

## ***Commercial and Industrial Land Use***

### **Recommendation #1: Require Adoption and Use of International Building Code (note, this was also recommended by the Government Services work team)**

- 1) Benefits to the region if implemented:
  - a. To local units of government: Legitimate and uniform rules for all construction projects; process for collecting user fees needed to pay for the plan review and inspections; control of community wide tax base by implementation of user based fees
  - b. To community at-large: User based fees rather than community wide taxes for services; uniform regulations leading to uniform expectations; accountability for contractors; protections for the public – life safety, health, welfare, etc.
  - c. To business: Uniform requirements for construction for all; user fee costs and in lieu of higher community wide taxes primarily paid by business and industry
- 2) Ideas for incentives to encourage implementation:
  - a. Demonstration of user based fees vs. community wide taxes
  - b. Staff shared with other communities until workload dictates/provides fees are sufficient to warrant otherwise
  - c. Potential to share staff long term through joint powers or “county wide staff”
- 3) Steps to implementation:
  - a. Prepare information outlining benefits of Code
  - b. Educate the local government and Public at large about benefits
  - c. Hold hearings as necessary to conform to statutes
  - d. LGU action after review of all input
- 4) Timeline: Six months

### **Recommendation # 2: Develop and/or update land use strategies that reflect the type of community desired and the types of commercial and industrial business that is appropriate for the desired type of community.**

- 1) Benefits to the region if implemented:
  - a. To local units of government: Gives elected officials and hired personnel direction to follow for the future of the community; gives the elected officials and hired personnel information about the infrastructure that will be required to support the strategic initiatives; preservation of the Brainerd Lakes Area character including green space, quaint neighborhoods and water and air; prioritization and encouragement of redevelopment and infill; planned infrastructure systems including sewer, water, transportation (roads, buses, air), rail, telecommunications and high speed data services, which will result in reduced costs
  - b. To community at-large: Helps the residents by knowing what direction the local government will follow into the future; gives the residents information about the infrastructure required to implement the strategic initiatives; helps to prevent

undesirable or unwanted outcomes for the future; helps to guide the community based on desires of the community at large.

- c. To business: Gives information and direction to business and industry about whether or not there is support for the business or industry prior to making large financial commitments; gives business and industry information about the presence of or lack of infrastructure available to meet their needs.
- 2) Consequences to the region if not implemented:
    - a. To local units of government: Loss of area as we know it - No green space and contaminated water and air; very high costs to provide infrastructure systems; decisions will be made based on inadequate or inaccurate information; infrastructure needs will only be addressed after the fact; elected officials and hired personnel will have no direction from the community at large and will make decisions based on their own knowledge and ideas.
    - b. To community at-large: Elected officials and hired personnel will make decisions without input; community may not meet the needs and desires of the residents; infrastructure costs will be determined by decisions of the officials and will impact residents without strategic input.
    - c. To business: Decisions to locate will be made and financial commitments made only to find out there is no infrastructure and no support by the local community; potential loss of significant capital; may require a second relocation to more appropriate community.
  - 3) Ideas for incentives to encourage implementation:
    - a. There will a need for funding to hold meetings, to advise about the issues, prepare the reports of infrastructure needs and costs, and prepare a strategic plan (Comprehensive Plan).
    - b. Shared resources from the County may be appropriate since this is a wide-spread initiative.
  - 4) Steps to implementation:
    - a. Complete this initiative
    - b. Hold local community meetings (at regular official meetings or otherwise)
    - c. Attempt to get the local community involved.
    - d. Hold hearings on outcomes of meetings
    - e. Adopt outline of strategic land use initiatives.
    - f. Write a Comprehensive Plan around the approved initiatives.
  - 5) Timeline: One year.

### **Recommendation #3: Address Planning Issues by providing uniform and consistent policies and terms.**

- 1) Benefits to the region if implemented:
  - a. To local units of government: Improved communications through uniform definitions and policies; consistent responses from all units of government on the same subject.; local networks with expertise to tap into
  - b. To community at-large: Simplified development process between local units of government; consistent application of policies and terms across all area jurisdictions

- c. To business: Simplified development process between local units of government; consistent application of policies and terms across all area jurisdictions.
- 2) Consequences to the region if not implemented:
  - a. To local units of government: Maps and ordinances differing in surrounding government units resulting in longer training and education timelines; compliance issues due to the differences in requirements from surrounding communities; frustrated and unhappy residents, businesses, contractors and industry with the different definitions of terms and policies of communities
  - b. To community at-large: Higher costs to pursue development projects; higher costs of administration for training and education.
  - c. To business: Higher costs to pursue development projects; lack of understanding and compliance due to differing definitions, terms and policies.
- 3) Ideas for incentives to encourage implementation:
  - a. Access to professional expertise
  - b. Money for infrastructure
- 4) Steps to implementation:
  - a. Complete this initiative
  - b. Have area staffs meet to determine potential uniform definitions and policies
  - c. Approve terms and policies by local governments.
  - d. Hold hearings on policies and terms
  - e. Write terms and policies into a Comprehensive Plan.
- 5) Timeline: One year concurrent with other initiatives.
- 6) Potential Pilot Project – Brainerd is already working on a Comprehensive Plan and Zoning Ordinance updates. Perhaps it would be well to ask that they take a broader look, cooperate with area community staffs to ensure that the definitions, terms, and policies could work throughout the planning area, prepare their Comprehensive Plan and Zoning Ordinances in a manner that would serve as a Pilot Project. This would perhaps prevent one City's Plan and Ordinances from being an exception and could well be the basis for the area wide plan definitions, terms and goals. It could at least minimize the cost of modifications later to ensure uniformity throughout the area.