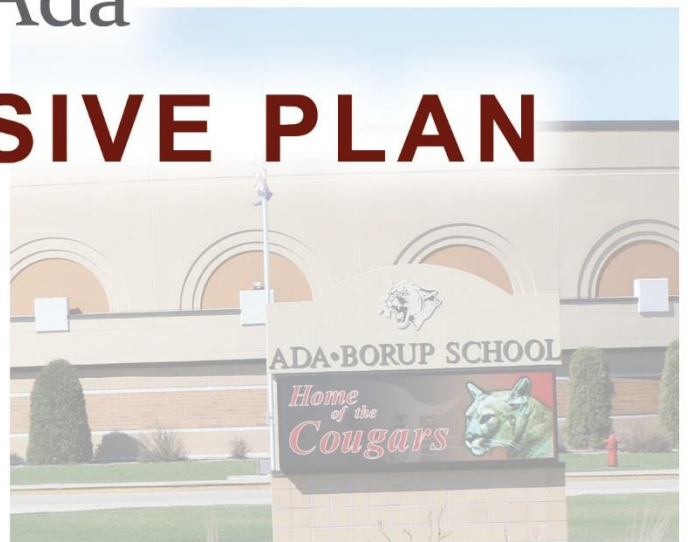


City of Ada

COMPREHENSIVE PLAN



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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 Ada’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 Ada'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 Ada 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 220 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 2015 and early 2016. The data and input provided through these meetings gave a better understanding of community values and priorities.

"Ada is a good community and we need to keep working to improve it!" – Ada 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. 2010 Census data was generally employed to give a comprehensive view of conditions and trends within the community. In an effort to bring the most recent data into portions of the analysis, American Community Survey (ACS) data was used. 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 Ada.

Ada is a small agricultural-based community of about 1,700 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 Highways of #9 and #200, Ada is approximately 60 miles southeast of Grand Forks, ND, 45 miles northeast of Fargo, ND, and 250 miles northwest of the St. Paul/Minneapolis metropolitan area. See the map below for the location of Ada in a regional context.

Norman County is bordered by Becker, Clay, Mahnomen, and Polk Counties. 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 Ada from the south of town

BACKGROUND—CITY OF ADA

Ada Minnesota, is located in McDonaldsville Township in Norman County. Founded in 1876 and incorporated as a village in 1881, Ada was named in honor of a young daughter of William H. Fisher of St. Paul, an attorney and superintendent of the St. Paul and Pacific Railroad, the rail line being constructed through Ada at the time. The community was platted as a railroad town and served as a hub for transporting wheat from the Red River Valley to market. In 1881, Ada became the seat for Norman County. From 1876 through 1910, the community grew rapidly after its initial settlement and became a charter city in 1908.

The community is surrounded by world-class fertile farmland and dominated by relatively flat topography that makes up much of ancient glacial Lake Agassiz. Ada lies in an intensively

drained area that includes nearby Marsh and Wild Rice Rivers. Agriculture and agribusiness have been the mainstays of Ada throughout its history. The Ada area has excellent crop yields with principal crops being wheat, soybeans, and sugar beets. Corn, 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 Ada vicinity did not begin to have any large number of settlers until about 1876. From then until about 1900, the area grew quickly due to the availability of the deep black earth suitable for growing crops and rail access to markets. Lumber was also prevalent in the eastern side of the county. Ada 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 Ada 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 Ada'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.

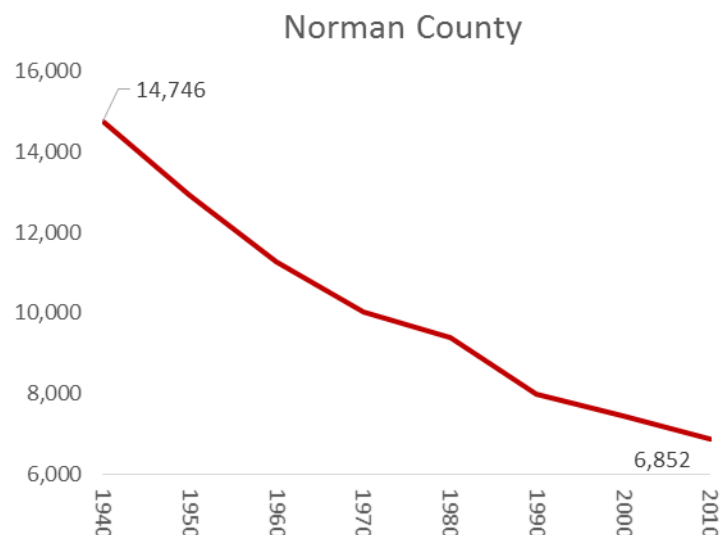
Although this plan focuses upon development in the City of Ada, the importance of population growth and composition on a regional level must not be overlooked. For the purposes of this document, "regional" will be defined as the City's trade area, which will include Norman County and its member jurisdictions.

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.

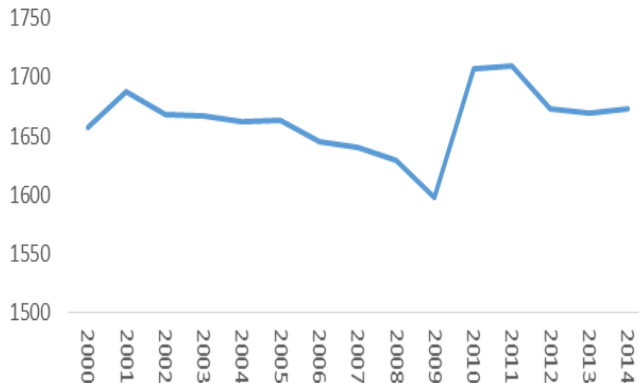
POPULATION TRENDS/CHANGE

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.

From 2000 - 2010, Ada was one of only two of Norman County's communities (Ada and Borup) witnessed a growth in population.



Ada Population



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 275 people from 2000-2010 (Appendix 2-3).

MIGRATION

One of the essential and most difficult to document components of a population analysis is a jurisdiction's 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.

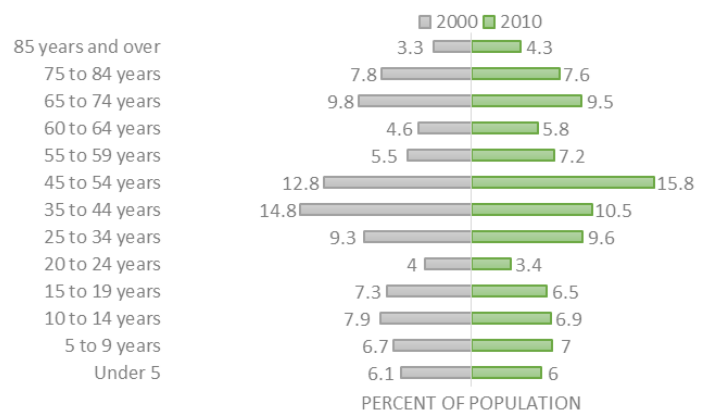
Norman County, like many rural counties, experienced a trend of out-migration in the last decade. As was previously stated Norman County's population between 2000-2010 declined by 7.9%. During this period of time the county lost 315 residents due to out-migration. The loss attributable to out-migration accounts for 53% of the population loss during this ten year period (Appendix 2-3).

During the same period (2000 - 2010) all but one of the Region 1 counties also experienced outmigration (Polk County being the lone exception with a slight gain of 43 persons). 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 2000 and 2010.

Norman County Population Distribution



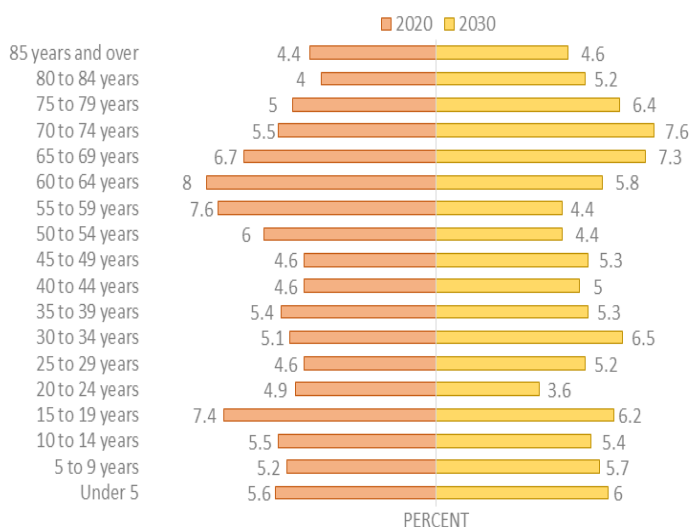
When comparing the age breakdown for 2000 and 2010, 35-55 year olds and 65-85 year olds continue to make up a greater portion of the population than other age cohorts.

The Minnesota State Demographers Office projects that Norman County's population will increase to 7,259 by 2030, an increase of five percent from 2010. This growth will most likely occur in or near communities which provide employment opportunities and basic services.

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 2020 and 2030. These projections indicate approximately 31% of Norman County's population will reach retirement age by 2030 with various gains and losses in the other age groups.

Norman County Population Distribution Projection



POPULATION TRENDS/PROJECTIONS - CITY OF ADA

This section establishes projections for future population growth in the City of Ada.

Specifically, an effort is made to determine the approximate size of Ada's population in 2020 and 2030, 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 Ada. 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 ADA

The purpose of this section is to measure and define the growth trends which have affected the City of Ada 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 Ada's population in 2030, the table calculates what percentage of the total County population is represented by the City of Ada from 1990-2010. Three sets of figures were utilized in forecasting the City of Ada's year 2020 and 2030 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 Ada will make up 24.91% of the county's population which represents the highest city/county population ratio between 1990 and 2010 (Table 2-6). The City of Ada's 24.91% share of the projected

2020 and 2030 Norman County populations is 1766 and 1808 persons respectively (Table 2-

7). Projection B assumes that the population of the City of Ada will make up 22.27% of the county's population which represents the lowest city / county population ratio between 1990 and 2010 (Table 2-6). The City of Ada's 22.27% share of the projected 2020 and 2030 Norman County populations is 1579 and 1616 persons respectively (Table 2-7). Projection C assumes that the population of the City of Ada will make up 23% of the county's population which represents the average city/county population percentage between 1990 and 2010 (Table 2-6). The City of Ada's 23% share of the projected 2020 and 2030 Norman County populations is 1630 and 1669 persons respectively (Table 2-7).

“This is a wonderful place to raise your children.” – Ada Resident

Table 2-6 Population Comparison Norman County/Ada, Minnesota 1990-2010			
Year	Norman County	City of Ada	City of Ada Population as % of Norman County Population
1990	7,975	1,708	24.42%
2000	7,442	1,657	22.27%
2010	6,852	1,707	24.91%
Source: U.S. Census of Population 1990, 2000, 2010			

**Table 2-7
Population Projection
City of Ada, Minnesota
2020 & 2030**

	City of Ada Population as % of Norman County Population	Projected Norman County Population 2020	Projected Norman County Population 2030	Projected Ada Population 2020	Projected Ada Population 2030
Projection A	24.91%	7,091	7,259	1766	1808
Projection B	22.27%	7,091	7,259	1579	1616
Projection C	23%	7,091	7,259	1630	1669

It is probable that the 2030 population will be closer to Projection A than Projection B since Ada has been one of two growing communities in Norman County. However, it must be remembered that these figures are only estimates which are based upon past trends. For planning purposes, a year 2030 population of approximately 1808 people is a workable figure.

Projection C is an average of Projection A and Projection B.

It should be emphasized that the future population growth of the City of Ada is dependent upon the number of jobs it can provide to support its citizens and the number of jobs created within reasonable commuting distance. Ada is located in close proximity to Fargo/Moorhead, Crookston, Grand Forks and Detroit Lakes 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 Ada as well as the overall economic setting which exists in Norman County.

INCOME - ADA

The 2009-2013 American Community Survey 5 Year Estimates indicate that the median household income in Ada was \$34,668 while the average household income was \$52,751. The per capita income was \$23,432. Approximately 34% of Ada's households have incomes of less than \$25,000 and over 26% have incomes in excess of \$75,000 as can be seen in appendix tables 3-1 and 3-2.

EMPLOYMENT - ADA

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 750 persons in the labor force in Ada of which 690 are employed and 60 are unemployed. The unemployment rate in Ada is 8.0% (Appendix 3-3).

Table 3-4 Employment Population 16 Years and Over City of Ada, Minnesota 2013		
INDUSTRY	Number	%
Civilian employed population 16 years and over	690	
Agriculture, forestry, fishing and hunting, and mining	46	6.7%
Construction	26	3.8%
Manufacturing	8	1.2%
Wholesale trade	23	3.3%
Retail trade	91	13.2%
Transportation and warehousing, and utilities	56	8.1%
Information	22	3.2%
Finance and insurance, and real estate and rental and leasing	35	5.1%
Professional, scientific, and management, and administrative and waste management services	11	1.6%
Educational services, and health care and social assistance	234	33.9%
Arts, entertainment, and recreation, and accommodation and food services	31	4.5%
Other services, except public administration	42	6.1%
Public administration	65	9.4%
Source: 2009-2013 American Community Survey 5 – Year Estimates		

Table 3-4 provides a breakdown of employment by industry in Ada. The largest employment sector in the City is the Educational services, and health care and social assistance at approximately 33.9% of the population.

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 3,100 people.

“I would like to see Ada as a regional center of commerce that’s drawn people to work and live here as Ada continues to thrive.” – Ada Resident

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 2013, the unemployment rate in Norman County was 5.7%, the same as the regional rate (5.7%) and about 1.1 percentage points above State of Minnesota’s rate (4.6%). 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 2003.

ECONOMIC SECTORS

The present day major economic sectors in Norman County ranked by the percentage of employment provided include the agricultural

sector (19.7%), the government sector (13.6%) and the healthcare and social assistance sector (11.6%). Appendix 3-7 provides more information on employment by sector in Norman County since 2009.

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 19.7% of Norman County’s employment.

In 2012, agriculture generated over \$289 million in revenues in Norman County. Of the counties in Region 1, only Polk and Marshall County agricultural related revenues (\$612 million and \$338million, respectively) exceeds 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 since 2006, but still employs 13.6% of the employed labor force in Norman County. Within the governmental sector, state and local government provides for provides for 87.9% of the employment.

RETAIL SECTOR

In 2013, Norman County had in excess of \$29 million in gross retail sales (Appendix 3-8). Retail sales accounted for 17% of gross non-farm sales and the retail industry made up 8.6% of the employed workforce

CHAPTER 4

HOUSING CHARACTERISTICS AND NEEDS

The City of Ada 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 its 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 Ada including housing type, tenure and occupancy, condition, age, and value.

HOUSING TYPE

In 2000, single family housing units made up over 80% of the City of Ada's housing stock, while multi-family units and mobile homes made up the balance. There were 835 units in the City at that time. In 2010, little had changed: the population of the community had decreased (by 7.9%), and the number of dwelling units increased to 837 dwelling units distributed as follows: 645 single family units, 133 multi-family units, 18 manufactured homes, and 23 unknown (Appendix 4-1).

TENURE/OCCUPANCY

In 2013, 70.2% (492) of the occupied housing units in Ada are owner occupied, and 29.8% (209) are rented. According to the 2009-2013 American Community Survey, there were 701 (86%) occupied housing units and 114 (14%) unoccupied units. (Appendix 4-2)



AGE OF HOUSING

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

City	%	Counties	%
Ada	21.3	Kittson	26.9
Borup	63.2	Marshall	27.8
Gary	30.7	Norman	32.6
Halstad	27.5	Pennington	21.8
Hendrum	34.5	Polk	24.9
Perley	58.5	Red lake	30.8
Shelly	54.5	Roseau	13.6
Twin Valley	24.1		

SOURCE: U.S. Census Bureau, 2009-2013 American Community Survey

Table 4-3, shows the proportions of pre-1940 housing in Norman County cities as revealed by the 2009-2013 American Community Survey.

On a countywide basis the proportion of pre-1940's housing is 32.6%. 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 1980-2013 in the unincorporated areas of Norman County (304 units, 39.3%) was exceeded by the number and percentage of those constructed in the incorporated areas (470 units, 60.7%).

VALUE OF HOUSING

The age and condition of a jurisdictions housing stock are reflected in the value of its housing. Tables 4-6 and 4-7 indicate the distribution of housing values in Ada in 2000 and 2010 as indicated by the census. There has been a large increase (45%) in housing values in Ada since 2000. The median value of a dwelling unit in 2013 was \$74,100, as compared to \$51,100 in 2000. In 2000, approximately 48% of Ada's dwellings were

valued at less than \$50,000, as compared to approximately 32.1% being valued at less than \$50,000 in 2013. Similarly, 8.9% of dwellings were valued at more than \$100,000 in 2000 while by 2013 dwellings (24.2%) were valued at more than \$100,000 (Appendix 4-6 and 4-7).

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.

Table 4-8 provides summary information on the distribution of housing values in Ada and among the incorporated and unincorporated areas of the county in 2013.

Jurisdiction	# / % Units less than \$50,000	# / % Units \$50,000 - \$100,000	# / % Units more than \$100,000	Median Value
Ada	158/32.1%	215/43.7%	119/24.2%	74,100
Borup	16/36.4%	21/47.7%	7/16.0%	58,600
Gary	27/35.5%	33/43.4%	16/21.1%	62,200
Halstad	34/22.4%	59/38.8%	59/38.8%	86,900
Hendrum	22/26.2%	36/42.9%	26/31.0%	75,600
Perley	20/40.8%	19/38.8%	10/20.4%	67,500
Shelly	43/56.6%	29/38.2%	4/5.2%	44,400
Twin Valley	99/43.0%	98/42.6%	33/14.3%	57,300
Norman County	582/26.3%	756/34.1%	877/39.6%	84,000

SOURCE: U.S. Census Bureau, 2009-2013 American Community Survey

In Ada the principal concentration of housing lies in the \$50,000-\$100,000 category. 43.7% of the city's housing stock lies in this category. The median value of housing in the city, as previously noted, was \$74,100. Table 4-9 indicates that only two of Norman County's cities (Halstad and Hendrum) exhibited a median housing value which exceeds that of the City of Ada.

HOUSING CONDITIONS

According to the 2013 American Community Survey, 19.8% of Ada'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 Ada'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 2013 American Community Survey indicates there were thirteen overcrowded units in Ada and it indicated that there were up to eight units which lacked complete plumbing.

SUMMARY OF HOUSING NEEDS

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

- Ada's housing stock is comparatively newer than the housing stock in other communities in Norman County.
- Similarly, the housing values are comparatively higher.
- 2013 American Community Survey data reflects 14% 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.
- There is evidence of substandard housing conditions in the community.
- Value Gap and Affordability Gap concerns are barriers to the development of new housing.
- Substantial infrastructure costs would likely be associated with the development of new housing.

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 Ada has served as a retail and service center for much of Norman County. The City is also the county seat of Norman County. Over the past several decades, Ada has experienced several floods, both overland and in the riverine systems. Ada has experienced some marked changes in the years following the 1997 and 2002 floods. The opportunity to make Ada 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 Ada 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 Ada's neighborhoods.
- Provide new housing opportunities.
- Strengthen commercial opportunities.
- Expand the employment base.
- 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 Ada'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 Ada 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 evaluation of the two mile extra territorial jurisdiction surrounding the city. *Map 5-2 Extra Territorial Jurisdiction Land Use* identifies existing land use in the 2 mile extra territorial zone. It is anticipated that some new development within the planning period will likely take place in the extra territorial zone.

A third 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 ADA

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

- 41.84% of the developed land is consumed by single-family 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 Ada.
- Retail uses account for almost 5.31% of the developed acreage.
- There are approximately 1.18 acres of parks and open space for every 100 people in the City. The National Recreation Associations recommended park acreage is one acre per 100 persons. Ada is therefore within the recognized standard for park and open space allocation.
- There are .363 acres of land used for retail/commercial development per every 100 people in Ada. An average retail ratio is 0.5 acres per 100 persons. A higher ratio, between 0.6 to one acres per 100 persons, is usually indicative of a city that provides a regional marketplace.

Table 5-1
Existing land use-acreages & percentages
City of Ada, Minnesota

<i>Land Use Category</i>		<i>Acreage</i>	<i>Percent of Total Acreage</i>
Residential	Single Family	368.43	41.84%
	Multiple Family	26.16	2.97%
Public/Semi-Public	Parks & Open Space	86.97	9.87%
	Public/Institutional	142.27	16.2%
Non-Residential	Retail/Commercial	46.77	5.31%
	Industrial	90.46	10.3%
Right-of-Way		119.4	13.51%
Total Acreage within City Limits		880.46	100%

Table 5-1 contains information on the various types of land use and how they are currently developed in Ada by number of acres and percentage of acres.

AGRICULTURAL LAND USE

Agriculture continues to be the predominant use in the extra territorial jurisdiction (ETJ) except for commercial development in the State Highway corridors.

NEIGHBORHOODS/ RESIDENTIAL LAND USE

Residential development accounts for over 44% 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 the flood events of 1997 and 2002, a number of older dilapidated residential properties were removed and others were rehabilitated.

COMMERCIAL LAND USE

Commercial land use make up approximately 5.3% of the land in the town. There are two large and distinct commercial land use areas approximately eight blocks in length on either side of the abandoned Minnesota Northern Rail corridor, bounded by 7th St. on the north and Bosworth Park on the south. The downtown area is divided roughly in half by the Minnesota Northern Rail right of way, which contains industrial/commercial type development. Other less intensively developed commercial land uses exist in the SW Industrial Park and in pockets

along State Highway 200 on both the east and west sides of town. Other Commercial uses are intermingled with residential land uses within the community

Commercial uses within the ETJ are generally very limited except for along the Highway 9 and Highway 200 corridors immediately outside the city boundaries. Ag service, electrical, and farm implement dealers are populating the west 200 corridor. On the east 200 corridor there is a flower shop, a drive-in restaurant, a seed and fertilizer company, commercial storage, auto repair shop, and a lumber yard. The downtown area remains the commercial hub of the town and is still vibrant today. The downtown area has made significant improvements since the early 1990's at which time a number of run down and vacant commercial properties existed. Service-oriented shops and businesses located in the downtown include office supply, attorneys, auto parts and repair, insurance agents, restaurants, grocery store, general store, banks, theater, radio station and pharmacy/gift shops.

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 a churches, a senior center, food shelf, governmental offices (watershed, city hall, and county courthouse) and the Ada Police and Volunteer Fire Departments.

INDUSTRIAL LAND USE

Industrial land use consist of approximately 10.3% of the land use in the town. The primary location of industrial land use lies between State Highway 9 and West Main St. along the vacated Minnesota Northern Rail corridor. There are other industrial-zoned areas in the N and SW Industrial Parks. Agriculture and agribusiness have been the economic backbone of Ada throughout its history. For most of Ada’s history there have been few other industries, with the notable exceptions of lumber and brick production in its early days. Ada Feed and Seed has a highly visible large elevator complex in the industrial zone, and other businesses include Triple Crown Nutrition, West Central Ag, a bulk oil distributorship, and a car dealership.

INSTITUTIONAL LAND USE

Institutional land use make-up nearly 16% of the land use in the planning area. Institutional uses include churches, cemeteries, government buildings (i.e. Ada City Hall and Shop, Norman County Courthouse, Watershed offices), the Ada Elementary and High Schools, and the Norman County Airport (which is located southeast of town). Public recreation is available at Ada’s four parks (West Side Park, East Side Park, Bosworth Park, and Dekko Park) which have a variety of recreational facilities including playgrounds, picnic shelters, ball fields, tennis courts, and indoor swimming. Playground facilities are also available for use at the Ada-Borup School.

LAND WITHIN ADA’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 Ada provides some land for Ada 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 Ada 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.

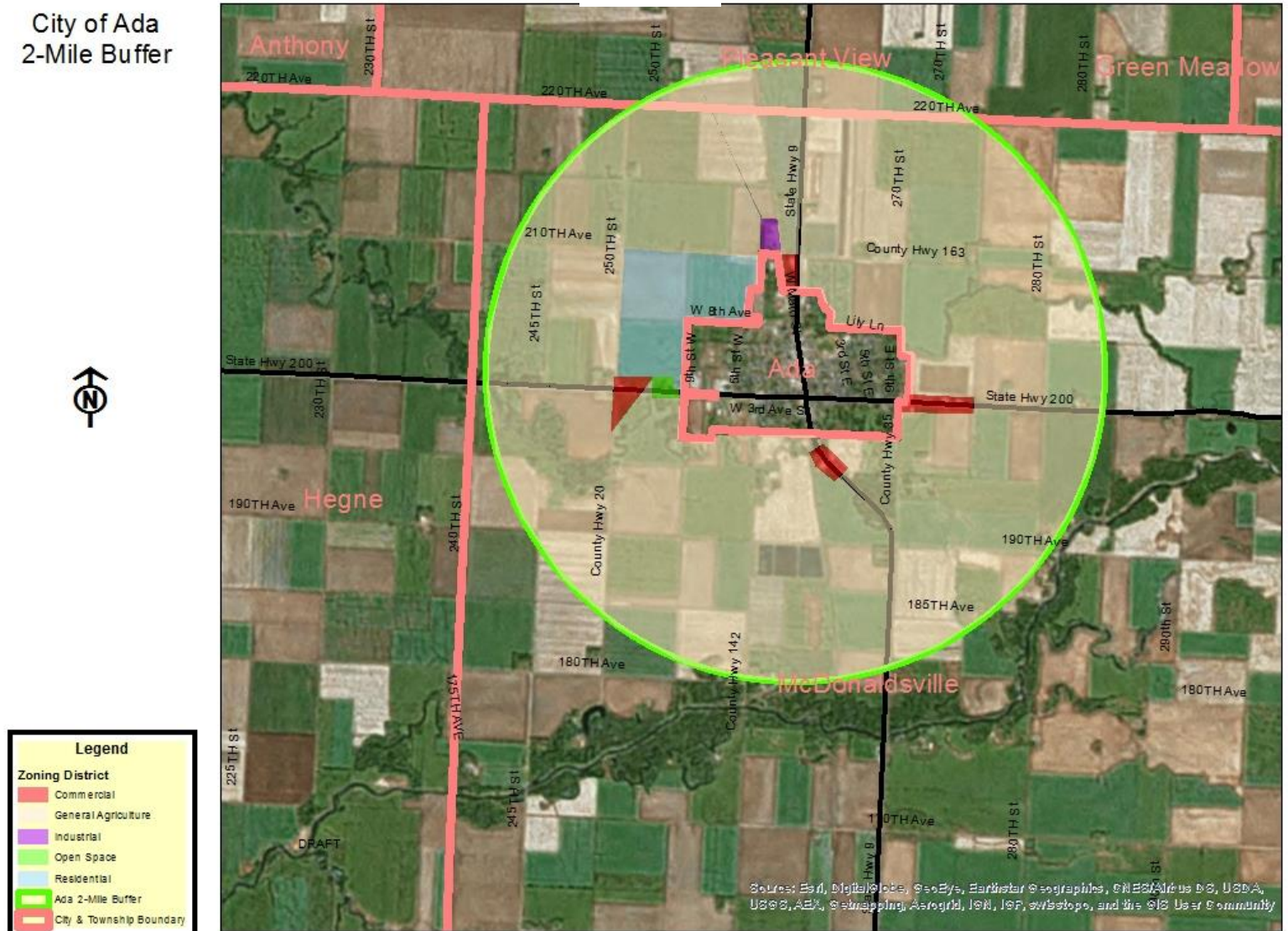
- Limited development has occurred in the ETJ – with the most significant being county and/or state rights of way for roads.
- A large percentage of the land within the ETJ remains vacant or agricultural.
- Other uses account for mostly commercial development.



FUTURE LAND USE

As was previously indicated the land use within the corporate boundaries is expected to remain similar to the current land use. The *Future Land Use Map* (below) provides a graphic depiction of Ada's expected land use configuration. 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 the *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 each of the *Land Use Maps*.

Figure 5-2



FLOODPLAIN

In the past decades, winters of heavy snow or high rain events had subjected the city to both riverine and overland flooding. A diversion is now in place that routes water from Judicial Ditch #51 in a more effective manner around the north side of the city. A recently completed and certified dike system protects the city against the threat of overland flooding and will benefit residents by removing the City of Ada 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 Ada 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 Ada, 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 Ada 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 Ada. 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 Ada. 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 Ada, 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 Ada'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.

The Future Land Use Map is not the community's official zoning map, but it shall be considered along with the Zoning Ordinance when development is proposed.

It is 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 administrative offices are located in the Ada City Hall which is located a block and a half east of Highway 9 on 4th Ave E. The facility serves as a venue for the day to day conduct of city government as well as for public meetings and other events. The building appears to be well maintained and is considered to be in good condition.

PUBLIC PROTECTION

LAW ENFORCEMENT

The City of Ada provides their own policing service to the City. Law Enforcement services are available to City of Ada residents twenty-four hours, seven days a week. The Ada Police Department is located at 410 West Main Street.

FIRE PROTECTION

The Ada Fire Hall which houses the 28 member Volunteer Fire Department is located at the Public Safety building on West 5th Avenue and was recently expanded in effort to better serve the area. The fire department serves the City of Ada

as well as 9 surrounding townships and mutual aid agreements with all other departments in Norman County.

PARKS AND RECREATION

Public recreation is available at Ada's 4 parks (West Side Park, East Side Park, Bosworth Park and Dekko Park). The Dekko Building includes a walking track, indoor swimming, racquetball, weight room, and the public library. Besides the park system, the public also has access to the Ada-Borup School playground equipment, ball fields, tennis courts, etc.

Some camping facilities are also available at the Norman County Fairgrounds. The Heart of the Valley public golf course (nine holes) is located in the southeast part of the community.

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.

PUBLIC (INFRASTRUCTURAL FACILITIES)

WATER SUPPLY

The City of Ada receives its water through 3 wells within the city. The earliest operating well was constructed in 1961 and is a 12 inch pipe capable of pumping 450 gallons per minute. The other two wells were put into service in 2015 and can handle 400 gallons per minute (12 inch) and 350 gallons per minute (6 inch). These wells are considered to be in very good to excellent condition.

WATER STORAGE

The city's water storage facilities consist of a 500,000 gallon elevated tower which was constructed in 1989. The tower has been repainted in 2011 and is in very good to excellent condition.



WATER DISTRIBUTION SYSTEM

The water distribution system in the city consists of three types of mains: PVC, cast iron, and asbestos cement. The PVC mains have primarily been installed post 1970 with the cast iron and asbestos cement pipes being installed pre 1970. Much of the city has at least 6 inch water mains (see map) 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 727 (27,330,478 gallons) residential users, 73 (4,649,482 gallons) commercial users and 31 (4,183,567 gallons) industrial users.

SANITARY SEWER SYSTEM

Ada installed a new Main lift station in 2011 which pumps wastewater to two primary ponds and a secondary pond. The primary ponds are 22 acres each while the secondary pond is 14 acres. The system consists of clay tile and PVC piping and is considered to be in fair to good condition.

STORM WATER SYSTEM

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

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 Ada 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 Ada should and will become.

Vision

“The City of Ada 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 Ada achieve their ultimate vision of the City’s future.

Discussions of citizen’s views regarding the City of Ada were derived from visioning sessions conducted in early 2016, 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 Ada, as well as Ada’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 Ada were found to be:

- Small town atmosphere
- Available open space and recreational opportunities
- Proximity to regional centers (Crookston, Thief River Falls, Grand Forks/East Grand Forks as well as larger metropolitan area’s (Fargo/Moorhead)

- Less crime and an enhanced feeling of safety for kids and family
- Ada 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, school events, County Fair.
- Several generations have resided in Ada 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, University of Minnesota-Crookston and various colleges and technical schools).

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

- Courthouse
- Schools
- Central Business District
- Attractive residential areas
- Hospital/Nursing Home/Assisted Living/Physical Therapy/Daycare Center
- Agricultural significance of the City
- Progressive City Council leadership



Elements about the City that are disliked:

- Areas with aging and deteriorating infrastructure
- Loss of business to regional centers
- High Telecom Rates (Internet, Phone, Television)
- 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 and broadband
- 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, schools, 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.
- 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 Ada 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 Ada.

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 Ada to remain in Ada 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 Ada 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 establishment 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 Ada 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 Ada Economic Development Authority (AEDA), Ada Area Promotions Committee (AAPC) and Northwest Regional Development Commission (NWRDC) to assist new, existing and expanding business enterprises.
- The recreational assets of City of Ada 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.



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 Ada.
- Provide parks and recreational facilities that are reasonably accessible to residents of Ada and provide for both active and passive recreational pursuits.
- Promote recreation, health and well-being as a continuing means of economic development for Ada (golf, birding, and other outdoor activities).



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 non-motorized trail system to provide recreational opportunities and to link open space of Ada with park/open space areas in other locations within Norman County.
- For the purpose of implementing recreation programs and development, the City of Ada 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 Ada'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.



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 Ada.
- 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 Ada 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.

FUTURE LAND USE GOALS

Goal: The City of Ada 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 Ada 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.

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.



Prospective natural play space.



Goal: Establish the City of Ada 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 community-wide events that develop friendship and trust.
- 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 status as Tree City USA 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.

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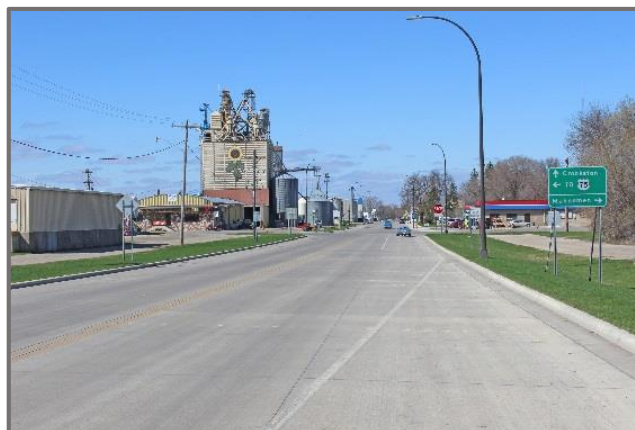
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APPENDICES

CHAPTER 2

Table 2-1 Population Change Norman County 1890-2010		
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	-15.0
2000	7,442	-6.7
2010	6,852	-7.9
Source: U.S. Census of Population 1890 - 2010		

Table 2-2 Population Change Norman County Cities 1910 - 2010											
Town	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010
Ada	1,432	1,411	1,285	1,938	2,121	2,064	2,076	1,971	1,708	1,657	1,707
Borup	---	---	---	---	---	145	128	160	119	91	110
Gary	251	333	308	300	278	262	265	241	200	215	214
Halstad	494	528	535	570	635	639	598	690	611	622	597
Hendrum	355	354	326	341	352	305	311	336	309	315	307
Perley	188	222	231	246	204	165	149	134	132	121	92
Shelly	195	289	308	344	329	310	260	276	225	266	191
Twin Valley	543	676	657	844	899	841	868	907	821	865	821

**Table 2-3
Net Migration
Norman County
2000 - 2010**

1	2000 Population	7,442
2	Resident Births 2001-2010	739
3	Resident Deaths 2001-2010	1014
4	Natural Increase (Line 2 minus Line 3)	-275
5	Expected 2010 Population	7,167
6	Actual 2010 Population	6,852
7	Net Out-Migration (Line 6 minus Line 5)	-315
Source: U.S Census of Population 2000, 2010 Minnesota Center for Health Statistics http://www.health.state.mn.us/divs/chs/countytables/		

**Table 2-4
Population Distribution by Age Group
Norman County
1990-2010**

Age Group	2000	%	2010	%
Under 5	453	6.1	411	6.0
5 to 9 years	498	6.7	479	7.0
10 to 14 years	585	7.9	471	6.9
15 to 19 years	544	7.3	444	6.5
20 to 24 years	297	4.0	230	3.4
25 to 34 years	694	9.3	655	9.6
35 to 44 years	1101	14.8	720	10.5
45 to 54 years	954	12.8	1085	15.8
55 to 59 years	413	5.5	496	7.2
60 to 64 years	345	4.6	396	5.8
65 to 74 years	731	9.8	651	9.5
75 to 84 years	583	7.8	520	7.6
85 years and over	244	3.3	294	4.3
Source: U.S. Census of Population 2000, 2010				

Table 2-5
Population Distribution by Age Group
Norman County
2015 - 2030

Age Group	2015	%	2020	%	2030	%
Under 5	375	5.3%	397	5.6%	435	6.0%
5 to 9 years	391	5.6%	371	5.2%	417	5.7%
10 to 14 years	444	6.3%	389	5.5%	390	5.4%
15 to 19 years	557	7.9%	525	7.4%	450	6.2%
20 to 24 years	261	3.7%	347	4.9%	259	3.6%
25 to 29 years	305	4.4%	328	4.6%	381	5.2%
30 to 34 years	385	5.5%	364	5.1%	471	6.5%
35 to 39 years	326	4.6%	385	5.4%	387	5.3%
40 to 44 years	321	4.6%	323	4.6%	361	5.0%
45 to 49 years	428	6.1%	323	4.6%	383	5.3%
50 to 54 years	539	7.7%	425	6.0%	323	4.4%
55 to 59 years	564	8.0%	539	7.6%	319	4.4%
60 to 64 years	480	6.8%	565	8.0%	424	5.8%
65 to 69 years	388	5.5%	474	6.7%	531	7.3%
70 to 74 years	355	5.1%	387	5.5%	551	7.6%
75 to 79 years	293	4.2%	356	5.0%	467	6.4%
80 to 84 years	291	4.2%	284	4.0%	374	5.2%
85 years and over	308	4.4%	309	4.4%	336	4.6%
TOTAL	7,011	100%	7,091	100%	7,259	100%

Source: Minnesota State Demographic Center October 2012
<http://mn.gov/admin/demography/data-by-topic/population-data/our-projections/>

CHAPTER 3

Table 3-1 Median Household Income, Median Family Income, Per Capita Income City of Ada, Minnesota 2009-2013	
Median Household Income	\$34,668
Mean Household Income	\$52,751
Per Capita Income	\$23,432
Source: 2009-2013 American Community Survey 5 – Year Estimates	

Table 3-2 Household Income City of Ada, Minnesota 2009-2013		
INCOME AND BENEFITS (IN 2012 INFLATION-ADJUSTED DOLLARS)		
Total households	701	
Less than \$10,000	63	9%
\$10,000 to \$14,999	96	13.7%
\$15,000 to \$24,999	83	11.8%
\$25,000 to \$34,999	115	16.4%
\$35,000 to \$49,999	74	10.6%
\$50,000 to \$74,999	85	12.1%
\$75,000 to \$99,999	92	13.1%
\$100,000 to \$149,999	72	10.3%
\$150,000 to \$199,999	13	1.9%
\$200,000 or more	8	1.1%
Source: 2009-2013 American Community Survey 5 – Year Estimates		

Table 3-3 Employment Population 16 Years and Over City of Ada, Minnesota 2009-2013		
Total Population 16 Years and over	1,274	
In Labor Force	750	58.9%
Not in Labor Force	524	41.1%
Employed	690	54.2%
Unemployed	60	8%
Source: 2009-2013 American Community Survey 5 – Year Estimates		

Table 3-5
Annual Unemployment Rate by County & Region 1
2003-2014

Year/Month	Kittson County	Marshall County	Norman County	Pennington County	Polk County	Red Lake County	Roseau County	Region 1
2014	4.8%	6.6%	4.9%	5.0%	4.5%	5.7%	3.6%	4.7%
2013	6.0%	7.6%	5.7%	6.2%	5.3%	6.7%	4.4%	5.7%
2012	5.8%	7.6%	5.9%	6.5%	6.1%	7.2%	4.7%	6.1%
2011	6.8%	8.3%	6.7%	7.6%	7.0%	8.0%	5.3%	7.0%
2010	7.5%	9.3%	6.9%	9.0%	6.6%	9.6%	6.4%	7.5%
2009	7.2%	9.8%	6.4%	8.8%	5.9%	10.1%	7.6%	7.5%
2008	5.7%	7.9%	5.6%	7.1%	5.0%	7.9%	4.9%	5.9%
2007	5.7%	8.0%	5.1%	6.9%	4.6%	8.1%	6.3%	6.0%
2006	5.4%	6.8%	5.0%	5.5%	4.6%	6.7%	6.3%	5.5%
2005	5.2%	7.1%	4.6%	5.5%	4.5%	6.8%	5.0%	5.2%
2004	6.7%	7.7%	5.0%	6.5%	5.3%	7.8%	4.5%	5.8%
2003	7.5%	8.3%	5.4%	6.1%	5.1%	7.9%	7.3%	6.4%

Source: Minnesota Department of Employment and Economic Development LAUS data

Table 3-6
Annual Average Employment
2003-2014

Year	Kittson County	Marshall County	Norman County	Pennington County	Polk County	Red Lake County	Roseau County	Region 1
2014	2,273	5,252	3,164	8,511	16,424	2,149	8,501	46,274
2013	2,272	5,156	3,130	8,131	16,211	2,109	8,257	45,266
2012	2,415	5,323	3,325	8,047	16,470	2,178	8,159	45,917
2011	2,418	5,300	3,402	7,898	16,186	2,226	8,067	45,497
2010	2,376	5,170	3,355	7,639	16,019	2,187	8,130	44,876
2009	2,342	4,827	3,366	8,184	16,141	2,187	8,809	45,856
2008	2,337	4,762	3,337	8,100	16,044	2,174	9,089	45,843
2007	2,344	4,759	3,370	7,961	15,910	2,111	9,140	45,595
2006	2,442	4,934	3,422	7,897	16,271	2,074	9,487	46,527
2005	2,440	4,915	3,451	7,742	16,140	2,082	9,672	46,442
2004	2,510	4,985	3,557	7,601	15,754	2,075	9,667	46,149
2003	2,347	4,806	3,495	7,508	15,711	2,016	9,449	45,332

Source: Minnesota Department of Employment and Economic Development LAUS data

Table 3-7
Employment by Sector
Norman County
2009-2013

Description	2009	2010	2011	2012	2013
Total employment	3,863	3,917	3,854	3,799	3,708
Farm employment	778	782	750	779	730
Nonfarm employment	3,085	3,135	3,104	3,020	2,978
Private employment	2,561	2,611	2,586	2,502	2,473
Forestry, fishing, and related activities	(D)	82	(D)	92	94
Mining	(D)	63	35	42	45
Utilities	(D)	(D)	(D)	(D)	(D)
Construction	(D)	(D)	(D)	(D)	(D)
Manufacturing	(D)	(D)	(D)	(D)	(D)
Wholesale trade	133	158	161	161	166
Retail trade	379	380	353	325	321
Transportation and warehousing	(D)	(D)	(D)	(D)	(D)
Information	116	126	104	109	96
Finance and insurance	(D)	(D)	(D)	(D)	(D)
Real estate and rental and leasing	(D)	(D)	(D)	(D)	(D)
Professional, scientific, and technical	103	112	(D)	(D)	115
Management of companies/enterprises	(D)	0	0	0	(D)
Administrative and waste management	(D)	85	(D)	(D)	(D)
Educational services	11	19	15	16	15
Health care and social assistance	461	434	420	428	429
Arts, entertainment, and recreation	(D)	(D)	(D)	54	53
Accommodation and food services	(D)	(D)	(D)	90	90
Other services, except public admin	251	241	223	223	219
Government and government enterprises	524	524	518	518	505
Federal, civilian	44	47	41	41	37
Military	26	26	26	25	24
State and local	454	451	451	452	444
State government	(D)	(D)	(D)	(D)	(D)
Local government	(D)	(D)	(D)	(D)	(D)

Source: Bureau of Economic Analysis

(D) Not shown to avoid disclosure of confidential information, but the estimates for this item are included in the totals.

Table 3-8
Gross Sales By Industry
Norman County
2013

INDUSTRY	GROSS SALES	NUMBER	AVERAGE PER BUSINESS
221 Utilities	\$13,479,397	4	\$3,369,849.25
238 Construction – Special Trades	\$45,796,421	9	\$5,088,491.22
332 Manufacturing –Fabricated Metal	\$8,558,744	4	\$2,139,686.00
424 Wholesale – Non-Durable	\$17,590,429	5	\$3,518,085.80
441 Retail – Vehicle Parts	\$4,315,521	8	\$539,440.13
444 Retail – Building Materials	\$6,874,783	7	\$982,111.86
445 Retail – Food Beverage Store	\$2,719,779	4	\$679,944.75
447 Retail – Gasoline Station	\$11,652,328	25	\$466,093.12
448 Retail – Clothing, Accessory	\$2,188,142	6	\$364,690.33
451 Retail – Leisure Goods	\$895,025	9	\$99,447.22
453 Retail – Miscellaneous Store	\$542,214	10	\$54,221.40
454 Retail – Non-Store	\$269,256	5	\$53,851.20
484 Transportation - Truck	\$2,505,304	28	\$89,475.14
541 Professional, Scientific, Technical	\$2,557,377	10	\$255,737.70
561 Administrative, Support Services	\$828,177	15	\$55,211.80
713 Amusement, Gambling, Recreation	\$20,868,535	5	\$4,173,707.00
721 Accommodation	\$32,012,861	46	\$695,931.76
722 Food Service, Drinking Places	\$13,479,397	4	\$3,369,849.25
811 Repair, Maintenance	\$45,796,421	9	\$5,088,491.22
812 Personal, Laundry Service	\$8,558,744	4	\$2,139,686.00
813 Religious, Civic, Professional	\$17,590,429	5	\$3,518,085.80
921 Executive, Legislative, other government	\$4,315,521	8	\$539,440.13
999 Undesignated/Suppressed	\$6,874,783	7	\$982,111.86
	\$173,654,293	200	\$868,271.47

Source: Minnesota Department of Revenue

http://www.revenue.state.mn.us/research_stats/Pages/2013-Sales-and-Use-Tax-Revenue-by-County.aspx

Table 3-9
Agricultural Cash Receipts
Region 1 Counties
2012

2012	Crops	Livestock	Government Payments	Total
Kittson	\$170,689,000	\$9,872,000	\$8,938,000	\$189,499,000
Marshall	\$314,961,000	\$7,350,000	\$15,614,000	\$337,925,000
Norman	\$263,349,000	\$17,884,000	\$7,950,000	\$289,183,000
Penn	\$74,336,000	\$8,113,000	\$5,827,000	\$88,276,000
Polk	\$572,439,000	\$22,094,000	\$17,706,000	\$612,239,000
Red Lake	\$65,624,000	\$9,158,000	\$3,215,000	\$77,997,000
Roseau	\$136,323,000	\$22,087,000	\$9,192,000	\$167,602,000
Total	\$1,597,721,000	\$96,558,000	\$68,442,000	\$1,762,721,000

CHAPTER 4

Table 4-1 YEAR ROUND HOUSING UNITS BY OCCUPANCY STATUS AND NUMBER OF UNITS AT ADDRESS CITY OF ADA 2013	
Housing Type	Total Units
1 Unit – Single Family	651
Duplex	14
Multi-Family (3+ Units)	126
Mobile Home	24
Total	815
SOURCE: U.S. Census Bureau, 2009-2013 American Community Survey	

Table 4-2 TENURE OF OCCUPIED UNITS CITY OF ADA 2013		
Tenure Type	Number of Units	% of Total Occupied Units
Owner Occupied	492	70.2%
Renter Occupied	209	29.8%
Total	701	100%
SOURCE: U.S. Census Bureau, 2009-2013 American Community Survey		

Table 4-4
PROPORTIONS OF HOUSING CONSTRUCTED 1980-2013
NORMAN COUNTY CITIES & REGION 1 COUNTIES
2013

City	%	Counties	%
Ada	19.8	Kittson	25.4
Borup	7.0	Marshall	25.5
Gary	21.6	Norman	22.5
Halstad	32.5	Pennington	29.6
Hendrum	17.3	Polk	30.1
Perley	7.7	Red lake	28.3
Shelly	10.4	Roseau	47.1
Twin Valley	35.3		

SOURCE: U.S. Census Bureau, 2009-2013 American Community Survey

Table 4-5
DWELLING UNITS CONSTRUCTED AFTER 1980
NORMAN COUNTY

	Total Units	Built after 1980	%
Norman County	3,403	774	22.7%
Incorporated areas	2,007	470	23.4%
Unincorporated areas	1,396	304	21.8%

SOURCE: U.S. Census Bureau, 2009-2013 American Community Survey

Table 4-6
VALUE OF SPECIFIED OWNER OCCUPIED HOUSING (2000)
CITY OF ADA

Value	Number	Percent
Less than \$50,000	236	48.2%
\$50,001 to \$100,000	210	42.9%
More than \$100,000	44	8.9%

Median Value: \$51,100

SOURCE: 2000 Census of Population (SF-3)

Table 4-7 VALUE OF SPECIFIED OWNER OCCUPIED HOUSING (2013) CITY OF ADA		
Value	Number	Percent
Less than \$50,000	158	32.1%
\$50,001 to \$100,000	215	43.7%
More than \$100,000	119	24.2%
Median Value: \$74,100		
SOURCE: U.S. Census Bureau, 2009-2013 American Community Survey		

Table 4-9 Median Housing Values Norman County Jurisdictions 2013	
Jurisdiction	Median Value
Ada	74,100
Borup	58,600
Gary	62,200
Halstad	86,900
Hendrum	75,600
Perley	67,500
Shelly	44,400
Twin Valley	57,300
Norman County	84,000
SOURCE: U.S. Census Bureau, 2009-2013 American Community Survey	

CHAPTER 5

Figure 5-3

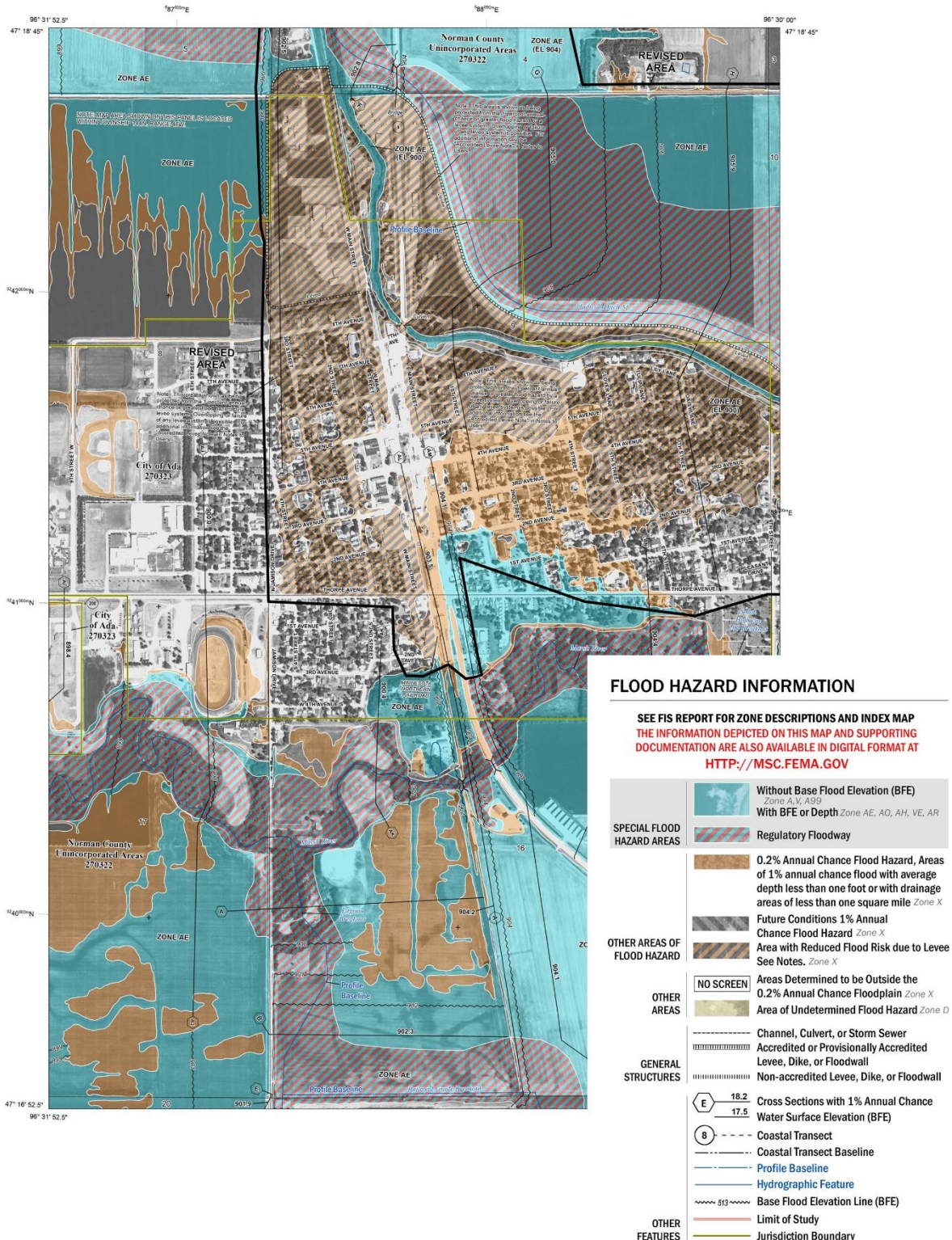
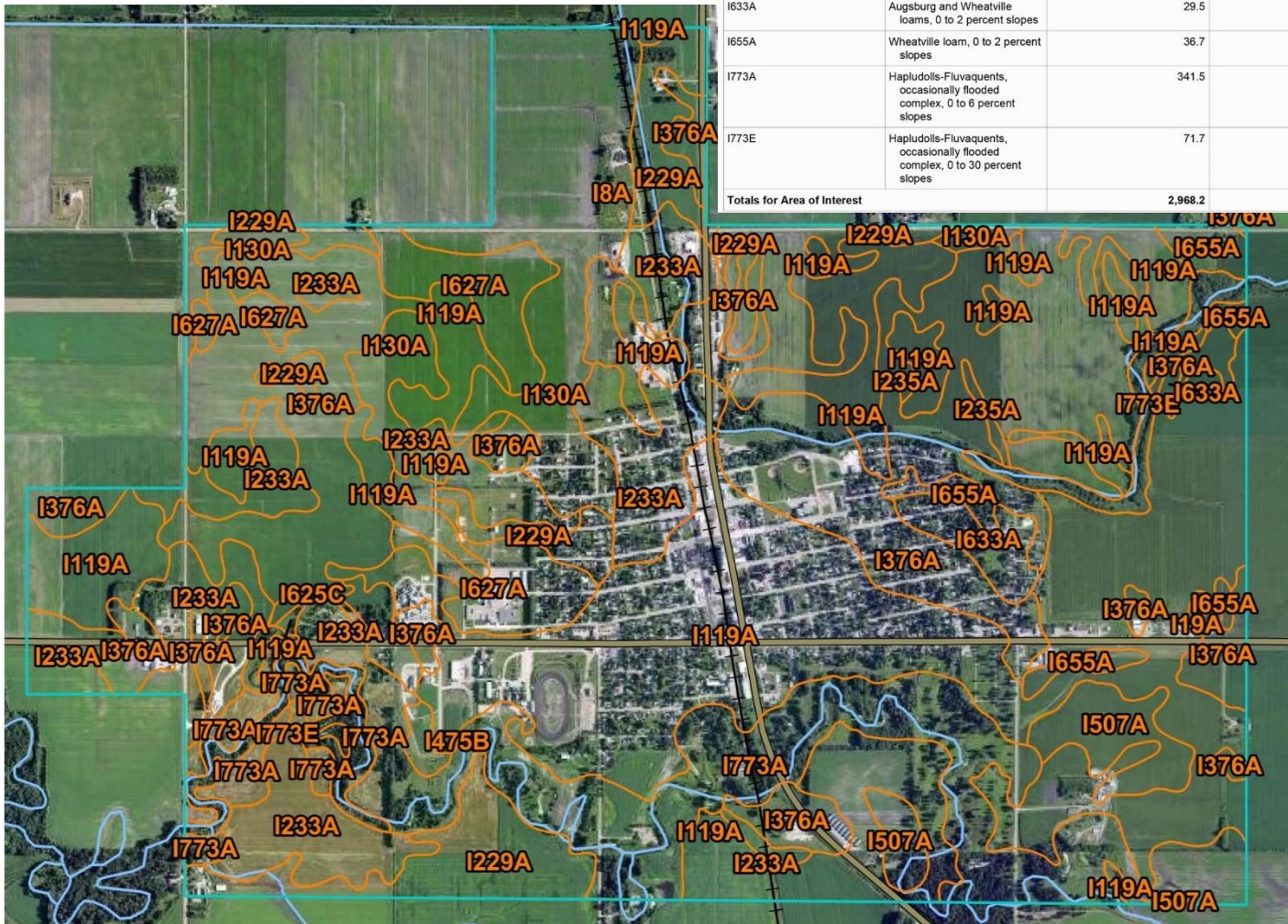


Figure 5-4
NRCS Soil Map



Norman County, Minnesota (MN107)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
I8A	Cathro muck, 0 to 1 percent slopes	1.5	0.1%
I19A	Foxhome sandy loam, 0 to 3 percent slopes	2.1	0.1%
I119A	Bearden silty clay loam, 0 to 2 percent slopes	913.3	30.8%
I130A	Hegne-Fargo silty clays, 0 to 1 percent slopes	242.3	8.2%
I229A	Fargo silty clay, 0 to 1 percent slopes	160.3	5.4%
I233A	Fargo silty clay loam, 0 to 1 percent slopes	262.6	9.5%
I235A	Fargo silty clay, depression, 0 to 1 percent slopes	5.5	0.2%
I376A	Colvin silty clay loam, 0 to 1 percent slopes	683.2	23.0%
I475B	Sinai silty clay, levees, 0 to 6 percent slopes	7.4	0.3%
I507A	Glyndon loam, 0 to 2 percent slopes	54.7	1.8%
I625C	Zell, fine-silty-LaDelle silty clay loams, 1 to 9 percent slopes	4.4	0.1%
I627A	Bearden-Fargo complex, 0 to 2 percent slopes	131.5	4.4%
I633A	Augsburg and Wheatville loams, 0 to 2 percent slopes	29.5	1.0%
I655A	Wheatville loam, 0 to 2 percent slopes	36.7	1.2%
I773A	Hapludolls-Fluvaquents, occasionally flooded complex, 0 to 6 percent slopes	341.5	11.5%
I773E	Hapludolls-Fluvaquents, occasionally flooded complex, 0 to 30 percent slopes	71.7	2.4%
Totals for Area of Interest		2,968.2	100.0%

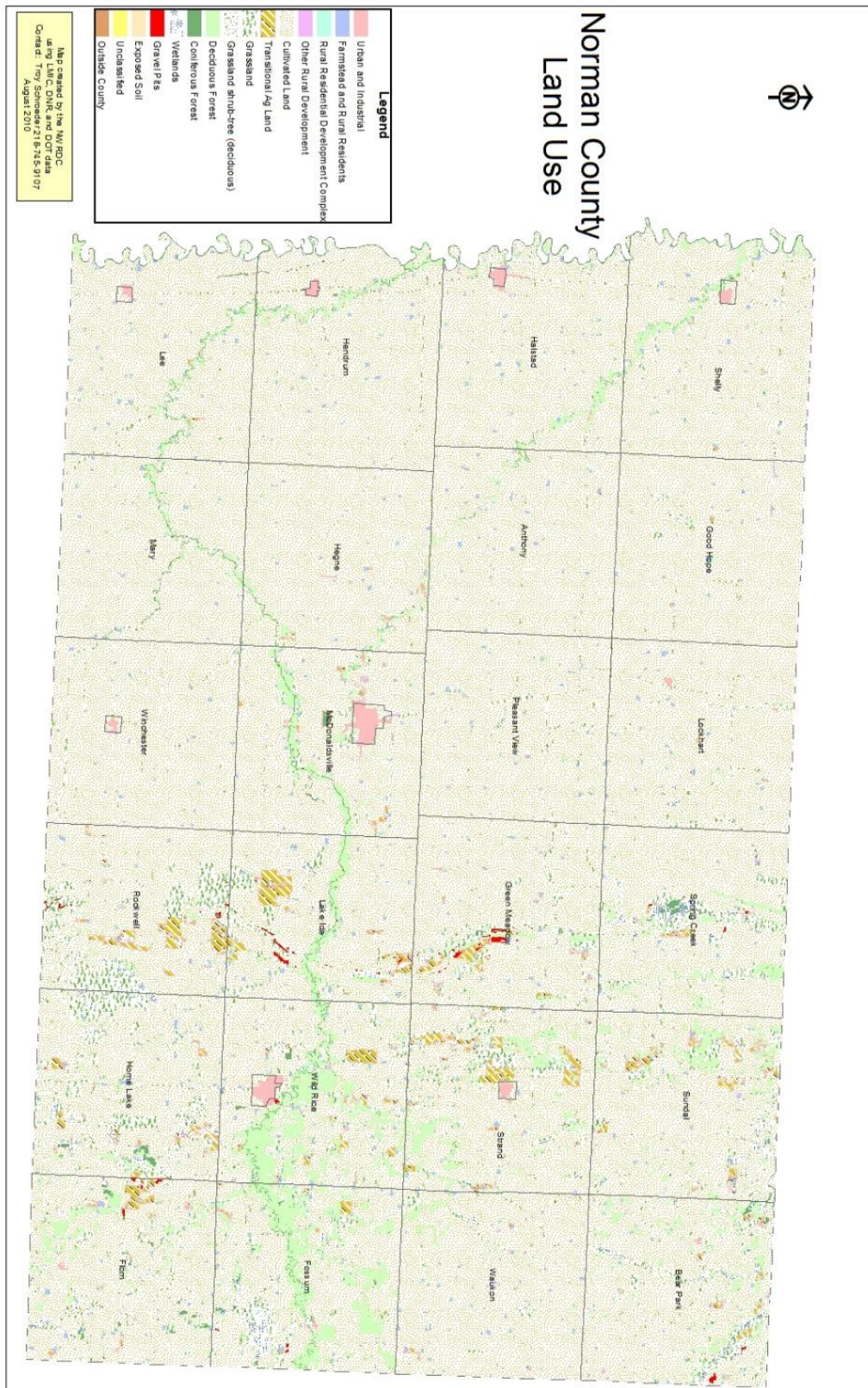


Figure 5-5