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KANABEC COUNTY RECORDER

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ARTHUR TOWNSHIP

By Rhonda A Olson

COMPREHENSIVE PLAN

~~Adopted March 2007~~

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I. INTRODUCTION

Legal Authority

The purpose of this Comprehensive Plan is to provide a means of guiding the present and future development of the Town of Arthur so as to insure a safer, more pleasant and more economical environment for property owners, residents, and public activities, and to promote the public health, safety and general welfare in accordance with authorities granted in Minnesota Statutes 462.351

Purpose of Comprehensive Plan

This Comprehensive Plan provides a means for setting forth a unified group of basic goals and policies, and general plans which will enable the Town Board and Planning Commission and the citizens to review current and future development issues and proposals against a clear picture of what has been decided as the most desirable plan for the future physical development and the future character of the Town of Arthur.

Comprehensive planning is a continuous process. As new conditions arise or the goals and policies of the Town change, the Comprehensive Plan must be revised to reflect these new conditions and changes. It is necessary to update and revise plans on an ongoing or periodic basis. The changes may or may not be crucial or dramatic, but updates allow for changing conditions to be taken into consideration. Therefore, a plan must be envisioned that will reflect and consider change when change is apparent and necessary, rather than as a strict unyielding document that locks a town into a pattern that may no longer serve its needs or be beneficial to its existing and future residents.

From a legal perspective the Comprehensive Plan serves as a basis for the official controls such as the zoning ordinance and the zoning map. It is through the zoning ordinance and other controls that the plan can be implemented. Since the comprehensive plan is intended to conceptualize a desirable arrangement of land uses, the plan and zoning map should be used together as a reference and guide when zoning and subdivision decisions are being made by the Planning Commission and Town Board.

Any amendment to the zoning ordinance and map should be related to the future land use plan within the Comprehensive Plan. Conversely, if a change of the Comprehensive Plan is made, the zoning ordinance and map should be reviewed to determine if amendments are necessary to implement the change in the plan, if conditions warrant such changes, they should be considered simultaneously in order to maintain a current, effective and legal planning program.

Elements of Comprehensive Plan

The Comprehensive Plan consists of three main sections; the Survey and Analysis, Goals and Policies, and Development Plan.

Survey and analysis: assess those factors which have and will continue to influence development. These factors will usually include the following: population, economy, physical and natural resources, land use, housing, public facilities and services and the transportation system.

Goals and Policies: represent the values and desires of the citizens of the community relative to the growth and development of the Town of Arthur. The goals and policies establish a public position to guide the decisions of the Planning Commission and Town Board.

Development Plan: a generalized future land use plan which reflects the existing conditions identified in the survey and analysis section and the goals and policies of the community. This section includes a future development plan map which geographically locates the desired future land uses and development densities within the Town and a public facilities and service plan which proposes improvements for public facilities and identifies future service areas.

II SURVEY AND ANALYSIS

Location

The Town of Arthur is located in south-central Kanabec County, and surrounds the City of Mora, which is the county seat. The Town is approximately sixty miles north of the Minneapolis-St. Paul metropolitan area and one hundred miles south and west of Duluth. The location of the Town of Arthur, Township 39, Range 24, is shown on Map 1 and its location in Kanabec County is shown on map 2.

Population Characteristics

An important factor in planning for future land uses and services is the demographics of the Town. An analysis of past population trends and the projection of future populations can provide an insight into factors which have influenced past growth and those which will impact future growth. The past and present population for the Town of Arthur is shown in Table 1.

TABLE 1

PAST AND PROJECTED POPULATION OF
TOWN OF ARTHUR AND KANABEC COUNTY

<u>YEAR</u>	<u>TOWN OF ARTHUR</u>	<u>1930 – 2004 KANABEC COUNTY</u>	<u>ARTHUR AS % OF KANABEC COUNTY</u>
1930	580	8,558	6.8
1940	643	9,651	6.7
1950	565	9,192	6.1
1960	651	9,007	7.2
1970	957	9,775	9.8
1980	1435	12,161	11.8
1990	1533	12,802	12.0
2000	1905	14,996	12.7
2004	2007*	16,056	12.5

Sources: Census Bureau, 2000

*State Demographer's Estimate

Table 1 indicates the Town of Arthur and Kanabec County had a growing population between 1930 and 1940. After 1940, the population of both declined. By 1960, the Town had regained population, while the County showed a further loss of population. From 1960 to the present, both the County and the Town populations have increased. Arthur and the County

experienced significant growth from 1970 to 1980. The growth trend continued from 1980 to 1990 and increased again from 1990 to 2000. Population estimates for 2004 show continued growth.

Table 2 shows the Town of Arthur and Kanabec County growth rates.

TABLE 2
POPULATION CHANGE (PER CENT) FOR
TOWN OF ARTHUR AND KANABEC COUNTY, 1940 – 2000

	1940-1960	1960-1970	1970-1980	1980-1990	1990-2000
Arthur	+1.2	+47.0	+49.9	+6.8	+24.3
Kanabec	-6.4	-8.5	+22.4	+5.3	+17.1

Source: Census Bureau, 2000

The population density of Arthur is greater than that of Kanabec County with 65.4 persons per square mile as compared to 28.6.

Housing Characteristics

Housing characteristics are analyzed as part of the planning process as it is a primary land use which directly relates to the population and service needs of the Township.

The following data profiles the housing characteristics in Arthur Township.

Total housing units - 729

Persons per household – 2.82

Owner occupied units – 583

Renter occupied units – 89

Total vacant units – 57

Recreational/seasonal units – 47

Mobile home/trailers – 141

Median home value (owner occupied) – \$107,700

Source: Census Bureau, 2000

Minnesota State Demographer, 2000

TABLE 3
VALUE OF SPECIFIED OWNER-OCCUPIED HOUSING UNITS
IN TOWN OF ARTHUR, KANABEC COUNTY AND CITY OF MORA

VALUE	ARTHUR	KANABEC	MORA
Less than \$50,000	17	278	68
\$50,000-\$99,999	131	1003	382
\$100,000-\$149,999	117	618	157
\$150,000-\$199,999	50	148	38
\$200,000-\$299,999	11	50	12
\$300,000-\$499,999	2	12	0
\$500,000-\$999,999	0	0	0
\$1,000,000 & more	0	2	0

Median Home Value (Kanabec) - \$90,400 (Mora) - \$73,100

Sources: Census Bureau, 2000

Minnesota State Demographer, 2000

Table 4 indicates the age of the year-round housing stock by the year built.

TABLE 4
PERCENTAGE OF YEAR-ROUND HOUSING UNITS BY YEAR BUILT
FOR TOWN OF ARTHUR, KANABEC COUNTY AND CITY OF MORA

YEAR BUILT	ARTHUR TWSP	KANABEC CTY	MORA
1990-2000	15.2	18.8	7.1
1980-1990	15.3	14.4	14.0
1940-1979	55.8	48.1	55.7
1939-earlier	13.7	18.8	23.2

Source: Census Bureau, 2000

Minnesota State Demographer, 2000

PHYSICAL ENVIRONMENT

Geography

The Township is approximately 31 square miles and has nearly level to gently sloping topography.

Soils

The soils characteristics of an area often influences the land use patterns and level of development. A soils map of Kanabec County is shown as Map 3. This map is a general map showing soil associations developed by the Soil Conservation Service. In the absence of a current county-wide soils survey, this map provides the best general information available regarding soil characteristics. The Town's soils consist of five associations. The predominant series is the Milaca-Ronneby Association, followed next by the Rosholt-Onamia Association, Omega-Nemadji Association, Greenwood-Loxley-Beseman Association and alluvial soils adjacent to rivers.

The Milaca-Ronneby Association has nearly level to gently sloping, well and some-what poorly drained soils that have dense reddish fine sandy loam subsoil.

The Rosholt-Onamia Association has nearly level to gently sloping well-drained soils that have loamy subsoil and gravelly sand substratum.

The Omega-Nemadji Association has nearly level to gently sloping, somewhat excessively drained soils and somewhat poorly drained soils that have sand subsoil.

The Greenwood-Loxley-Beseman Association, which is peat and muck soils, has physical properties conducive to flooding, low strength, poor percolation, frost action and other characteristics which make them hazardous to buildings or roads constructed upon them.

Alluvial soils are areas subject to flooding.

Shorelands

Shorelands, as defined in Minnesota Statutes, is the area 1,000 feet from the ordinary high water mark of a lake and 300 feet from the ordinary high water mark of a river. The Minnesota Shorelands Management Act determines minimum lot sizes, building setbacks, and establishes other provisions to protect the quality of the waters and adjacent lands. For this reason, the shorelands of the Township are identified as environmentally sensitive areas requiring special management. The shoreland areas in the Town are associated with the presence of Fish Lake, Devil's Lake, Snake River and Ann River. The shoreland areas are identified on the Development Plan Map which is Map 6.

Existing Land Use

The existing land uses and land cover of the Town of Arthur are important characteristics which will be considered in determining the type of future land uses and development densities that are desired. Map 4, indicates the generalized land uses and land cover by delineating areas of cultivated lands, forested lands, residential uses, water, open spaces and wetlands.

Various land uses of the Township by area are as follows:

Agricultural land – 11,562 acres Roads – 60 acres

Tilled land – 3,034 acres

Timber, pasture, wetlands – 8,558 acres

Residential Homestead and Platted Land – 9,170 acres

Source; Kanabec County ASCS Office

Table 5 lists the residential platted areas in the Township by the section in which they are located. There are 553 platted lots of which 105 are vacant and represent potential building sites. There are additional existing metes and bounds described parcels which represent potential building sites for future residential development.

TABLE 5
RESIDENTIAL PLATTED AREAS

NAME OF PLAT	SECTION	ALL LOTS	EMPTY LOTS
Highland Beach	33	41	0
Olson's Fish Lake View	27	19	0
Renstrom's Linden Shores	34	18	0
Larson's Lakeside	33	9	0
Island View	34	19	0
Strandlund Ann River Estates	26	32	1
Dalbey's Sunrise Addition	3	48	10
Jane Elizabeth Park	3	34	4

Struck's Snake River Add't	10	5	0
Linden Acres	34	27	0
Linden Woods 1 st Add't	34	23	16
Spring Brook Estates	24	23	0
Trupe's Subdivision	34	18	1
Henrietta Acres	35	26	26
River Oaks 1 st Add't	36	8	0
Rolling Oaks 1 st Add't	25	13	1
Interlachen Acres	33	6	1
Peterson's River Estates	3	10	3
Sandy Point	34	16	1
Sunset Ridge	34	20	2
Baum's Addition	26	19	1
Uting's Wildlife Estates	26	6	2
Steven's Beaver Lodge Estates	3	17	16
Linden Woods PUD	26	33	33
Shady Oaks	35	<u>8</u>	<u>8</u>
TOTAL 28		553	105

Source; Arthur Zoning Administrator

Table 6 identifies the non-residential uses occurring within the Township and the section in which they are located

TABLE 6
NON-RESIDENTIAL USES AND LOCATION WITHIN ARTHUR

<u>NAME</u>	<u>DESCRIPTION</u>	<u>SECT.</u>
Von Ro Park & Model Super Store	RV Sales	1
UPA Power Station	Sub-Station	2
Redstone Construction	Concrete Construction	2
Mora Public Storage	Household & Commercial Storage	2
Cellular One Tower	Transmitting	9
Gene's Heating & Service	Sales/Service/Installation	9
Robert Lanoue	Woodworking	10
Mike Anderson Warehouse	Warehousing	13
Rural Cellular Tower	Transmitting	15
East Central Solid Waste	Land Fill	20
Knife River	Gravel Mining	20
Quality Landscaping	Landscaping	23
Blue Wing Tower	Transmitting	23

Bohnen Auto Body	Auto Refinishing & Sales	23
Catholic Cemetary	Burial	23
Miller-Haas Gravel	Gravel Mining	29
Kenneth Olson Gravel	Gravel Mining	29
Cellular 1000 Tower	Transmitting	29
Palmer's Auto Wrecking	Salvage Yard	30
Raven Tool & Machine	Machinist	30
Bjorklund Gravel	Gravel Mining	32
Fish Lake Resort & Camping	Recreation	33
Eagle's Cove	Lot rental & Seasonal Camping	34
KBEK 95.5 FM	Radio Station	34

Table 7 indicates the amount and type of building permits issued for the last three years.

TABLE 7
BUILDING AND STRUCTURE PERMITS ISSUED IN
ARTHUR TOWNSHIP, 2004 – 2006

<u>Type of Building/Structure</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>
Site Built Homes	17	8	8
Move Ins	0	1	0
Manufactured Homes	4	4	3
Garages	23	20	16
Additions, Repairs, Etc.	6	14	18
Commercial	1	2	4
Signs, Fences	1	0	3
Decks*	6	1	2

*Some new homes have decks included in the permit

Source: Town of Arthur Building Official and Zoning Administrator

Transportation System

The transportation system of Arthur Township is shown on Map 5. This map indicates the jurisdiction of roads and road surface. There are approximately 40 miles of township roads. The Town Board currently contracts with private companies for the maintenance of the township roads; grading, snow plowing and sanding and application of dust control. Mowing of ditches is done by the Township.

Public Facilities and Services

There are no public water or sewer services maintained by the Township. The City of Mora has extended their water and sewer systems into the designated annexation district in Section 23. All other existing water and sewer systems are on-site systems.

Presently, there are no designated parks or recreational facilities provided by the Township.

The Town Hall is located at 1899 Frontage Road, adjacent to Hwy. 65 south of the City of Mora.

The Town Hall consists of a meeting room; used for Town Board meetings, Planning Commission meetings and as the voting location for elections. The Town Clerk, Town Treasurer, zoning administrator and building official have office space and storage space at the Town Hall. The Town of Arthur Recycling Center building is located next to the Town Hall. The Recycling building also has a small heated office/storage space and room for parking the Town Truck and other road equipment.

Fire Service is provided through contracts with the Mora Volunteer Fire Department and the Ogilvie Fire Department. Law enforcement is provided through the Kanabec County Sheriff's Office.

Planning and zoning services are provided through the Board of Supervisors with assistance of the Planning Commission and a zoning administrator. Building code enforcement is provided by the Town through its building official.

III GOALS AND POLICIES

The Goals and Policies section represents the values and desires of the citizens of the Town of Arthur relative to the growth and development of the community. The goals and policies establish public values to guide decisions of the Town government in managing public and private development. These policies, either singularly or combination shall serve as a basis in defining course of action, establishing development standards and guiding decisions regarding future development.

Definitions: Goals –Broad objectives that will ultimately result in the physical and social environment desired.

Policies – The means by which goals are achieved; short and long term management practices which will act to achieve the goals.

Extensive development should be discouraged in areas of the Greenwood-Loxley-Beseman Association. The Milaca-Ronneby and Omega-Nemadji associations have areas of somewhat poorly drained soils; therefore a detailed site analysis should be conducted for any development proposals within these areas.

Goals and Policies relating to the Physical Development of the Community

NATURAL ENVIRONMENT, OPEN SPACE

Goal

To preserve and protect from development unique features and environmentally sensitive areas and maintain a natural environment including surface waters, ecological systems, open space and other unique or significant natural features.

Policies

1. The area's unique, natural, scenic and historic areas should be identified, protected and developed for public use and enjoyment with the primary purpose being preservation of these resources. Development should be prohibited from areas with significant environmental or ecological vulnerability.
2. The importance of the forests, lakes, streams, wetlands, open fields and other significant natural features as contributors to the quality of life is recognized and will be appropriately managed to be preserved for future generations.
3. Slopes and areas of land susceptible to severe erosion should be maintained in a natural state. Areas of moderate erosion potential shall be managed to minimize erosion.
4. The quality and quantity of surface water and groundwater resources should be preserved by the appropriate regulation of all development activities which have the potential of impacting water resources in the area.

5. Lake and river shoreland should be managed to protect the natural, scenic and recreational quality of the waters.
6. Preserve natural drainage systems, wetlands and groundwater recharge areas, and mitigate the impact of developmental activities on the infiltration and runoff of water, storm water storage and plant and animal habitat.
7. Encourage the retention of trees and vegetation during development and replanting where removal is unavoidable.

GENERAL DEVELOPMENT

Goal

The development of the community shall occur in a planned, orderly manner and of a design which maintains and complements the natural and rural character of the area, and which results in a development pattern that is safe, convenient, compatible and efficient to service.

Policies

1. Prohibit development in those areas which are unsuitable or hazardous for residential and or commercial uses due to topography, geology, soils, wetlands, flooding or other natural conditions.
2. Restrict development that would have an adverse impact on wetland functions such as; storm water storage, natural drainage systems, nutrient removal, plant and animal habitat and groundwater recharge areas.
3. Development should be encouraged in the areas that have the potential of being served with an appropriate range of public services. Development plans should be coordinated with service plans so as to stage development in accordance with the ability of the Town to provide services in a cost- effective manner.
4. Land use areas should be delineated and development guided to the appropriate area in order to ensure desirable land use patterns and minimize land use conflicts.
5. The direct and indirect fiscal impact of growth and land development activities on the Town, County and School District should be reviewed and considered when establishing development guidelines and reviewing development guidelines and reviewing development proposals to insure that new developments pay their fair share for public services and do not place a fiscal burden on the general public.
6. Encourage the development or infilling of vacant existing lots within areas designated to become urban before encouraging the development of new areas.
7. Enact land development guidelines which accommodate increased densities through re-subdivision when public or community services are provided to the area.
8. Agricultural uses should be accommodated and not inhibited by non-agricultural uses and development except for those areas designated for commercial urban development.
9. The open storage or accumulation of materials, equipment or vehicles shall be limited to prevent nuisances, to prevent a depreciative effect on adjacent properties, or to not threaten the health, safety and welfare of the public.

RESIDENTIAL DEVELOPMENT

Goal

To provide for residential lots and developments that are well serviced, safe, of a high quality living environment and which offer a range of lifestyles to meet the needs and desires of the community population.

Policies

1. A range of residential opportunities shall be provided for including; farmsteads, dispersed rural residential lots, clustered rural neighborhoods and more urbanized areas near lakes, rivers and the City of Mora.
2. Rural residences shall be allowed in the non-urban areas of the Town, however agricultural uses shall be considered the primary use within those areas and residents shall accept those uses and practices as part of the rural environment. Residential neighborhoods shall include only land uses which are compatible with residences.
3. Residential neighborhoods shall be served by local streets only, with collector and arterial streets located at the periphery of neighborhoods.
4. Residential areas shall be designed with consideration for architectural and site design quality and provide for a variety of house design and exterior appearances.
5. Residential areas shall be adequately served by streets, open space and recreational facilities, and when feasible, public or community facilities.
6. Dwellings standards shall be established to increase the quality of housing stock and provide compatibility in structure design and appearance.
7. Home occupations in residences shall be regulated as to not detract from the residential use and residential neighborhood.

COMMERCIAL DEVELOPMENT

Goal

To maintain attractive, functional and economically viable areas to service local needs and those of the tourist and traveling public.

Policies

1. A general business area shall be identified adjacent to State Trunk Highways to accommodate commercial uses. This area shall be limited to reflect the existing pattern of business land uses and realistic future land needs as to not promote uncontrolled strip commercial development.
2. Business areas shall be located as to have convenient and safe highway access with adequate parking.
3. A retail and service area shall be designated to further encourage these uses adjacent to State Trunk Highways where such commercial development presently exists.

4. Advertising signage shall be regulated to avoid the uncontrolled proliferation of signs and sizes shall be regulated to avoid a competing and cluttered appearance.

INDUSTRIAL DEVELOPMENT

Goal

To accommodate industrial development in an appropriate area with access to a suitable road.

Policies

1. An area to accommodate industrial uses shall be identified adjacent to State Trunk Highway 65 and north of the city of Mora.
2. Industrial design and performance standards shall be enacted to ensure that industrial developments complement the community and do not adversely impact nearby properties.

PUBLIC SERVICES, FACILITIES

Goal

To provide for an appropriate level of services and facilities consistent with the existing land use characteristics and land use goals and policies for the area, and to protect the integrity of the existing services and facilities by appropriate land uses, land use patterns and development densities.

Policies

Public Water and Sewer Services

1. The Town of Arthur shall continue to investigate alternative means of providing public services to intensively developed areas and areas of potential intensive development consistent with the plans of the Town. Such alternative means may include establishing a sewer service district or contracting for services with the City of Mora.
2. Existing and future development shall be encouraged to be serviced by public or community water and sewer systems when such services are, or can be, reasonably made available.

Transportation System

3. The investment and mobility of the existing transportation system should be protected by instituting appropriate land use, density, building setback, frontage and backage road requirements and access controls as to not exceed the capacity or reduce the function or safety of the system.

4. The Town of Arthur shall endeavor to cooperate with the Minnesota Department of Transportation, Kanabec County and adjacent townships to plan for reasonable future road connections and transportation systems.

Park and Recreation Facilities

5. Encourage a range of recreation activities in accordance with community needs.
6. Require appropriate fees and/or land dedication in conjunction with development to ensure facilities and operating funds are adequate to meet additional service demands of new development.

Police and Fire Protection

7. Development plans should be designed to afford the maximum amount of safety possible in terms of visibility and lighting for security, building construction, space between structures, removal of vacant, unsecured or hazardous buildings, and access to the water supply for fire protection.

INTERGOVERNMENTAL COOPERATION, COORDINATION OF PLANS

Goal

To have intergovernmental cooperation and coordination in the development and implementation of individual jurisdictional plans within the Arthur Township geographic area.

Policies

1. Development adjacent to the Mora Municipal Airport shall be controlled as to minimize land use conflict with airport operations or facility plans.
2. Development adjacent to Mora Industrial Park shall be regulated as to minimize land use conflict with the future expansion of industrial uses in this area.
3. Periodic meetings should be held with groups and agencies within Kanabec County, the City of Mora, adjacent Townships, East Central Solid Waste Commission and/or Mora and Ogilvie school districts to review and discuss planning, development, the transportation system and service issues of common interest.

IV. DEVELOPMENT PLAN

The Development Plan represents the future land use patterns and development densities desired by Arthur Township. The recommendations of the plan are based on the issues and factors discussed in the Survey and Analysis section and the Township's desires and values stated in the Goals and Policy section.

The Development Plan identifies six development areas as shown on the Development Plan Map. These areas are the Agricultural-Residential Area, Rural-Residential Area, General Business Area, Retail and Service Business Area, Agricultural-Transition Area and the Shorelands Area.

DESCRIPTION OF PLANNING AREAS

Agriculture-Residential Area

Description of the area – This area represents the majority of the land area of the Town of Arthur, consisting of that area which is beyond the areas of close proximity to the City of Mora and not including shorelands. The area is predominantly rural in character with open spaces, wetlands, forests and agricultural lands and farmsteads. There are scattered non-farm residences and some platted residential developments in this area. ~~Land ownership patterns are of parcel sizes of usually ten or more acres.~~

A rural level of services is provided in this area. Development is serviced by individual water and sanitary sewer systems. The transportation system consists of rural roads of which many are unpaved.

Proposed Development Area – This area is to remain rural in character. The primary land uses shall be agricultural and open space uses. A limited amount of nonfarm residential development shall be allowed and such development shall occur in acceptance of pre-existing and traditional rural land uses and service levels. Residential development shall be allowed on established lot sizes large enough to accommodate on-site services and buildings with large yards, while not requiring an excessive amount of land. Residential development may be clustered in accordance with an established desired density of the area, however, large residential developments consisting of many contiguous lots shall not be allowed in this area.

No increase in services is proposed for this area. The existing transportation system shall be maintained as needed with minimal improvements. Water and sanitary sewer services will continue to be private and usually individual systems, community wells and sewer systems will be considered on a case by case basis.

Rural Residential Area

Description of the Area – This area is designated around the corporate limits of the City of Mora and the more densely developed shoreland area around Fish Lake, and adjacent to Trunk Highway 65 and the Snake River, south of Mora. The area is characterized by smaller land parcels and non-farm residences. Agricultural uses are not as extensive as in the more rural portion of the Township.

Proposed Development of Area - The area is proposed to become more suburban in character. The predominant land use shall be nonfarm residential. Residential development shall occur at densities as determined by the water and sanitary sewer services. If public services exist, those areas which can be served immediately by public services can be developed at an urban density. Those areas not able to be served immediately shall be at a density which can be serviced by private systems.

When it is not feasible to connect development to centralized services, but may be feasible in the future when services have been extended, the development shall be planned and designed in a manner that can be efficiently connected to public water and sanitary sewer services when available.

General Business Area

Description of the Area - This area is adjacent to Trunk Highway 65, north of the City of Mora to County Road 70. The area is partially developed with residential, commercial and industrial uses.

A rural level of services is provided to this area. Sanitary sewer and water service is provided by private, individual systems. The transportation access is provided by Trunk Highway 65.

Proposed Development of Area – The area is proposed to be developed as a business district which includes commercial and light industrial development. Developments shall meet aesthetic performance standards for exterior uses in order to maintain a high standard of appearance.

Development must rely on individual on-site services at this time. Due to the location of this area and the proposed development, public water and sanitary sewer services should be extended to service the development, if existing and feasible. When it is not immediately feasible to connect development to public services, but may be feasible in the future when services have been extended, the development shall be planned and designed in such a manner that it can be efficiently connected.

The internal transportation system serving the area should be improved and be of a design to accommodate the increased traffic generated by future development of the area. Common access and service roads shall be planned for and required when feasible.

Retail and Service Business Area

Description of area - This area is adjacent to Trunk Highway 65 south of the City of Mora, extending to County Road 14. The area is partially developed with residential, commercial and industrial uses. The most recent development has been retail and service uses.

A rural level of services is provided to most of this area. The City of Mora provides sanitary sewer and water service to the designated area of Section 23 being annexed. Sanitary sewer and water service is provided by private individual systems in the remainder of this area. The transportation access is provided by Trunk Highway 65.

Proposed Development of Area – The area is proposed to be developed as a retail and service business district. Developments shall meet aesthetic performance standards for exterior uses in order to maintain a high standard of appearance.

Development must rely on individual on-site services at this time. When it is not immediately feasible to connect development to public services, but may be feasible in the future when services have been extended, the development shall be planned and designed in such a manner that it can be efficiently connected.

The internal transportation system serving the area should be improved and be of a design to accommodate the increased traffic generated by future development of the area. Common access and service roads shall be planned for and required when feasible.

Pedestrian accessibility shall be planned for and required when feasible.

Shoreland Area

Description of the area – This area coincides with the shore land designated by the Shorelands Management Act (1000 feet from lakes, 300 feet from rivers) This area is largely developed with permanent and seasonal residences. Most of the riparian land is fully developed and the nonriparian land is partially developed around Fish Lake and Devil's Lake, resulting in a suburban character. The Snake River and Ann River shorelands are less developed. A rural level of services is presently provided to this area. Development is serviced by private, individual sanitary sewer and water systems.

Proposed Development of the Area – The area is proposed to be developed with residential uses as the predominant use. All development shall meet shoreland development standards and densities. The intensely developed areas should be considered for the extension of public or central services.

Agricultural-Transition Area

Description of the area – This area is adjacent to the Mora Municipal Airport, Mora Industrial Park and the General Business Area. The area is predominantly rural in character with agricultural lands and few residences. Land ownership patterns are generally of large parcel sizes of thirty or more acres.

A rural level of services is provided in this area. Development is serviced by individual water and sanitary sewer systems. The area is bordered by roads but has no internal roads.

Proposed Development of the Area – This area is to remain rural in character for the near term. The primary land uses shall be agricultural and open space uses. A limited amount of nonfarm residential development shall be allowed as to not result in a pattern which will impede the future transition of this area to industrial use as an extension of the existing industrial park, or result in land use or development patterns which are in conflict with the operation or future facilities of the airport.

No increase in services is proposed for this area at this time. Water and sanitary sewer services will continue to be private individual systems. The transitioning of use to industrial should occur in an orderly outward manner from existing development and services. The existing transportation system bordering the area shall be maintained and improved as needed.

**Arthur Township
Kanabec County, Minnesota**

Ordinance No. 10-0412-01

**AN ORDINANCE ADOPTING A
COMPREHENSIVE PLAN
FOR THE TOWNSHIP**

The Board of Supervisors of the Town of Arthur ordains:

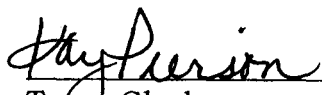
SECTION I. **Comprehensive Plan Adopted.** The attached Comprehensive Plan is hereby adopted.

SECTION II. **Availability.** This Comprehensive Plan established hereby shall be placed on file and available for public inspection at the Town Hall.

SECTION III. **Effective Date.** This Comprehensive Plan is effective upon the date approved and signed by the Town Board of Supervisors.

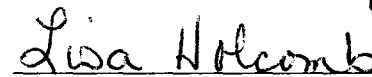
Adopted this 12 day of April, 2010.

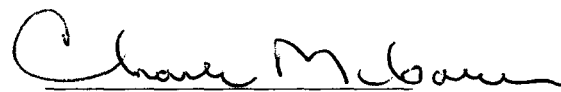
ATTEST:


Town Clerk

BY THE TOWN BOARD


Town Chairperson


Supervisor


Supervisor