



City of Babbitt Comprehensive Plan

December 2014



Prepared by:
Arrowhead Regional Development Commission
Regional Planning Division

**City of Babbitt
Comprehensive Plan**

December 2014 (Update)

Mayor and City Council

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Councilor Travis Roseth
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Prepared by

**Arrowhead Regional Development Commission
Regional Planning Division**





**City of Babbitt
Comprehensive Plan**

November 2011

Mayor and City Council

Mayor Glenn Anderson
Councilor Paul Hoheisel
Councilor John Fitzpatrick
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THE CITY OF BABBITT

VISION STATEMENT

“IN 2020, BABBITT IS A THRIVING, MODERN COMMUNITY THAT HAS RETAINED ITS SMALL TOWN, WELCOMING IDENTITY. BABBITT’S COMMITTED, CREATIVE CITIZEN LEADERS HAVE PREPARED THE CITY FOR SUCCESSFUL DEVELOPMENT THROUGH PRO-ACTIVE PLANNING AND A WILLINGNESS TO MEET CHALLENGES HEAD ON.

BABBITT IS A GREAT PLACE TO LIVE, WORK, AND RAISE A FAMILY. RESIDENTS OF ALL AGES AND LIFESTYLES HAVE ACCESS TO HIGH QUALITY AFFORDABLE HOUSING, RECREATION OPPORTUNITIES, AND COMMUNITY SERVICES.

BABBITT HAS MODERN PUBLIC INFRASTRUCTURE AND COMMUNICATIONS SERVICES TO THE BENEFIT OF ALL RESIDENTS AND BUSINESSES. THE TRADITIONAL ECONOMIC ENGINES OF MINING AND FORESTRY THRIVE AND ARE ENHANCED BY EXPANDED LOCAL BUSINESS OPPORTUNITIES. THE CITY HAS A WORKFORCE THAT POSSESSES THE EDUCATION AND SKILLS REQUIRED TO BE AN ENGINE FOR ECONOMIC GROWTH IN THE 21ST CENTURY.”

2014 COMPREHENSIVE PLAN UPDATE

In 2014, the City of Babbitt received a grant to update their comprehensive plan from the Iron Range Resources and Rehabilitation Board (IRRRB) and partnered again with the Arrowhead Regional Development Commission (ARDC) to conduct the update. The update focused on emerging issues and updating the status of projects which have been acted upon since the extensive 2011 planning process. Strategies and Objectives which have been completed since the 2011 plan have been left in the plan for reference, but have been placed in ~~strike through~~ text to showcase completion. Additional areas outside of IRRRB grant requirements addressed in the 2014 update include implementation, intergovernmental cooperation, mining, timber and tourism, dark sky protection, healthy food access among others. An outline of the 2014 planning process as been outlined below, while new goals, objectives, and strategies have either been encompassed into existing chapters or designated new chapters of their own.

Planning Process

May 6, 2014- Kickoff Meeting-ARDC met with the Babbitt Planning and Zoning Commission to outline the scope, process, and timeline of the update project. The Commission also provided insight on emerging trends or issues of concern that have arisen since the last planning project to incorporate into the plan update. ARDC staff also collaborated with the Commission and City staff

June 3, 2014- Public Visioning Meeting- Public input is still critical to the planning process, so a public visioning session was promoted, organized, and facilitated by ARDC with assistance from Babbitt City staff. This meeting provided the public the opportunity to provide insight into new issues and opportunities as well as learn more about the planning process. Feedback gathered at the visioning meeting was critical in the foundation of goal and objective statement recommendation development.

June 10, 2014- Issues and Opportunities Meeting- The third meeting of the process analyzed summarized results from the public visioning meeting with the Planning and Zoning commission meeting to provide further discussion focused on key issues and assets going forward for the City of Babbitt. Further feedback as to the status of existing recommendations from the 2011 plan was also sought by ARDC and incorporated into the updated plan.

July 1, 2014- Recommendation Review— Initial recommendations of goals, objectives, and strategies were reviewed with the Planning & Zoning Commission to provide feedback on the extent and inclusion of each. Additional discussion regarding other recommendations to incorporate into the updated plan was also held.

August 19, 2014- Public Review Meeting— ARDC Planner, Justin Otsea, presented on the overall planning process up to this point in the comprehensive plan update project. The presentation also highlighted issues which emerged at the public visioning session, and how the new recommendations addressed each one. Additionally, Otsea covered any other new recommendations, maps, or other materials which resulted from the 2014 planning update process.

September 10, 2014- Public Comment Period— A final draft of the comprehensive plan update, including revisions stemming from the public review meeting, was posted online and made available at City Hall in order to allow for additional public input/comment for those unable to attend the review meeting. The comment period lasted from September 10th until October 3rd. Comments were documented for presentation at the final meeting with the Planning and Zoning Commission.

October 14, 2014- Complete Plan Review/Recommendation— Final comments and stemming revisions were reviewed with the Planning & Zoning commission.

November 3, 2014- Plan Recommendation-Final revisions resulting from the last meeting were reviewed by the Planning Commission. After coming to a consensus, the commission recommended the Comprehensive Plan Draft to the City Council for adoption.

December 3, 2014- Plan Recommendation-The Babbitt City Council adopted the 2014 Comprehensive Plan Update unanimously at their regular City Council meeting.

INTRODUCTION

The 2011 Babbitt Comprehensive Plan is the end result of the first full comprehensive planning process conducted by the City of Babbitt since the adoption the 1998 Comprehensive Plan. The 1998 plan set a vision that the City was able to work toward over the past decade. Babbitt is now facing a potential new era in its community and economy. Several major industrial projects are being built or proposed to be built in the Babbitt area and the City could see significant changes as a result. The City decided to complete a new Comprehensive Plan prior to these changes in order to ensure the City continues to meet the needs of its residents and businesses into the future.

A comprehensive plan is a tool that cities can use to decide how best to use resources and allocate services in the future to achieve a desired community vision. Comprehensive plans also serve as powerful legal documents that provide the justification and foundation for land use decisions, ordinances, and strategies enacted to achieve a city's long term vision.

The City of Babbitt Comprehensive Plan focuses on what aspects of the City's land use goals and policies can be improved to ensure development and prosperity for the City. These issues include land use, housing, transportation, economic development, parks and recreation, public utilities and facilities, environmental, and community and cultural resources.

The Comprehensive Plan will serve as the foundation for policies regarding planning, zoning, subdivision, and general development for the next several years.

Legal Foundation of Comprehensive Planning

The State of Minnesota gives its cities the legal authority to regulate land use. The State does not require the creation of comprehensive plans for cities outside of the seven-county metropolitan area. However, it is recognized that a comprehensive plan is a valuable tool that a city can use to express its vision and develop strategies to fulfill that vision. The Municipal Planning Act (Chapter 462. Housing, Redevelopment, Planning, Zoning, 2006) creates a single, uniform procedure that applies to all cities. The comprehensive plan provides the legal foundation to enact land use controls and other municipal action to implement long-term growth and development strategies and regulations. The City's land use (zoning) ordinances and official zoning map should be updated to conform to the Comprehensive Plan pursuant to adoption.

Planning Commission

A city's planning commission, referred to as the "agency" in state statutes, is responsible for discharging several duties where a comprehensive plan is being formulated or implemented. These duties are defined in Minnesota Statutes 462.355 and 462.356 and are described in the League of Minnesota Cities *Handbook for Minnesota Cities*¹:

Preparation and review of comprehensive plan. The planning commission must create the comprehensive plan and coordinate planning activities with other city departments.

Coordination with other units of government. The planning commission must consider the planning activities of adjacent units of government and other affected public agencies.

Adoption of the plan. The planning commission recommends the comprehensive plan or amendments, after a hearing date following a notice of 10 days publication in the official newspaper. The planning commission must submit the plan or proposed amendment of the council prior to publishing the notice. The council must formally adopt the plan as the official comprehensive plan; otherwise it remains only as a recommendation to the council.

Recommendation for plan execution. The planning commission must study and propose ways to put the plan into effect including zoning, subdivision regulations, official maps, a program of public improvements and services, city renewal and redevelopment, and a capital improvements program.

Periodic review. The planning commission must periodically review the plan and recommend amendments when necessary. A comprehensive plan update will be conducted every 4 years per IRRRB grant requirements

Review of land acquisitions and capital improvements. Once the city adopts a comprehensive plan, or part of a plan, all proposed land acquisitions and capital improvements of the city, or any other governmental unit with jurisdiction in the city, must go to the planning commission for review. The Planning commission will then submit a written report describing its findings. (The council may, by two-thirds vote, dispense with this requirement if it feels no planning implications are involved.) Failure to report in 45 days is deemed approval.

¹ *Handbook for Minnesota Cities*. 11th Edition. League of Minnesota Cities. <http://www.lmnc.org/handbook/chapter14.pdf> retrieved June 25, 2007

Planning Process

Babbitt Planning Commission

In accordance with Minnesota Statutes 462.355 and 462.356 governing comprehensive planning the Babbitt Planning Commission lead the preparation of the City's Comprehensive Plan. Also in accordance with state statutes and League of Minnesota City guidelines, the professional planners from the Arrowhead Regional Development Commission's Regional Planning Division assisted the Planning Commission in this role.

In its role leading the planning process, the Planning Commission further developed information it received from the public and the City government of Babbitt. Planning Commission members participated in a public visioning meeting, economic development workshop, and housing workshop. Through a series of commission meetings the Planning Commission addressed issues and opportunities, identified important projects and programs, developed goals and recommendations, and charted implementation priorities and timelines. The Planning Commission also conducted the public hearing regarding the Comprehensive Plan and recommended adoption of the plan to the City Council.

Public Participation

Public participation is an important part of the comprehensive planning process. It exposes the Planning Commission and facilitators to a wider variety of community issues and views, and assists in achieving public support for the plan and implementation of its vision. Documentation of the public participation element of the planning process is included in *Appendix A: Planning Documentation*. The City took the following steps to invite public participation:

- A public visioning meeting was held at the beginning of the planning process on January 26, 2011. Two planners from ARDC's Regional Planning Division lead participants in asset mapping, issue identification, and vision development exercises.
- On March 02, 2011, a day long economic development workshop was held. The meeting brought together local officials, regional and state economic development officials, and private citizens to identify tools and strategies to create, sustain, and support economic development in Babbitt.
- A day long housing workshop was held on June 22. The meeting brought together local officials, private and public sector housing stakeholders, and private citizens to identify strategies and tools to address the City's housing needs.

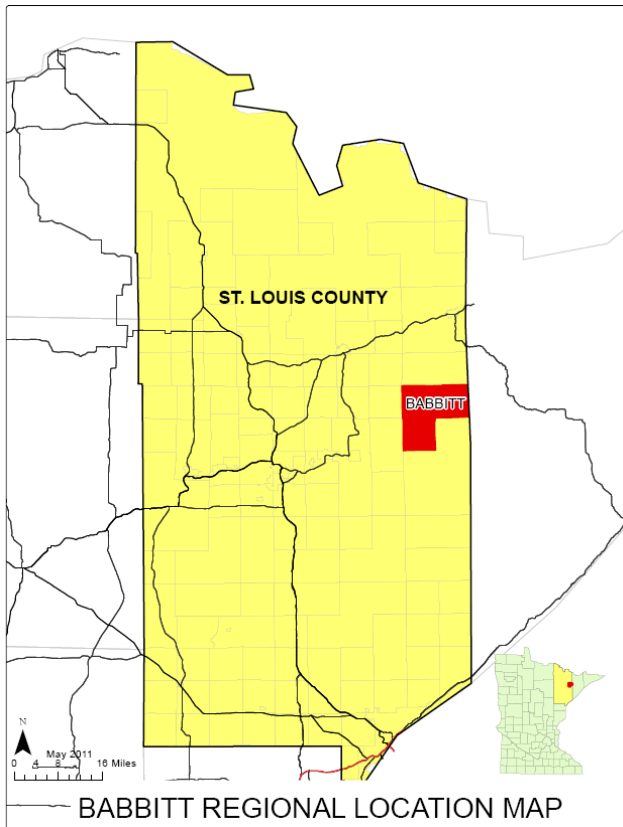
- The Planning Commission and City Council held a public review session on October 05, 2011. ARDC staff presented the contents of the Plan.
- The Planning Commission held a public hearing on November 01, 2011. Following the hearing, the Planning Commission voted to recommend that the City Council adopt the Comprehensive Plan.

Babbitt City Council

Babbitt Council members participated in the planning process by attending public meetings. The City Council voted to adopt the Comprehensive Plan on November 21, 2011.

COMMUNITY PROFILE

The following location description and history were partially adapted from the *Plan Setting* written by the firm of Dahlgren, Shardlow, and Uban, Inc. for the 1998 *Babbitt Comprehensive Plan*.



Location

Babbitt is located in northeast St. Louis County in the northeastern Minnesota region known as the Arrowhead. Babbitt lies approximately 100 miles north from the City of Duluth. The total area of the City is 108 square miles or 69,120 acres. The vast majority of the land surrounding the City of Babbitt is comprised of forested land, unique geological formations, and abundant water resources which provide much of the scenic beauty of the area.

History

In 1865 Christian Wieland, while guiding Henry H. Eames, a State geologist, to Vermillion Lake to investigate rumors about the presence of gold, crossed over the edge of the iron formation that is now known as the Mesabi Range. Near what is now Birch Lake and the City of Babbitt, Wieland pointed out to Eames the presence of iron

in the rock. Eames, however, was more interested in the gold and the party crossed on to Lake Vermillion. There Eames found indications of gold which with his reports touched off the famous Minnesota gold rush of 1865.

Wieland was more interested in the iron ore, and he carried out samples and displayed them in Duluth and Ontonagon, Michigan. It was through Wieland's samples that led to the formation of the Ontonagon Syndicate in 1869. In order to verify Wieland's findings, the Syndicate asked Peter Mitchell to accompany Wieland on another journey into the area. With Wieland as a guide, Mitchell set out to explore the area just south of Birch Lake and east of the Dunka River. Several test holes were sunk and near Birch Lake, Mitchell found ore to his liking. In describing his findings to his fellow Syndicate members, Mitchell described it as "an iron mountain about twelve miles long and a mile and half wide."

The members decided to acquire as much of the land in the area as they could. As a common practice, this was accomplished through the Homestead Act of 1865. Anyone wishing to do so could hire a professional homesteader who lived on the land for the required length of time, and upon receiving the deed, the homesteader would turn it over to the person who had hired him. The Ontonagon Syndicate did this, securing title to at least 9,000 acres including the present day site of North Shore Mining Company and its surrounding area. Feeling that a railroad was needed to exploit their property, the Syndicate formed the Duluth and Iron Range Railroad Company in 1874, and began a search for financial backing for their mining venture.

George Stone, who was then treasurer for the City of Duluth, met with Charlemagne Tower of Pottsville, Pennsylvania. Tower had heard of the Minnesota iron ore and Stone's high-grade samples from Mitchell's mountain interested him. Tower then sent a mineralogist to make a close study of the Birch Lake area in 1875. From his findings, the mineralogist advised Tower that the Mesabi was not as important as the Vermillion Range. Tower then wrote Stone that he didn't care to invest in the Mesabi. Five years later, he retained Stone to purchase land for him on the Vermillion Range.

In 1882 the Ontonagon Syndicate had formed the Mesabi Iron Company to develop their property. However, after Tower had built his railroad and mine in 1884, and the Merritt brothers began developing the Mountain Iron Mine in 1892, the Mesabi Iron Company decided to sell their lands rather than develop them. In 1905, the land was sold to George A. St. Clair of Duluth.

In 1905, two unorganized townships were set apart by the County Commissioners for the organization of Embarrass Township. The Township had a population of 49 in 1900 and 712 in 1920. Waasa Township which was organized in 1912 showed a population of 318 from the 1920 census. The entire area around Birch Lake, Babbitt and Embarrass was logged in the early 1900's. The large companies logged only White and Norway Pine that was twelve inches or more in diameter. The last of the large logging companies pulled out during the 1910 to 1915 period which left the settlers to look for other means of support. Some worked for smaller companies that cleaned up the Jack pine, spruce, birch, and poplar left by the larger companies while others returned to farming.

In the meantime, St. Clair hired a mining engineer to investigate the ore lands he had purchased from the Mesabi Iron Company and to determine how they could best be exploited. The engineer reported the Birch lake area contained no minable high-grade ore, but instead was one vast mine of taconite. Using a process that had been successfully developed for low-grade copper, tests were run to see what results could be obtained when applied to taconite. The experimental work was completed in 1918 and a decision was made to provide funds to build and operate a commercial plant. Actual

construction started in early 1920 and a railroad spur was extended to bring in supplies and equipment. At the same time the plant and mine were undergoing construction a town for the company's employees and families was being built near the plan. The new town was first called Argo after the ship used by Jason and the Argonauts in their search for the Golden Fleece. Because there was another town with that name, the town was renamed Babbitt in honor of Judge Kurnel R. Babbitt of New York City who had recently died.

When Babbitt had first been organized as Argo, the population was 98 and within a year had an estimated population of four hundred. On June 21, 1922, the first plant in the world to attempt processing taconite on a commercial scale went into operation. The first shipment of 5,076 tons was shipped to the Ford Motor Company in October of 1922. However, due to increases in labor and supply costs, together with an 80 cents per ton drop from the previous 1923 prices, mining operations were suspended in May of 1924. By the fall of 1924, Babbitt became a ghost town.

Over the next 26 years little development took place until 1951 when a test plant was reopened by Reserve Mining Company. The name "Reserve" was chosen because the organizers of the company felt that taconite was a future resource that might not be needed in twenty years, but would be there waiting when the right time came. A site for the new town of Babbitt was selected with eighty new homes programmed for occupancy in 1952. Pace Associates of Chicago were retained as the town planners and John. W. Galbreath and Company of Columbus, Ohio, was contracted for its construction. Everything was pre-planned and laid out before actual construction took place making Babbitt a truly unique town.

Demographics

This section provides a demographic profile for the City of Babbitt from 1970 to 2010. Demographic information is based upon US Census reports, analysis of census data from the State of Minnesota Office of Geographic and Demographic Analysis, and reports from northlandconnection.com.

Analysis of demographic trends in Babbitt can help the City plan for its future. For instance, an aging population will change the type of housing the City needs to provide and level of medical services needed in the community. This section contains information about population age, income, and select housing characteristics. Housing characteristics are discussed more in depth in the housing section of the plan.

Population

The population of Babbitt has been decreasing since the 1970s. The population decline continued between 2000 and 2010, albeit at a slower pace than previous

decades. The decrease in population can be largely attributed to fluctuations in the taconite mining industry which forms the base of the local economy. Most surrounding cities and townships also experienced population decreases of varying degrees.

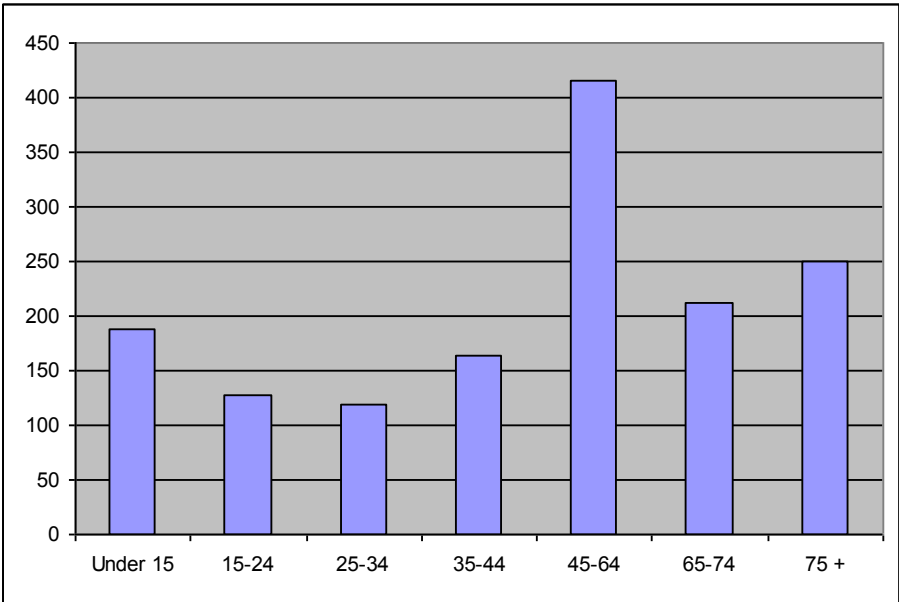
Figure 1. Babbitt Area Population Trends 1990-2010

	1990	2000	2010	% change from 2000-2010
BABBITT	1,562	1,670	1,475	-11.68
Ely	3,968	3,724	3,460	-7.09
Hoyt Lakes	2,348	2,082	2,017	-3.12
Aurora	1,965	1,850	1,682	-9.08
Tower	502	469	500	6.61
Embarrass Township	833	686	607	-11.52
Waasa Township	310	309	249	-19.42
Bassett Township	44	55	41	-25.45
St. Louis County	198,213	200,528	200,226	-0.15

Source: 1990, 2000, & 2010 US Census

Like the state and county, the population of Babbitt is aging. The median age in 2010 was 51.1 years compared to 40.3 and 37.4 in St. Louis County and Minnesota, respectively. Aging residents will require different housing options, public services, and increased medical services.

Figure 2. Babbitt Population by Age Group, 2010



A declining population coupled with a retiring workforce will likely pose workforce development challenges and create staffing and succession planning issues for

businesses.

Northeast Minnesota has a quality higher education system with many options available to residents throughout their lives. According to the Northland Works Partnership *Prosperity Networks* report “the region lags slightly behind in the number of high school graduates with college degrees. Historically, the Northland has struggled with retaining the thousands of young adults who graduate from its colleges and universities each year due to a lack of jobs.” Rural areas often struggle to attract and retain a highly educated workforce due to lack of job opportunities and other amenities college graduates expect. Babbitt’s education statistics show a similar pattern, especially in the number of residents with bachelor degrees or higher.

Figure 3. Babbitt Educational Attainment

	Babbitt	Minnesota
% of population age 25 and older with a high school diploma	90%	86%
% of population with associates degree	13%	9.5%
% of population with bachelor’s degree or higher	12.5%	27.5%
Source: Northland Connection, 2011		

Households

In 2000 the average household size was 2.27 persons, dropping to 2.07 persons in 2010. The decreasing size of households follows a state and national trend corresponding to an aging population, postponing marriage, and smaller families. However, Babbitt’s average household size is below the state average of 2.48 in 2010. Population growth will require a reversal of these trends in family size and/or (more likely) a compensating increase in the number of households.

A household is an occupied housing unit.

A family household consists of a householder and one or more related persons.

A non-family household is a group of unrelated persons sharing a housing unit or living alone.

Source: U.S. Census

The City’s median household income and per capita income are significantly lower than state and national averages. This does present problems retaining and attracting residents and qualified workers. However, the Northland Works Partnership *Prosperity Networks* report states:

“Studies show many people are eager to live and work in the Northland and are willing to accept median household and per capita personal income levels that are below

state and national averages in order to enjoy its high quality of life. As Baby Boomers retire and create job openings, more college graduates will find jobs to stay in the area - provided they have the right skills. Older adult workers also will be in high demand, especially those willing to retrain for second careers in emerging areas.”

The Arrowhead Region’s median household income is lower than the State median household income. Babbitt’s median household income lags behind that of St. Louis County and falls in the middle range of neighboring cities. The percentage of households earning more than \$60,000 per year is expected to increase by slightly more than 1% by 2015.

Figure 4. Babbitt Area Median Household Income, 2000-2010

	2000	2008	% change from 2000-2008
BABBITT	33,229	37,777	13.69
Aurora	32,094	34,962	8.94
Ely	27,615	31,596	14.42
Hoyt Lakes	34,493	44,057	27.73
St. Louis County	36,306	43,315	19.31
Minnesota	47,111	55,621	18.06

Source: 2000 U.S. Census, Northland Connection 2011

Economy

The economy of Babbitt has been built around the traditional resource-based industries of taconite, timber, tourism, and transportation. The traditional industries remain important employers and producers of wealth and have been augmented by public and private services. The Ely Area Development Association reports the major industries providing employment are education, health and social services (17.9%), agriculture, forestry, fishing, hunting, and mining (16.9%), Manufacturing (14.8%), Retail trade (13.0%).

As is the case with all economies heavily dependent on natural resources, Babbitt has experienced cycles of boom and bust. The shuttering of all six of the state’s taconite mines and processing plants in 2009 led to concentrated high unemployment in Itasca and northern St. Louis Counties. Workers employed in rail transportation were also laid off as taconite shipments stopped for much of 2009. Ripple effects were felt throughout the region. As the home of Northshore Mining’s taconite mine Babbitt was adversely affected.

Taconite production rebounded from 17 million tons in 2009 to 37.5 million tons in 2010. Experts predict that “production will hit at least 40 million tons, a mark not seen since LTV Steel permanently shuttered in 2000.” Growing demand from Asian markets including China and India is responsible for most of the growth. Demand is expected to remain high for the next several years.²

²Duluth News Tribune, “Taconite is back, Iron Range revs up.” March 27, 2011

Across the Iron Range 100 new jobs have been added to the 3,600 jobs that were recalled after the 2009 layoffs. Due to retirements 1,000 of the jobs are being filled by new workers. Industry spokesmen say that they could add 1,000 additional jobs in the coming years, not including non-ferrous mining. Industry and government are working together to provide technical and engineering education options to students at local colleges and universities.³

Several large scale industrial projects in mining and steel, paper milling, and energy sectors that were delayed by the recession are back on track. The projects have the potential of 8,400 construction jobs; 2,125 new permanent jobs; and 250 retained jobs to the region.

Non-ferrous mining projects located in and immediately around Babbitt are increasing exploration and planning in 2011. The State government took steps to streamline permitting processes which is expected to reduce the time it takes to bring a project into operation and increase investment in non-ferrous mining.

The growth in the taconite industry has helped offset the continuing loss of jobs in the wood-products and forestry industries.

Leading Employers Babbitt						
NAICS Code	Company	City	Function	Product / Service	Employees (FTE)	Union
2122	Northshore Mining	Babbitt	Mining	Metal Ore Mining	234	No
6241	Rural Living Environments Inc.	Babbitt	Health Care and Social Assistance	Individual & Family Services	34	No
3262	Black Iron Rubber Company	Babbitt	Manufacturing	Rubber Product Manufacturing	30	No
6211 6221	Essentia Health	Babbitt	Health Care and Social Assistance	Offices of Physicians - General Medical & Surgical Hospitals	13	Yes

Figure 5: Babbitt’s Leading employers: the Northspan Group .

The Land

A lengthy discussion of the natural landscape in Babbitt can be found in the *Environmental Analysis* section of the *1998 Babbitt Comprehensive Plan* written by the firm of Dahlgren, Shardlow, and Uban, Inc. This section has been attached to this plan as Appendix B. The environmental analysis includes an inventory of local climate, general topography, geology, soils, woodlands and vegetation, groundwater, watersheds, hazardous sites and historic landmarks.

³Duluth News Tribune, “Taconite is back, Iron Range revs up.” March 27, 2011

Community Analysis-(Issues and Opportunities)

The following community analysis briefly describes current conditions in the community as distilled from reviewing previous planning efforts, demographic and economic data, results from community meetings, and discussions with the Babbitt Planning Commission.

- Babbitt is a residential community that was founded by a mining company to serve as a housing and commercial center for workers at the nearby taconite mine. To a large extent that is still Babbitt's primary role.
- Babbitt's purposefully planned neighborhoods and public spaces have served the community well and continue to be a point of pride. Future developments should offer modern lots and housing options and the levels of service, connectivity, and planning that exemplifies Babbitt.
- Babbitt's median age is significantly higher than the State and County, and is increasing. This has significant implications for the City's housing, businesses, workforce, school, and tax base.
- Babbitt is expecting population growth as a result of proposed non-ferrous mining development in and near the City. Several other major industrial projects on the Iron Range and a strong international market for taconite also offer opportunity for Babbitt.
- The economic conditions of the past two years have proven that the natural resource based economy is still prone to boom and bust cycles. The need to diversify is as important as ever.
- Babbitt needs to attract and retain educated and skilled workers to fill existing needs and fulfill future opportunities. The Northeast Higher Education District and Iron Range Resources and Rehabilitation Board have initiatives underway that may fit the needs of Babbitt.
- Babbitt needs to diversify its economy by retaining, nurturing, and attracting new businesses. The existing business district is not as well planned as the residential section of the community. The City is considering an area near Hwy 70 for an industrial park. Funding will be needed to prepare the property for development.
- The bulk of housing in Babbitt is single-family housing built in the 1950s and 1960s though a fair amount of newer housing has been developed. Limited multiple family housing exists. The City has created R-3 and R-4 zoning

districts which encourage multiple unit townhomes and apartments. The City has limited assisted living and transition living options for seniors. These options should be expanded due to the City’s aging population. The current zoning code should be amended to explicitly allow more senior housing options.

- The City has preliminarily designated an area adjacent to an existing residential neighborhood on the northwest side of town. Much of the expected housing development should take place on this site. Public utilities and streets have been extended adjacent to the site. Streets and utilities will need to be developed within the site. Part of the area has been zoned to allow multiple family dwellings.
- Babbitt will need to maintain modern infrastructure to grow into the future. The City’s streets, utilities, and public facilities are in good condition. The City has made several investments in facilities for public works, water and sewer departments, and wellhead protection. The City has turned the former Frank A. Emanuelson Elementary School into a flourishing community center. New road and public utilities will be added to the current system with planned residential and industrial expansion. The City will need to plan and commit resources to maintaining its infrastructure.
- The City and its residents and businesses need access to fiber optic or other broadband communication services. Some fiber optic infrastructure exists in the community but is not being utilized. The City is included in the Lake County Fiber Optic Project which will build a fiber-to-the-premise (FTTP) network serving Lake County and a portion of eastern Saint Louis County. Every premise in the service area that is currently served by an electric utility will be able to receive new state-of-the-art telecommunication services including ultra-high speed symmetric (two-way) broadband service, video services, conventional voice services and new services available only via fiber-optic cables. Lake Connections will bring the fiber connection to any premise upon agreement to a two year contract of service in 2015.

Future Projections:

Figure 6 Population— ESRI projections (which utilize past census data) prepared by *The Northspan Group* predict a population growth of 31 or .54% over the next five years.

Babbitt city, MN...	
Population Summary	
2000 Total Population	1,670
2010 Total Population	1,475
2014 Total Population	1,513
2014 Group Quarters	11
2019 Total Population	1,554
2014-2019 Annual Rate	0.54%

Housing

The *Northspan Group* data also shows an estimated growth of Babbitt housing stock of 32 by 2019. The percentages of Owner/Renter occupied and Vacant housing however is projected to stay relatively similar at 72.7%,13.0%, and 14.3% respectively.

Housing Unit Summary	
2000 Housing Units	801
Owner Occupied Housing Units	81.9%
Renter Occupied Housing Units	9.9%
Vacant Housing Units	8.2%
2010 Housing Units	818
Owner Occupied Housing Units	73.6%
Renter Occupied Housing Units	12.8%
Vacant Housing Units	13.6%
2014 Housing Units	856
Owner Occupied Housing Units	73.0%
Renter Occupied Housing Units	13.0%
Vacant Housing Units	14.0%
2019 Housing Units	888
Owner Occupied Housing Units	72.7%
Renter Occupied Housing Units	13.0%
Vacant Housing Units	14.3%

Figure 7: Housing Unit Summary

Income / Business

Additional data prepared by the *Northspan Group* shows there is a total of 106 businesses in Babbitt, with 324 employees. Major industries include construction, retail trade, and the service industry. Additional projections showcase an expected increase of average household income of approximately \$6,000 over the next 5 years, and approximately \$3,000 per capita over the same timeframe.

Households by Income	2014		2019	
	Number	Percent	Number	Percent
<\$15,000	62	8.4%	64	8.4%
\$15,000 - \$24,999	106	14.4%	86	11.3%
\$25,000 - \$34,999	126	17.1%	102	13.4%
\$35,000 - \$49,999	204	27.7%	213	28.0%
\$50,000 - \$74,999	143	19.4%	165	21.7%
\$75,000 - \$99,999	56	7.6%	74	9.7%
\$100,000 - \$149,999	28	3.8%	37	4.9%
\$150,000 - \$199,999	7	1.0%	13	1.7%
\$200,000+	4	0.5%	7	0.9%
Median Household Income	\$38,897		\$42,385	
Average Household Income	\$47,298		\$53,055	
Per Capita Income	\$23,079		\$26,067	

Figure 8: Households by Income

More detailed demographic projections and reports can be found in Appendix D: Supplemental Demographic, Housing, Jobs, and Labor Force Projection Data

LAND USE

The Comprehensive Plan is primarily a land use document intended to set policies for efficient land use and allocate land among industry, commerce, residences, public facilities, parks and recreation spaces, open and natural spaces, and other public and private uses. Changes to the economy, population characteristics, housing patterns, transportation needs, environmental concerns, and quality of life needs require that the City review existing policies and allocations and adjust accordingly. Many of the goals and objectives included in this section directly correspond or are restatements of goals and objectives for other sections of this plan.

Land use policies and allocations are most commonly expressed through the development of a zoning ordinance, zoning map, and subdivision ordinance.

Land Use Goals

1. Support the compact, efficient and orderly growth of all urban development including residential, commercial and industrial areas.
2. Have adequate amounts of land properly zoned, with infrastructure, to meet demand for development within the City.
3. Strengthen the distinction between the developed and developing parts of the City.
4. Provide and maintain adequate community parks and open space to meet the future needs of the community.
5. Enhance the community's character and identity.
6. Maintain a modern, up-to-date zoning ordinance, zoning map, official map, and permitting documents.

Land Use Objectives

Objective LU1: Zone all areas in accordance with this Comprehensive Plan.

- *Section cross-reference:* Land Use

~~**Objective LU2:** Identify areas for industrial, commercial, and residential uses.~~

- ~~**LU2.1:** Designate and map areas for housing expansion consistent with recommendations contained in the housing section of this plan.~~
- **LU2.2:** Designate and map areas for industrial expansion consistent with the economic development and transportation sections of this plan.

- **LU2.3:** Extend water, sewer, and transportation infrastructure, when feasible, to sites designated for development.
- **LU2.4:** Support and encourage infill development and redevelopment, to encourage the efficient use of land and effective provision of City services.
- **LU2.5:** Continue to follow the pattern of streets, sidewalks, trails, utilities, and public services access that is the predominant development feature of Babbitt.
- **LU2.6:** Right of way paths for known roads and utility expansions should be planned immediately and marked on the official map.
- *Section cross-reference:* Land Use, Housing, Economic Development, Transportation and Public Facilities.

Objective LU3: Continue to guide residential growth in an orderly and efficient manner so that new development can be effectively served by public facilities.

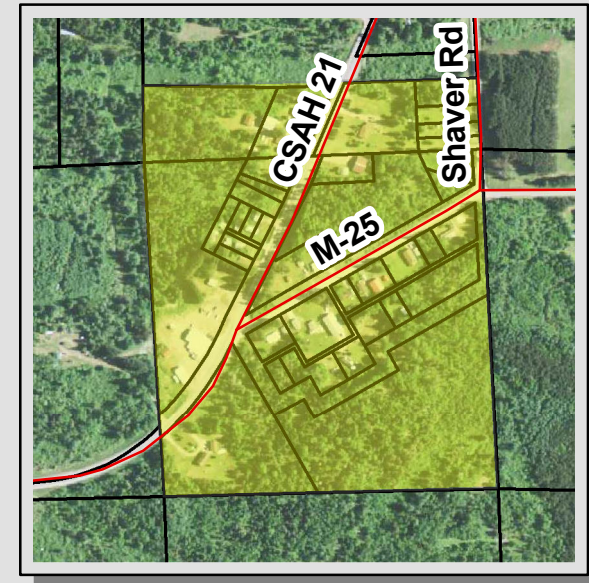
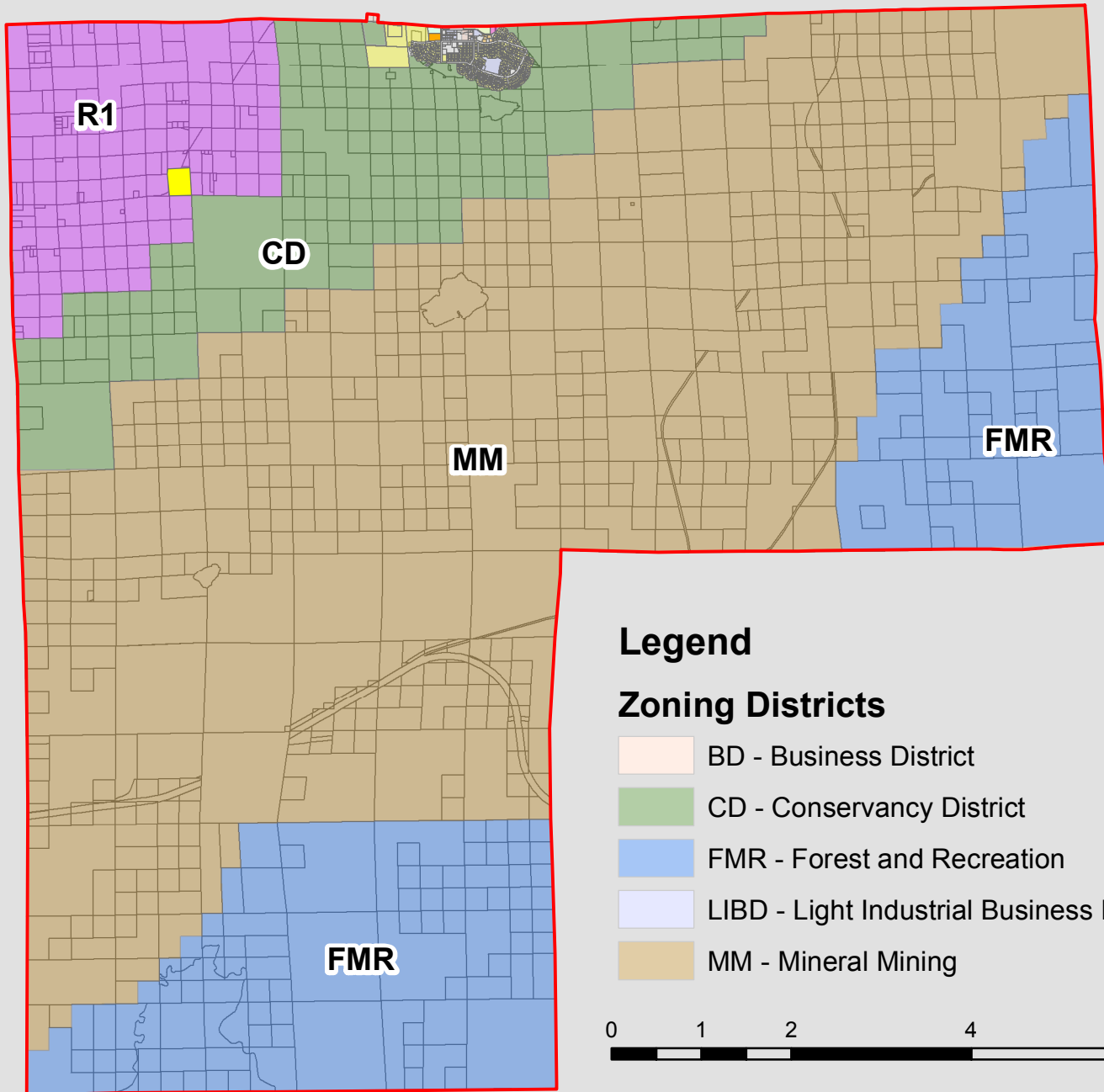
- **LU3.1:** Continue to follow the pattern of streets, sidewalks, trails, utilities, and public services access that is the predominant development feature of Babbitt.
- **LU3.2:** Right of way paths for known roads and utility expansions should be planned immediately and marked on the official map.
- **LU3.3:** Continue to enforce the rural residential zoning regulations for residential growth outside of the core City service area.
- *Section cross-reference:* Land Use, Economic Development, Transportation and Public Facilities, Housing, Parks, Recreation, and Natural Resources

Objective LU4: Connect existing and new neighborhoods, public facilities, park, school and other community destinations with the City's trail system.

- *Section cross-reference:* Housing, Parks, Recreation, and Natural Resources

Objective LU 5: Reference Attached 'Iron Range Comprehensive Plans & Mining Recommendations & Supplemental Proposed Mining Information Appendix E when making land use, transportation, or other local investment decisions related to land in proximity to proposed future mining projects.











City of Babbitt, Minnesota - Zoning Map

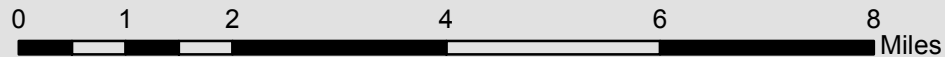


Benville Inset

Legend

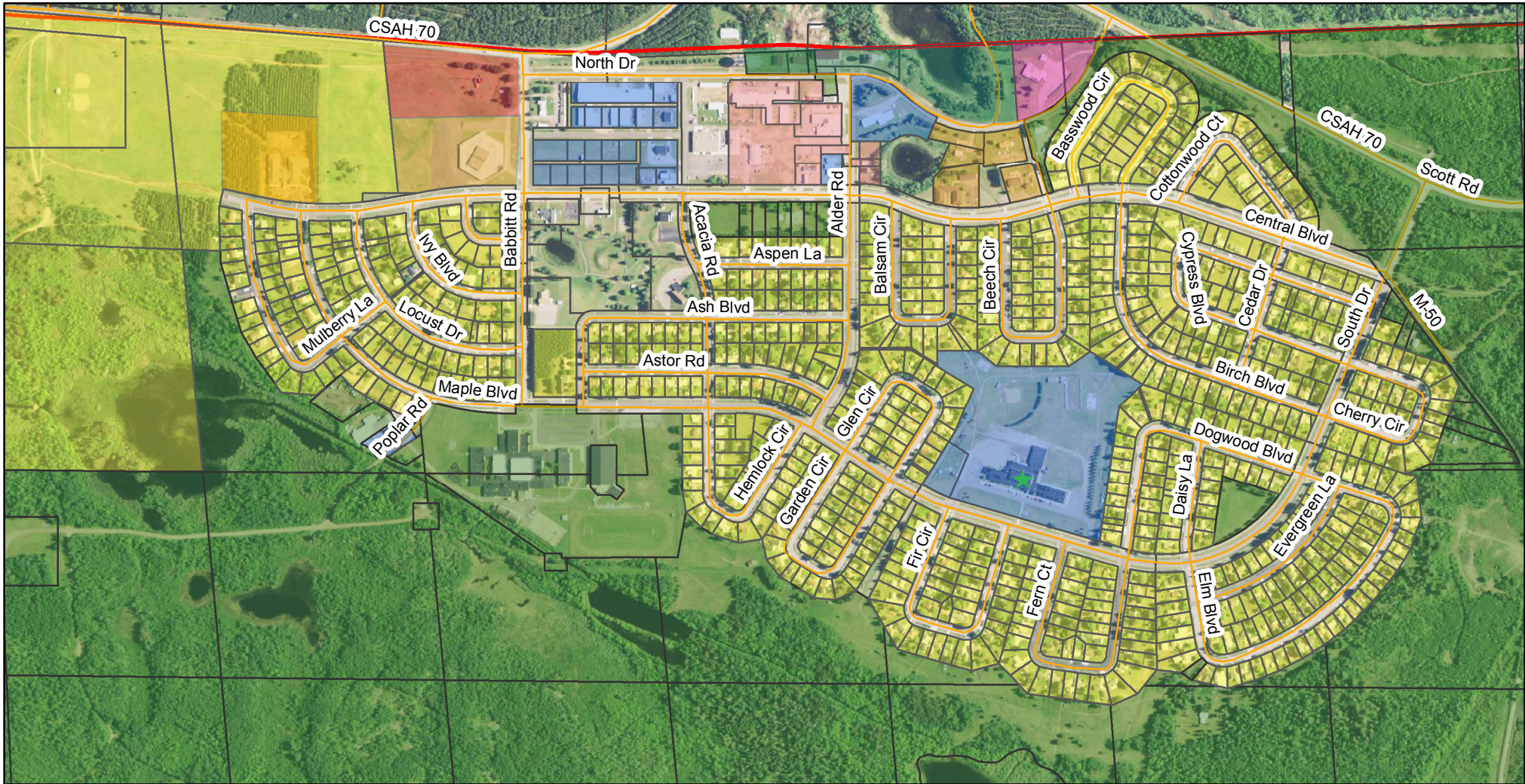
Zoning Districts

- | | | | |
|---|---|---|---------------------------------|
|  | BD - Business District |  | R-1 - Rural Residential |
|  | CD - Conservancy District |  | R-2 - Single Family Residential |
|  | FMR - Forest and Recreation |  | R-3 - Two Family & Townhouses |
|  | LIBD - Light Industrial Business District |  | R-4 - Multiple Family |
|  | MM - Mineral Mining |  | SBD - Special Business District |













This map was prepared on October 27, 2014 by the Arrowhead Regional Development Commission. This map is not an official zoning map. The boundaries displayed on this map are for reference purposes only. All zoning district information should be verified with the City of Babbitt Zoning Officer.

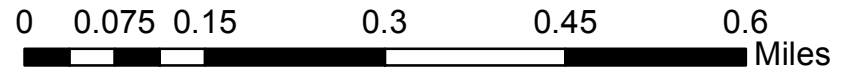
City of Babbitt, Minnesota-Zoning Map



Legend

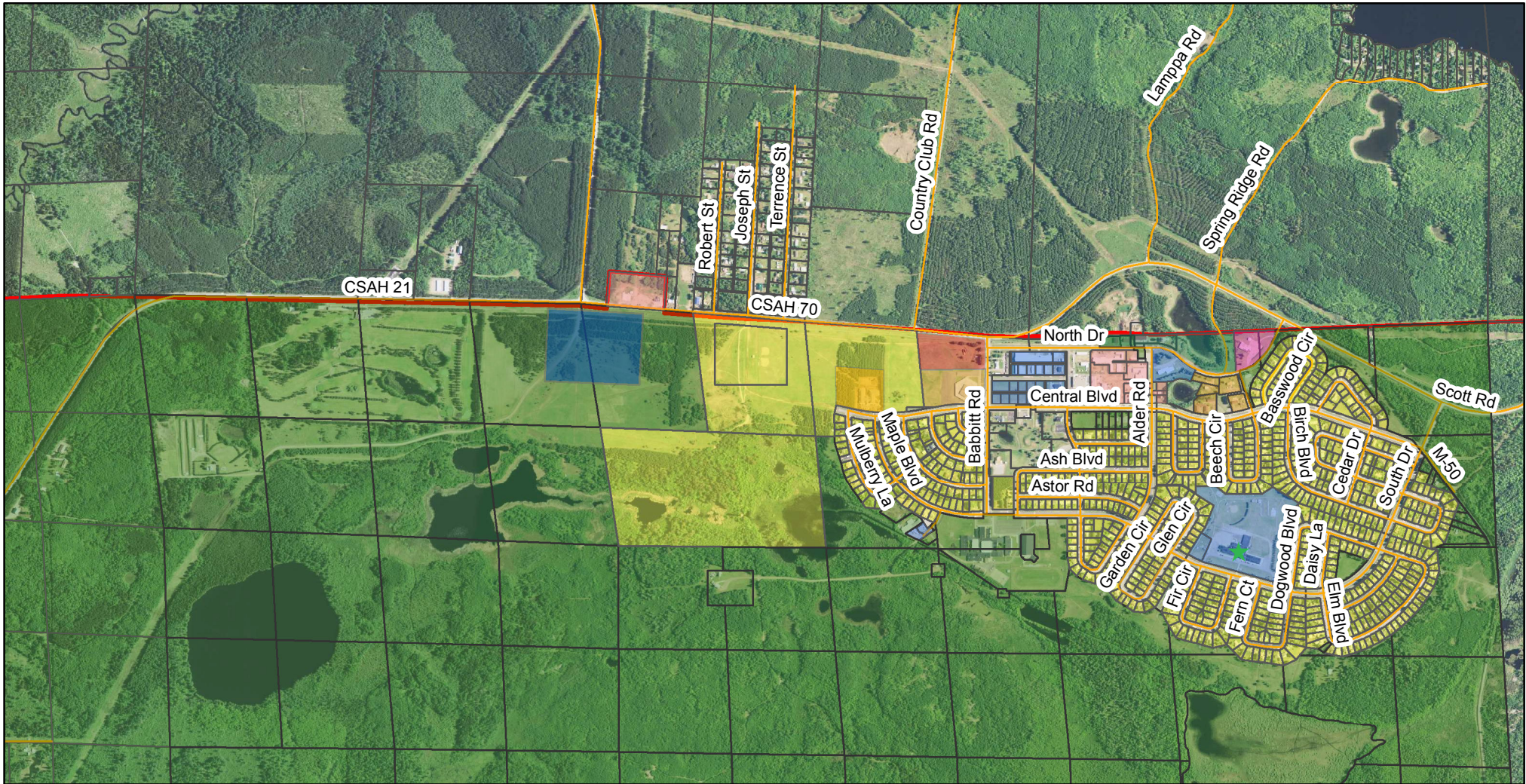
Zoning Districts and Points of Interest

- | | | |
|--|---|---|
|  BD - Business District |  R-2 - Single Family Residential |  City Hall |
|  CD - Conservancy District |  R-3 Two Family & Townhouses |  Streets/Roads |
|  LIBD - Light Industrial Business District |  R-4 - Multiple Family |  Babbitt City Limits |
| |  SBD - Special Business District | |




This map was prepared October 27, 2014 by the Arrowhead Regional Development Commission.


City of Babbitt, Minnesota-Long Range Planning Map





Legend

 Industrial Park


Zoning Districts and Points of Interest


 BD - Business District


 CD - Conservancy District

 LIBD - Light Industrial Business District

 R-2 - Single Family Residential

 R-3 Two Family & Townhouses

 R-4 - Multiple Family

 SBD - Special Business District

 City Hall

 Streets/Roads

 Babbitt City Limits

0 0.1250.25 0.5 0.75 1 Miles



This map was prepared October 27, 2014 by the Arrowhead Regional Development Commission.

Statement on Extraterritorial Land Use and Services

The City of Babbitt is bordered on the north by Birch Lake Unorganized Township. Birch Lake Unorganized Township has a population of 505 (2010 US Census). The existing land use is primarily undeveloped land and forest land with residential, commercial, and Birch Lake oriented recreational properties mixed in.

Based on current activities (sale of tax forfeit land and mining activity among others) the Planning Commission believes that there is a strong potential for development of lands adjacent to the City, some of which lie within the City's wellhead protection zone and fire protection service area (see map). Certain land uses are restricted within wellhead protection areas. However, the City is not able to exercise land use controls of areas outside its corporate limits.

St. Louis County administers zoning and other land use controls over the area since it is an unorganized township. The lands along Highway 70 between Highway 21 N and a line extended north from Babbitt Drive are zoned Multiple Use Non-Shore (MUNS-5), Non-Shoreland Commercial (COM-11), Residential (RES-12) which allow a mixture of residential, commercial, industrial, animal agriculture, recreational, and public facility development through by-right permitting, conditional uses, and application of performance standards. Detailed County zoning fact sheets can be found in an appendix to this plan.

Increased development in these zones could create uses that affect the City's wellhead protection, future increases in demand for City services, and conflict with land use goals of the City including:

- Support the compact, efficient and orderly growth of all urban development, including residential, commercial, and industrial areas.
- Have adequate amounts of land properly zoned, with infrastructure to meet demand for development within the City.
- Strengthen the distinction between the developed and developing parts of the City.

The City of Babbitt will closely monitor development in this area for impacts on the City's interests.

The City of Babbitt will work with St. Louis County and property owners to encourage land uses that are in accordance with the City's Comprehensive Plan, wellhead protection plan, and provision of city services including fire protection, police protection, water, and sewer services.

The City of Babbitt will consider annexation of surrounding lands when: it is necessary to implement zoning regulations for wellhead protection, to protect health, safety, and public welfare; or those areas are being considered to receive water or sewer service due to change in land use patterns caused by increasing development intensity; or the areas have petitioned for annexation.



HOUSING

The City of Babbitt recognizes the correlation between a healthy housing stock, and community and economic development. Providing high-quality and affordable housing across a range of residential needs for the City's workforce and an aging population will retain and attract residents, and encourage new investment in the community.

Cities play a role in local housing development in a number of important ways. The most basic way a city is involved in residential development is through zoning and subdivision regulations. Cities also provide roads and non-motorized transportation access to neighborhoods, and public utilities.

Babbitt also plays a greater role in the housing market than many other cities. Much of the available land for housing development is owned by the City. Currently, the City is marketing an area with streets, water, and sewer infrastructure in place. The City is offering lots for \$6,500 if the purchaser promises to build within two years. The City adopted new residential zoning districts to allow for larger lots in these areas.

Current Housing Conditions

Babbitt is a planned residential community that was founded by a mining company to serve as a housing and commercial center for workers at the nearby taconite mine. To a large extent that is still Babbitt's primary role. Babbitt currently contains 819 housing units. Most of Babbitt's planned neighborhoods were built in the mid 1950s which corresponds to 61% of Babbitt's existing housing stock dating to that decade. Smaller waves of construction took place in the 1960s and 1970s when an additional 31% of Babbitt's existing housing stock was constructed. The median year built for houses in Babbitt is 1957. This is slightly newer than for St. Louis County as a whole which has a median year built of 1954. However, very few communities contain such a large percentage of housing units built at the same time to the same standards.

With such a large portion of housing stock built at the same time, housing needs in Babbitt focus on the development of new housing that reflects contemporary housing preferences and preservation of existing neighborhoods through efforts to revitalize and prevent blight. The community feels that its neighborhoods are well maintained with some blighted properties interspersed throughout the community.

The median house value in 2009 was \$68,900. City officials state that the median value of homes in the original neighborhoods is \$40,000 - \$60,000. Recently constructed homes can be worth much more and are built on lots that are 1.5 times larger than the original lots.

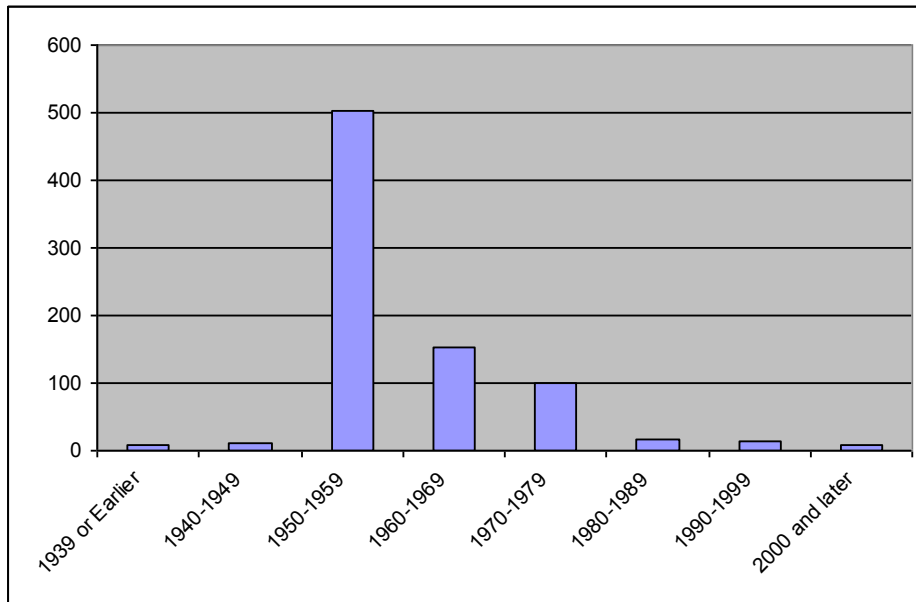


Figure 9. Year Residential Structure Built

Multi-family housing and senior living options are limited. According to the 2010 US Census, approximately 15% of Babbitt's occupied housing units are rentals compared to 27% in Minnesota and 29% in the County. Babbitt's housing stock is also made up of 95% single family housing, compared to rates of 67% and 74% State and County-wide. This may signal that Babbitt does not have the mix of housing options potential residents are looking for, especially young workers and the elderly.

There are approximately 57 acres of developable land situated south of Highway 21/County Road 21, north of Central Boulevard extended, west of Babbitt Drive, and east of the baseball fields (including the baseball fields). The City has planned for future housing development in part of this area. Plans for this area offer modern lot sizes and arrangements while continuing the planned character of the City. The City has many older residents who may like or require assisted living or similar services. If Babbitt does not have these services lifelong residents may have to move to another community. As older residents transition into new living arrangements their homes can be marketed as affordable housing options to younger residents and new families. The City's history of sound planning standards have helped achieve a high quality living environment.

Babbitt Housing Day

Babbitt held a workshop focused on housing on June 22, 2011, that brought together state and regional housing experts with local officials and stakeholders to discuss current conditions and determine strategies for the future. The regional housing expeditor and representatives from USDA Rural Development, Arrowhead Economic Opportunity Agency, and IRRRB attended.

Housing Goals

1. Provide housing opportunities for citizens of all income and age levels, while maintaining a high quality living environment through sound planning.
2. Rural land uses should be perpetuated as long term permanent large acreage uses.

Housing Objectives

Objective H1: Babbitt will provide adequate, quality living options for its senior citizens.

H1.1: Babbitt will work with an experienced developer to determine the demand for multiple types of senior housing and senior housing assistance program options for Babbitt by completing a market assessment.

H1.1.1: The City will develop a simple request for proposals (RFP) to select an experienced developer to complete H1.1 and H1.2.

H1.1.1.1: The RFP will include demographics of Babbitt and surrounding townships, existing market conditions, market impact area, needs, and opportunities (including available land, public assistance, etc.)

~~H1.2: The City of Babbitt will work with an experienced developer to develop 20 units of assisted living (AL) in Babbitt within 3 years. (It is presumed that a market and financing for assisted living currently exists and that other housing markets will develop as the economy improves.)~~

~~—— H1.2.1: The City will develop a simple request for proposals (RFP) to select an experienced developer to complete H1.1 and H1.2.~~

~~—— H1.2.1.1: The RFP will include demographics of Babbitt and surrounding townships, existing market conditions, market impact area, needs, and opportunities (including available land, public assistance, etc.)~~

H1.2.2: Babbitt will support the development of assisted living facilities by ~~assembling and readying adequate land, assisting with site preparation, infrastructure installation, acting as public sponsor for development and finance assistance, and exploring the use of other assistance and incentives as appropriate.~~

~~H1.2.2.1: The City has developable property north of Central Boulevard, west of Babbitt Drive that could be developed for assisted living. However, the preferred location is where the Bryant Center currently sits due to its proximity to services. The Bryant Center is becoming a blight and financial issue for the City. The City should try to gain control of this property and prepare it for redevelopment as an assisted living facility.~~

~~H1.2.2.1.1: The City has rezoned approximately 5.5 acres along Central Boulevard north of Maple and Mulberry Streets to R-4 Multiple Family Zoning District for the purposes of locating an assisted living development. The area described is analogous to the six lots north of Mulberry and Maple Streets depicted in the West Babbitt Development plan created by SEH. (See Zoning Map.)~~

~~H1.2.2.2: The City has proposed a land swap with the school district for the abandoned baseball fields near the Bryant Center and City owned property near the current school. This is also a potential location for senior housing. The area is zoned for residential development which is a higher and better use than being redeveloped as baseball fields as the School District has proposed.~~

~~H1.2.2.3: The City should explore using IRRRB public works funds, USDA Rural Development programs, and other public funding sources and incentive programs to defray infrastructure and other development costs. (These should be explored before considering TIF, tax abatement, and similar strategies)~~

~~**Action Steps:** Babbitt EDA will lead development of RFP, contacting qualified developers, and investigating assembly and preparation of land to develop 20 AL units within 3 years. RFP and developer contact should begin as soon as the Comprehensive Plan is adopted.~~

Objective H2.: The City will maintain high quality housing in existing neighborhoods through a neighborhood revitalization program. The purpose of the program will be to maintain existing neighborhoods and infrastructure to preserve home values to help

people moving to senior housing, and supply quality, affordable homes for the workforce and starter families. (This objective addresses owner-occupied single family housing. Rental housing is addressed elsewhere.)

H2.1: The City will form a Babbitt Housing Team ~~in collaboration with AEOA and the Housing Expeditor~~ to assess community needs, develop a revitalization program, and market its use to residents.

H2.1.1: The Babbitt EDA will lead these efforts on behalf of the City.

H2.2: The Babbitt Housing Team will establish a complete inventory of housing conditions. This will include a visual assessment, written surveys, and door-to-door visits.

H2.2.1: The City will conduct an assessment of streets, sidewalks, and other public infrastructure in existing neighborhoods and include revitalization activities in the City's five-year Capital Improvement Plan.

H2.3: The Babbitt Housing Team will develop a revitalization program using existing state, federal, regional, and non-profit programs of grants, loans and other forms of assistance to address local needs.

H2.3.1: Program components should address interior and exterior issues including health and safety upgrades such as electrical system improvements.

H2.3.2: Program components should offer assistance, and be affordable, to a range of income and ages.

H2.3.3: Possible funding and technical partners include AEOA, MHP, USDA, GMHF, and others.

H2.4: The Babbitt Housing Team will actively market the City's neighborhood revitalization program to residents.

H2.4.1: Marketing activities should include during door-to-door visits, posting on the City website, well advertised public meetings, information provided to community groups, and articles in the local paper or city newsletter.

H2.4.2: The Babbitt Housing Team will work with residents to identify their individual needs and match them with the appropriate programs.

H2.4.2.1: The Babbitt Housing Team will develop a list of programs that includes all relevant information needed by residents and the Team to make decisions about individual need and qualifications.

Action Steps: Babbitt EDA, with the authority to act as a housing agency, will lead efforts on behalf of the City to invite AEOA and the Housing Expeditor to collaborate with the City. They will work together to identify issues, set a work plan, and secure funding for the community assessment and revitalization program. This should start in the fall of 2011 as it will take 18 months to plan and secure financing for a revitalization program.

Objective H3: The City will improve its existing rental housing by establishing a rental rehabilitation program. (It is known that a high percentage of Babbitt's renters are living in single-family units in the City's traditional neighborhoods.)

H3.1: The Babbitt Housing Team will establish a complete inventory of rental properties and rental conditions. This will be conducted during the same time as the single-family survey which will include questions to establish ownership and rental status. It will also include a visual assessment, written surveys, and door-to-door visits of rental properties.

H3.2: A rental rehabilitation program will be developed and marketed along with the neighborhood revitalization program. Refer to H2.3-H2.4 to determine the objectives and activities of this goal.

Action Steps: Babbitt EDA, with the authority to act as a housing agency, will lead efforts on behalf of the City to invite AEOA and the Housing Expeditor to collaborate with the City. They will work together to identify issues, set a workplan, and secure funding for the community assessment and revitalization program. This should start in the fall of 2011 as it will take 18 months to plan and secure financing for a revitalization program. This should occur alongside development of the neighborhood revitalization program.

Objective H4: The City of Babbitt will increase housing opportunities by expanding the supply of quality, affordable multi-family rental properties. (Studies indicate that many of the potential new residents attracted to the area by the major industrial projects, which are expected to be starting up, will be interested in rental housing.)

H4.1: Babbitt will work with an experienced developer to determine the rental market demand in Babbitt.

H4.1.1: The City will develop a simple request for proposals (RFP) to select

an experienced developer to complete H4.1 and H4.2.

H4.1.1.1: The RFP will include demographics of Babbitt and surrounding townships, existing market conditions, market impact area, needs, and opportunities (including available land, public assistance, etc.)

H4.2: The City of Babbitt will work with an experienced developer to develop quality, affordable rental housing based on the demand projected in the market study. This is a long-term project with the timing depending on the economic recovery, start of the major industrial projects, and findings of the market study.

H4.2.1: The City will develop a simple request for proposals (RFP) to select an experienced developer to complete H4.2.

H4.2.1.1: The RFP will include demographics of Babbitt and surrounding townships, existing market conditions, market impact area, needs, and opportunities (including available land, public assistance, etc.)

H4.2.2: Babbitt will support the development of multi-family rental facilities by assembling and readying adequate land, assisting with clearing, infrastructure installation, acting as public sponsor for development and finance assistance, and exploring the use of other assistance and incentives as appropriate.

~~H4.2.2.1: The City has developable property north of Central Boulevard, west of Babbitt Drive that could be developed for assisted living.~~

~~H4.2.2.1.1: The City has proposed a land swap with the school district for the abandoned baseball fields near the Bryant Center and City owned property near the current school. This is also a potential location for senior housing. The area is zoned for residential development which is a higher and better use than being redeveloped as baseball fields as the School District has proposed.~~

H4.2.2.2: The City should explore using IRRRB public works funds, USDA Rural Development programs, and other public funding sources and incentive programs to defray infrastructure and other development costs. *(These should be explored before considering TIF, tax abatement, or similar strategies)*

Action Steps: *Babbitt EDA, with the authority to act as a housing agency, will lead efforts on behalf of the City. The EDA will lead development of RFP, contacting qualified developers, and investigating assembly and preparation of land to develop multi-family rental housing. This is a long-term project with a timeframe of five plus years. However, due to the lead time required to plan and finance such ventures the City should assess its options in two years.*

Objective H5: Babbitt will ensure the City is able to meet demand for single-family housing development by maintaining a 3 year supply of buildable lots (this number fluctuates with development in the region, but actively tracking large scale projects in the region will inform how many lots is considered a '3 year supply'). (The City's current new single-family housing development area only has a few available lots remaining. Providing a supply of buildable lots will make the City more attractive to consumers and developers by providing choice, reducing development time and cost, and defraying developer carrying-costs.)

H5.1: The City should determine the number of lots needed to meet 3 year demand (possibly by extrapolating demand based on development activity in Babbitt over the past ten years and assessing surrounding communities).

~~H5.2: The City should survey, plat, and map infrastructure and street locations for future development in the property north of Central Boulevard, west of Babbitt Drive. (This is partially complete.)~~

H5.3: The City should make this information available to experienced developers and to the companies involved in the large scale industrial projects in the region.

Action Steps: *Babbitt EDA, with the authority to act as a housing agency, will lead efforts on behalf of the City. The EDA will lead designation of a 3 year lot supply for single-family housing and dissemination of information to developers when the demand for housing improves. The EDA will lead development of RFP, contacting qualified developers, and investigating assembly and preparation of land to develop single-family housing. This is a long-term project with a timeframe of five plus years. However, due to the lead time required to plan and finance such ventures the City should assess demand in two years.*

TRANSPORTATION AND UTILITIES AND COMMUNITY FACILITIES/ INFRASTRUCTURE

Babbitt is located in northeastern St. Louis County along County Road 70 which connects to County State Aid Highway 21. Babbitt is approximately 26 miles from the closest State Trunk Highway—Highway 169. Northshore Mining operates a railroad for shipping ore to Silver Bay but this railroad is not available for other uses. Due to Babbitt's location it has limited transportation connections to the region.

Babbitt has a well planned and maintained local transportation system. The local street system is primarily comprised of collector and residential streets. The City has an extensive sidewalk system that connects into a recreational trail system.

Babbitt recognizes that maintaining a local transportation system that serves the needs of residents and businesses alike increases opportunities for growth. Babbitt also recognizes that development of residential, commercial, and industrial land uses should be directed where the existing or planned roads meet the functional needs of the proposed land uses.

New road and public utilities will be added to the current system with planned residential and industrial expansion. The City will need to plan and commit resources to maintaining its infrastructure. This is especially important as much of the street system was built over 50 years ago.

The City has recently made several investments in facilities for public works, water, sewer, and wellhead protection. The City has turned the former Frank A. Emanuelson Elementary School into a flourishing community center.

Transportation and Utilities and Community Facilities/Infrastructure Goals

1. Provide an adequate and safe transportation system that equally serves automobiles, commercial traffic, pedestrians, bicyclists, and those with limited mobility; and links neighborhoods, businesses, and community destinations.
2. Babbitt will continue commitment towards adequate infrastructure and maintenance for city structures, parks, trails, water and sanitary system, roads and other public facilities through a systematic capital improvements planning process to sustain future growth.

Transportation Objectives

Objective T1: Future industrial development should occur where primary access to County Road 70 / Highway 21 is possible. If this is not possible, truck and other associated traffic should be routed along collector streets avoiding residential streets.

T1.1: See Objective ED3

- *Section cross-reference:* Transportation, Economic Development, Housing

Objective T2: Include transportation maintenance and improvements including new facilities in a Capital Improvement Plan (CIP) that includes transportation and public facilities.

T2.1: The CIP should list all infrastructure improvements needed over a five year period. The CIP should include cost estimates, funding sources, and priority rankings.

T2.1.1: The CIP will be an important tool in implementing recommendations from the Comprehensive Plan. This should be reflected in priority rankings.

T2.1.2: The CIP should be paired with an Official Map designating future transportation and utility corridors.

- *Section cross-reference:* Transportation and Public Facilities

Objective T3: Work collaboratively with St. Louis County and Mn/DOT to improve transportation planning in the City.

T3.1: Communicate to St. Louis County the importance of future industrial development having primary access to County Road 70 / Highway 21.

T3.2: Communicate to St. Louis County and Mn/DOT the need to improve way-finding signage directing traffic to Babbitt.

- *Section cross-reference:* Transportation and Public Facilities, Economic Development

Objective T4: Include complete street elements such as sidewalks, non-motorized trails, ADA compliant curb cuts, and other engineering and policy tools.

T4.1: Plans for new residential development should include sidewalks with curb cuts, trail connections, and other pedestrian amenities.

UTILITIES AND COMMUNITY FACILITIES/INFRASTRUCTURE

Utilities and Community Facilities/Infrastructure Objectives

Objective UC1: Continue to annually review and implement ongoing Capital Improvement Plan (CIP).

Objective UC2: Preserve clean water access by taking steps to protect and preserve the City's wellhead and watershed.

UC 2.1: Update wellhead protection plan as required by state law

UC 2.2: Incorporate monitoring the status of infrastructure into ongoing Capital Improvements Plan (CIP) process to ensure facilities stay out of disrepair.

UC 2.3: Monitor activities such as dumping of hazardous materials within watershed in order to preserve water quality for residents.

Objective UC 3: Incorporate Recreational Facilities into Capital Improvement Planning process.

Objective UC 4: Improve storm water drainage system to minimize runoff and reduce infrastructure damages and other costs.

UC 4.1 Identify areas for storm water drainage improvements which provide highest cost mitigation opportunity.

UC 4.1.1 Incorporate storm water drainage system improvement projects into CIP process for local improvements and explore grant opportunities via IRRRB, MN DNR, FEMA, and others in order to complete projects.

UC 4.2 Support additional green space projects including rain gardens, roof-top green spaces, and other impervious surface offsetting projects to help reduce storm water amounts throughout the city.



ECONOMIC DEVELOPMENT

The Comprehensive Plan is primarily a land use document and approaches economic development through discussion of the allocation of land and infrastructure among industry, commerce, and other important public and private use. The Comprehensive Plan also addresses the City's other role as promoter and deal-maker.

Local government involvement in economic development takes a number of forms, including:

- Clearing and assembling adequate land for business (zoning, redevelopment, and similar devices)
- Underwriting risk (industrial development bonds, tax abatement, low-interest loan programs)
- Providing amenities and infrastructure (construction of utilities, tax increment financing, and redevelopment)
- Promoting economic development (participation in chambers of commerce, economic development organizations, other non-profit groups, providing information, and marketing)
- Providing job training, establishing or supporting institutions that provide job training (community colleges, technical schools, and vocational training in high school)
- Changing the tax structure to promote economic development; and
- Modifying regulations that are seen as burdensome to business

“Economic Development is the process of improving a community’s well-being through job creation, business growth, and income growth, as well as through improvements to the wider social and natural environment that strengthens the economy” (American Planning Association, 2006)

“Local government can impact economic development “through its traditional role as public service provider and regulator, and its entrepreneurial role as deal-maker and business recruiter. Of these two roles, the former is essential.” (APA, 2006)

Babbitt should include all these strategies in its economic development practices.

Babbitt Economic Development Workshop

Several major industrial projects are being built or have been proposed to be built in the Babbitt area. (Please See Mining Chapter / Appendix D for additional information)

As a result, the City could see significant changes in the next few years. Local leaders, business representatives, and residents met with regional and state economic development representatives on March 02, 2011, to develop a better understanding of opportunities and concerns for economic development in Babbitt to identify what tools and strategies could be used to create, sustain, and support economic development in Babbitt.

The group identified nine themes that Babbitt should focus on when developing future economic development efforts:

1. Physical and technological infrastructure
2. Creative, proactive leaders
3. Interested, experienced investors
4. Business planning and retention
5. Targeted business recruitment
6. Skilled, educated workforce
7. Creative, proactive marketing
8. Targeted, available funding
9. Positive, committed community attitude

Economic Development Goals

1. Maintain a favorable climate for ongoing business activities and continue the development of a strong and balanced economic base.
2. Recognize and support the business and industrial activities that already exist in the City including professional services.
3. Recognize the need to upgrade and expand existing City infrastructure to promote and support continued commercial and industrial development.
4. Encourage all commercial and industrial businesses to be well designed and adequately maintained.
5. Promote and enhance Babbitt's tourism potential to the broader area and throughout Minnesota.
6. Promote access to broadband communications for all residents, businesses, and public facilities.
7. Support taconite, non-ferrous mining, and forestry based projects in and around Babbitt.
8. Provide a workforce that has the education and skills needed to compete in a 21st century economy.

Economic Development Objectives

Objective ED1: Babbitt will work to bring access to broadband services to all residents, businesses, and public facilities to improve quality-of-life, economic opportunities, and education.

Broadband technology increases the potential to retain and attract jobs in rural communities, grows new markets for business, strengthens health care, enhances educational access and improves quality-of-life. All in turn help attract and retain residents. Currently Babbitt has limited broadband connectivity.

Broadband connections are important to achieving several of the goals set forth in the Comprehensive Plan.

ED1.1: Collaborate with the Lake County Fiber Project to bring ultra-high speed broadband service, video services, conventional voice services and new services available only via fiber-optic cables to Babbitt.

ED1.2: Work with other groups promoting broadband in rural communities to stay abreast of opportunities for utilization of broadband and assess community readiness, needs, training, and equipment.

ED1.2.1: Partners include Blandin Foundation, Minnesota Intelligent Rural Communities, University of Minnesota Extension, DEED Workforce training, and others.

- *Section cross-reference:* Economic Development, Community and Cultural Resources

Objective ED2: Babbitt will collaborate with other entities to provide a local workforce with the education and skills needed to compete in the 21st century economy.

ED2.1: Work with the Northeast Minnesota Higher Education District, Iron Range Resources, and local school district to develop student skills through the Applied Learning Institute, Iron Range Engineering; and the Industrial Technology, Process Automation, Industrial Lab Technician, Industrial Construction and Information Management programs offered at individual NHED campuses. More information on these programs is available at <http://www.ironrangeresources.org/workforce/initiatives/>.

ED2.2: Work with the school district, Northeast Minnesota Higher Education District, DEED Workforce Development, Iron Range Resources and Rehabilitation Board and local businesses to identify basic education standards, needed job skills and develop training programs.

ED2.2.1: This effort should take advantage of increased broadband access to provide skills assessments, training, and job placement assistance.

- *Section cross-reference:* Economic Development

Objective ED3: Babbitt will utilize land and capital to upgrade and expand existing City infrastructure to promote and support continued commercial and industrial development.

ED3.1: Identify a location for industrial expansion.

There are approximately 57 acres of developable land situated south of Highway 70/County Road 21, north of Central Boulevard extended, west of Babbitt Drive, and east of the baseball fields (including the baseball fields). The City has planned to develop housing on much of this property. An industrial park could be developed on the remaining land or further to the west.

~~ED3.1.1: Designate the area for industrial development through zoning and surveying of area.~~

~~ED3.1.2: Plan for extension of road and utilities to site.~~

~~ED3.1.2.1: Right of way paths for roads and utilities should be planned immediately and marked on the Official Map.~~

ED3.1.3: The industrial area should be platted, planned, and marketed as a modern industrial park to accommodate industries targeted by the city.

ED3.1.3.1: Platting, site preparation, and marketing can be completed when demand occurs.

ED3.1.4: Preserve a buffer between the industrial and housing areas. Preservation of existing wooded areas could serve as buffers and transition space. Buffering of developable property to the south should also be considered.

ED 3.1.4: The site should have primary access to County Road 70/Highway 21 so that truck traffic and general business traffic is not routed through

residential areas of the city.

ED3.2: Identify a source of funding for industrial site preparation, infrastructure development, and marketing.

ED3.2.1: Work with state and regional economic development agencies to identify and apply for funding to assist the City with site preparation, infrastructure development, and marketing.

ED3.2.1.1: Partners include DEED, EDA, ARDC, IRRRB, Northspan Group, Minnesota Power, APEX, and others.

- *Section cross-reference:* Land Use, Economic Development, Transportation and Public Facilities, Parks and Recreation

Objective ED4: Babbitt will work with industries and business to provide support and services.

The City of Babbitt has a number of businesses and industries which provide employment, goods and services and contributes to the economic vitality of the City and area. The City values the existence of diverse industry and business in the region and recognizes its importance in maintaining a healthy local economy.

ED4.1: Babbitt will proactively work with area natural resource industries including taconite, non-ferrous mining, and forestry based businesses to support their operations.

ED 4.1.1: Babbitt should explore targeted marketing of industrial locations to taconite, non-ferrous mining, and forestry related businesses.

ED4.2: Babbitt will support downtown businesses which provide goods and services to residents and visitors

- *Section cross-reference:* Mining, Timber, Tourism

Objective ED5: Explore hiring economic development director to assist the City in contacting interested businesses and continue marketing efforts.

ED5.1: Babbitt will explore the opportunity of hiring an economic development director to assist in finding and contacting of businesses to support industry when market deems necessary.

PARKS, RECREATION, AND NATURAL RESOURCES

The natural setting of Babbitt provides excellent quality-of-life for its residents and serves as an outdoor recreation destination. Babbitt offers many recreational amenities including a beach and boat landing on Birch Lake, walking and bike trails, parks located throughout the city, an ice arena, and a skateboard park. The City is also home to ATV and snowmobile trails, a golf course, gun club, and cross country ski trails. A portion of the Superior National Forest lies within city boundaries. The Boundary Waters Canoe Area Wilderness is nearby.

Providing recreational amenities and a healthy environment can benefit a city in many ways: property values can increase; costs from erosion will be minimized through greenspace; spending on recreational activities by local residents will increase; parks and open space influence the quality of life and location decisions of families and businesses; and community attractiveness and recreational opportunities for tourism may increase. Creating a healthy living environment can be as simple as planting trees and shrubbery or keeping one's property maintained. Environmental protection can also become more intricate through the adoption of erosion control or tree protection ordinances, and by establishing conservation districts.

Additionally, Babbitt's night sky was identified as a natural resource worthy of preservation. Increasingly, stimulating night time visual environments are being lost due to excessive and poor use of lighting in a variety of development throughout the country. In order to preserve this increasingly rare resource, the City of Babbitt would like to begin looking into potential strategies to preserve their night sky for current and future residents alike.

Parks, Recreation, and Natural Resources Goals

1. Provide for a system of parks and open spaces that will satisfy the active and passive recreational requirements of all residents.
2. Encourage the maintenance and expansion of a recreational trail system through the City that eventually connects to a regional recreational system.
3. Encourage the conservation and enhancement of natural resources and environmentally sensitive areas within and adjacent to Babbitt.
4. Educate and promote good environmental stewardship for the community's long-term environmental benefit.
5. Encourage the reduction of light pollution by exploring opportunities to curtail and reverse any degradation of the nighttime visual environment and the night sky.

Parks, Recreation, and Natural Resources Objectives

Objective PR1: The Parks and City Beautification Board should work with the Public Works Department to set a plan and budget for maintenance of the walking and bike trails as part of long term parks planning. (This can be included in the CIP.)

- *Section cross-reference:* Parks and Recreation, Transportation and Public Facilities

Objective PR2: The City should explore opportunities to expand facilities at the Birch Lake Beach site including the possibility of adding a campground to the property adjacent to existing site.

- *Section cross-reference:* Parks and Recreation, Transportation and Public Facilities

Objective PR3: The City should identify and explore recreational facilities and opportunities for elderly residents and those with limited mobility.

- *Section cross-reference:* Parks and Recreation, Community and Cultural Resources

Objective PR4: The City should encourage no net loss of recreation facilities through a program of preservation, replacement, and expansion.

PR4.1: Development of housing and/or an industrial park along County Road 70 may displace two baseball fields. These should be replaced. Property behind the Community Center would provide a central location for one baseball field. Another could be placed near the high school.

- *Section cross-reference:* Parks and Recreation, Economic Development

Objective PR 5: The City should explore various opportunities to reduce glare and excessive sky glow to preserve its dark sky for generations to come.

PR 5.1 Consider adoption of lighting ordinance, involving residential light height restrictions, light shielding/directional improvements, curfews, and/or other measures to prevent additional light pollution and preserve Babbitt's night sky.

Objective PR 6: The City will continue support efforts to enhance and sustain the indoor Ice Arena

6.1- The City will provide support services, when feasible, to grass roots fundraising efforts related to the indoor arena.

6.2- The City will incorporate the indoor Ice Arena into the Capital Improvements Planning (CIP) Process to regularly review its needs and priorities of investment annually.

6.3- The City will continue to search for additional uses for the arena in order to help spur increased use and financial sustainability.

6.4- The City will support grass-roots efforts to raise funds/improve/sustain the arena and consider pursuing grant opportunities to support long term operation and maintenance.



COMMUNITY AND CULTURAL RESOURCES

The City of Babbitt strives to be a modern community while retaining its small town atmosphere. Providing opportunities to residents of all ages and lifestyles is an important part of this value. The former Frank A. Emanuelson Elementary School, once a potential problem for the community, is now a flourishing community center. The community center hosts a number of important community destinations including city offices, library, senior center, teen center, gymnasium, workout facilities, and medical and dental offices. The building also provides office space for businesses. The senior center hosts up to 50 people per day and provides food and organized activities. The public library has wireless internet services, interlibrary loans, and has utilized the Minnesota Legacy Fund to bring literary and arts programs to Babbitt. Babbitt boasts beautiful gardens around town during the warm weather months.

Community and Cultural Resources Goals

1. Maintain the City's historical planned, small town atmosphere.
2. Maintain community and cultural programming and facilities for residents of all ages and lifestyles.
3. Encourage continued access to medical, dental, and social services.

Community and Cultural Resources Objectives

Objective CR1: Babbitt will provide support to Essentia Health, dental care providers, and other entities that supply critical social services to residents in order to create an atmosphere in which these entities can thrive.

~~CR1.1: Babbitt will work with Essentia Health, dental care providers, and other entities that supply critical social services to identify their broadband communication needs and bring access to broadband services to improve the provision of services.~~

- ~~• *Section cross-reference:* Community and Cultural Resources, Economic Development~~

Objective CR2: Babbitt will partner with public and private entities to maintain a variety of program opportunities for all ages, especially youth and seniors.

CR2.1: Babbitt should continue to maintain the senior center, teen center, and library in the community center.

- *Section cross-reference:* Community and Cultural Resources

MINING, TIMBER, TOURISM CHAPTER

Mining, Timber, and Tourism are core industries of Babbitt's economy and are integrally linked to the history of the community. While related objectives are established in the economic development and the land use chapters of the plan, these industries are so critical, that specific goals and objectives have been outlined during the planning process to continue to build Babbitt's future economically.

Proposed Mining Projects in relations to the City of Babbitt include:

Polymet- NorthMet Project: The proposed project is located just south of the eastern end of the Mesabi Iron Range. The mine being permitted will consist primarily of three open pits: the West Pit, which will occupy about 320 acres and reach a depth of about 700 feet, the East Pit, which will occupy about 150 acres and extend to a depth of about 630 feet, and the much smaller Central Pit, which will occupy about 50 acres and reach a depth of 350 feet.

It will employ about 360 people, and according to an independent study by the University of Minnesota Duluth Labovitz School of Business and Economics, the PolyMet Mining project will generate an estimated \$515 million in wages, benefits and spending for St. Louis County. That's a benefit of \$1.4 million daily or more than \$10 billion over the 20-year permit. In addition, the project will create an estimated \$15 million annually in state and local tax revenues, \$45 million annually in federal tax revenue, and offer investors an internal rate of return (IRR) of approximately 30 percent.

Currently, Polymet is in the process of gaining the necessary permits prior to opening operation of the mining project.

Twin Metals Minnesota- Underground Copper, Nickel, Platinum Palladium and Gold mining Project: The proposed underground mine project is to be located approximately 10 miles east of Babbitt near Birch Lake. Currently, Twin Metals Minnesota is conducting a 'Prefeasibility Study' which evaluates details including mine design, facility locations, mining rate, transportation and transmission corridors, economic benefits, job creation, and environmental protection. It is proposed that the Twin Metals project will bring both short term construction and long term mining jobs:

- More than 12,000 Minnesota construction jobs will be created when all strategic metals mining projects in Minnesota move forward.
- More than 5,000 long-term Minnesota mining jobs will be created when all projects become operational.
- For every one mining job created in Minnesota another 2.6 spinoff jobs will also be created.

(Please See Appendix E "Iron Range Comprehensive Plans & Mining Recommendations & Supplemental Proposed Mining Information)

Mining, Timber, and Tourism Goals

1. Promote and enhance Babbitt's tourism potential to the broader area and throughout Minnesota.
2. Support taconite, non-ferrous mining, and forestry based projects in and around Babbitt.
3. Provide a workforce that has the education and skills needed to compete in a 21st century economy.

Mining, Timber, and Tourism Objectives

Objective MT 1: Improve awareness of local community events, activities, and amenities on a local, regional and statewide scale.

MT 1.1: Create formalized process for providing recreational opportunity & community events information to the public.

MT 1.1.1: Formalize system to regularly update community information to the City website.

MT 1.1.2: Address providing regular community announcements via utility bills or potentially a newsletter template.

MT 1.1.3: Establish an off-site location where residents can find information on local activities (i.e. posting board at the local post office/ other high trafficked area).

MT 1.2: Reach out to local/regional publications to insure local community events aren't overlooked when provided.

MT 1.3: Create a City Facebook page to enhance both communications with the public as well as online presence for potential travelers.

MT 1.4: Support the creation of a chamber of commerce or tourism board.

Objective MT 2: Actively market industrial park opportunities to stakeholders for attracting mining support business development.

Objective MT 3: Support trail expansion projects that connect Babbitt with other regional destinations

Objective MT 4: Seek Workforce Development Training Opportunities to develop highly skilled local work force.

MT 4.1: Collaborating with School when possible to integrate desired workforce skills training into curriculum

Objective MT 5: Monitor and enforce best dumping practices when it comes to hazardous materials to insure minimal environmental impact.

Objective MT 6: Babbitt will work with industries and business to provide support and services.

MT 6.1: Babbitt will proactively work with area natural resource industries including taconite, non-ferrous mining, and forestry-related businesses to support their operations.

MT 6.1.1: Babbitt should explore targeted marketing of industrial locations to taconite, non-ferrous mining, and forestry-based businesses.

Objective MT 7: Collaborate with local mining companies to discover underground mining operation needs

Objective MT 8: Reference Attached 'Iron Range Comprehensive Plans & Mining Recommendations & Supplemental Proposed Mining Information Appendix E when making land use, transportation, or other local investment decisions related to land in proximity to proposed future mining projects.

HEALTHY FOOD ACCESS

Across the U.S., local governments are beginning to include goals and objectives that promote public health into their comprehensive plans. These long-term plans impact how people make choices of where to live and how to get around, their ability to access healthy foods and opportunities for physical activity, and affect broader issues of social equity, clean air and water, and more.

Access to safe and nutritious food is considered a basic individual right by the World Health Organization and the United Nations. However, many residents in low-income neighborhoods—both rural and urban—have limited access to fresh produce and other healthful foods. Since 2009 the Arrowhead Regional Development Commission (ARDC) has worked with Community Health Boards to incorporate health into planning in the Arrowhead Region through community assessments and plans. The assessments were made possible through a series of grants from the Minnesota Department of Health. The goal of the State Health Improvement Program (SHIP) grants is to help Minnesotans live longer, healthier lives by reducing the burden of chronic disease through policy, systems and environmental change. In Northeast Minnesota the SHIP intervention strategy focused on: 1) School Nutrition, 2) Safe Routes to School or Active School Day, 3) Community Active Transportation, and others.

Continued efforts to enhance healthy food access to local community residents can increase the quality of life by promoting healthy lifestyles and also reducing cost burdens as transportation and other costs continue to rise into the future.

Healthy Food Access Goals

1. Babbitt will support local efforts which encourage healthy food access at the local level.

Healthy Food Access Objectives

Objective HF1: Support local farmer's market or co-op style activities which provide healthy food options available within the community.

HF 1.1: Provide open space for activities to take place if organized and requested by local organization/individual(s).

Objective HF 2: Preserve Rural Agricultural land when possible.

Objective HF 3: Explore and support other opportunities to increase local access to healthy food as further research and recommendations are developed for the region.

INTERGOVERNMENTAL COOPERATION

Like many City governments, Babbitt is concerned about potential cuts to federal and state programs. To help alleviate this concern, the City should continue to be in close contact with other governmental agencies to stay informed of upcoming changes and voice its concerns. The City works with many different government agencies and these partnerships have proven to build strong relationships over the past years to assist Babbitt with larger scale projects outside of their financial capacity.

Intergovernmental Cooperation Goals

1. Babbitt will work cooperatively with Saint Louis County, the State of Minnesota, and other public and private entities to provide cost effective high quality public services.

Intergovernmental Cooperation Objectives/Action Steps

Objective IGC1: Collaborate with St. Louis County and State of Minnesota officials and other entities.

IGC 1.1: Proactively collaborate with and inform St. Louis County and Minnesota officials of the needs in Babbitt regarding resources, housing, economic development, transportation, and other issues as they arise.

IGC 1.2: Seek collaboration between DOT and US Forest Service in finding options for improving and managing Tomahawk Trail road.

Objective IGC 2.1: Collaborate with surrounding Communities to consolidate services when possible.

IGC 2.1: Explore opportunities to consolidate services as needs and chances develop in order to save costs, if partnership is sustainable and feasible.

IMPLEMENTATION

Implementation of the objectives laid out in the plan may be the most critical step for the City moving forward. The City of Babbitt is committed to following through with the Plan's recommended actions. Annual review and status updates of ongoing activities laid out in the comprehensive plan, assist in keeping the City on track to completing objectives outlined in the planning process. Additionally, regular review can also allow the city to incorporate new or emerging issues that may have not been prevalent during the planning process.

A project Implementation checklist has been included in the plans appendix and is a resource for conducting an annual review of the plan and also serves as a quick reference for all the goals, objectives, and actions steps outlined in this plan.

Implementation Goals

1. The City of Babbitt will actively work as an entity and with stakeholders to complete the strategies identified in the comprehensive plan and will review implementation periodically.

Implementation Objectives

Objective I1: Review Comprehensive Plan annually in order to monitor implementation.

I 1.1: Annually review the implementation checklist at a City Council meeting to determine each step's implementation status and to re-determine each step's current priority level

I 1.2: Change, update, or end actions that need alterations or have been completed. (Minimum or update every 4 years, per IRRRB requirements)

Objective I2: Monitor Grant Opportunity availability for opportunity to leverage funds to implement larger scale projects

I 2.1: Continue communication with grantors like IRRRB, MnDOT, and MnDNR to be aware of possible grant solicitations and parameters for eligible projects

I 2.2: Utilize local ARDC in order to gain technical assistance for project applications, management, and other services offered when deemed necessary.

APPENDICES

APPENDIX A 2011
PLANNING DOCUMENTATION

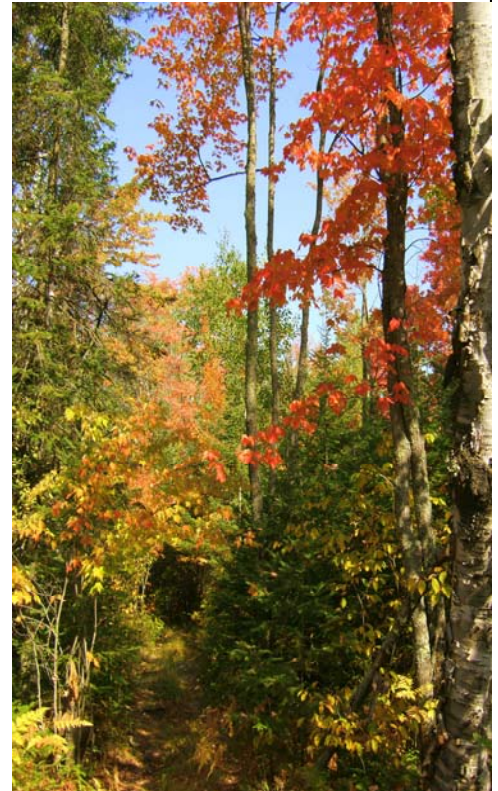
BABBITT PUBLIC VISIONING SESSION

IN THE FUTURE, BABBITT IS...

Help Finish That Sentence!

THE PUBLIC VISIONING SESSION PROVIDES THE RESIDENTS OF BABBITT A CHANCE TO PARTICIPATE IN THE PLANNING PROCESS BY HELPING TO IDENTIFY ISSUES AND SET COMMUNITY GOALS. THE MEETING WILL INCLUDE A REVIEW OF THE PLANNING PROCESS AND THE DEVELOPMENT OF A COMMUNITY VISION STATEMENT.

Citizen participation in the Visioning Session is critical to the success of the Comprehensive Plan. Residents, elected officials, business owners, and other stakeholders from the Babbitt community are also encouraged to attend. Refreshments will be served.



Wednesday, January 26 , 2011
6:30 p.m.

Babbitt Municipal Center
71 South Drive, Babbitt

FOR MORE INFORMATION

WWW.ARROWHEADPLANNING.ORG/BABBITTCOMPLAN

OR CONTACT JOSH BERSTAD

EMAIL: JBERGSTAD@ARDC.ORG OR CALL 218-529-7516

Babbitt Economic Development Workshop

The City of Babbitt is currently completing a Comprehensive Plan. One of the primary aspects of the plan is economic development. To help the community define its future actions regarding economic development, a workshop is being held. Local, regional, and state economic development stakeholders are being invited to participate in the event.



Workshop activities include:

1. **Tour:** Travel through Babbitt with local leaders to learn about the community's economic development concerns and opportunities.
2. **Action planning session:** Participants will brainstorm potential actions the City can take to address its economic development needs.

This event will start at 10:00 a.m. and adjourn no later than 3:00 p.m. on **Wednesday, March 02**. Lunch will be provided.

Strong attendance is critical to the success of the Plan. Please RSVP to Liz Sarabia at esarabia@ardc.org or by calling 218.529.7535.

For More Information
www.arrowheadplanning.org/babbittcompplan
Or Contact Josh Bergstad
Email: jbergstad@ardc.org Phone: 218-529-7516

Babbitt Housing Day

The City of Babbitt is currently completing a Comprehensive Plan. One of the primary aspects of the plan is housing. To help the community define its future actions, a Housing Day is being held. Local, regional, and state housing stakeholders are being invited to participate in the event.



Housing day activities:

1. Tour: Travel through Babbitt with local leaders to learn about the community's housing concerns and opportunities.
2. Action planning session: Participants will brainstorm potential actions the City can take to address its housing issues.

This event will start **10:00 a.m. and adjourn at 2:30 p.m. on Wednesday, June 22, 2011.** Lunch will be provided. Please meet with us at the Babbitt Municipal Center at 71 South Babbitt Drive.

Strong attendance is critical to the success of the Plan. Please consider attending.

RSVP to Liz Sarabia at esarabia@ardc.org or by calling 218.529.7535.

Babbitt Housing Day is made possible by St. Louis County, Arrowhead Regional Development Commission, and the City of Babbitt.

For More Information:
www.arrowheadplanning.org/babbittcomplan
Or contact Josh Bergstad
Email: jbergstad@ardc.org Phone: 218-529-7516

BABBITT COMPREHENSIVE PLAN PUBLIC REVIEW

THE COMPREHENSIVE PLAN PUBLIC REVIEW PROVIDES THE RESIDENTS OF BABBITT AND THE SURROUNDING AREA A CHANCE TO PARTICIPATE IN THE PLANNING PROCESS BY HELPING TO FINALIZE COMMUNITY GOALS, STRATEGIES AND ACTION STEPS.

At this meeting, the City's partners from ARDC will describe the process taken to get to this point and will describe each of the plan's recommendations in detail. Public comments from this meeting will be provided to the Planning Commission, who will be asked to decide if any changes to the recommendations should be made based on the public input.



Citizen participation in this step of the process is critical to the success of the Comprehensive Plan. Residents, elected officials, business owners, and other stakeholders from the Babbitt area are encouraged to attend. Refreshments will be served.

Plan Recommendations Address

- | | |
|--|---|
| • Housing | • Parks, Recreation and Natural Resources |
| • Transportation and Public Facilities | • Extraterritorial Issues |
| • Community and Cultural resources | • Land use |
| • Economic Development | • Implementation |

Wednesday, October 5, 2011
6:30 p.m.
Babbitt Municipal Center
71 South Drive, Babbitt, MN

For More information and to view the draft comprehensive plan prior to the meeting please use:

www.arrowheadplanning.org/babbittcompplan

Contact Cathy Klegstad, Babbitt Clerk-Treasurer
By calling: 218-827-3464

Or Contact Josh Bergstad, ARDC
Email: jbergstad@ardc.org or call 218-529-7516



For Immediate Release

Contact: Josh Bergstad
Arrowhead Regional Development Commission
218.529.7516 (Direct)
800.232.0707 (Toll Free)
jbergstad@ardc.org

September 14, 2011

News Release

City of Babbitt Public Review Meeting on Comprehensive Plan

(Babbitt, MN) The City of Babbitt will hold a public review meeting on Wednesday, October 05, 2011 at 6:30 p.m. in the City Council Chambers at the Babbitt Municipal Center at 71 South Drive in Babbitt. The purpose of the meeting is to present the contents of the draft 2011 Babbitt Comprehensive Plan to the public and consider public comments on the proposed plan. The Plan includes strategies and actions steps that will guide City decisions regarding housing, transportation and public facilities, community and cultural resources, economic development, intergovernmental cooperation and extraterritorial issues, and land use.

The City of Babbitt has worked with the professional planners at the Arrowhead Regional Development Commission (ARDC) to develop the plan. The plan can be reviewed prior to the meeting at the City Hall, City Library, by contacting Babbitt City Clerk-Treasurer Cathy Klegstad, or online at www.arrowheadplanning.org/Babbittcompplan.

For more information, or if you are unable to attend the meeting and wish to submit comments, please contact Cathy Klegstad, Babbitt City Clerk-Treasurer, at Phone: # 218.827-3464 or email at: cathy@babbitt-mn.com.

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**CITY OF BABBITT PUBLIC REVIEW MEETING
ON COMPREHENSIVE PLAN**

The City of Babbitt will hold a public review meeting on Wednesday, October 05, 2011 at 6:30 p.m. in the City Council Chambers at the Babbitt Municipal Center at 71 South Drive in Babbitt. The purpose of the meeting is to present the contents of the draft 2011 Babbitt Comprehensive Plan to the public and consider public comments on the proposed plan. The Plan includes strategies and actions steps that will guide City decisions regarding housing, transportation and public facilities, community and cultural resources, economic development, intergovernmental cooperation and extraterritorial issues, and land use.

The City of Babbitt has worked with the professional planners at the Arrowhead Regional Development Commission (ARDC) to develop the plan. The plan can be reviewed prior to the meeting at the City Hall, City Library, by contacting Babbitt City Clerk-Treasurer Cathy Klegstad, or online at www.arrowheadplanning.org/Babbittcomplan.

For more information, or if you are unable to attend the meeting and wish to submit comments, please contact Cathy Klegstad, Babbitt City Clerk-Treasurer, at Phone: # 218.827-3464 or email at: cathy@babbitt-mn.com.

Published: Babbitt Weekly News. September 16 & 23, 2011

City of Babbitt



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71 South Drive
Babbitt MN 55706

Mayor – Glenn Anderson
City Clerk-Treasurer – Cathy Klegstad
Deputy Clerk-Treasurer – Debbera Marinaro
Assessor – Carolyn Mackai

Councillors: John Fitzpatrick
Paul Hoheisel
Jim Lassi
Ron Marinaro

October 18, 2011

NOTICE OF PUBLIC HEARING

The Babbitt Planning Commission will conduct a public hearing on Tuesday, November 1, 2011, at 2 p.m., in the Council Chambers of the Municipal Building to take public input on the following matters:

The adoption of a Comprehensive Plan for the City of Babbitt. A draft copy is available in the Clerk-Treasurer's office, or may be viewed online at www.arrowheadplanning.org/babbittcompplan.

A City Council request to consider rezoning an area west of Babbitt Road, located north of Central Boulevard approximately between Maple Boulevard and Mulberry Lane. The area would be rezoned from R-2 Single Family Residential to R-4 Multiple Family Residential. This would allow for the development of an assisted living facility that is being proposed for development.

Those wishing to comment, but unable to attend may send written comment to:

Jim Lassi, Secretary Babbitt Planning Commission
Babbitt Municipal Center
71 South Drive
Babbitt, Minnesota 55706

BABBITT WEEKLY NEWS

NOTICE OF PUBLIC HEARING

The Babbitt Planning Commission will conduct a public hearing on Tuesday, November 1, 2011 at 2:00 P.M. in the Council Chambers in the Municipal Building to take public input on the following matters:

The adoption of a Comprehensive Plan for the City of Babbitt. A draft copy is available in the Clerk-Treasurer office, or may be viewed on line at www.arrowheadplanning.org/babbittcompplan.

A City Council request to consider rezoning an area west of Babbitt Road, located north of Central Boulevard approximately between Maple Boulevard and Mulberry Lane. The area would be rezoned from R-2 Single Family Residential to R-4 Multiple Family Residential. This would allow for the development of an assisted living facility that is being proposed for development.

Those wishing to comment, but unable to attend may send written comment to: Jim Lassi, Secretary Babbitt Planning Commission, Babbitt Municipal Center, 71 South Drive, Babbitt, MN 55706

Published: Babbitt Weekly News
October 21, 2011

APPENDIX B
ENVIRONMENTAL ANALYSIS
FROM 1998 BABBITT COMPREHENSIVE PLAN

Geology

Glaciers covered the Babbitt area approximately 12,000 - 14,000 years ago and as they receded, left a wide variety of surface land forms. The dominant geomorphic features that formed as a result of glaciation are the:

Nemadji-Duluth Lacustrine Plain	Highland Moraine
Highland Flutes	Toimi Drumlin Field
Mesabi Range	Sawbill Outwash Plain
Big Rice Moraine	Vermillion Moraine
Tower-Ely Glacial Drift/Bedrock Complex	

Soils

Somewhere between 16,000 and 35,000 years ago, the Rainy Lobe and the Superior Lobe which occupied the Lake Superior Basin advanced simultaneously in a southwesterly direction although being separated by the coastal hills. The result of this glacial activity produced a variety of topographical features, as well as a distinct mixture of soil types. The soils will be more easily understood and remembered if they are identified in broad areas or soil associations. A soil association is a geographic pattern of defined and named soils formed under different drainage conditions. The soils in an association may be much alike or entirely different, but the pattern in which the soils occur is relatively uniform.

The kinds of soils in any one delineation ordinarily differ in slope, depth, drainage and other characteristics that effect their use and management. According to the U.S. Department of Agriculture, the Babbitt area contains seven different general soils classifications:

Series 5 - Moraine/Drumlins Areas - This series consist of gently sloping to steep, well drained soils formed in more than 40 inches of brownish, medium and strongly acid gravelly sandy loam over bedrock. At depths of 14 to 28 inches there occurs a well developed fragipan ranging in thickness from 10 to 35 inches or more. Percent of coarse fragment typically is 25 to 35 percent. The fragipan restricts root penetration. The terrain is sloping to hilly varying between 0 - 12 percent slopes. The average water table is below 5 feet. Septic system suitability is rated severe due to the slow permeability and shallow fragipan. Common growth contains White Birch, Trembling Aspen, White Pine, Red Pine, and White Spruce.

Series 7 - Eskers - Outwash Areas - This series consists of nearly level to very steep, excessively drained soils formed in outwash material. These soils are on outwash eskers and ice-contact glacial deposits. Native vegetation was forest. The surface layer is dark reddish brown decomposed plant remains about 2 inches thick. The subsurface layer is gray very gravelly coarse sandy loam about 5 inches thick. The subsoil is strong

brown, gravelly loamy sand about 10 inches thick. The underlying material is brown very gravelly coarse sand. Permeability is very rapid. The available water capacity is very low with the water table being greater than 5 feet. These soils contain many cobbles and boulders, and the organic matter content is low. Septic systems are rated as slight to moderate on 0 to 12 percent slopes; and severe on slopes over 12 percent creating the hazard of pollution of the underground water. Common trees are: Jack Pine and Trembling Aspen. Slopes vary between 0 - 35 percent.

Series 9 - Shallow to Bedrock Areas - This series consists of gently sloping to steep, well drained soils formed in 20 to 40 inches of dark brown, medium acid, gravelly sandy loam, glacial till that is underlain by bedrock. The dominated bedrock is gabbro and granite. Surface and varies locally to 30 percent. Subsurface coarse fragment content typically is 25 percent. These soils occur on sloping to hilly terrain with slopes ranging between 2 and 25 percent. The average water table is between 20 to 40 inches. Septic system suitability is rated severe due to the low 20 to 40 inches to bedrock.

Series 28 - Outwash Plains - This series consists of deep, excessively drained soils formed in glacial outwash under coniferous forest on outwash plains and valley trains. Typically they have black and very dark grayish brown loamy coarse sand 4 inches thick; dark brown, dark yellowish brown, and brown coarse sand subsoils 20 inches thick; and pale brown sand underlying material. Slopes range from 0 to 12 percent with a water table being greater than 6 feet. Most areas are forested, with a few cropped or pastured. Common growth contains: Red Pine, White Pine, Jack Pine and White Spruce.

Series 40 - Shallow to Bedrock Areas - This series consist of gently sloping to steep, well drained soils formed in 8 to 20 inches of brownish and reddish gravelly coarse sandy loam, glacial till underlain by bedrock. Coarse fragment content typically is about 20 percent. Soils are subject to seasonal droughtiness. The average water table depth is about 5 feet. Septic system suitability is rated severe due to the shallow depth to bedrock. Slopes vary between 0 percent and 6 percent.

Series G - Peat Soils - These are extremely to very strongly acid, deep organic soils. They consist of moderately decomposed dark brown or dark reddish brown herbaceous material throughout most of the layers from 12 to 51 inches. Normally the soil occupy bogs ranging from 10 to more than 600 acres in size. Black Spruce along with a few Tamarack are the major trees growing on the soils. The permeability is moderate to moderately rapid, with septic system suitability rated as severe. The available water capacity is very high and lying near the surface during most of the growing season.

Series P - Bog Areas - These are medium to slightly acid, deep very poorly drained organic soils. They consist of moderately decomposed dark reddish brown woody materials throughout most of the layers from 12 to 51 inches. Normally the soil occupy bogs ranging from 10 to more than 600 acres in size. White Cedar, Tamarack, Black Spruce, and in places, Black Ash are the major trees growing on the soils. Some areas are nearly treeless and have chiefly lowland brush. These soils have a high inherent fertility. Septic system suitability is rated as severe due to the high water table. Slopes range between 0 percent and 1 percent.

Soil information should become an integral component of the planning and development process and if soil quality is questionable, inquiries should be made at the Babbitt City Hall to obtain updated information or inquire about soil testing procedures.

Woodlands and Vegetation

Three major biomes come together in Minnesota, the tallgrass prairie, eastern deciduous forest and the northern coniferous forest. The Babbitt region is classified as part of the northern coniferous forest biome and the original vegetation types associated with the region have been a direct result of climate, soil and landform patterns. However, over time, fires, insects and other natural disturbances have modified the vegetation. To date, the following vegetation types are prevalent:

Vegetation Types of the Coniferous Forest

Northern Hardwood Forest - Sugar Maple, Yellow Birch, Basswood and White Pine.

Great Lakes Pine Forest - White Pine, Red Pine, Paper Birch and Aspen.

Jack Pine Forest - Jack Pine, Red Pine, Oak and Hazel.

Boreal Hardwood/Coniferous Forest - Aspen, Birch, Balsam Fir, White Spruce, White Cedar.

Peatland - Sedge Fen, Black Spruce, Bog, White Cedar and Black Ash Swamp.

Ground Water

The region has a high average annual surface runoff and the primary source of potable drinking water is the Precambrian Undifferentiated Aquifer formed during a number of glaciations in the Quaternary period. In addition, discontinuous sand and gravel aquifers are present in some of the surficial deposits which cover most of the bedrock in the area. The Precambrian Undifferentiated Aquifer covers the northern half of St. Louis County and is comprised of igneous and metamorphic rock formations which yield limited supplies of water, on average less than 5 gpm. The ground water flow data in the bedrock aquifers of St. Louis County are complex due to the variety of

rock types, hydrologic characteristics and fracture zones and there is insufficient data to define movement.

The general quality of the ground water is good. The ground water chemistry most commonly found in both the Bedrock and Quaternary aquifers that dominate the area is calcium bicarbonate based with low total dissolved solids and a low buffering capacity. High levels of iron and manganese do not pose any health concerns but do affect the aesthetics of the water.

Watersheds

The Babbitt region is split in half by the Laurentian Divide which meanders southeasterly from the northwest corner of Babbitt, to the southern boundary of Waasa Township. A specific result of the split by the Laurentian Divide has been the creation of three major and one minor watershed districts in the Babbitt region.

The first major watershed district begins just south of the Laurentian Divide, where drainage is picked up from Scott Lake and meanders northwesterly through the Hay Lake Chain. Seepage flows through the swampy areas surrounding Mud Lake and into the origin of the Embarrass River. Two other small creeks flow along the western edge of Babbitt before feeding into the Embarrass River. After it passes the western edge of Babbitt, this River meanders its way for several miles and through several lakes before eventually feeding into the St. Louis River.

The second major watershed district is located in the One Hundred Mile Swamp area and is the origin of the Partridge River. The river meanders through the southern portion of Babbitt, through Colby Lake and eventually into the St. Louis River. This main drainage way is fed by the South Branch of the Partridge River which flows from Bassett Township before changing direction and entering the Partridge River system. Completing the watershed pattern, drainage patterns exhibit southerly flows via the Longnose and Wetleg Creeks before feeding into the Partridge River.

The third major watershed district lies in the northeast quadrant of the City and east of the Laurentian Divide. The major collector is the Dunka River that flows from Bassett Township into Dunka Bay on Birch Lake. Three other creeks feed into the Dunka River, with two of them collecting runoff from the mining areas and the third, Twenty Proof Creek gathering drainage from the eastern edge of the region.

The one minor watershed district lies in the northwest quadrant of the City. From this point, the Birch river meanders southerly from Isaac Lake and then meanders northeast and finds its way through the Birch Lake Narrows and into Birch Lake. This drainage pattern lies north of the Laurentian Divide.

Protected Waters

The Babbitt area has a number of waterbodies listed on the state Protected Waters Inventory (PWI). Activities such as drainage or shoreline modifications which change the course, current, or cross section of protected waters or wetlands are prohibited on water bodies listed on this inventory without a permit from the Department of Natural Resources. For the purpose of regulation, the boundary of protected waters and wetlands is defined by the "ordinary high water mark" (OHWM), which is the highest water level maintained for a sufficient period of time to leave evidence upon the landscape.

Lakes, streams and wetlands are key components of the hydrologic system of any watershed. These components control water quantity during the wet season and help to attenuate the flow of water downstream. Water bodies such as wetlands and lakes can also improve the quality of water through the retention of sediments, absorption of chemicals and nutrients and the assimilation of nutrients by plants. The following is a list of the water bodies listed on the state Protected Waters Inventory (PWI):

Scott Lake	Hay Lake
Iron Lake	Argo Lake
Butterfly Lake	

(Source: MN DNR) *Original Maps are available through the DNR.

The Minnesota Water Planning Board (1979) identified 16 state agencies and boards which administer over 80 water related programs in the state. Seventy-five percent of these programs are administered by three agencies: Department of Natural Resources (DNR), Department of Health, and Minnesota Pollution Control Agency (MPCA). DNR is responsible for water quantity management, the Department of Health is responsible for health related and domestic water supplies, and MPCA is responsible for surface and ground water quality issues and pollution control requirements.

Hazardous Sites

There are numerous facilities in the Babbitt area that have hazardous waste generator identification numbers and the potential to affect water quality. Some of the concerns are focused upon everyday business such as; automotive repair shops, various small manufacturing outfits and the City garage. The proximity of these operations to water resources, as well as the type of operation will determine the potential threat of water contamination. The Babbitt staff should be aware of these facilities and the hydrologic system surrounding any particular operation. The following is a list of the facilities that have hazardous waste generator identification numbers:

APPENDIX C
2014 Planning Documentation

BABBITT PUBLIC VISIONING SESSION

IN THE FUTURE, BABBITT IS...

Help the Babbitt Community finish that sentence!

THE PUBLIC VISIONING SESSION PROVIDES THE RESIDENTS OF BABBITT AND THE SURROUNDING AREA AN OPPORTUNITY TO PARTICIPATE IN THE PLANNING PROCESS. THE MEETING WILL INCLUDE A REVIEW OF THE PLANNING PROCESS AND THE PREVIOUS PLAN, ALONG WITH A REEVALUATION OF EXISTING GOALS AND STRATEGIES FOR THE COMMUNITY.



Citizen participation in the Visioning Session is critical to the success of the Comprehensive Plan. Residents, elected officials, business owners, and other stakeholders from the area surrounding Babbitt are also encouraged to attend.

Tuesday, June 3, 2014
6:00 p.m.
City Hall
71 South Drive, Babbitt, MN

FOR MORE INFORMATION
WWW.ARROWHEADPLANNING.ORG/BABBITTUPDATE
OR CONTACT JUSTIN OTSEA
EMAIL: JOTSEA@ARDC.ORG OR CALL 218-529-7529

Babbitt Public Review Meeting: August 12, 2014

The City of Babbitt will hold a public review meeting on Tuesday, August 19, 2014 at 5:00 p.m. in the City Council Chambers at the Babbitt Municipal Center at 71 South Drive in Babbitt. The purpose of the meeting is to present the contents of the draft 2014 Babbitt Comprehensive Plan Update to the public and consider public comments on the proposed plan.

The Plan includes strategies and actions steps that will guide City decisions regarding transportation and public facilities, community and cultural resources, economic development, intergovernmental cooperation, healthy food access and others. Comments from the public will be presented to the planning and zoning commission to determine what (if any) revisions shall be incorporated prior to the adoption of the plan.

The City of Babbitt is working with the professional planning staff from Arrowhead Regional Development Commission (ARDC) to complete the planning process. The meeting will include a presentation on the planning process, and also a summary of the new recommendations proposed for the plan update.

For more information on the Babbitt Comprehensive Plan, please visit www.arrowheadplanning.org/BabbittUpdate or contact:

Justin Otsea
ARDC
221 West First Street
Duluth, MN 55802
218-529-7529
jotsea@ardc.org

BABBITT COMPREHENSIVE PLAN PUBLIC REVIEW

THE COMPREHENSIVE PLAN PUBLIC REVIEW PROVIDES THE RESIDENTS OF BABBITT AND THE SURROUNDING AREA A CHANCE TO PARTICIPATE IN THE PLANNING PROCESS BY HELPING TO FINALIZE COMMUNITY GOALS, STRATEGIES AND ACTION STEPS.

At this meeting, the City's partners from ARDC will describe the process taken to get to this point and will describe each of the plan's recommendations in detail. Public comments from this meeting will be provided to the Planning Commission, who will be asked to decide if any changes to the recommendations should be made based on the public input.



Citizen participation in this step of the process is critical to the success of the Comprehensive Plan. Residents, elected officials, business owners, and other stakeholders from the Babbitt area are encouraged to attend.

Plan Recommendations Address

- | | |
|--|---|
| • Transportation and Public Facilities | • Parks, Recreation and Natural Resources |
| • Intergovernmental Cooperation | • Mining, Timber, and Tourism |
| • Economic Development | • Implementation |

Tuesday, August 19, 2014
5:00 p.m.
Babbitt Municipal Center
71 South Drive, Babbitt, MN

For More information and to view the draft comprehensive plan prior to the meeting please use:

www.arrowheadplanning.org/BabbittUpdate

Contact Cathy Bissonette, Babbitt Clerk-Treasurer
By calling: 218-827-3464

Or Contact Justin Otsea, ARDC
Email: jotsea@ardc.org or call 218-529-7529

Babbitt Public Visioning Session: June 3rd, 2014

The City of Babbitt is holding a Public Visioning Session to begin the update process of the Babbitt Comprehensive Plan at 6:00 p.m. on Tuesday, June 3rd, 2014 at the Babbitt City Hall at 71 South Drive in Babbitt.

The Comprehensive Plan creates a vision for the City of Babbitt. Topics in the Plan will include growth and development, transportation, economic development, recreation, intergovernmental relationships, and any other community subjects people would like to see addressed. The Comprehensive Plan will serve as a guide for City decisions for the next five plus years.

The June 3rd, 2014 Public Visioning Session provides the residents of Babbitt and the surrounding area a chance to participate in the process by helping to set community goals. The meeting will include a review of the planning process and the previous plan, along with a reevaluation of existing goals and strategies for the community.

Citizen participation in the Visioning Session is critical to the success of the Comprehensive Plan. Residents, elected officials, business owners, and other stakeholders from the area surrounding Babbitt are also encouraged to attend.

The City of Babbitt is working with the professional planning staff from Arrowhead Regional Development Commission (ARDC) to complete the planning process.

For more information on the Babbitt Comprehensive Plan, please visit www.arrowheadplanning.org/BabbittUpdate or contact:

Justin Otsea
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221 West First Street
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APPENDIX D

**Supplemental Demographic, Housing, Jobs, and Labor Force
Projection Data**



Community Profile

Babbitt city, MN (2703106)
Place

Babbitt city, MN...

2014 Households by Income

Household Income Base	736
<\$15,000	8.4%
\$15,000 - \$24,999	14.4%
\$25,000 - \$34,999	17.1%
\$35,000 - \$49,999	27.7%
\$50,000 - \$74,999	19.4%
\$75,000 - \$99,999	7.6%
\$100,000 - \$149,999	3.8%
\$150,000 - \$199,999	1.0%
\$200,000+	0.5%

Average Household Income \$47,298

2019 Households by Income

Household Income Base	761
<\$15,000	8.4%
\$15,000 - \$24,999	11.3%
\$25,000 - \$34,999	13.4%
\$35,000 - \$49,999	28.0%
\$50,000 - \$74,999	21.7%
\$75,000 - \$99,999	9.7%
\$100,000 - \$149,999	4.9%
\$150,000 - \$199,999	1.7%
\$200,000+	0.9%

Average Household Income \$53,055

2014 Owner Occupied Housing Units by Value

Total	625
<\$50,000	5.9%
\$50,000 - \$99,999	63.4%
\$100,000 - \$149,999	23.0%
\$150,000 - \$199,999	6.1%
\$200,000 - \$249,999	1.3%
\$250,000 - \$299,999	0.2%
\$300,000 - \$399,999	0.2%
\$400,000 - \$499,999	0.0%
\$500,000 - \$749,999	0.0%
\$750,000 - \$999,999	0.0%
\$1,000,000 +	0.0%

Average Home Value \$92,320

2019 Owner Occupied Housing Units by Value

Total	646
<\$50,000	6.8%
\$50,000 - \$99,999	65.0%
\$100,000 - \$149,999	14.7%
\$150,000 - \$199,999	7.7%
\$200,000 - \$249,999	3.1%
\$250,000 - \$299,999	0.6%
\$300,000 - \$399,999	1.1%
\$400,000 - \$499,999	0.3%
\$500,000 - \$749,999	0.3%
\$750,000 - \$999,999	0.3%
\$1,000,000 +	0.0%

Average Home Value \$100,890

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

October 27, 2014



Community Profile

Babbitt city, MN (2703106)
Place

Babbitt city, MN...

2010 Population by Age

Total	1,475
0 - 4	4.4%
5 - 9	3.5%
10 - 14	4.9%
15 - 24	8.6%
25 - 34	8.1%
35 - 44	11.1%
45 - 54	15.3%
55 - 64	12.9%
65 - 74	14.4%
75 - 84	14.0%
85 +	3.0%
18 +	82.9%

2014 Population by Age

Total	1,513
0 - 4	4.3%
5 - 9	3.8%
10 - 14	4.0%
15 - 24	9.1%
25 - 34	7.2%
35 - 44	10.4%
45 - 54	14.0%
55 - 64	14.7%
65 - 74	15.7%
75 - 84	13.0%
85 +	3.8%
18 +	83.8%

2019 Population by Age

Total	1,554
0 - 4	4.1%
5 - 9	3.9%
10 - 14	4.4%
15 - 24	7.8%
25 - 34	6.7%
35 - 44	9.9%
45 - 54	13.3%
55 - 64	13.9%
65 - 74	19.5%
75 - 84	12.4%
85 +	4.2%
18 +	84.3%

2010 Population by Sex

Males	707
Females	768

2014 Population by Sex

Males	726
Females	787

2019 Population by Sex

Males	744
Females	810

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

October 27, 2014



Community Profile

Babbitt city, MN (2703106)
Place

Babbitt city, MN...

2010 Population by Race/Ethnicity

Total	1,475
White Alone	98.1%
Black Alone	0.0%
American Indian Alone	0.3%
Asian Alone	0.2%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.1%
Two or More Races	1.3%
Hispanic Origin	0.1%
Diversity Index	3.9

2014 Population by Race/Ethnicity

Total	1,513
White Alone	98.0%
Black Alone	0.0%
American Indian Alone	0.4%
Asian Alone	0.2%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.1%
Two or More Races	1.4%
Hispanic Origin	0.1%
Diversity Index	4.2

2019 Population by Race/Ethnicity

Total	1,554
White Alone	97.7%
Black Alone	0.0%
American Indian Alone	0.5%
Asian Alone	0.2%
Pacific Islander Alone	0.0%
Some Other Race Alone	0.1%
Two or More Races	1.6%
Hispanic Origin	0.1%
Diversity Index	4.7

2010 Population by Relationship and Household Type

Total	1,475
In Households	99.3%
In Family Households	78.4%
Householder	29.5%
Spouse	23.6%
Child	22.6%
Other relative	1.1%
Nonrelative	1.6%
In Nonfamily Households	20.9%
In Group Quarters	0.7%
Institutionalized Population	0.0%
Noninstitutionalized Population	0.7%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

October 27, 2014



Community Profile

Babbitt city, MN (2703106)
Place

Babbitt city, MN...

2014 Population 25+ by Educational Attainment

Total	1,192
Less than 9th Grade	3.5%
9th - 12th Grade, No Diploma	10.0%
High School Graduate	32.6%
GED/Alternative Credential	9.6%
Some College, No Degree	22.0%
Associate Degree	11.6%
Bachelor's Degree	6.9%
Graduate/Professional Degree	3.9%

2014 Population 15+ by Marital Status

Total	1,329
Never Married	18.4%
Married	56.4%
Widowed	13.9%
Divorced	11.2%

2014 Civilian Population 16+ in Labor Force

Civilian Employed	93.7%
Civilian Unemployed	6.3%

2014 Employed Population 16+ by Industry

Total	595
Agriculture/Mining	25.0%
Construction	4.7%
Manufacturing	5.7%
Wholesale Trade	1.2%
Retail Trade	5.9%
Transportation/Utilities	4.7%
Information	0.5%
Finance/Insurance/Real Estate	7.7%
Services	40.8%
Public Administration	3.7%

2014 Employed Population 16+ by Occupation

Total	595
White Collar	45.5%
Management/Business/Financial	7.4%
Professional	15.1%
Sales	10.3%
Administrative Support	12.8%
Services	23.4%
Blue Collar	31.1%
Farming/Forestry/Fishing	0.3%
Construction/Extraction	7.9%
Installation/Maintenance/Repair	6.9%
Production	6.9%
Transportation/Material Moving	9.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

October 27, 2014



Community Profile

Babbitt city, MN (2703106)

Place

Babbitt city, MN...

2010 Households by Type

Total	707
Households with 1 Person	34.1%
Households with 2+ People	65.9%
Family Households	61.5%
Husband-wife Families	49.2%
With Related Children	12.7%
Other Family (No Spouse Present)	12.3%
Other Family with Male Householder	4.0%
With Related Children	2.4%
Other Family with Female Householder	8.3%
With Related Children	4.7%
Nonfamily Households	4.4%
All Households with Children	20.2%

2010 Households by Size

Multigenerational Households	1.3%
Unmarried Partner Households	6.2%
Male-female	5.9%
Same-sex	0.3%

2010 Households by Size

Total	707
1 Person Household	34.1%
2 Person Household	42.7%
3 Person Household	11.0%
4 Person Household	7.9%
5 Person Household	3.0%
6 Person Household	1.0%
7 + Person Household	0.3%

2010 Households by Tenure and Mortgage Status

Total	707
Owner Occupied	85.1%
Owned with a Mortgage/Loan	36.9%
Owned Free and Clear	48.2%
Renter Occupied	14.9%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.






October 27, 2014

APPENDIX E

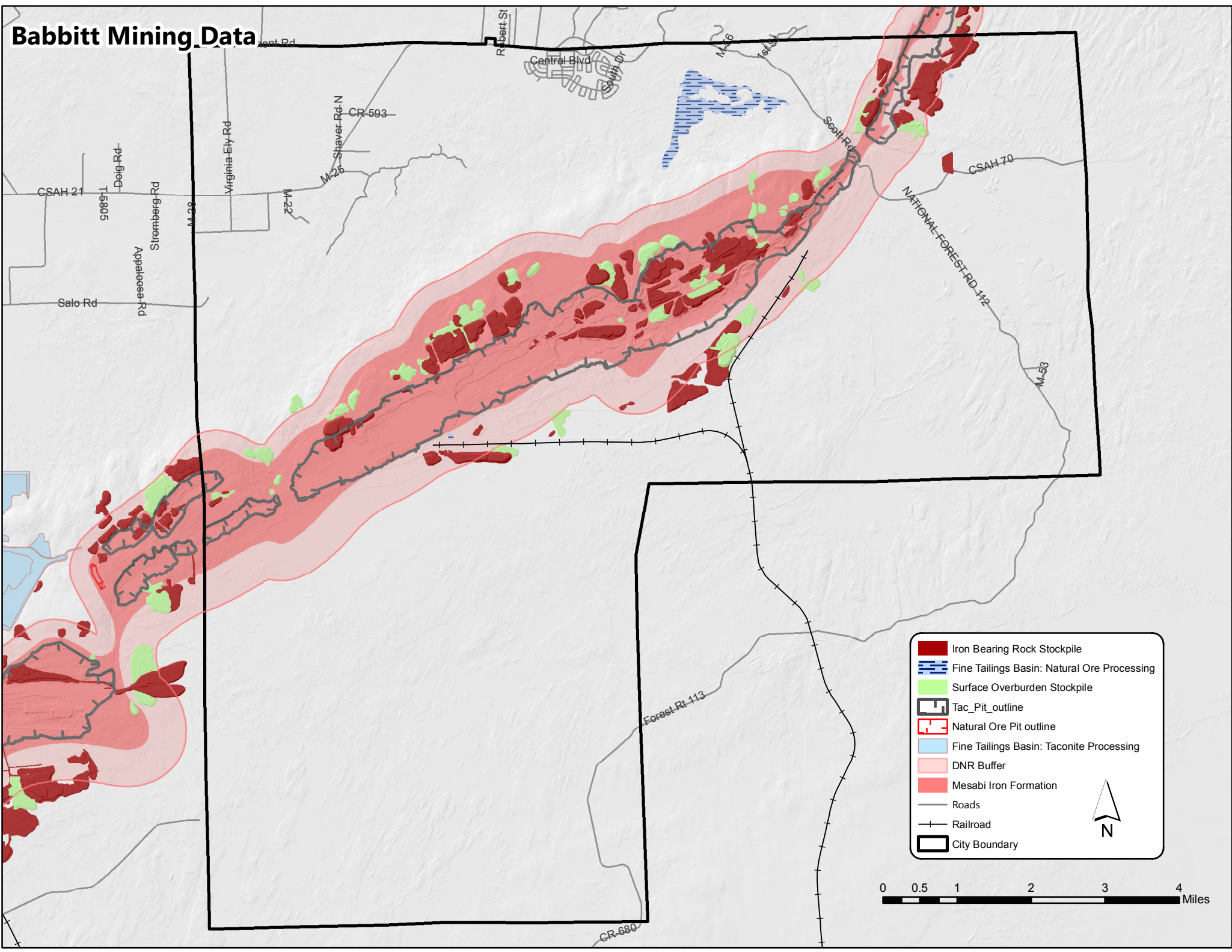
**Iron Range Comprehensive Plans & Mining Recommendations
& Supplemental Proposed Mining Information**



Iron Range Comprehensive Plans & Mining

- ✦ Every Comprehensive Plan on the Mesabi Range should address mining and its future.
- ✦ It has been recommended by mining interests that new development in communities occurs in a way that does not impact current, and more specifically, future mining operations.
- ✦ Mining interests recommend that no new developments occur over the known iron formation (red  area on map). This is because any area within the iron formation has the potential to be mined in the future, which would displace development.
 - ✦ Some areas of the iron formation are likely to be mined sooner than others, but for the purposes of long term planning, the entire formation needs to be considered.
 - ✦ Interim, easily removed uses could be considered for some portions of the iron formation.
- ✦ It is recommended that new development not occur within one quarter (1/4) mile of the *north* edge of the iron formation (shown as light red buffer ). This buffer is for blasting and other safety reasons.
- ✦ It is recommended that new development not occur within one half (1/2) mile of the *south* edge of the iron formation (also shown as light red buffer ). This buffer is for blasting and other safety reasons, but is wider to account for the depth of the iron formation on the south edge.
- ✦ It is recommended that new development not occur on or immediately around iron bearing rock stockpiles (shown in dark red ). These stockpiles have the significant potential to be processed for iron production.
 - ✦ Interim, easily removed uses could be considered for some stockpiles.
- ✦ It is recommended that new development not occur on or immediately around fine tailings basins from natural ore processing (shown in blue with hashes ). These basins have the significant potential to be processed for iron production.
 - ✦ Interim, easily removed uses could be considered for some basins.
- ✦ Each Comprehensive Plan process should provide a copy of the draft plan to MnDNR Minerals, area mining companies and area mineral rights owners.
 - ✦ IRRRB and MnDNR can help contact the appropriate people.
- ✦ City zoning should address potential mining areas and the uses allowed on them.
 - ✦ A mining overlay zone could be considered for each City.

Babbitt Mining Data



Mine Lands and Mineral Resources of the Northshore Mining Area: Eastern Mesabi Range

Current Mine Lands¹

- Taconite Pit Outline
- Natural Ore Pit Outline
- Rock Stockpile
- Overburden Stockpile
- Tailings Basin
- Taconite Plant

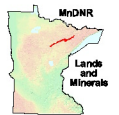
Magnetic Taconite Data²

- Taconite Pit Development Begins: Through 2020
- Taconite Pit Development Begins: 2020-2050
- Taconite Pit Development Begins: Beyond 2050

Bedrock Geology Data³

- Iron Formation Subcrop Limits: Open Pit Taconite and Natural Ore Resources
- Fault: approximate and inferred

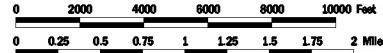
- 1) Current mine land data developed and maintained by the MnDNR, Division of Lands and Minerals, Hibbing, MN
- 2) Magnetic taconite data developed and maintained by the Laurentian Vision Partnership. Resources are depicted outside of existing taconite pits. Mine development timeframes assume proposed production rates.
- 3) Bedrock geologic data developed by the Minnesota Geologic Survey



Laurentian Vision Partnership
Transforming pits and piles into lakes and landscapes

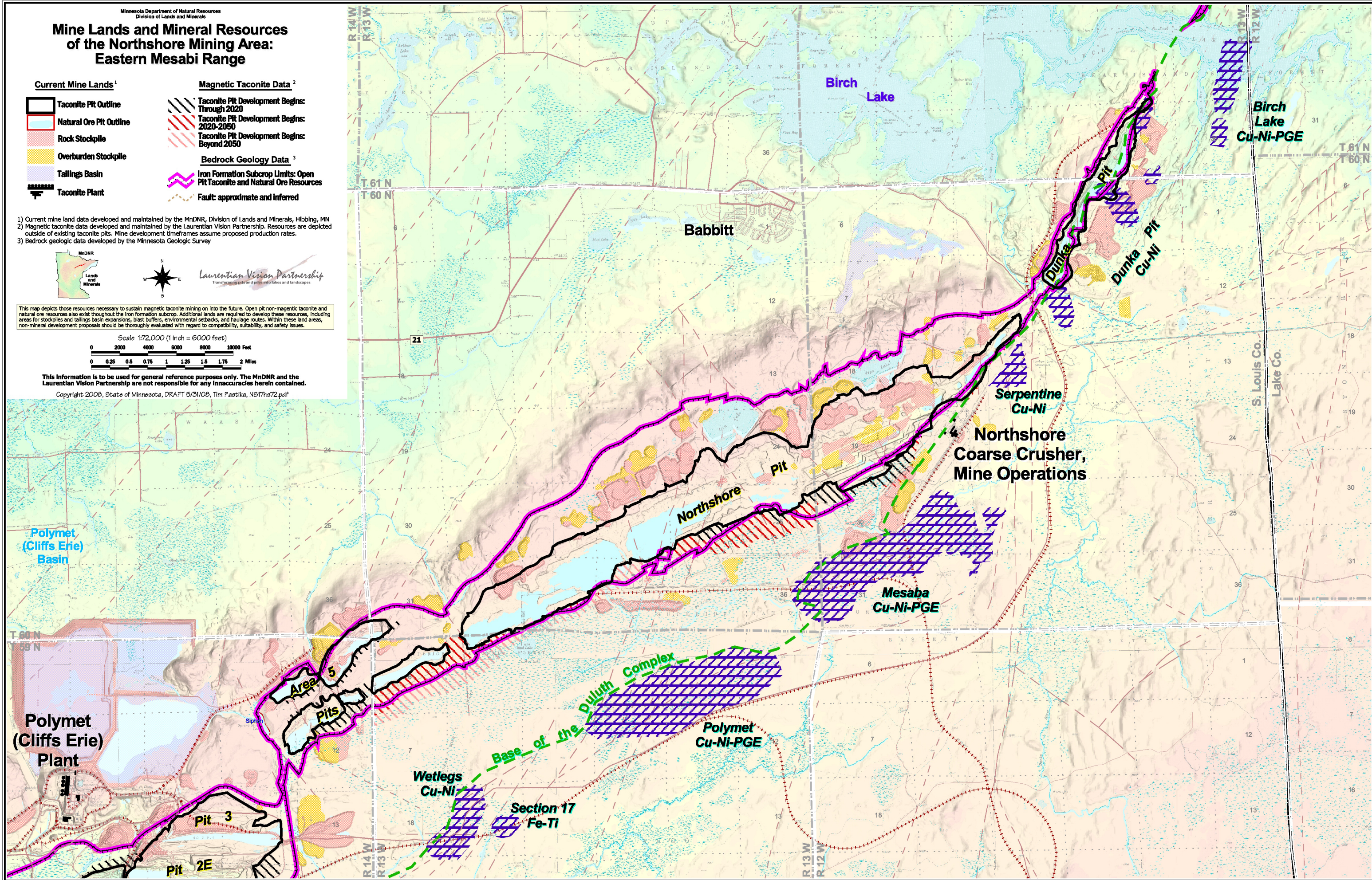
This map depicts those resources necessary to sustain magnetic taconite mining on into the future. Open pit non-magnetic taconite and natural ore resources also exist throughout the iron formation subcrop. Additional lands are required to develop these resources, including areas for stockpiles and tailings basin expansions, blast buffers, environmental setbacks, and haulage routes. Within these land areas, non-mineral development proposals should be thoroughly evaluated with regard to compatibility, suitability, and safety issues.

Scale 1:72,000 (1 inch = 6000 feet)



This information is to be used for general reference purposes only. The MnDNR and the Laurentian Vision Partnership are not responsible for any inaccuracies herein contained.

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APPENDIX F
Implementation Checklist

Section	Goal	Objective	Strategy	Implementation Steps	Time Line	Status
		H1: Babbitt will provide adequate, quality living options for its senior citizens.	H 1.1: Babbitt will work with an experienced developer to determine the demand for multiple types of senior housing and senior housing assistance program options for Babbitt by completing a market assessment.		Mid-Term	
					Mid-Term	
				H 1.1.1: The City will develop a simple request for proposals (RFP) to select an experienced developer to complete 1.1 and 1.2.		
				H 1.1.1.1: The RFP will include demographics of Babbitt and surrounding townships, existing market conditions, market impact area, needs, and opportunities (including available land, public assistance, etc...)		
				H1.2: The City of Babbitt will work with an experienced developer to develop 20 units of assisted living in Babbitt within 3 years. (It is presumed that a market and financing for AL currently exists and that other housing markets will develop as the economy improves.)	Complete	
				H 1.2.1: The City will develop a simple request for proposals (RFP) to select an experienced developer to complete 1.1 and 1.2.	Complete	
				H 1.2.1.1: RFP will include demographics of Babbitt and surrounding townships, existing market conditions, market impact area, needs, and opportunities (including available land, public assistance, etc...)	-	
		H 1.2.2: Babbitt will support the development of assisted living facilities by assembling and readying adequate land, assisting with site preparation, infrastructure installation, acting as public sponsor for development and finance assistance, and exploring the use of other assistance and incentives as appropriate.	Complete			

<p>1. Provide housing opportunities for citizens of all income and age levels, while maintaining a high quality living environment through sound</p>			<p>H 1.2.2.1: The City has developable property north of Central Boulevard, west of Babbitt of Babbitt Drive that could be developed for assisted living. However, the preferred location is where the Bryant Center currently sits due to its better location near services. The Bryant Center is becoming a blight and financial issue for the City. The City should try to gain control of this property and prepare it for redevelopment as an assisted living facility.</p>	<p>Complete</p>	
			<p>H 1.2.2.2: The City has proposed a land swap with the school district for the abandoned baseball fields near the Bryant Center and City owned property near the current school. This is also a potential location for senior housing. The area is zoned for residential development which is a higher and better use than being redeveloped as baseball fields as the School District has proposed.</p>	<p>Complete</p>	
			<p>H 1.2.2.3The City should explore using IRRB public works funds, USDA Rural Development programs, and other public funding sources and incentive programs to defray infrastructure and other development costs. (These should be explored before considering TIF or Tax abatement)</p>	<p>Mid-Term</p>	
			<p>Action Step: Babbitt EDA will lead development of RFP, contacting qualified developers (talk to Chris Ismil), and investigating assembly and preparation of land to develop 20 AL units within 3 years. RFP and developer contact should begin as soon as the Comp Plan is adopted.</p>	<p>Complete</p>	

planning.

<p>H 2: The City will maintain high quality housing in traditional neighborhoods through a neighborhood revitalization program. The purpose of the program will be to maintain existing neighborhoods and infrastructure preserve home values to help people moving to senior housing, and supply quality, affordable homes for the workforce and starter families. (This Goal addresses owner-occupied single family housing. Rental housing is addressed elsewhere.)</p>	<p>H 2.1: The City will form a Babbitt Housing Team in collaboration with AEOA and the Housing Expeditor to assess community needs, develop a revitalization program, and market its use to residents.</p>		<p>Mid-Term</p>	
		<p>H 2.1.1: The Babbitt EDA will lead these efforts on behalf of the City.</p>	<p>Mid-Term</p>	
	<p>H 2.2: The Babbitt Housing Team will establish a complete inventory community housing conditions. This will include a visual assessment, written surveys, and door-to-door visits.</p>		<p>Mid-Term</p>	
		<p>H 2.2.1The City will conduct an assessment of streets, sidewalks, and other public infrastructure in existing neighborhoods and include revitalization activities in the City's 5 year Capital Improvement Plan.</p>	<p>Complete</p>	
	<p>H 2.3: The Babbitt Housing Team will develop a revitalization program using existing state, federal, regional, and non-profit programs of grants, loans and other forms of assistance that address local needs.</p>		<p>Mid-Term</p>	
		<p>H 2.3.1: Program components should address interior and exterior issues including health and safety upgrades such as electrical systems.</p>	<p>Mid-Term</p>	
		<p>H 2.3.2: Program components should offer assistance, and be affordable, to a range of income and ages.</p>	<p>Mid-Term</p>	
		<p>H 2.3.3: Possible program components include AEOA, MHP, USDA, GMHF, and others.</p>		
	<p>H 2.4: The Babbitt Housing Team will actively market the City's neighborhood revitalization program to residents.</p>		<p>Mid-Term</p>	

Housing

			<p>H 2.4.1: Marketing activities should include, but not be limited to, information provided during door-to-door visits, information posted on the City website, well advertised public meetings, information provided to community groups, and articles in the local paper or city newsletter.</p>	Mid-Term	
			<p>H 2.4.2: The Babbitt Housing Team will actively work with residents to identify their individual needs and match them with the appropriate programs.</p>	Mid-Term	
			<p>H 2.4.2.1: The Babbitt Housing Team will develop a list of programs that includes all relevant information needed by residents and the Team to make decisions about individual need and qualifications.</p>	Mid-Term	
			<p>Action Step: Babbitt EDA, with the authority to act as a housing agency, will lead efforts on behalf of the City to invite AEOA and the Housing Expeditor to collaborate with the City. They will work together to identify issues, set a workplan, and secure funding for the community assessment and revitalization program. This should start in the fall of 2011 as it will take 18 months to plan and secure financing for a revitalization program.</p>	Mid-Term	
	<p>H 3: The City will improve its existing rental housing by establishing a rental rehabilitation program. (It is known that a high percentage of Babbitt’s renter living in single-family units in the City’s traditional neighborhoods.)</p>	<p>H 3.1: The Babbitt Housing Team will establish a complete inventory rental properties and rental conditions. This will be conducted during the same time as the single-family survey which will include questions to establish ownership and rental status. It will also include a visual assessment, written surveys, and door-to-door visits of rental properties.</p>		Mid-Term	

		H 3.2: A rental rehabilitation program will be developed and marketed concurrently with the neighborhood revitalization program. Refer to Goal 2.3-2.4 to determine the objectives and activities of this goal.		Mid-Term	
			authority to act as a housing agency, will lead efforts on behalf of the City to invite AEOA and the Housing Expeditor to collaborate with the City. They will work together to identify issues, set a workplan, and secure funding for the community assessment and revitalization program. This should start in the fall of 2011 as it will take 18 months to plan and secure financing for a revitalization program. This should occur alongside development of the neighborhood revitalization program.	Mid-Term	
	H 4: The City of Babbitt will increase housing opportunities by expanding the supply of quality, affordable multi-family rental properties. (Studies indicate that many of the potential new residents attracted to the area by the major industrial projects which are expected to be starting up will be interested in rental housing.)			Long-term	
		H 4.1: Babbitt will work an experienced developer to determine the rental market demand in Babbitt.		Mid-Term	
			H 4.1.1: The City will develop a simple request for proposals (RFP) to select an experienced developer to complete 4.1. and 4.2.	Mid-Term	
			H 4.1.1.1: The RFP will include demographics of Babbitt and surrounding townships, existing market conditions, market impact area, needs, and opportunities (including available land, public assistance, etc...)		

2. Rural land uses should be perpetuated as long term permanent large acreage uses.

		H 4.2: The City of Babbitt will work with an experienced developer to develop quality, affordable rental housing based on the demand projected in the market study. This is a long-term project with the timing depending on the economic recovery, start of the major industrial projects, and findings of the market study.		Mid-Term	
			H 4.2.1: The City will develop a simple request for proposals (RFP) to select an experienced developer to complete 1.1 and 1.2.	Mid-Term	
			H 4.2.1.1: The RFP will include demographics of Babbitt and surrounding townships, existing market conditions, market impact area, needs, and opportunities (including available land, public assistance, etc...)		
			H 4.2.2: Babbitt will support the development of multi-family rental facilities by assembling and readying adequate land, assisting with clearing, infrastructure installation, acting as public sponsor for development and finance assistance, and exploring the use of other assistance and incentives as appropriate.	Mid-Term	
			H 4.2.2.1: The City has developable property north of Central Boulevard, west of Babbitt of Babbitt Drive that could be developed for assisted living.	Complete	
			proposed a land swap with the school district for the abandoned baseball fields near the Bryant Center and City owned property near the current school. This is also a potential location for senior housing. The area is zoned for residential development which is a higher and better use than being redeveloped as baseball fields as the School District has proposed.	Complete	

				<p>H 4.2.2.2: The City should explore using IRRB public works funds, USDA Rural Development programs, and other public funding sources and incentive programs to defray infrastructure and other development costs. (These should be explored before considering TIF or Tax abatement)</p>	Mid-Term	
				<p>Action Step: Babbitt EDA, with the authority to act as a housing agency, will lead efforts on behalf of the City to EDA will lead development of RFP, contacting qualified developers (talk to Chris Ismil), and investigating assembly and preparation of land to develop multi-family rental housing. This is a long-term project with a timeframe of five plus years. However, due to the lead time required to plan and finance such ventures the City should assess its options in two years.</p>	Mid-Term	
		<p>H 5: Babbitt will ensure the City is able to meet demand for single-family housing development by maintaining a 3 year supply of buildable lots. (The City's current new single-family housing development area only has a few available lots remaining. Providing a supply of buildable lots will make the City more attractive to consumers and developers by providing choice, reducing development time and cost, and defraying developer carrying-costs.)</p>			Mid-Term	
		<p>H 5.1: The City should determine the number of lots needed to meet 3 year demand (possibly by extrapolating demand based on development activity in Babbitt in the past ten years and assessing surrounding communities).</p>			Mid-Term	

			H 5.2: The City should survey, plat, and map infrastructure and street locations for future development in the property north of Central Boulevard, west of Babbitt of Babbitt Drive. (This is partially complete.)		Complete	
			H 5.3: The City should make this information available to experienced developers and to the companies involved in the large scale industrial projects in the region.	<p>Action Steps: Babbitt EDA, with the authority to act as a housing agency, will lead efforts on behalf of the City to EDA will lead designation of a 3 year lot supply for single-family housing and dissemination of information to developers. When the demand for housing improves the EDA will lead development of RFP, contacting qualified developers, and investigating assembly and preparation of land to develop single-family housing. This is a long-term project with a timeframe of five plus years. However, due to the lead time required to plan and finance such ventures the City should assess demand in two years.</p>	Mid-Term	
structure	1. Provide an adequate and safe transportation system that equally	T1: Future industrial development should occur where primary access to County Road 70 / Highway 21 is possible. If this is not possible, truck and other associated traffic should be routed along collector streets avoiding residential streets.			Ongoing	
		T2: Include transportation maintenance and improvements, including new facilities, in a Capital Improvement Plan (CIP) that includes transportation and public facilities.	T 2.1 The CIP should list all infrastructure improvements needed over a five year period. The CIP should include cost estimates, funding sources, and priority rankings.		Short term-Ongoing	
				T 2.1.1: The CIP will be an important tool in implementing recommendations from the Comprehensive Plan. This should be reflected in priority rankings.	Continous	

Transportation/Utilities and Community Facilities/Infras	serves automobiles, commercial traffic, pedestrians, bicyclists, and those with limited mobility; and links neighborhoods, businesses, and community destinations.			T 2.1.2 The CIP should be paired with an Official Map designating future transportation and utility corridors.	Continuous	
		T3: Work collaboratively with St. Louis County and Mn/DOT to improve transportation planning in the city.			Continuous	
			T 3.1 Communicate to St. Louis County the importance of future industrial development being allowed to locate where primary access to County Road 70 / Highway 21 is possible.		Short Term	
			T 3.2: Communicate to St. Louis County and Mn/DOT the need to improve way-finding signage directing traffic to Babbitt.		Short Term	
		T4: Include complete street elements such as sidewalks, non-motorized trails, ADA compliant curb cuts, and other engineering and policy tools.			Continuous	
			T 4.1: Plans for new residential development should include sidewalks with curb cuts, trail connections, and other pedestrian amenities.		Continuous	
	2. Babbitt will continue commitment towards adequate infrastructure and maintenance for city structures, parks	UC1: Continue to annually review and implement ongoing Capital Improvement Plan (CIP).			Continuous	
		UC 2: Preserve clean water access by taking steps to protect and preserve the City's wellhead and watershed.			Continuous	
			UC 2.1: Update wellhead protection plan as required by state law		Short term-Continuous thereafter	
			UC 2.2: Incorporate monitoring the status of infrastructure into ongoing Capital Improvements Plan (CIP) process to ensure facilities stay out of disrepair.		Short term-Continuous thereafter	
		UC 2.3: Monitor activities such as dumping of hazardous materials within watershed in order to preserve water quality for residents.		Continuous		

<p>structures, parks, trails, water and sanitary system, roads and other public facilities through a systematic capital improvements planning process to sustain future growth.</p>	<p>UC 3: Incorporate Recreational Facilities into Capital Improvement Planning Process</p>			<p>Short term-Continuous thereafter</p>	
	<p>UC 4: Improve storm water drainage system to minimize runoff and reduce infrastructure damages and other costs.</p>			<p>Mid Term</p>	
		<p>UC 4.1 Identify areas for storm water drainage improvements which provide highest cost mitigation opportunity.</p>		<p>Short Term</p>	
			<p>UC 4.1.1 Incorporate storm water drainage system improvement projects into CIP process for local improvements and explore grant opportunities via IRRRB, MN DNR, FEMA, and others in order to complete projects.</p>	<p>Short Term</p>	
			<p>UC 4.2 Support additional green space projects including rain gardens, roof-top green spaces, and other impervious surface offsetting projects to help reduce storm water amounts throughout the city.</p>	<p>Continuous</p>	



Parks, Recreation and Natural Resources Chapter

<p>1. Provide for a system of parks and open spaces that will satisfy the active and passive recreational requirements of all residents.</p>	<p>PR 1: The Parks and City Beautification Board should work with the Public Works Department to set a plan and budget for maintenance of the walking and bike trails as part of long term parks planning. (This can be included in the CIP.)</p>			<p>Short term-Continuous thereafter</p>	
	<p>PR 2: The City should explore opportunities to expand facilities at the Birch Lake Beach site including the possibility of adding a campground to the property adjacent to existing site</p>			<p>Mid-term</p>	

Natural, and Cultural Resources	2. Encourage the maintenance and expansion of a recreational trail system through the City that eventually connects to a regional recreational system.				Short Term		
		PR 3: The City should identify and explore recreational facilities and opportunities for elderly residents and those with limited mobility.					
		PR 4: The City should encourage no net loss of recreation facilities through a program of preservation, replacement, and expansion.			Continous		
		PR 4.1 Development of housing and/or an industrial park along County Road 70 may displace two ball fields. These should be replaced. Property behind the Community Center would provide a central location for one ball field. Another could be placed near the high school.			Mid-term		
	3. Encourage the conservation and enhancement of natural resources and environmentally sensitive areas within and adjacent to Babbitt.	PR 5: The city should explore various opportunities to reduce glare and excessive sky glow to preserve its dark sky for generations to come.				Mid-term	
			ordinance, involving residential light height restrictions, light shielding/directional improvements, curfews, and/or other measures to prevent additional light pollution and preserve Babbitt's night sky.	Resource: The International Dark Sky Association has a model light ordinance resource available to help communities develop an ordinance that will meet their individual needs at www.darksky.org		Long Term	
		PR 6: The City will continue support efforts to enhance and sustain the indoor Ice Arena				Continous	
		4. Educate and promote good	PR 6.1- The City will provide support services, when feasible, to grass roots fundraising efforts related to the indoor arena			Continous	

Agricultural, Na

<p>environmental stewardship for the community's long-term environmental benefit.</p>		<p>PR 6.2- The City will incorporate the indoor Ice Arena into the Capital Improvements Planning (CIP) Process to regularly review its needs and priorities of investment annually.</p>		<p>Short term-Continuous thereafter</p>	
<p>5. Encourage the reduction of light pollution by exploring opportunities to curtail and reverse any degradation of the nighttime visual environment and the night sky.</p>		<p>PR 6.3- The City will continue to search for additional uses for the arena in order to help spur increased use and financial sustainability.</p>		<p>Short-Mid Term</p>	
		<p>PR 6.4- The City will support grass-roots efforts to raise funds/improve/sustain the arena and consider pursuing grant opportunities to support long term operation and maintenance.</p>		<p>Continuous</p>	

Community and Cultural Resources Chapter

<p>1. Maintain the city's historical planned, small town atmosphere.</p>	<p>CR 1: Babbitt will proactively provide support to Essentia Health, dental care providers, and other entities that supply critical social services to residents in order to create an atmosphere in which these entities can thrive.</p>			<p>Continuous</p>	
<p>2. Maintain community and cultural programming and facilities for residents of all ages and lifestyles.</p>		<p>CR 1.1: Babbitt will work with Essentia Health, dental care providers, and other entities that supply critical social services to identify their broadband communication needs.</p>		<p>Complete</p>	
		<p>CR 1.2: Babbitt will work with Essentia Health, dental care providers, and other entities that supply critical social services to bring access to broadband services to improve provision of services.</p>		<p>Short Term</p>	
<p>3. Encourage continued access to medical, dental</p>	<p>CR 2: Babbitt will partner with public and private entities to maintain a variety of program opportunities for all ages, especially youth and seniors.</p>			<p>Short / Mid-Term</p>	

	<p>access to medical, dental, and social services.</p>		<p>CR 2.1 Babbitt should continue to maintain the senior center, teen center, and library in the community center.</p>		<p>Short / Mid-Term</p>	
	<p>1. Maintain a favorable climate for ongoing business activities and continue the development of a strong and balanced economic base.</p>	<p>ED 1: Babbitt will work to bring access to broadband services to all residents, businesses, and public facilities to improve quality-of-life, economic opportunities, and education.</p>			<p>Short Term</p>	
			<p>ED 1.1: Collaborate with the Lake County Fiber Project to bring ultra-high speed broadband service, video services, conventional voice services and new services available only via fiber-optic cables to Babbitt.</p>		<p>Short Term</p>	
			<p>ED 1.2: Work with other groups promoting broadband in rural communities to stay abreast of opportunities for utilization of broadband and assess community readiness, needs, training, and equipment.</p>	<p>ED 1.2.1: Partners include Blandin Foundation, Minnesota Intelligent Rural Communities, University of Minnesota Extension, DEED Workforce training, and others.</p>	<p>Short / Mid-Term</p>	
		<p>ED 2: Babbitt will collaborate with other entities to provide a local workforce with the education and skills needed to compete in the 21st century economy.</p>		<p>More information on these programs is available at http://www.ironrangeresources.org/workforce/initiatives/</p>	<p>Mid-Term</p>	

Economic Development

<p>2. Recognize and support the business and industrial activities that already exist in the City, including professional services.</p>		<p>ED 2.1: Work with the Northeast Minnesota Higher Education District, Iron Range Resources, and local school district to develop student skills through the Applied Learning Institute, Iron Range Engineering; and the Industrial Technology, Process Automation, Industrial Lab Technician, Industrial Construction and Information Management programs offered at individual NHED campuses.</p>	<p>ED 2.2.1: This effort should take advantage of increased broadband access to provide skills assessments, training, and job placement assistance.</p>	<p>Mid-Term</p>	
<p>3. Recognize the need to upgrade and expand existing City infrastructure to promote and support continued commercial and industrial development.</p>		<p>ED 2.2: Work with the school district, Northeast Minnesota Higher Education District, DEED Workforce Development, Iron Range Resources and Rehabilitation Board and local businesses to identify basic education standards and needed job skills and develop training programs.</p>		<p>Mid-Term</p>	
	<p>ED 3: Babbitt will utilize land and capital to upgrade and expand existing City infrastructure to promote and support continued commercial and industrial development.</p>	<p>ED.3.1: Identify a location for industrial expansion.</p>	<p>There are approximately 57 acres of developable land situated south of Highway 21 / County Road 21, north of Central Boulevard extended, west of Babbitt Drive, and east of the ball fields (including the ball fields). The City has planned to develop housing on much of this property. An industrial park could be developed on the remaining land or further to the west.</p>		
<p>4. Encourage all commercial and industrial businesses to be well designed and adequately maintained.</p>			<p>ED 3.1.1: Designate the area for industrial development through zoning and surveying of area.</p>	<p>Complete</p>	
			<p>ED 3.1.2: Plan for extension of road and utilities to site.</p>	<p>Complete</p>	
			<p>ED 3.1.2.1: Right of way paths for roads and utilities should be planned immediately and marked on the Official Map.</p>	<p>Mid-Term</p>	
			<p>ED 3.1.3: The industrial area should be platted, planned, and marketed as a modern industrial park to accommodate industries targeted by the city.</p>	<p>Mid-Term</p>	

5. Promote and enhance Babbitt's tourism potential to the broader area and throughout Minnesota.			ED 3.1.3.1: Platting, site preparation, and marketing can be completed when demand occurs.	Mid-Term	
			ED 3.1.4: Preserve a buffer between the industrial and housing areas. Preservation of existing wooded areas could serve as buffers and transition space. Buffering of developable property to the south should also be considered.	Mid-Term	
			ED 3.1.5: The site should have primary access to County Road 70 / Highway 21 so that truck traffic and general business traffic is not routed through residential areas of the city.	Mid-Term	
6. Promote access to broadband communications for all residents, businesses, and public facilities.		ED 3.2: Identify a source of funding for industrial site preparation, infrastructure development, and marketing.		Short / Mid-Term	
			ED 3.2.1: Work with state and regional economic development agencies to identify and apply for funding to assist the city with site preparation, infrastructure development, and marketing	Short / Mid-Term	
			ED 3.2.1.1: Partners include DEED, EDA, ARDC, IRRRB, Northspan Group, Minnesota Power, APEX, and others.		
7. Support taconite, non-ferrous mining, and forestry based projects in and around Babbitt.	ED 4: Babbitt will work with industries and business to provide support and services.			Continuous	
		ED 4.1: Babbitt will proactively work with area natural resource industries including taconite, non-ferrous mining, and forestry based businesses to support their operations.		Short Term	
			ED 4.1.1: Babbitt should explore targeted marketing of industrial locations to taconite, non-ferrous mining, and forestry based businesses.	Short / Mid-Term	

8. Provide a workforce that has the education and skills needed to compete in a 21st century economy.		ED 4.2: Babbitt will support downtown businesses which provide goods and services to residents and visitors		Short Term	
	ED5: Explore hiring economic development director to assist the City in contacting interested businesses and continue marketing efforts.			Long Term	
		ED5.1: Babbitt will explore the opportunity of hiring an economic development director to assist in finding and contacting of businesses to support industry when market deems necessary.		Long Term	
1. Promote and enhance Babbitt's tourism potential to the broader area and throughout Minnesota.	Objective MT 1: Improve awareness of local community events, activities, and amenities on a local, regional and statewide scale.			Short Term	
		MT 1.1: Create formalized process for providing recreational opportunity & community events information to the public.		Short Term	
			MT 1.1.1: Formalize system to regularly update community information to the City website.	Short Term	
			MT 1.1.2: Address providing regular community announcements via utility bills or potentially a newsletter template.	Short Term	
			MT 1.1.3: Establish an off-site location where residents can find information on local activities (i.e. posting board at the local post office/ other high trafficked area).	Short Term	
		MT 1.2: Reach out to local/regional publications to insure local community events aren't overlooked when provided		Short Term	
		MT 1.3: Create a City Facebook page to enhance both communications with the public as well as online presence for potential travelers.	Long Term		

Mining, Timber, and Tourism

2. Support taconite, non-ferrous mining, and forestry based projects in and around Babbitt.

		MT 1.4: Support the creation of a chamber of commerce or tourism board.		Short Term	
	Objective MT 2: Actively market industrial park opportunities to stakeholders for attracting mining support business development.			Short Term	
	Objective MT 3: Support trail expansion projects that connect Babbitt with other regional destinations			Short/ Mid-Term	
	Objective MT 4: Seek Workforce Development Training Opportunities to develop highly skilled local work force.			Mid-Term	
		MT 4.1: Collaborating with School when possible to integrate desired workforce skills training into curriculum		Mid-Term	
	Objective MT 5: Monitor and enforce best dumping practices when it comes to hazardous materials to insure minimal environmental impact.			Continuous	

3. Provide a workforce that has the education and skills needed to

	Objective MT 6: Babbitt will work with industries and business to provide support and services.			Short / Mid-Term	
		MT 6.1: Babbitt will proactively work with area natural resource industries including taconite, non-ferrous mining, and forestry-related businesses to support their operations.		Short / Mid-Term	
			MT 6.1.1: Babbitt should explore targeted marketing of industrial locations to taconite, non-ferrous mining, and forestry-based businesses.	Short Term	

	<p>compete in a 21st century economy.</p>		<p>Objective MT 7: Collaborate with local mining companies to discover underground mining operation needs</p>	<p>Short / Mid-Term</p>	
			<p>Objective MT 8: Reference Attached 'Iron Range Comprehensive Plans & Mining Recommendations & Supplemental Proposed Mining Information Appendix D when making land use, transportation, or other local investment decisions related to land in proximity to proposed future mining projects.</p>	<p>Continuous</p>	
<p>Intergovernmental Cooperation</p>	<p>1. Babbitt will work cooperatively with Saint Louis County, the State of Minnesota, and other public and private entities to provide cost effective high quality public services.</p>	<p>IGC 1: Collaborate with St. Louis County and State of Minnesota officials</p>		<p>Continuous</p>	
			<p>IGC 1.1: Proactively collaborate with and inform St. Louis County and Minnesota officials of the needs in Babbitt regarding resources, housing, economic development, transportation, and other issues as they arise</p>	<p>Continuous</p>	
			<p>IGC 1.2: Seek collaboration between DOT and US Forest Service in finding options for improving and managing Tomahawk Trail road.</p>	<p>Short Term</p>	
		<p>IGC 2: Collaborate with surrounding Communities to consolidate services when possible.</p>		<p>Continuous</p>	
			<p>IGC 2.1: Explore opportunities to consolidate services as needs and chances develop in order to save costs, if partnership is sustainable and feasible.</p>	<p>Continuous</p>	

Land Use	1. Support the compact, efficient and orderly growth of all urban development, including residential, commercial and industrial areas.	LU 1: Zone all property in accordance with this Comprehensive Plan.			Continuous		
		LU 2: Identify areas for industrial, commercial, and residential uses.			Mid Term		
			LU 2.1: Designate and map areas for housing expansion according to Objective H1.			Complete	
	2. Have adequate amounts of land properly zoned, with infrastructure to meet demand for development within the City.		LU 2.2: Designate and map areas for industrial expansion according to Objective ED3.			Complete	
			LU 2.3: Extend water, sewer, and transportation infrastructure, when feasible, to sites designated for development.			Short / Mid / Long Term	
	3. Strengthen the distinction between the developed and developing parts of the city.		LU 2.4: Support and encourage infill development and redevelopment, to encourage the efficient use of land and effective provision of City services.			Short Term	
			LU 2.5: Continue to follow the pattern of streets, sidewalks, trails, utilities, and public services access that is the predominant development feature of Babbitt.			Continuous	
	4. Provide and maintain adequate community parks and open space to meet the future needs of the community.		LU 2.6: Right of way paths for known roads and utility expansions should be planned immediately and marked on the official map.			Continuous	
		LU3: Continue to guide residential growth in an orderly and efficient manner so that new development can be effectively served by public facilities.				Continuous	
	5. Enhance the community's		LU 3.1: Continue to follow the pattern of streets, sidewalks, trails, utilities, and public services access that is the predominant development feature of Babbitt.			Continuous	

	character and identity.		LU 3.2: Right of way paths for known roads and utility expansions should be planned immediately and marked on the official map.		Continuous		
	6. Maintain a modern, up-to-date zoning ordinance, zoning map, official map, and permitting documents.		LU 3.3: Continue to enforce the rural residential zoning regulations for residential growth outside of the core City service area.		Continuous		
		LU 4. Connect existing and new neighborhoods, public facilities, park, school and other community destinations with the City's trail system.				Continuous	
		LU 5: Reference Attached 'Iron Range Comprehensive Plans & Mining Recommendations & Supplemental Proposed Mining Information Appendix D when making land use, transportation, or other local investment decisions related to land in proximity to proposed future mining projects.				Continuous	
Implementation	1. The City of Babbitt will actively work as an entity and with stakeholders to complete the strategies identified in the comprehensive plan and will review	I1: Review Comprehensive Plan annually in order to monitor implementation.			Continuous	2015: 2016: 2017:	
			I 1.1: Annually review the implementation checklist at a City Council meeting to determine each step's implementation status and to re-determine each step's current priority level		Continuous-Short Term	2015: 2016: 2017:	
			I 1.2: Change, update, or end actions that need alterations or have been completed (Minimum or update every 4 years, per IRRRB requirements)		Continuous		
		I2: Monitor Grant Opportunity availability for opportunity to leverage funds to implement larger scale projects			Continuous		

	implementation periodically.		I 2.1: Continue communication with grantors like IRRRB, MnDOT, and MnDNR to be aware of possible grant solicitations and parameters for eligible projects		Continuous	
			I 2.2: Utilize local ARDC in order to gain technical assistance for project applications, management, and other services offered when deemed necessary.		Continuous	
Healthy Food Access	1. Babbitt will support local efforts which encourage healthy food access at the local level.	HF1: Support local farmer's market or co-op style activities which provide healthy food options available within the community			Short/ Long Term	
			HF 1.1: Provide open space for activities to take place if organized and requested by local organization/individual(s).		Short/ Long Term	
		Objective HF 2: Preserve Rural Agricultural land when possible.			Continuous	
		Objective HF 3: Explore and support other opportunities to increase local access to healthy food as further research and recommendations are developed for the region.			Long Term	

**City of Babbitt, Minnesota
Comprehensive Plan Update**

December 2014

**Prepared by
Regional Planning Division
Arrowhead Regional Development Commission**

ARDC's Mission

"To serve the people of the Arrowhead Region by providing local units of government and citizens groups a means to work cooperatively in identifying needs, solving problems, and fostering local leadership."

**If you have questions regarding ARDC or the City of Babbitt Comprehensive Plan,
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