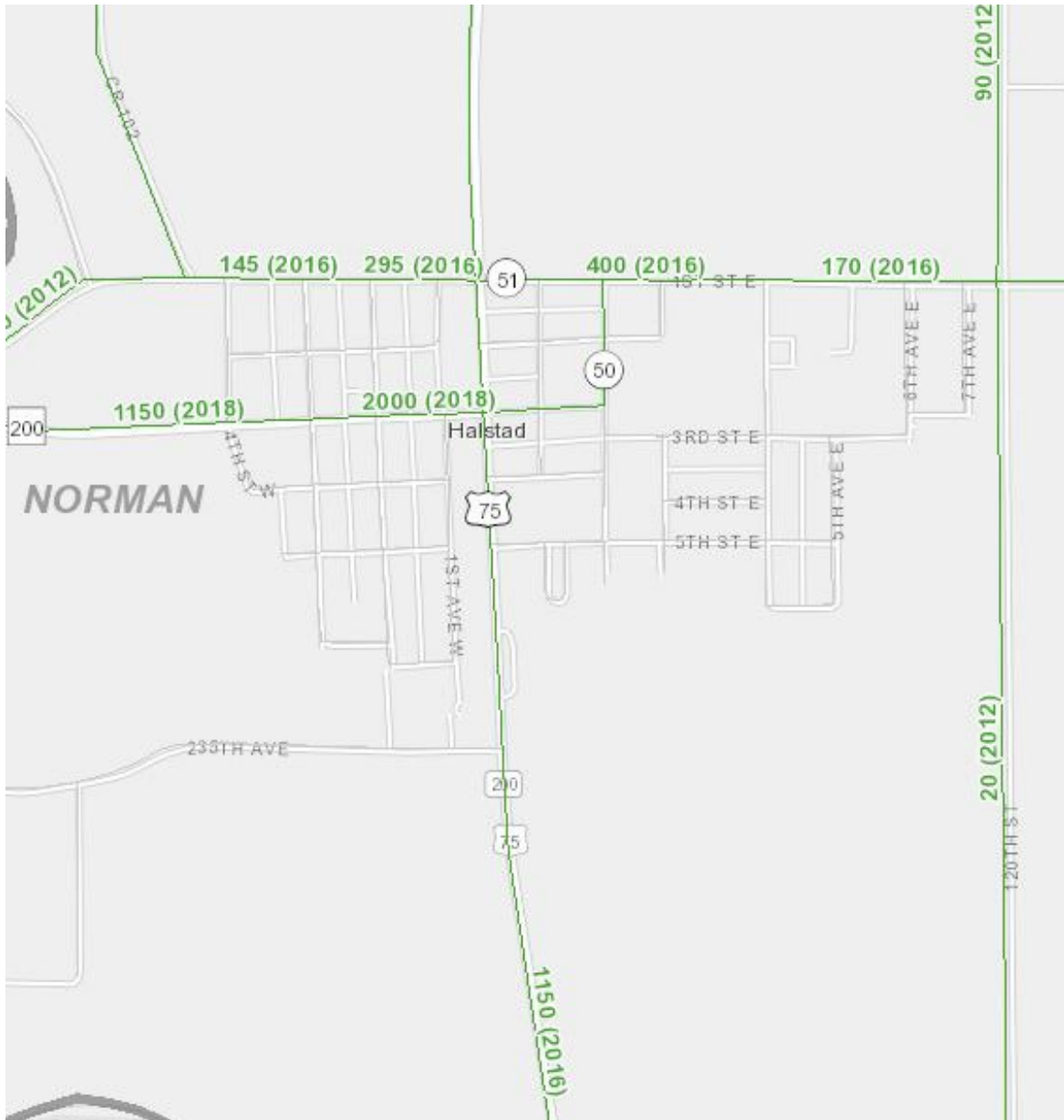
TRANSPORTATION GOALS

Goal: Provide and maintain a transportation system that allows for the efficient movement of people and goods and provides adequate access to places of employment, residential areas, commercial areas and recreational opportunities.

Recommendations:

- Actively support transportation infrastructure improvements.
- Maximize the safety of drivers, pedestrians and bicyclists through regular maintenance and enhancement to the transportation system.
- Provide opportunities for a range of non-automotive transportation alternatives that are easily available to the residents of Halstad. Walk-friendly, bike-friendly, Elder-friendly, nature-friendly options should be encouraged.
- Participate in the coordination of state and local transportation planning that addresses both local and regional needs and pursue all opportunities for funding.
- Expand opportunities for pedestrian access and safety by identifying and improving sidewalks in need of immediate repair and adding additional sidewalks where appropriate.
- Establish a system of bicycle routes and multi-use trails/paths for the enjoyment of Halstad citizens and if possible coordinate this with state and regional trail systems.
- Identify and prioritize transportation enhancement projects through the local capital improvement planning process.
- Establish projects and programs that promote walkability, health and well-being, safety, and accessibility for all ages.

MN DOT Traffic Count



FUTURE LAND USE GOALS

Goal: The City of Halstad should manage the land in a cost-effective and efficient manner while protecting the environment and natural resources, as well as maintaining and increasing land values.

Recommendations:

- Establish and implement development controls to provide a balance in the quality, location, and type of new growth.
- Minimize land use conflicts through zoning enforcement and use of buffer zones.
- Maintain an appropriate mix of residential, commercial and industrial uses to promote growth while preserving the existing quality of life.

Goal: Guide future growth and development in Halstad towards a compact pattern of land use based upon the efficient and economical expansion of public infrastructure.

Recommendations:

- Encourage utilization of existing in-fill and vacant lots currently served by public infrastructure prior to development of new subdivisions.
- Encourage opportunities for business growth, particularly within existing commercial and industrial areas.
- Discourage and minimize leapfrog development.
- Consider Green Step Cities as a practice in good government to initiate positive change.

COMMUNITY HEALTH AND WELL-BEING GOALS

Goal: Improve health-related quality of life and well-being for all citizens.

Recommendations:

- Promote the safety, well-being, resilience, and healthy development of children and youth through appropriate programs.
- Encourage outdoor activities and promote prevention and wellness across the life span within the community.
- Consider natural play space, trails development, bike routes, community gardens, local foods, farmer’s markets.
- Become “Elder-Friendly.” Improve the safety and quality of supportive services for people with disabilities and older adults. Improve walkability and accessibility in the community.



Goal: Establish the City of Halstad as a “community for a lifetime,” building upon activities, programs and projects that address health and wellness for all ages.

Recommendations:

- Promote the city’s health care facilities as valuable economic assets to the community and region.
- Foster opportunities for social connection within the community. Include programs that connect generations, encourage volunteer and civic engagement options, and continue community-wide events that develop friendship and trust. Re-institute community festivals, cleanup days, celebrations and use as mentoring methods to encourage younger members of community to take on responsibilities so work doesn’t just fall on the 20%.
- Encourage Active Living principles that focus on disease prevention strategies and promote long-term quality of life. Improved health lowers health care costs and improves quality of life.
- Collaborate with county, regional and state health officials to plan for, and develop resiliency and rapid recovery from disaster-related events.
- Leverage available programs (Tree Cities, Green Step Cities, etc.) to beautify the City, provide noise abatement and cooling benefits, enhance property values and educate the public on the value of trees in the community.



CHAPTER 8

IMPLEMENTATION TOOLS & TECHNIQUES

Land use related decisions are being made every day relating to a variety of developments including the construction of new houses, offices, factories and stores and in the acquisition and development of public uses such as parks, airports, and wildlife areas. These decisions have an impact on the financial ability of local governments to provide adequate services.

In most instances, counties, townships and cities decide how Minnesota's land will be used through their authority to plan and zone. Although a number of implementation tools exist, the following discusses the three most common – zoning, subdivision regulations and capital improvements programming.

ZONING

The most often used technique for controlling growth and development is zoning. Planning legislation for cities specifically mentions zoning as a primary means of carrying out the comprehensive plan.

Zoning has long been used by units of local government to control or regulate the use of land within their jurisdictions. As a legitimate exercise of the police power, zoning has the general purpose of promoting the health, safety and general welfare of the public. In more specific terms, zoning is a means of protecting the physical environment and the individual property owner by preventing land use conflicts and stabilizing property values. Zoning is an important device used in carrying out the objectives of the comprehensive plan and growth management.

Through the use of mapping and text, a typical zoning ordinance divides the city into a series of "zones" or districts. These districts generally include three basic categories, residential,

commercial and industrial. Depending upon the size and nature of the community, there is often a further breakdown of these three categories according to permitted uses and type of structures. For example, residential districts may consist of those which are exclusively single family and those which permit duplexes and apartments. Frequently, there are variations in minimum lot sizes allowed and regulations which specify the maximum amount of building coverage, minimum setback from lot lines, parking requirements, and height restrictions.

SUBDIVISION REGULATIONS

Subdivision regulations are second only to zoning as the most commonly used growth management device. While zoning controls or regulates land use and densities of development, subdivision regulations control the conversion or "subdivision" of land into building sites. They typically include standards covering street widths and grades, paving, drainage, curb and gutter, sewer and water lines and other required improvements. If not controlled by zoning,

subdivision regulations may also specify minimum lot widths and areas.

The installation of improvements according to standards is required of any subdivision developer. Conformance is enforced through the posting of performance bonds. Unless a proposed plat complies with the standards set forth in a community's subdivision regulations, approval and the subsequent right to develop the plat should be denied.

Whether or not a proposed subdivision conforms to the comprehensive plan and growth management objectives is a vital part of the review procedure. The proximity and adequacy of existing utilities need to be evaluated along with drainage, topography, transportation routes, soil conditions and geology. The inability of existing streets or utilities to accommodate the proposed development, flood dangers to adjacent properties due to additional runoff, and serious erosion problems created by development of steep slopes are all sufficient grounds for not approving a proposed subdivision. When used in conjunction with a capital improvements program, properly administered subdivision regulations, can be effective in the control and staging of development.

Subdivisions should be allowed only in areas where urbanization or suburbanization is anticipated in accordance with the comprehensive plan. Public utilities should be available or programmed for construction within the near future before approval is granted.

In certain situations, where public sewer and water are not immediately available, it may be necessary to subdivide for an interim period and allow the use of on-site sewer and water systems.

Lots of an acre or more would probably be necessary to support these on-site systems. In order to avoid wasting land and overburdening property owners with unusually high assessments for public utilities, when such large lot subdivisions eventually become part of the city, provisions should be made in advance for resubdivision. Plats should indicate the eventual resubdivision of each lot into two or more lots in order to allow each property owner the opportunity to sell a portion of his land when public sewer and water become available. Initially, building permits would be issued only for alternate lots or every third lot. Care must be exercised when issuing building permits to enable the later resubdivision of the lots. The design and construction of the on-site sewage disposal systems also must meet required standards; and be periodically inspected to insure maintenance, satisfactory performance, and the absence of any pollution problems.

CAPITAL IMPROVEMENT PROGRAMMING

Specific mention is made of capital improvements programming as a means to comprehensive plan effectuation in the Municipal Planning Act (M.S. 462.356, Subdivision 1). A major advantage offered by the capital improvements program is that it allows a community to plan and budget funds for major improvements over future years. Typically, a city will project its improvement needs (including a priority of planned utility extensions) for a period of six to ten years into the future. Included in this projection are the costs of the proposed improvements and the sources or methods of financing. The improvements are arranged by priority of need over the future years, with the more urgent or important projects scheduled for the first several years of the program. Such programs are normally prepared

or amended and adopted annually. The first or current year becomes the official capital budget and represents actual, specific spending commitments for the year.

The capital improvements program is critical to any community's growth management efforts since it has the ability to insure the timing and location of development according to the plan.



APPENDICES

CHAPTER 2

**Table 2-1
Population Change
Norman County
1890-2020**

Year	Population	% Change
1890	10,618	-
1900	15,045	41.7
1910	13,446	-10.6
1920	14,880	10.7
1930	14,061	-5.5
1940	14,746	4.9
1950	12,909	-12.5
1960	11,253	-12.8
1970	10,008	-11.1
1980	9,379	-6.3
1990	7,975	-15
2000	7,442	-6.7
2010	6,852	-7.9
2020	6,441	-6

Source: U.S. Census of
Population 1890 - 2020

**Norman County
Population**

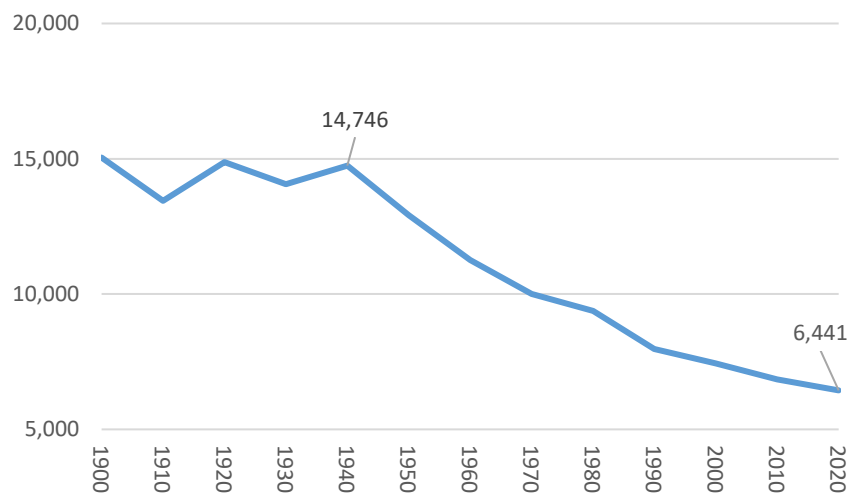


Table 2-3 Net Migration Norman County 2010-2020	
2010 Population	6,852
Resident Births 2010-2019	679
Resident Deaths 2010-2019	897
Natural Increase (Line 2 minus Line 3)	-218
Expected 2019 Population	6,634
2020 Population	6,441
Net In-Migration (Line 6 minus Line 5)	-193
Source: U.S Census of Population 2010, 2020 MN DEED County Profile https://mn.gov/deed/assets/091621_norman_tcm1045-407498.pdf	

Table 2-4 Population Distribution by Age Group Norman County 2010 & Est. 2019				
Age Group	2010	%	Est 2019	%
Under 5 years	411	6.0	357	5.5
5 to 9 years	479	7.0	414	6.3
10 to 14 years	471	6.9	468	7.2
15 to 19 years	444	6.5	444	6.8
20 to 24 years	230	3.4	328	5.0
25 to 29 years	323	4.7	276	4.2
30 to 34 years	332	4.8	307	4.7
35 to 39 years	358	5.2	378	5.8
40 to 44 years	362	5.3	372	5.7
45 to 49 years	548	8.0	372	5.7
50 to 54 years	537	7.8	440	6.7
55 to 59 years	496	7.2	484	7.4
60 to 64 years	396	5.8	484	7.4
65 to 69 years	373	5.4	428	6.6
70 to 74 years	278	4.1	272	4.2
75 to 79 years	284	4.1	251	3.8
80 to 84 years	236	3.4	193	3.0
85 years and over	294	4.3	252	3.9
Total	6852.0	100.0	6520.0	100.0
Source: U.S. Census of Population 2010 and ACS 2019				

Table 2-5 Projected Population by Age Group Norman County 2025 & 2035				
Age Group	2025	%	2035	%
0 to 4	310	5.1%	360	6.4%
5 to 9	273	4.5%	330	5.9%
10 to 14	309	5.1%	281	5.0%
15 to 19	387	6.4%	274	4.9%
20 to 24	491	8.1%	346	6.2%
25 to 29	423	7.0%	349	6.2%
30 to 34	275	4.6%	400	7.1%
35 to 39	224	3.7%	382	6.8%
40 to 44	286	4.7%	246	4.4%
45 to 49	307	5.1%	202	3.6%
50 to 54	322	5.3%	251	4.5%
55 to 59	319	5.3%	268	4.8%
60 to 64	450	7.5%	292	5.2%
65 to 69	451	7.5%	288	5.1%
70 to 74	410	6.8%	402	7.1%
75 to 79	342	5.7%	397	7.1%
80 to 84	253	4.2%	317	5.6%
85+	205	3.4%	239	4.2%
TOTAL	6,037	100.0%	5,624	100.0%
Source: Minnesota State Demographic Center http://mn.gov/admin/demography/data-by-topic/population-data/our-projections/				

Table 2-6 Population Comparison Norman County / Halstad, Minnesota 1990-2020			
Year	Norman County	Halstad	City of Halstads as % of Norman County Population
1990	7,975	611	7.66%
2000	7,442	622	8.36%
2010	6,852	597	8.71%
2020	6,441	564	8.76%
Source: U.S. Census of Population 1990, 2000, 2010 and 2020 Census			

Table 2-7 Population Projection City of Halstad, Minnesota 2025 & 2035					
	City of Halstad Population as % of Norman County Population	Projected Norman County Population 2025	Projected Norman County Population 2035	Projected Halstad Population 2025	Projected Halstad Population 2035
Projection A	8.76%	6,037	5,624	529	493
Projection B	7.66%	6,037	5,624	462	431
Projection C	8.21%	6,037	5,624	496	462
Source: Northwest Regional Development Commission Projection based on High, Low, Average % of county census population					

CHAPTER 3

Table 3-1
Median Household Income, Median Family Income, Per Capita Income
City of Halstad, Minnesota 2015-2019

Median Household Income	\$48,056
Mean Household Income	\$59,175
Per Capita Income	\$28,194
Source: 2015-2019 American Community Survey 5 – Year Estimates	

Table 3-2
Household Income
City of Halstad, Minnesota 2015-2019

Income and Benefits (In 2019 Inflation-Adjusted Dollars)		
Total households	266	
Less than \$10,000	7	2.6%
\$10,000 to \$14,999	47	17.7%
\$15,000 to \$24,999	20	7.5%
\$25,000 to \$34,999	32	12.0%
\$35,000 to \$49,999	34	12.8%
\$50,000 to \$74,999	67	25.2%
\$75,000 to \$99,999	26	9.8%
\$100,000 to \$149,999	22	8.3%
\$150,000 to \$199,999	5	1.9%
\$200,000 or more	6	2.3%
Source: 2015-2019 American Community Survey 5 – Year Estimates		

Table 3-3
Employment Population 16 Years and Over
City of Halstad, Minnesota 2015-2019

Total Population 16 Years and over	493	
In Labor Force	317	64.3%
Not in Labor Force	176	35.7%
Employed	308	62.5%
Unemployed	9	1.8%

Source: 2015-2019 American Community Survey 5 – Year Estimates

Table 3-4
Employment Population 16 Years and Over
City of Halstad, Minnesota 2015-2019

INDUSTRY	Number	%
Civilian employed population 16 years and over	308	
Agriculture, forestry, fishing and hunting, and mining	31	10.1%
Construction	17	5.5%
Manufacturing	58	18.8%
Wholesale trade	10	3.2%
Retail trade	22	7.1%
Transportation and warehousing, and utilities	13	4.2%
Information	10	3.2%
Finance and insurance, and real estate and rental and leasing	42	13.6%
Professional, scientific, and management, and administrative and waste management services	22	7.1%
Educational services, and health care and social assistance	61	19.8%
Arts, entertainment, and recreation, and accommodation and food services	8	2.6%
Other services, except public administration	12	3.9%
Public administration	2	0.6%

Source: 2015-2019 American Community Survey 5 – Year Estimates

Table 3-8
Gross Sales By Industry
Norman County
2019

INDUSTRY	GROSS SALES	NUMBER	AVERAGE PER BUSINESS
111 AG -CROP PRODUCTION	\$1,020,994	4	\$255,249
221 UTILITIES	\$16,589,466	4	\$4,147,367
236 CONSTRUCT -BUILDINGS	\$3,727,572	6	\$621,262
238 CONSTRUCT -SPECIAL TRADES	\$1,522,321	4	\$380,580
423 WHOLESALE -DURABLE	\$23,790,382	5	\$4,758,076
424 WHOLESALE -NONDURABLE	\$16,139,744	6	\$2,689,957
441 RETL -VEHICLES, PARTS	\$16,904,319	5	\$3,380,864
444 RETL -BUILDING MATERIAL	\$5,484,803	8	\$685,600
445 RETL -FOOD BEVERAGE STORE	\$3,791,950	8	\$473,994
447 RETL -GASOLINE STATIONS	\$9,627,877	4	\$2,406,969
451 RETL -LEISURE GOODS	\$34,085	5	\$6,817
453 RETL -MISC STORE RETAILER	\$8,474,756	14	\$605,340
454 RETL -NONSTORE RETAILERS	\$26,523	6	\$4,421
484 TRANSPORTATION -TRUCK	\$2,535,152	6	\$422,525
541 PROF,SCIENTIFIC,TECH SERV	\$1,639,701	11	\$149,064
561 ADMIN, SUPPORT SERVICES	\$614,626	8	\$76,828
621 HEALTH -AMBULATORY CARE	\$2,821,275	6	\$470,213
722 FOOD SERV, DRNKG PLACES	\$2,956,067	19	\$155,582
811 REPAIR, MAINTENANCE	\$2,303,834	11	\$209,439
812 PERSONAL, LAUNDRY SERVICE	\$1,347,810	9	\$149,757
921 EXEC, LEGISL, OTHER GOVT	\$28,100,962	5	\$5,620,192
999 UNDESIGNATED/SUPPRESSED	\$21,989,782	34	\$646,758
TOTAL	\$171,444,001	188	\$911,936

Source: Minnesota Department of Revenue

Table 3-9
Agricultural Cash Receipts
Region 1 Counties
2017

County	Crops	Livestock	Government Payments	Total
Kittson	\$122,742,000	\$5,605,000	\$12,450,000	\$140,797,000
Marshall	\$246,171,000	\$15,284,000	\$18,205,000	\$279,660,000
Norman	\$205,738,000	\$12,524,000	\$5,243,000	\$223,505,000
Pennington	\$60,863,000	\$5,593,000	\$5,293,000	\$71,749,000
Polk	\$403,170,000	\$26,601,000	\$17,113,000	\$446,884,000
Red Lake	\$58,400,000	\$7,199,000	\$2,688,000	\$68,287,000
Roseau	\$109,252,000	\$20,292,000	\$10,057,000	\$139,601,000
Total	\$1,206,336,000	\$93,098,000	\$71,049,000	\$1,370,483,000

USDA Ag Census 2017

CHAPTER 4

Table 4-1 Year Round Housing Units by Occupancy Status and Number of Units at Address City of Halstad, MN 2015-2019	
Housing Type	Total Occupied Units
1 Unit – Single Family	228
Duplex	1
Multi-Family (3+ Units)	37
Mobile Home	0
Total	266
SOURCE: U.S. Census Bureau, 2015-2019 American Community Survey	

Table 4-2 Tenure of Occupied Units City of Halstad, MN 2015-2019		
Tenure Type	Number of Units	% of Total Occupied Units
Owner Occupied	201	75.6%
Renter Occupied	65	24.4%
Total	266	100.0%
SOURCE: U.S. Census Bureau, 2015-2019 American Community Survey		

Table 4-3 Proportions of Housing Constructed 1939 or Earlier Norman County Cities & Region 1 Counties 2015-2019			
City	%	Counties	%
Shelly	58.9	Kittson	24%
Halstad	26.7	Marshall	23%
Hendrum	30.4	Norman	30%
Ada	18.4	Pennington	20%
Twin Valley	32.1	Polk	23%
		Red lake	27%
		Roseau	13%
SOURCE: U.S. Census Bureau, 2015-2019 American Community Survey			

Table 4-4 Proportion of Housing Units Constructed After 1980 Norman County and Region 1 Cities 2015-2019			
City	%	Counties	%
Shelly	13	Kittson	26%
Halstad	25	Marshall	29%
Hendrum	22	Norman	22%
Ada	15	Pennington	34%
Twin Valley	23	Polk	33%
		Red lake	31%
		Roseau	51%
SOURCE: U.S. Census Bureau, 2015-2019 American Community Survey			

Table 4-5 Dwelling Units Constructed After 1980 Norman County			
	Total Units	Built after 1980	%
Norman County	3,429	734	21.4%
Incorporated areas	2,072	429	20.7%
Unincorporated areas	1,357	305	22.5%
SOURCE: U.S. Census Bureau, 2015-2019 American Community Survey			

Table 4-6 Value of Specified Owner Occupied Housing (2006-2010) City of Halstad		
Value	Number	Percent
Less than \$50,000	47	28.31%
\$50,001 to \$100,000	69	41.57%
More than \$100,000	50	30.12%
Median Value: \$75,000		
SOURCE: U.S. Census Bureau, 2006-2010 American Community Survey		
Table 4-7 Value of Specified Owner Occupied Housing (2015-2019) City of Halstad		
Value	Number	Percent
Less than \$50,000	60	29.85%
\$50,001 to \$100,000	50	24.88%
More than \$100,000	91	45.27%
Median Value: \$86,900		
SOURCE: U.S. Census Bureau, 2015-2019 American Community Survey		

Table 4-8 Distribution of Housing Values Norman County Jurisdictions 2015-2019						
Jurisdiction	Units less than \$50,000		Units \$50,000 - \$100,000		Units more than \$100,000	
	#	%	#	%	#	%
Ada	108	21.2	188	36.9	213	41.8
Borup	12	52.2	8	34.8	3	13.0
Gary	17	14.4	59	50.0	42	35.6
Halstad	60	29.9	50	24.9	91	45.3
Hendrum	35	35.0	27	27.0	38	38.0
Perley	13	32.5	24	60.0	3	7.5
Shelly	15	31.3	21	43.8	12	25.0
Twin Valley	71	33.0	79	36.7	65	30.2
Norman County	419	18.6	697	31.0	1134	50.4
SOURCE: U.S. Census Bureau, 2015-2019 American Community Survey						

Table 4-9 Median Housing Values Norman County Jurisdictions 2015-2019	
Jurisdiction	Median Value
Ada	\$89,000
Borup	\$45,000
Gary	\$84,300
Halstad	\$86,900
Hendrum	\$76,700
Perley	\$68,800
Shelly	\$67,800
Twin Valley	\$65,000
Norman County	\$100,700
SOURCE: U.S. Census Bureau, 2015-2019 American Community Survey	

CHAPTER 5

Figure 5-3

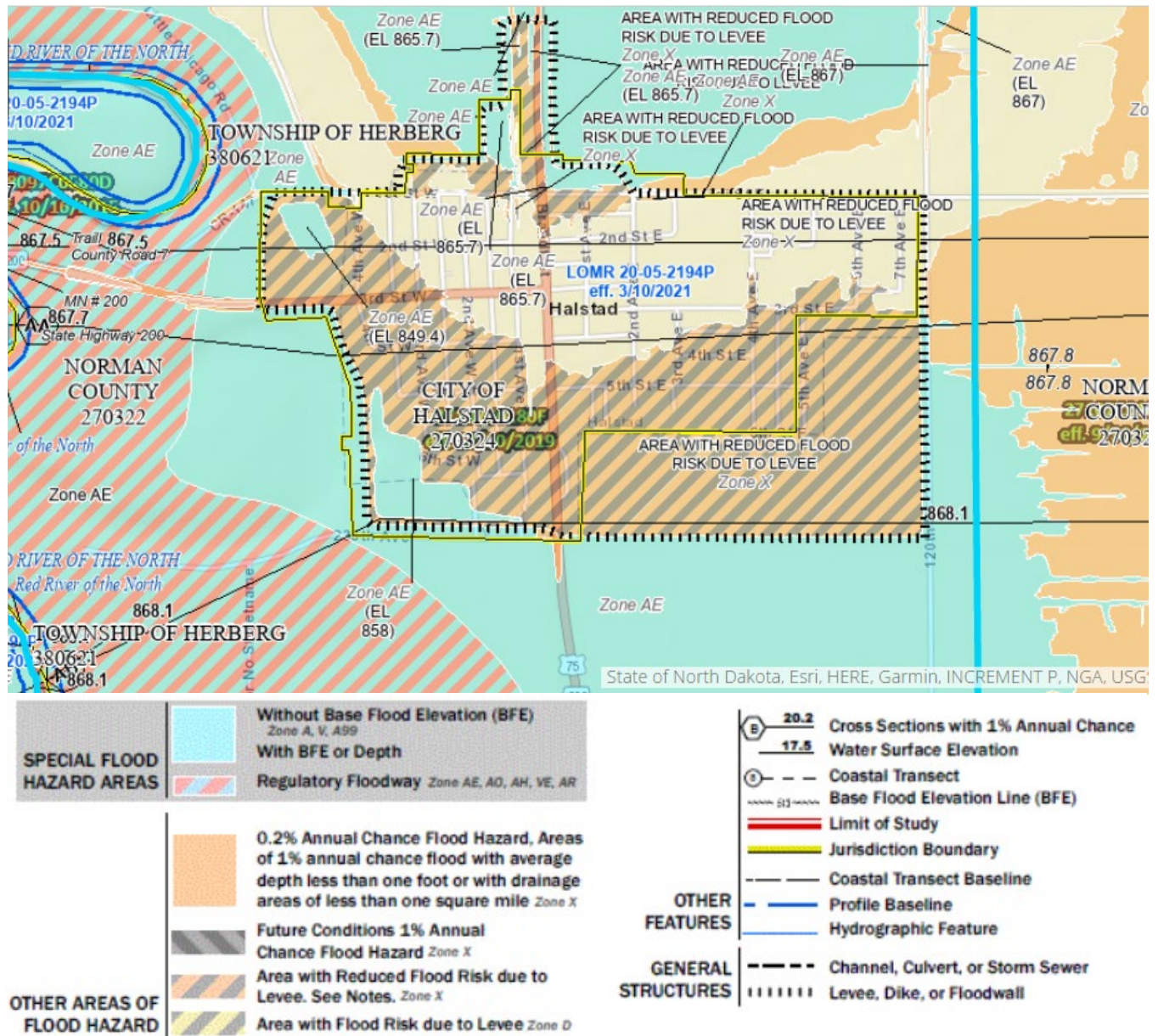
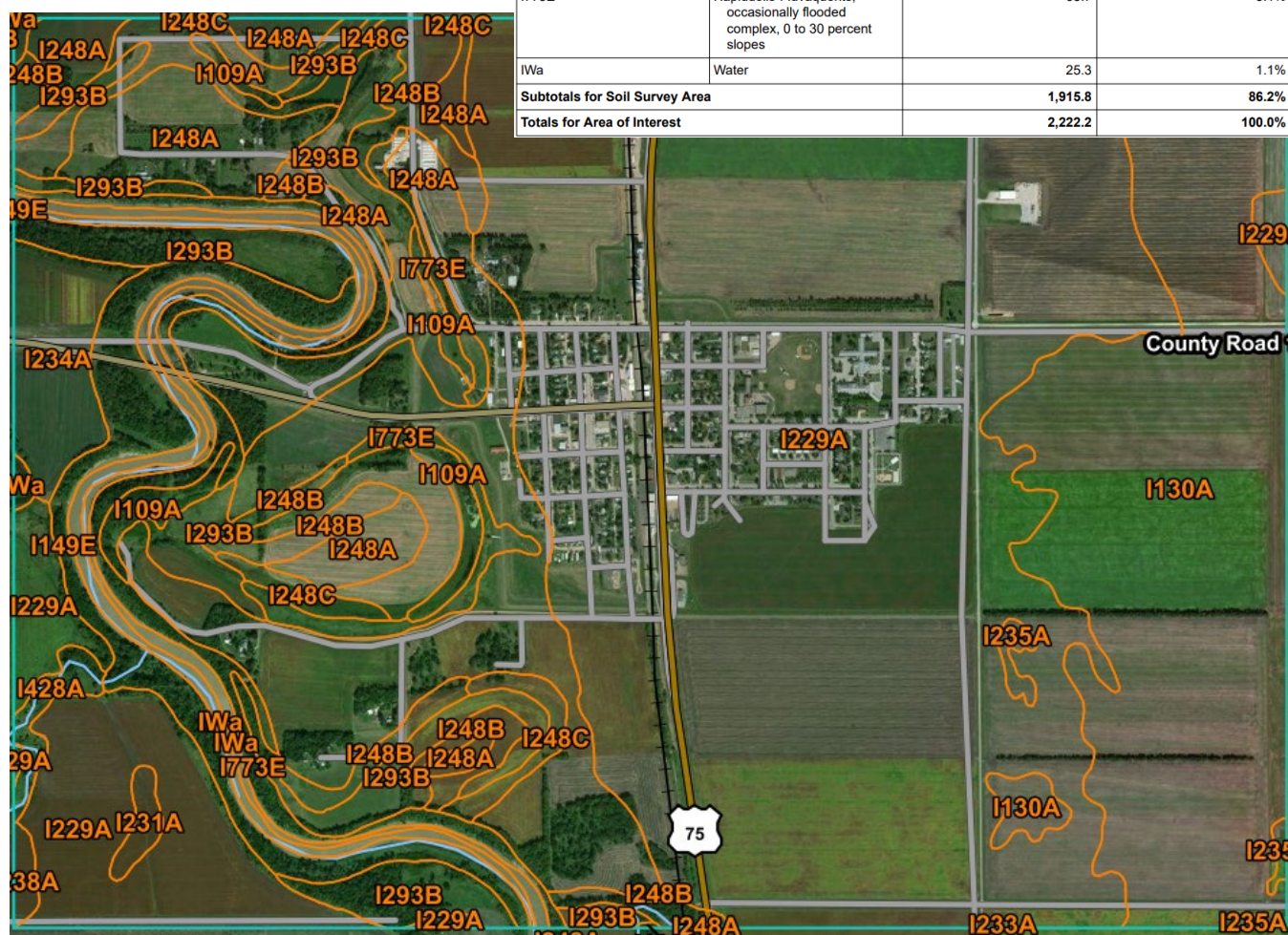


Figure 5-4
NRCS Soil Map

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
I109A	Fluvaquents, 0 to 2 percent slopes, frequently flooded	23.1	1.0%
I130A	Hegne-Fargo silty clays, 0 to 1 percent slopes	346.1	15.6%
I229A	Fargo silty clay, 0 to 1 percent slopes	947.4	42.6%
I233A	Fargo silty clay loam, 0 to 1 percent slopes	0.2	0.0%
I235A	Fargo silty clay, depression, 0 to 1 percent slopes	5.3	0.2%
I248A	Wahpeton silty clay, 0 to 2 percent slopes, occasionally flooded	265.4	11.9%
I248B	Wahpeton silty clay, 2 to 6 percent slopes, occasionally flooded	85.7	3.9%
I248C	Wahpeton silty clay, 6 to 9 percent slopes, occasionally flooded	18.5	0.8%
I293B	Cashel silty clay, 0 to 6 percent slopes, occasionally flooded	129.8	5.8%
I475B	Sinai silty clay, levees, 0 to 6 percent slopes	0.3	0.0%
I773E	Hapludolls-Fluvaquents, occasionally flooded complex, 0 to 30 percent slopes	68.7	3.1%
IWa	Water	25.3	1.1%
Subtotals for Soil Survey Area		1,915.8	86.2%
Totals for Area of Interest		2,222.2	100.0%



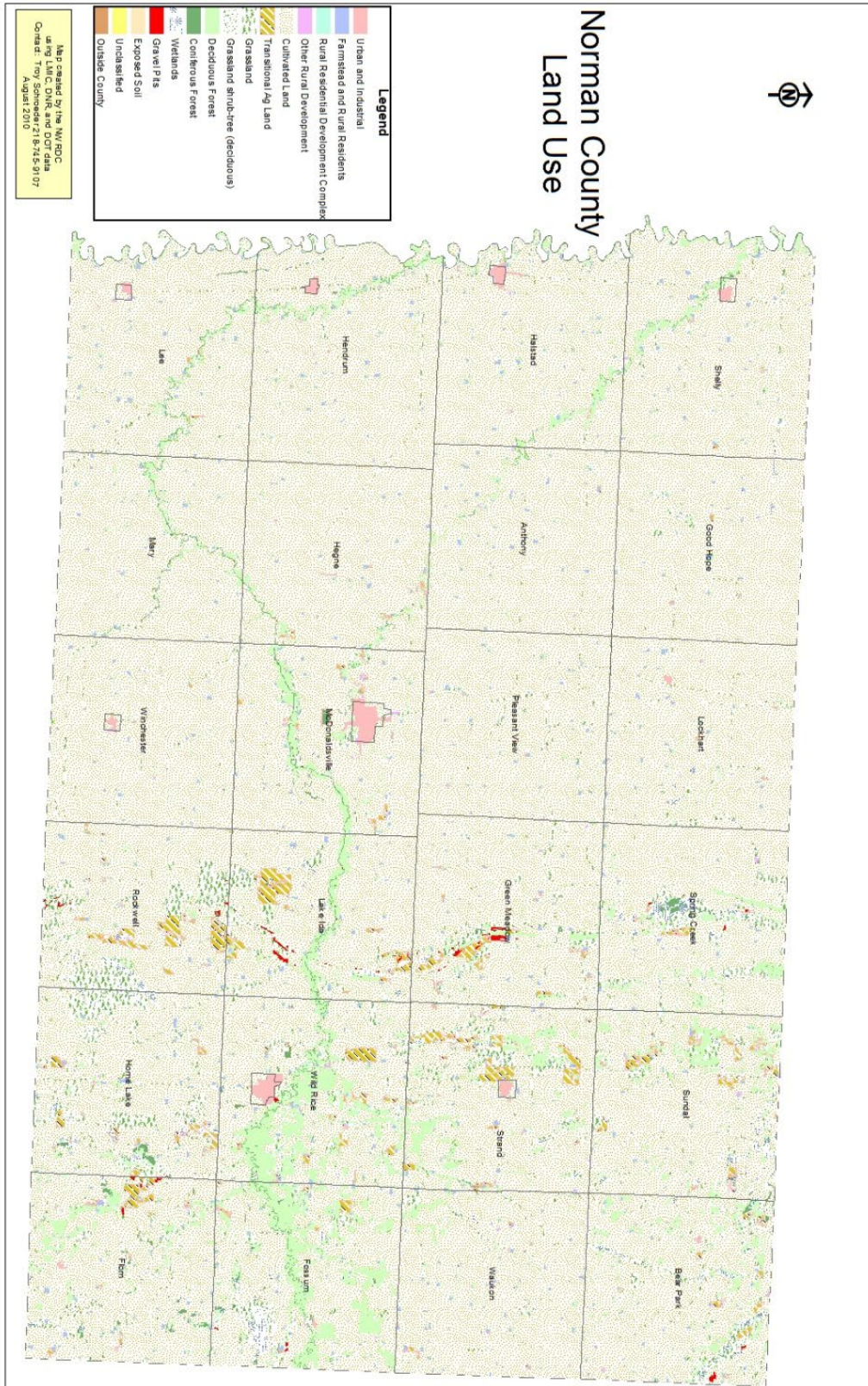


Figure 5-5