



www.westfargo.org

Larry M. Weil, Planning Director

**ADVISORY COMMISSION ON INTERGOVERNMENTAL RELATIONS
Wednesday, January 23, 2008 Meeting
Fargo, ND**

City of West Fargo Growth Characteristics

<u>YEAR</u>	<u>LAND AREA</u>	<u>POPULATION</u>
1950	+ 180 Acres	1,032
1970	+ 900 Acres	5,161
1990	+ 4,510 Acres	12,287
2007 (est.)	+ 9,430 Acres	24,000

Benefits of Extraterritorial Area for City

- Provides for proper coordination of future streets to insure connectivity and adequate right-of-way
- Provides opportunity for land use planning for compatible uses as city grows
- Provides ability for future facility planning for city with a better understanding of urban development characteristics
- Provides for technical review of extraterritorial development by City professional engineering and planning staff
- Provides for township involvement and insight on the Planning and Zoning Commission through County Commission appointments to the Commission
- Provides opportunity for coordination with township and county during application review process
- Added cost to City for development review in extraterritorial area is minimal as professional staff is already in place

Examples of Lack of Subdivision & Zoning Coordination Beyond City Limits in Past

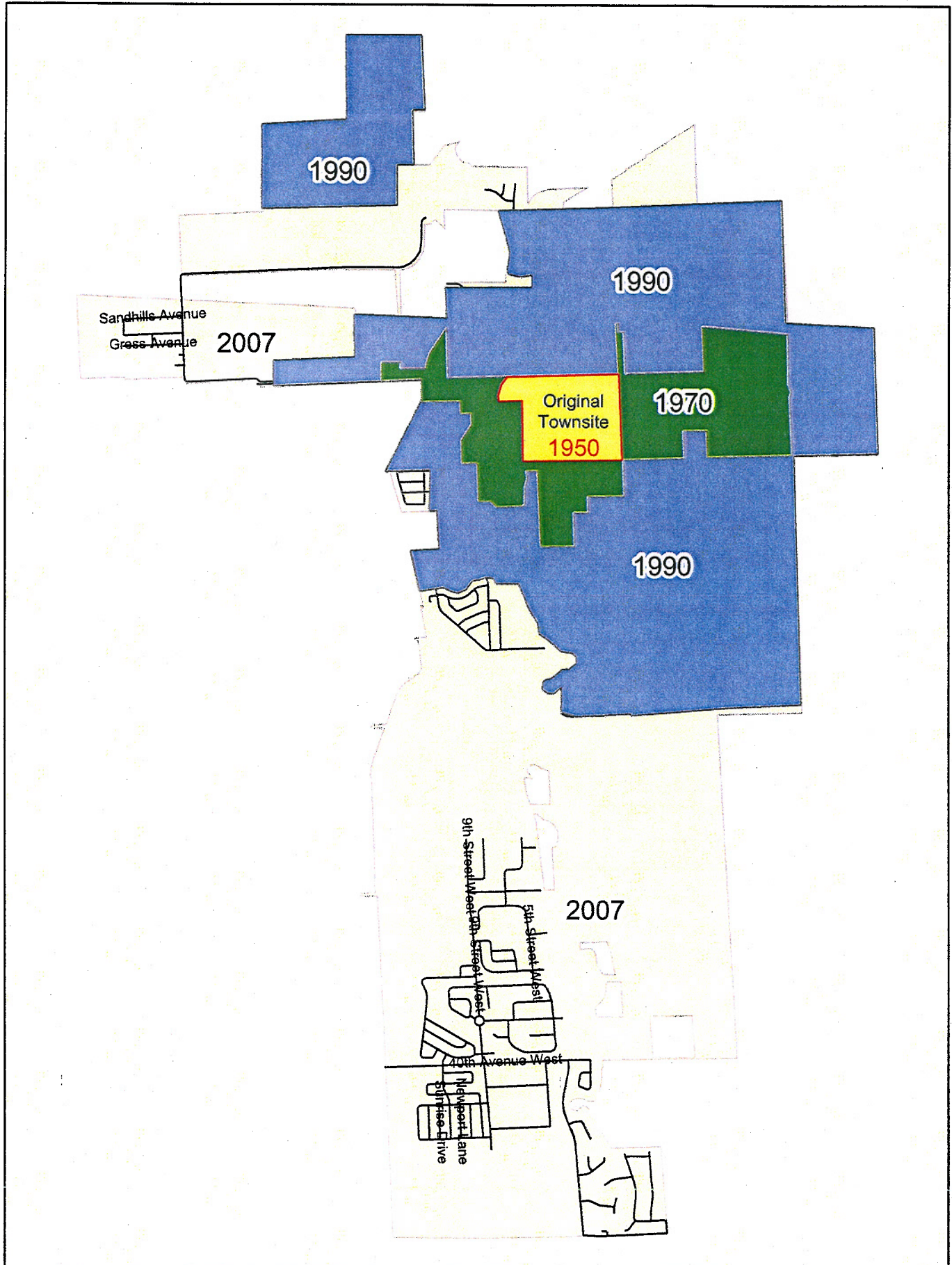
- West Fargo Lepird's Area
 - Currently in City of West Fargo
 - Subdivided by metes and bounds without adequate roadways and developed while outside city limits and prior to extraterritorial authority
 - Conflicting land uses were developed which took years and significant developer tax concessions to mitigate
 - Issues with property owner access to property, maintenance of private roads, neighbor structure encroachments over property lines, disagreements between property owners, difficulty to provide desired municipal services
 - Unlikely that an adequate street can ever be provided because of lot arrangement, existing structure locations, disagreement among property owners

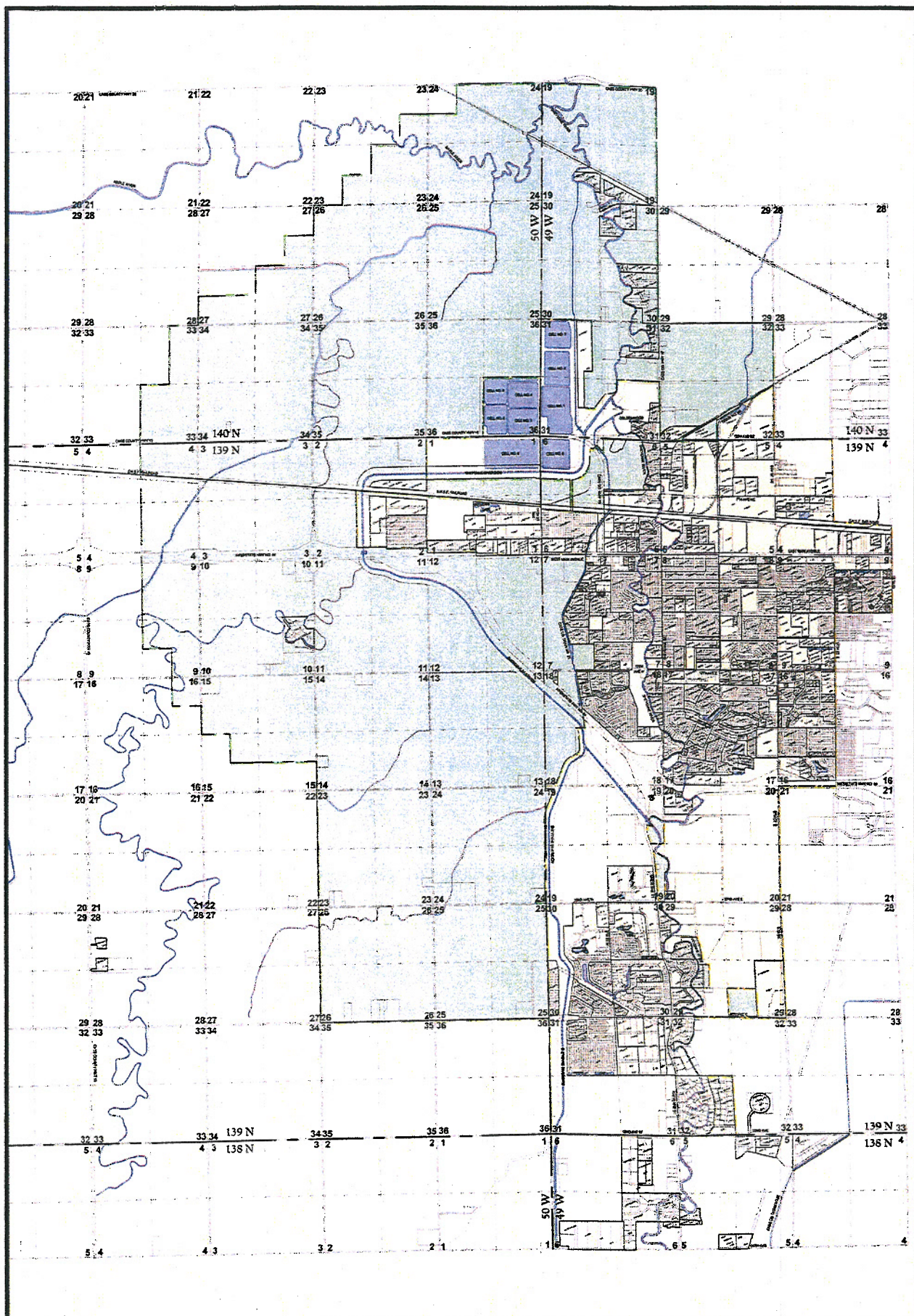
- **West Fargo Meadow Brook Park Area**
 - Recently annexed into the City of West Fargo
 - Subdivided into urban size lots during the 1950s prior to extraterritorial area and sold for residential development
 - Lots too small for septic systems and in poor soils resulting in septic system failures; sewage pumped onto ground periodically resulting in health concerns and county health monitoring issues
 - Area periodically flooded in past due to floodplain and poor drainage; floodplain issues addressed with Sheyenne Diversion project, but drainage and lack of services are still issues
 - Township maintained road adjacent to development for years, but development was responsible for maintenance of local subdivision roads resulting in poor road conditions
 - Numerous urban type development issues within the development without adequate controls in place resulting in township and county being requested to resolve issues; township and county not prepared to address the issues
 - Area was only partially developed, because of issues; most of properties went back to county for back taxes placing additional burdens on county and now city
- **West Fargo North Extraterritorial/Quam's Area**
 - Prior to extraterritorial authority, a number of subdivisions developed in floodplain which are subject to frequent flooding
 - Some subdivisions have residential structures that cannot be accessed by roads during flooding and are accessed by boat, canoe, or other means
 - A number of residential structures have sustained flood damage
 - Several federal program flood buyouts have taken place at cost to taxpayers

City/Township/County Coordination

- City has developed good working relationship with townships and county
- City involves townships in development of comprehensive plan
- Townships and county have discouraged urban development within the extraterritorial area; townships have requested that primarily agricultural uses should be supported
- Township and county urban development concerns addressed by City's comprehensive plan; agricultural areas designated as agricultural preservation land use; zoning ordinance also provides for preservation of agricultural land through large lot zoning for non-farm uses
- Township and county review and comment on development requests (subdivision & zoning) within the extraterritorial area
- Townships have indicated desire for the City to maintain full extent of extraterritorial area, because of inexperience in development issues, and lack of time and manpower

West Fargo Historical Growth





Scale: 1"=400'

LEGEND

- WATERWAYS/BARRAGES/LAGOONS
- WF CORPORATE LIMITS
- CORPORATE LIMITS
- WF EXTRATERRITORIAL LIMITS
- EXTRATERRITORIAL LIMITS

Extraterritorial Map

Effective 11/1/06



moore
engineering, inc.
Consulting Engineering - Land Surveying
West Fargo - Fargo - Minot - Grand Forks

Drawn By:
TWN

Date:
12/15/06



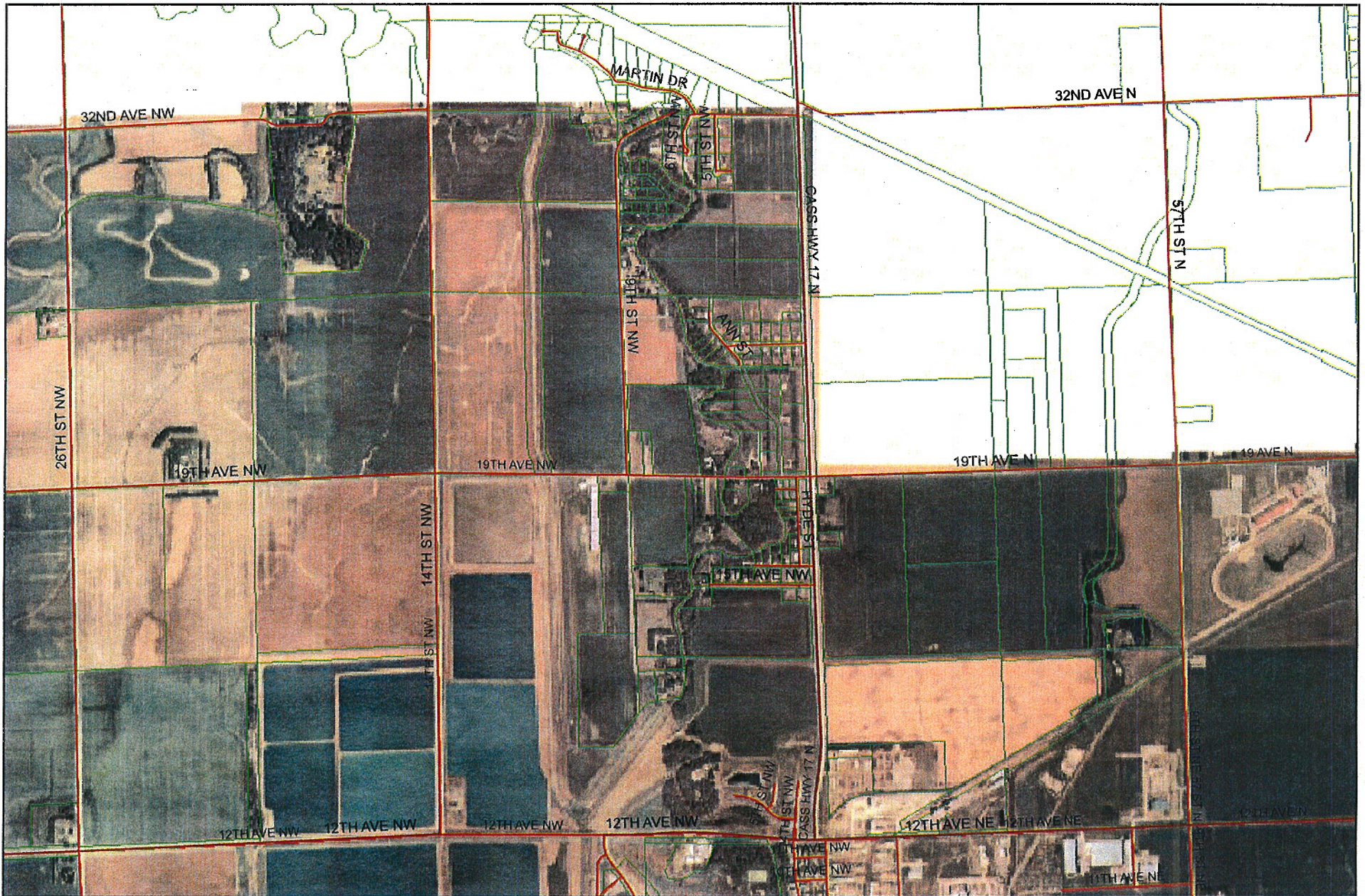
CASS COUNTY
GOVERNMENT



W. FGO LEPIRD'S AREA

October 2, 2007 2:14 pm

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CASS COUNTY
GOVERNMENT



W. FGO NORTH ET

October 2, 2007 2:39 pm

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CASS COUNTY
GOVERNMENT



W. FGO NORTH ET QUAM'S AREA

October 2, 2007 2:51 pm

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**Examples of Lack of Subdivision & Zoning Coordination Beyond City Limits in Past
(Cont'd)**

- West Fargo Twin Meadows/Hersch Subdivisions
 - Annexed into City in 2005 as a result of urban development in area
 - Area was platted into ½ acre plus size lots and began developing in the early 1970s prior to extraterritorial authority
 - Two subdivisions containing 17 dwellings, septic systems, and serviced by several water sources (community wells, individual wells, rural water)
 - Wells and septic systems are beginning to fail because of age and soil conditions, but some are still fine so timing of services is issue
 - Costly to install sewer and water services with some property owners having financial limitations to bear special assessments; difficult and more costly to phase services for area
 - Very disruptive to roads, ditches and lots to install municipal water and sewer services and local connections to dwelling
 - Fortunately trunk water and sewer lines are located on Cass County Highway 17/Sheyenne Street because of recent annexations and development to the west (Eagle Run), so municipal services are available



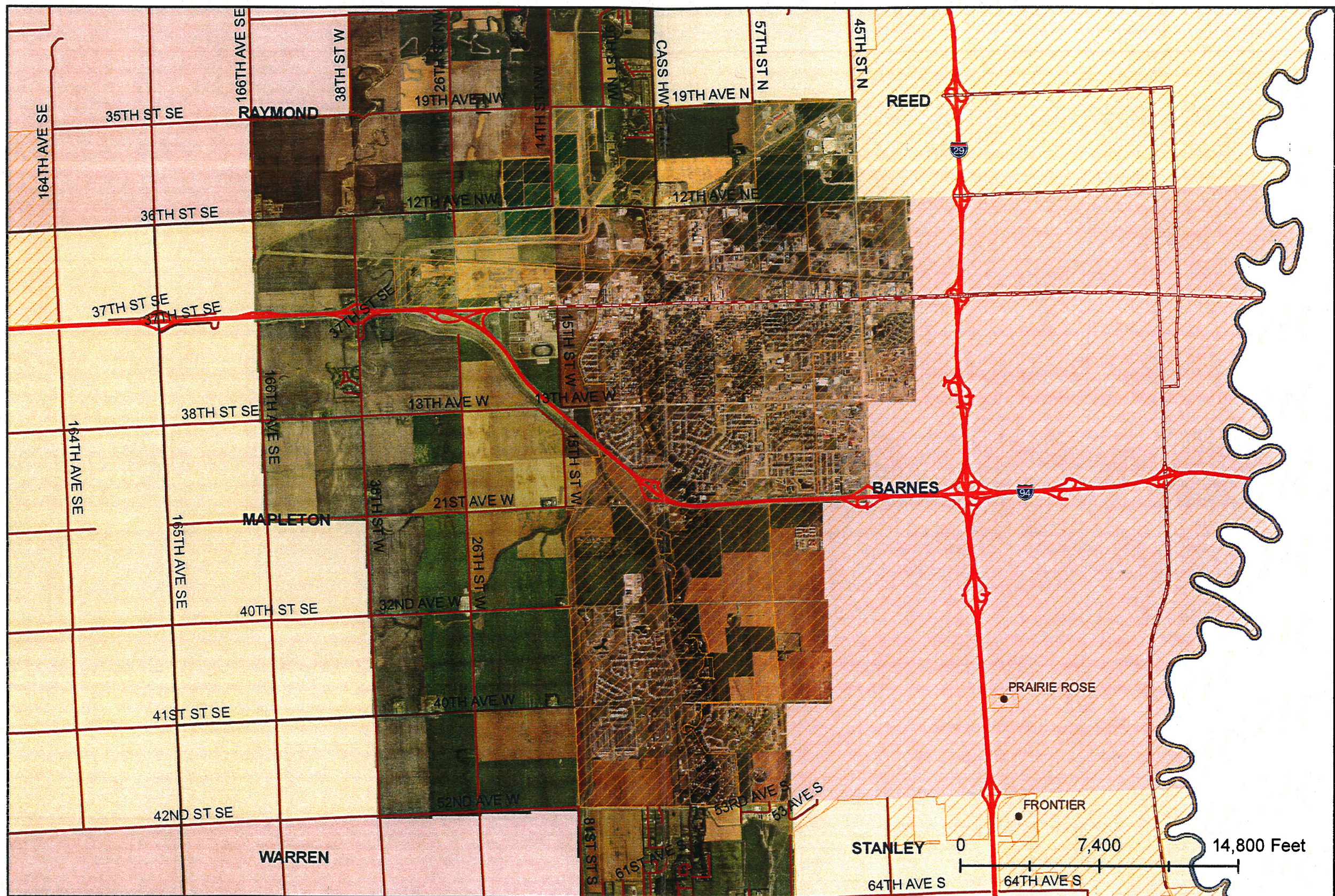
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Twin Meadows/Hersch Subdivisions

1/23/2008 8:23:14 AM

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CASS COUNTY
GOVERNMENT



WEST FARGO AREA

1/23/2008 9:41:45 AM

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