

ADVISORY COMMISSION ON INTERGOVERNMENTAL RELATIONS
Wednesday, October 3, 2007
Roughrider Room, State Capitol

City of West Fargo Growth Characteristics

- Land Area 1950 - \pm 180 Acres
- Land Area 1970 - \pm 900 Acres
- Land Area 1990 - \pm 4,510 Acres
- Land Area 2007 - \pm 9,430 Acres

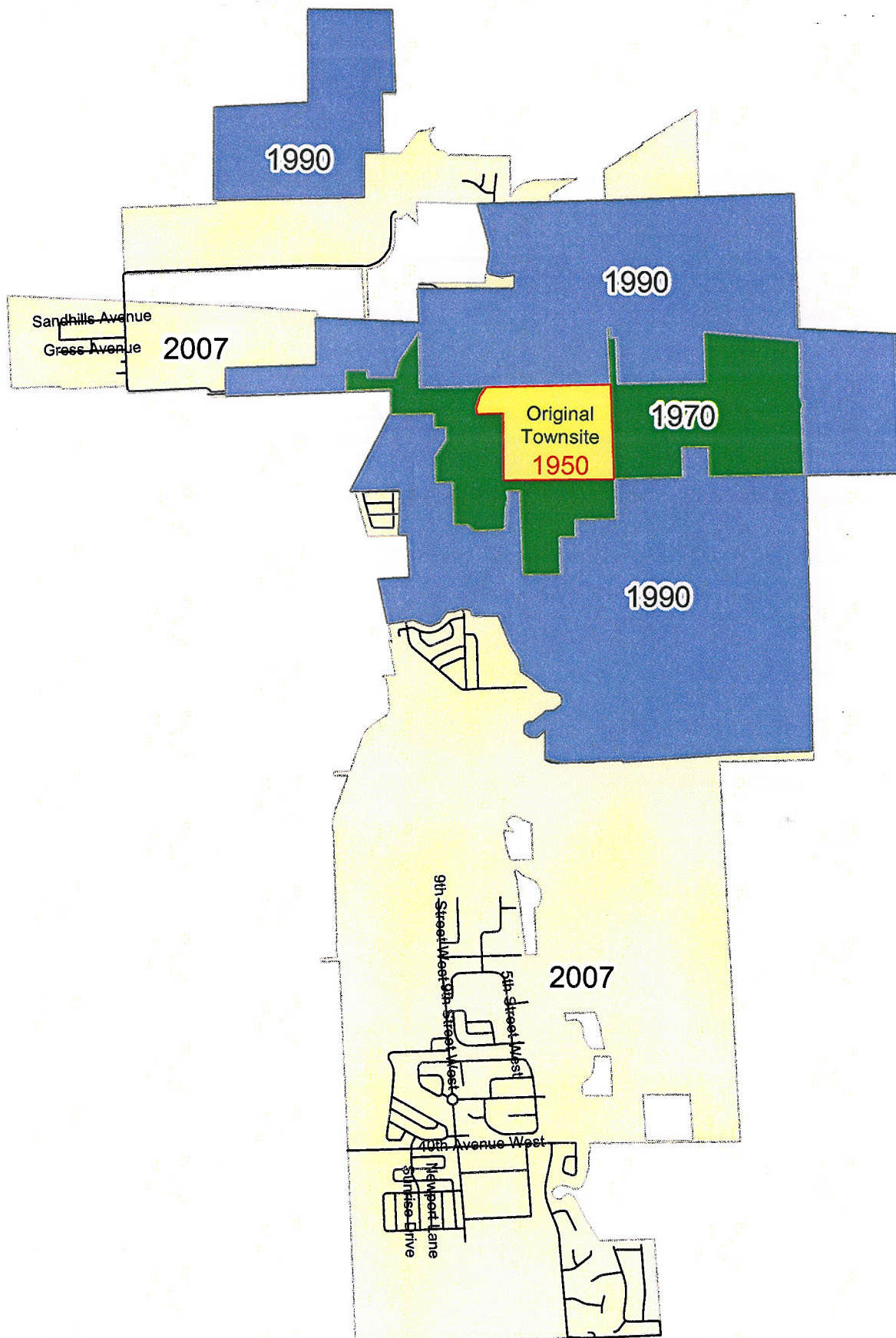
Examples of Lack of Subdivision & Zoning Coordination Beyond City Limits

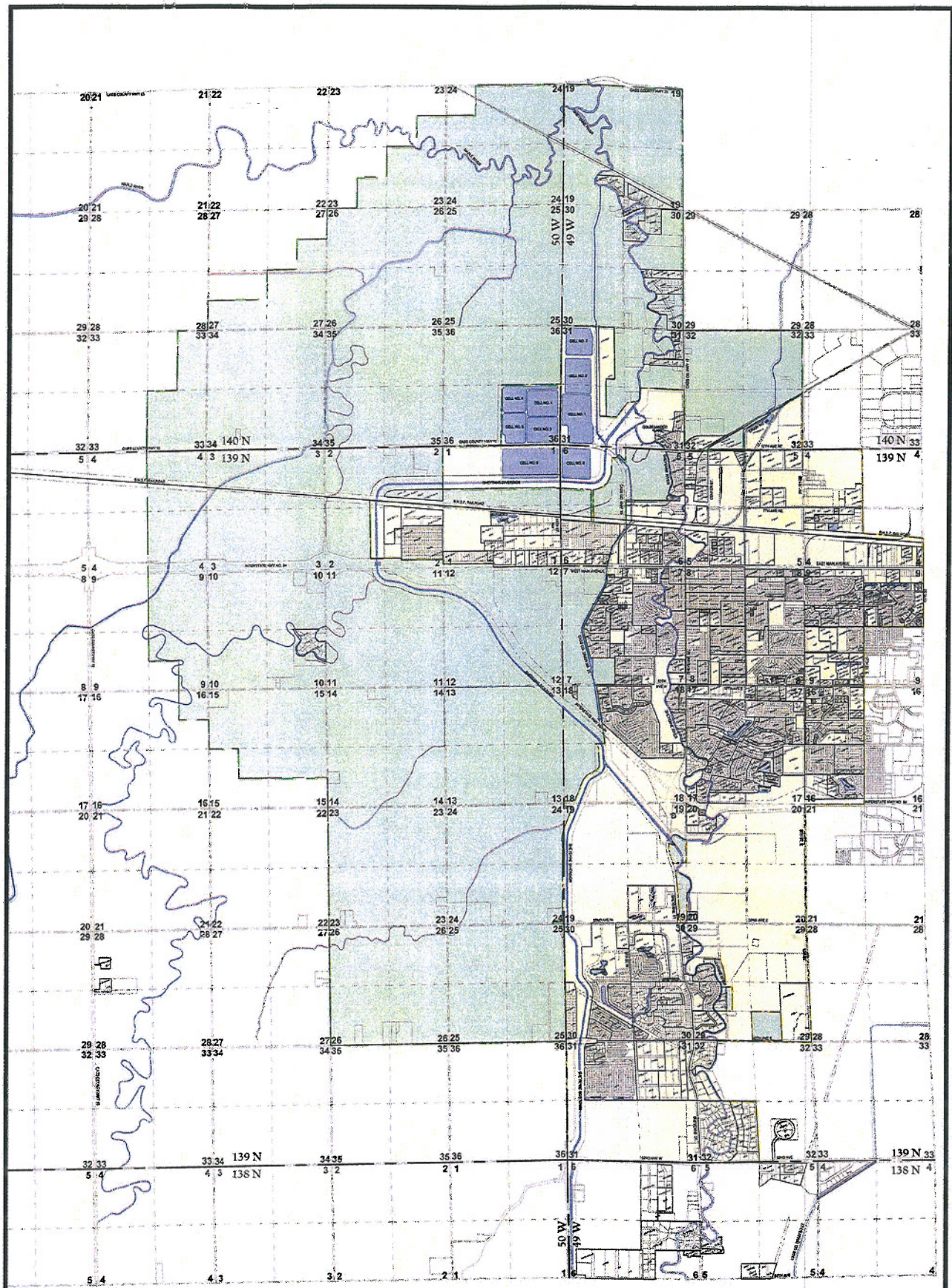
- West Fargo Lepird's Area
 - Currently in City of West Fargo
 - Subdivided by metes and bounds without adequate roadways and developed while outside city limits
 - Issues with property owner access to property, maintenance of private roads, neighbor structure encroachments over property lines, disagreements between property owners, difficulty to provide desired municipal services
 - Unlikely that an adequate street could be provided because of lot arrangement, existing structures, 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 1960s and lots 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 due to floodplain and poor drainage
 - Township maintained road adjacent to development, but development responsible for maintenance of local subdivision roads; poor road conditions
 - Area was only partially developed, because of issues; most of properties went back to county for back taxes
- West Fargo North Extraterritorial Area & ET Quam's Area
 - Number of subdivisions developed in floodplain and 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 taxpayer

City/Township/County Coordination

- City has developed good working relationship with townships and county
- Townships and county have discouraged urban development within the extraterritorial area; townships have requested that primarily agricultural uses should be supported
- City has included township and county recommendations within the City's comprehensive plan with goal and policy statements and has designated agricultural areas as agricultural preservation land use; zoning ordinance also provides for preservation of agricultural land through large lot zoning for non-farm uses
- City notifies township and county on all development requests within the extraterritorial area (subdivision & zoning), provides application information, and requests comments
- 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

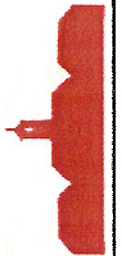
West Fargo Historical Growth







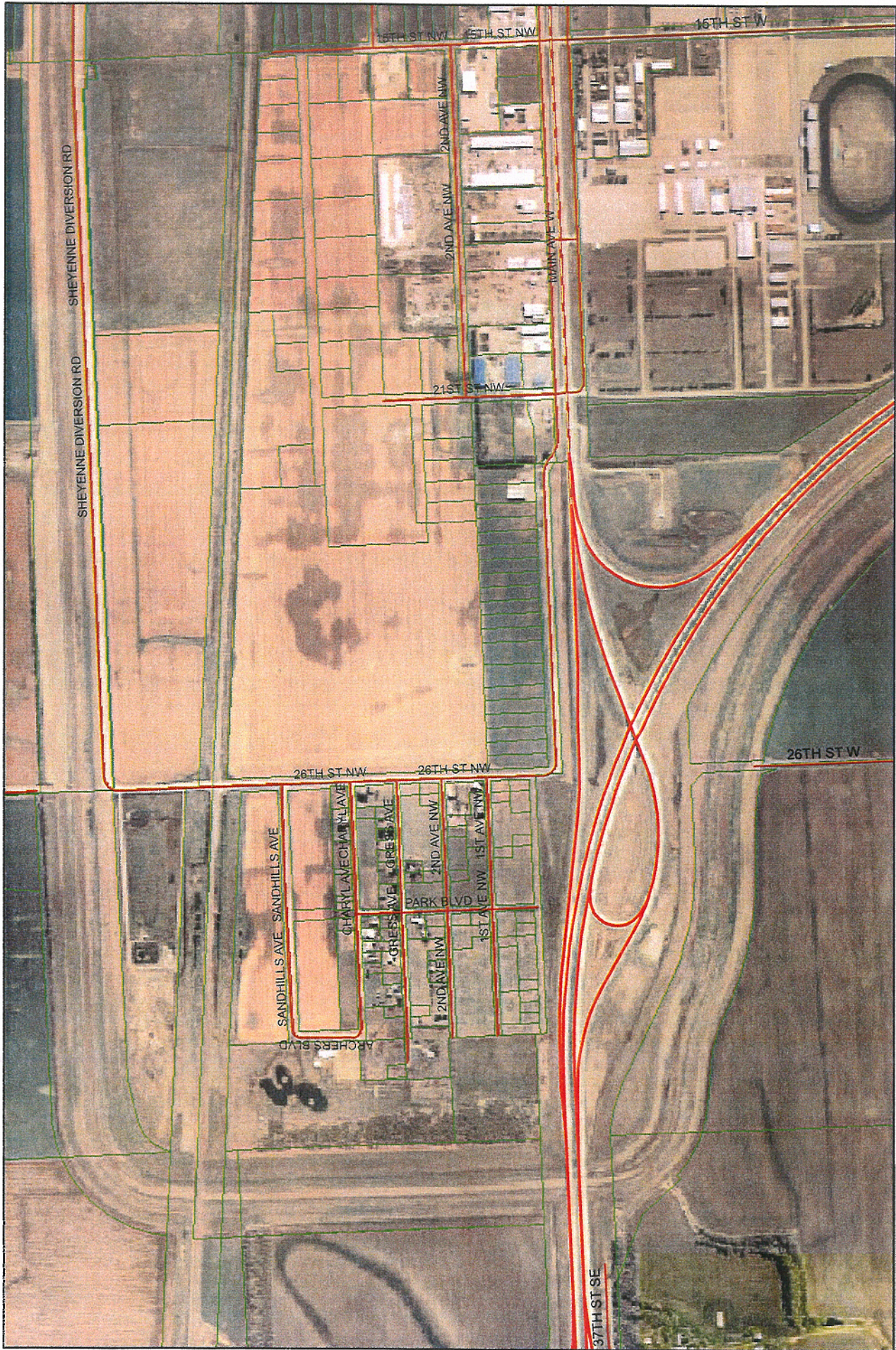
CASS COUNTY
GOVERNMENT



W. FGO LEPIRD'S AREA

October 2, 2007 2:14 pm

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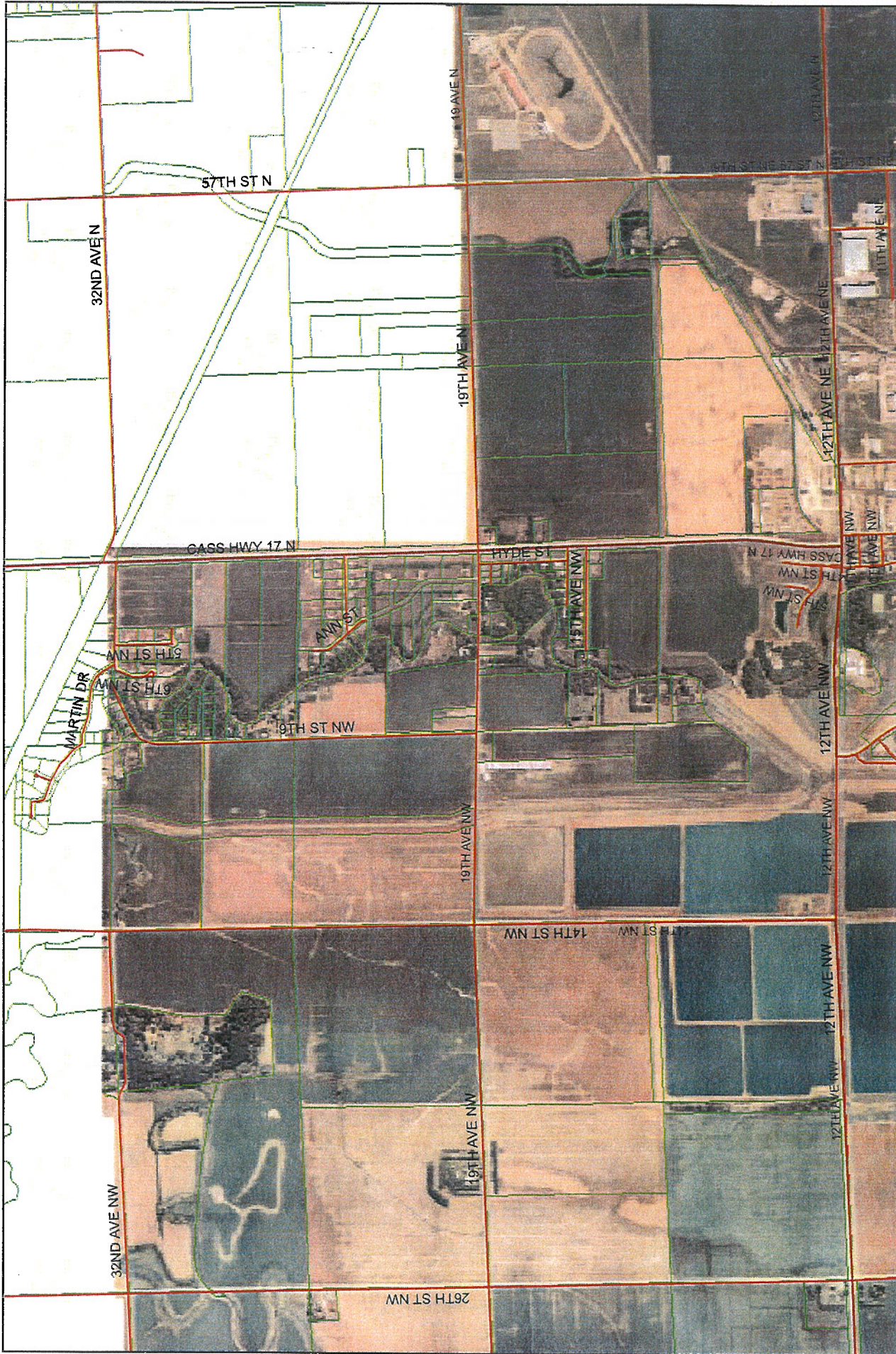
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W. FGO MEADOW BROOK PARK

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October 2, 2007 2:33 pm



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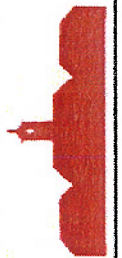
W. FGO NORTH ET

October 2, 2007 2:39 pm

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W. FGO NORTH ET QUAM'S AREA

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October 2, 2007 2:51 pm