

# THE CITY OF FINLAYSON

## *A Comprehensive Plan*



**2004**

# **A COMPREHENSIVE PLAN FOR THE CITY OF FINLAYSON 2004**

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# **INTRODUCTION**

## **Purpose of the Comprehensive Plan**

Development and adoption of the comprehensive plan by the city is intended to promote the public health, safety, and general welfare of the residents of the city. This plan provides a means of setting forth a unified group of basic goals and policies and general plans which will enable the city council, planning commission and the citizens to review current and future development issues and proposals in light of what has been decided as the most desirable plan for the future physical development and character of the City of Finlayson.

This plan has a variety of uses. Elected and Appointed Officials use it as a basis for decisions regarding land development, infrastructure improvements, acquisition and utilization of public land, capital improvements planning, natural resources protection and the establishment of regulatory changes. Property owners can use it to determine potential uses of property, to establish reasonable land values, and to make property improvements. Developers can use the plan when acquiring property for development and establishing street alignments in newly developing areas.

From a legal perspective, the comprehensive plan serves as a basis for official controls, which may include ordinances, regulations and other proposals promoting orderly development. Since the comprehensive plan is intended to conceptualize a desirable arrangement of land uses, the plan and land use controls should be used together as a reference and guide when decisions are being made by the planning commission and City Council. Any land use controls that are adopted, including ordinances, regulations and other proposals, should be consistent and related to the future land use plan as outlined in the comprehensive plan. If a change of the comprehensive plan is made, the land use controls should be reviewed to determine if amendments are necessary.

## **Scope of the Plan**

Plans that anticipate too far into the future are necessarily broad in scope and will not provide the guidance needed for day-to-day decisions. The Comprehensive Plan should look first at making Finlayson a better place to live, work and play for the people who live there now. This plan is based on a 10-year planning period with a limited range of recommended actions. It addresses issues that need to be resolved now or in the near future. As new issues arise, the plan should be amended accordingly.

## **Authority to Plan**

Municipal planning is authorized under Minnesota State Statute 462.351—462.358 which include the authority to plan, the definition of planning terms, community-based planning, organization for planning, as well as the preparation, adoption and amendment of the comprehensive municipal plan and zoning and subdivision authority. The statement of policy from the legislature includes.. “Municipal planning will assist in developing lands more wisely to serve citizens more effectively, will make the provision of public services less costly, and will achieve a more secure tax base.” The City of Finlayson complies with this legislature in its ability, authority and need to plan.

# BACKGROUND

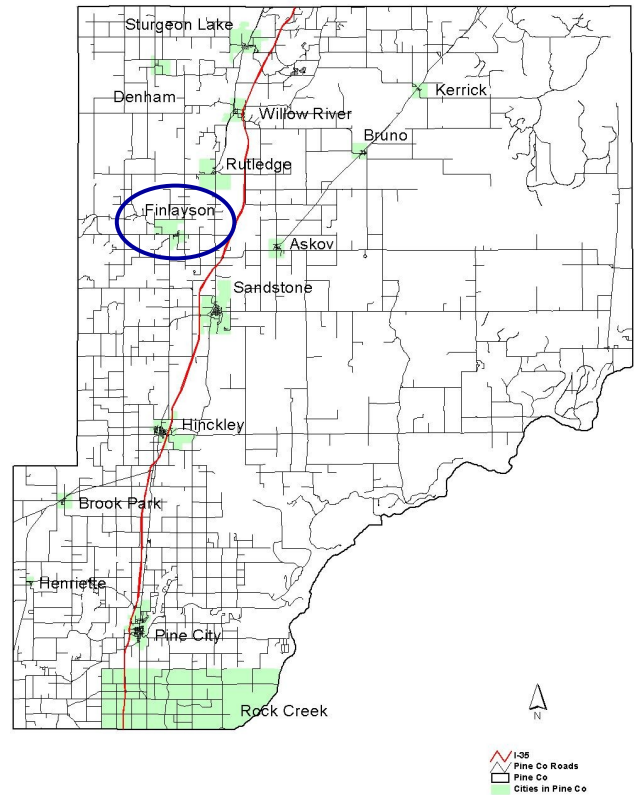
## Pine County MN

### Location

The City of Finlayson is located in northern Pine County in east central Minnesota, approximately 94 miles north of the Twin cities and 67 miles south of Duluth off Interstate 35. It is located approximately four miles west of the I-35 freeway on State Highway 18. Nearby cities include Sandstone (population 2,337), Rutledge (population 196) and Askov (population 368). Nearby Townships include Pine Lake Township (population 576) and Finlayson Township (population 506).

### History

Many of the earlier settlers came from Finland; however, the Village was named for a Scotsman, Dave Finlayson. The Village was incorporated in 1905, 11 years after the Hinckley fire swept through large parts of Pine County. Luckily, the winds changed before the fire could destroy Finlayson, as it did to Hinckley.



Source: MNDot  
Printed by: ECRDC GIS Planner - Sarah Morton

The early attractions of the area were vast virgin stands of white pine, abundant fur bearing animals, waterpower from the Kettle River, and a ledge of exposed buff sandstone extending along the Kettle. The first work at opening the stone quarries was started in August 1885 with the opening of the Kettle River Sandstone Quarries, which attracted many settlers to the area. Many from Finlayson who worked at the quarries had to walk ten miles to Sandstone, and stayed there during the week, bringing home supplies to their families on the weekend.

Others were attracted by the offer of cheap farm land. Around 1894, the Oldenburg-Jasberg Land Company purchased a large tract of land around the Finlayson area and began advertising land for sale to Finnish speaking people. The farms included dairy cattle, and potatoes and other tubers. The railroad played an active role in bringing settlers to the region, donating land for churches, etc. John Oldenburg, a land agent for the railroad, spoke several languages which greatly assisted him in attracting immigrants to the area. He eventually would open a mercantile store, bank, hotel, real estate office and served as Justice of the Peace.



The old Railroad Depot, still located in the downtown area of Finlayson. The Railroad Company, Duluth-St. Paul Railroad Company was instrumental in bringing immigrants, mostly Finnish to the area for jobs or farmland.

Quarrying began diminishing with the advent of alternative building methods. Logging also declined as the remaining stands of pine

were cut. Farming, however, remained a large part of the economy.

In the 1930's, Finlayson lost population, and continued to decline until the 1960's. These population trends reveal much about the local and national history, as well as economic trends. Some of this decline is probably attributable to declining farm prices and the Depression of the 1930's. Farm population gradually grew as the demand for the world wide food supply increased prior to World War II and farm products again became profitable. By the 1950's, increasing farm mechanization and consolidation created a population decline, although as the farm economy stabilized, the population trend again moved upward.

Today, much of the population remains of Scandinavian or German ancestry, although little or no residents of the city are employed in agriculture or mining — 10% of the residents in the surrounding townships are involved in agricultural jobs. However, Finlayson serves as a community where people live but aren't employed, similar to much of the region. Only 25% of residents work in or near Finlayson.

Year	Population
1910	186
1920	293
1930	241
1940	225
1950	195
1960	213
1970	192
1980	202
1990	242
2000	314

Table #1 Finlayson Population  
Source: MN Planning

### Population Trends

The knowledge of an area's population characteristics is an essential component of the planning process. By analyzing population census data, it is possible to estimate future land use patterns, housing demands, economic development trends, and the need for future community facilities.

Table #1 illustrates the growth of Finlayson over the last century, and Table #2 shows the population trends for the last thirty years for Finlayson, Pine County, and Region 7E (Mille Lacs, Kanabec, Chisago, Isanti and Kanabec Counties). Over the last 30 years, the population growth rate of the city has been, for the most part, higher than the county.

Population	City of Finlayson	% Growth	Pine County	% Growth	Region 7E	% Growth
1970	192	—	16,821	—	76,351	—
1980	202	5%	19,871	18%	99,779	31%
1990	242	20%	21,264	7%	109,178	9%
2000	314	30%	26,530	25%	136,244	25%

Table #2 Population Trends  
Source: MN Planning

As a whole, non-metropolitan areas of Minnesota grew between 1970-1980. This growth was fueled primarily by individuals and families who choose to live in a rural setting

**Current Population  
City of Finlayson**

**50% Male  
50% Female**

close to the amenities available in most metropolitan

Year 2030	Pine County	Percentage Growth	Region 7E	Percentage Growth
Ages 0-19	9,290	25%	53,100	26%
Ages 20-49	12,130	32%	73,100	36%
Ages 50+	16,420	43%	79,300	39%

Table #3 Population Projections for Year 2030  
Source: MN Planning



areas; and, by the aging of baby boomers (persons born between 1946-1964) into their household formation years. During the 1980s, the rural resurgence of the 1970s ended and the loss of population accelerated in most rural areas. However, recent growth in the last census decade can be attributable to the region as a whole, which experienced a 36.5% growth in the last 20-year period. Much of this growth can be attributable to the proximity of the Twin Cities Metro area, as well as the significant increase in job commuting and the lack of available housing in the metro region. The spillover effect is being felt as far north as Pine County, especially those areas located near the I-35 corridor.

Population projections are indicated on Table #3. As noted, Pine County is projected to have significant growth in all three age populations, with the most significant growth occurring in the 50+ age growth, a national trend. However, Region 7E is one of only two regions in the state projected to have growth in the 0-19 age category.

Taken together, current and future population growths indicate significant growth of the region, especially older adults. This trend can have significant impact on existing and future housing developments, and as well, may impact the ability of the city government to raise the necessary funding to complete city projects and replace necessary infrastructure. Future planning should take this into account especially concerning residential development.

### Housing

Population growth and economic development within the City of Finlayson are dependent on the availability and affordability of housing within the city. Knowledge of housing characteristics, costs, and occupancy rates helps to guide a community's future development. Region 7E has been experiencing rapid growth in the number and cost of homes being built. The lack of affordable housing in the metro region, the increased ability to commute farther distances, and overall good economy has caused a rapid inflation of housing construction. First-time homebuyers, i.e. recently married couples, or those with smaller children, cannot afford available housing within the Metro Area and are forced to seek affordable housing on the fringe Metro Area.

The City of Finlayson has 132 total housing units, of which 97% are occupied. According to the last census, housing in the city is for the most part, family households, owner-occupied, and owned by the same family since before 1995. The largest percentage of homes have a value between \$50,000 and \$150,000; however, 20% of the homes in Finlayson are valued below \$50,000. 54% were built before 1970, indicating an older housing stock. 40% of city residents lived in a different home since 1995, indicating a growing percentage of new residents to the area.

<b>2000 Census City of Finlayson Housing Characteristics</b>	
<u>Number of Housing Units</u>	132
<u>Vacancy</u>	Total units — 4 4%
<u>Housing Profile</u>	78% owner occupied 22% rentals
<u>Household Types</u>	58% family households 40% One-person households 2% non-family households
<u>Value of House</u>	64% valued between \$50,000-\$150,000 20% valued between \$0-\$50,000 13% valued between \$150,000-\$299,999
<u>Year Structure Built</u>	41% built before 1960 39% built between 1960-1989 19% built between 1990-2000
<u>Monthly Mortgage</u>	64% have mortgage 79% mortgage between \$0-\$999 21% mortgage between \$1,000-\$1,999
*Actual numbers are found in appendix B	

	1999 Per Capita Income	1989 Per Capita Income	1999 Household Median Income	1989 Household Median Income	1999 Average Household Income	1989 Average Household Income
City of Finlayson	\$16,818	\$7,509	\$36,250	\$12,375	\$42,049	\$16,971
Pine County	\$17,445	\$9,583	\$37,379	\$21,191	\$44,787	\$25,730
Region 7E	\$18,841	\$11,085	—	\$26,687	\$51,461	\$30,770

Table #4 Income Information  
Source: MN Planning

### Employment and Income

Recent census information indicates that over 65% of City of Finlayson residents are employed and 75% of those commute outside the city for work. The mean travel time to work is 26 minutes. 39% have a high school degree with another 19% obtaining a bachelor’s degree. 15% of residents are employed in production, transportation and material moving occupations, 27% are employed in management, professional and related occupations, 19% are employed in service occupations and 21% are employed in sales and office occupations.

1999 Per Capital Income was \$16,818; 1999 Household Median income was \$ 36,250, and 1999 Average Household Income was \$42.049. 76% of households earn below \$60,000 and 79% show “earnings” as the top type of income. Table #4 on page 4 illustrates income changes for City of Finlayson, Pine County, and Region 7E since 1989. Per capita income for Finlayson has increased 124% since 1989, while Pine County per capita has increased 82% and Region 7E has increased 70%. Household income has risen significantly since the previous census (1990), both in City of Finlayson and Pine County. Average Household Income for the city has risen 148% and 74% for Pine County. The entire region saw a Per Capita Income growth of 67% since the 1990 census.

Month	Mean Temperature	Month	Mean Temperature
January	7.5 F	July	68.9 F
February	14.6 F	August	66.3 F
March	27.5 F	September	56.4 F
April	42.7 F	October	44.6 F
May	55.4 F	November	28.6 F
June	64.5 F	December	13.5 F

Table #5 1971-2000 Mean Temperature  
Source: State Climatology Office, MN DNR

### Climate

The climate of Pine County is continental, characterized by severe winters and warm summers. Table #5 gives annual mean temperatures for the area.

### Existing Land Use

Within City of Finlayson lies approximately 1764 acres of land. The acres are classified differently depending on their use. The largest of these classifications belongs to Agriculture which currently accounts for 42% of land use. Residential

Type of Land use	Acreage	Percentage
Agriculture	748.19	42%
Seasonal, Recreation	107.22	6%
Residential	571.11	32%
Commercial	131.02	7%
Tax Exempt	200.94	11%
Utilities	.67	.04%
Others	5.30	.3%

Table #6 Existing Land Use in City of Finlayson  
Source: Pine County Assessor’s Office



uses follows as the second largest land use within the community at 32%. Commercial land use and exempt territories represent the next largest uses of land in City of Finlayson, accounting for 18% of overall land use. Land use within City of Finlayson is spread out over multiple designations and is detailed in Table #6. A complete land use map is located on page 7.

**Table #7: Soil Types**  
**Source: Natural Resource Conservation Service and Pine County Soil and Water Conservation District**

	Milaca 152	Hibbing 254	Cromwell 268	Dusler 502	Beseman Muck 531	Cloquet 355	Omega 188	Ronneby 166	Chetek 155	Ahmeek 21	Buhl 714
Depth	2.5-6 ft	Very deep, more than 60"	Very deep, more than 60"	Very deep, more than 60"	Very deep, more than 60"	Greater than 6 ft	Very deep, more than 60"	1.5-3 ft	Greater than 6 ft	Greater than 6 ft	0-1 ft
Slope	2-12%	2-6%	1-2%	0-2%	0-1%	2-12%	1-2%		0-12%	2-12%	
Surface Layer Texture	Loamy fine sand	Loam	Sandy Loam	Silt Loam	Muck	Loamy fine sand	Loamy fine sand		Sandy Loam	Loamy fine sand	Loamy
Drainage	Moderately well drained	Well drained	Somewhat excessively drained	Somewhat poorly drained	Very poorly drained	Somewhat excessively drained	Somewhat excessively drained	Somewhat poorly drained	Somewhat Excessively Drained	Well-drained—moderately well drained	Somewhat poorly drained
Available Water capacity to depth of 60"	Low	8.1"	5.2"		25.1"	Low	4.2"	Moderate	Low	Low	Moderate

**Soils**

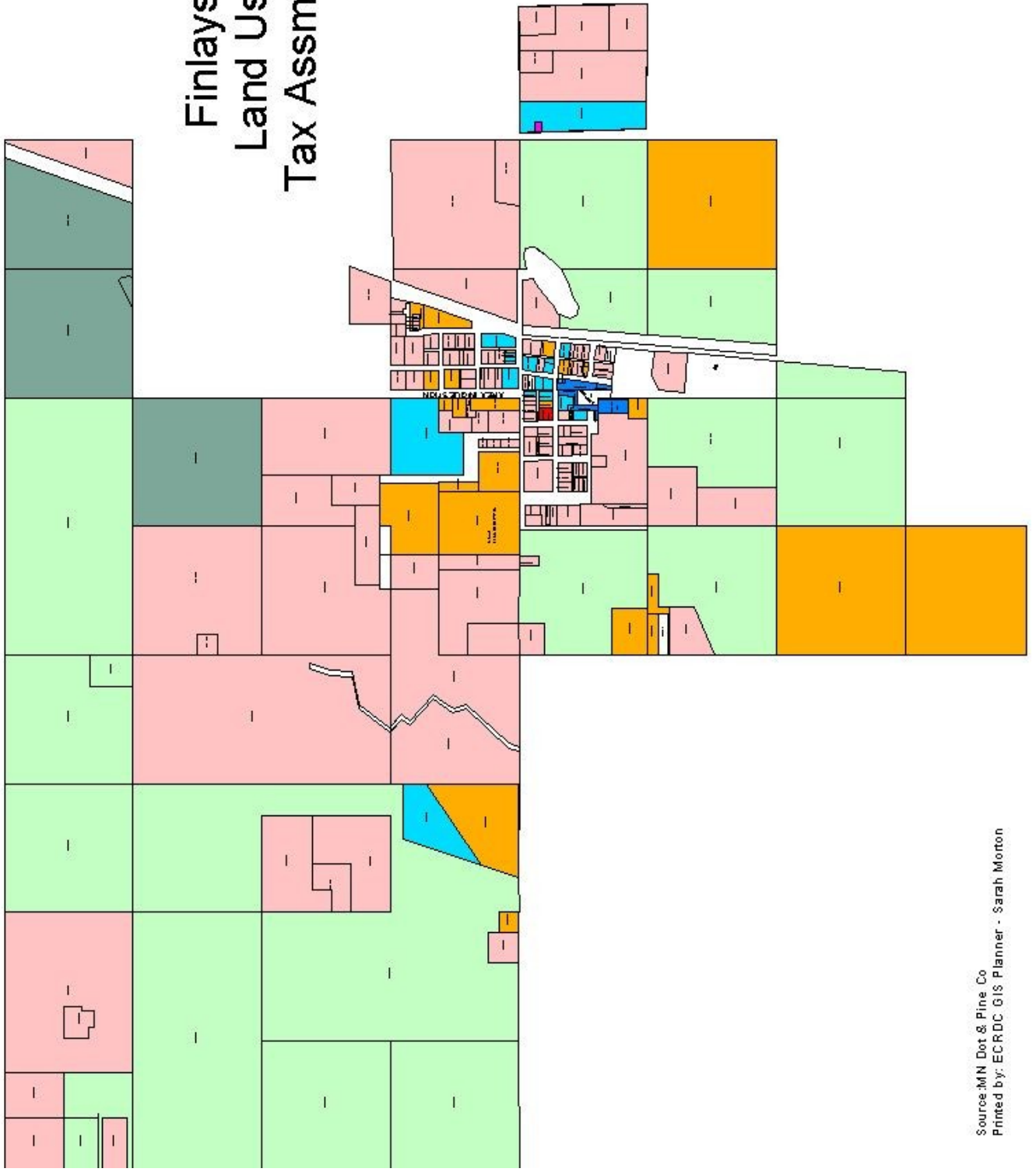
The soils of the city often influence the land use patterns and level of development. However, soil mapping for the City of Finlayson has not been done as of this time. Some areas around the City of Finlayson, however, have been mapped and included with this document. Much of those soils consist of sandy loamy soils which are nearly level, moderately well-drained and sometimes, somewhat poorly drained. Typically, there is a dense till underlying most soils of this area and this dense till impedes water movement throughout the soil profile. The soils are described as acid, stony, reddish sandy loams, silt loams and loamy sands. The soils are classified as “Boralfs” — well drained soils developed under forest vegetation, and “Ochrepts” — poorly developed soils formed under forest vegetation. Table #8 above illustrates many of the existing soil types around the City of Finlayson and their properties.

**Transportation**

On page nine is a map of existing roads and their designation within the City of Finlayson created by the Minnesota Department of Transportation (MnDOT). The City of Finlayson has a State Highway leading into their community, State Highway 18, which leads through Pine County to Aitkin County running west to Mille Lacs Lake north of Isle, Minnesota, and then north to Brainerd. This road is maintained by the State of Minnesota. Surrounding the City of Finlayson are a few county-owned and maintained roads, Finlayson Road and Scotch Pine Road. Within the City of Finlayson are local roads that are owned and maintained by the City of Finlayson.

**Existing Water Systems**

Finlayson has a number of lakes and waterways within the city, creating a significant amount of land that is not suitable for residential or agricultural uses. Lakes and marshes are abundant in the northern half of the St. Croix Valley where surface drainage systems are poorly developed. This section of the St. Croix

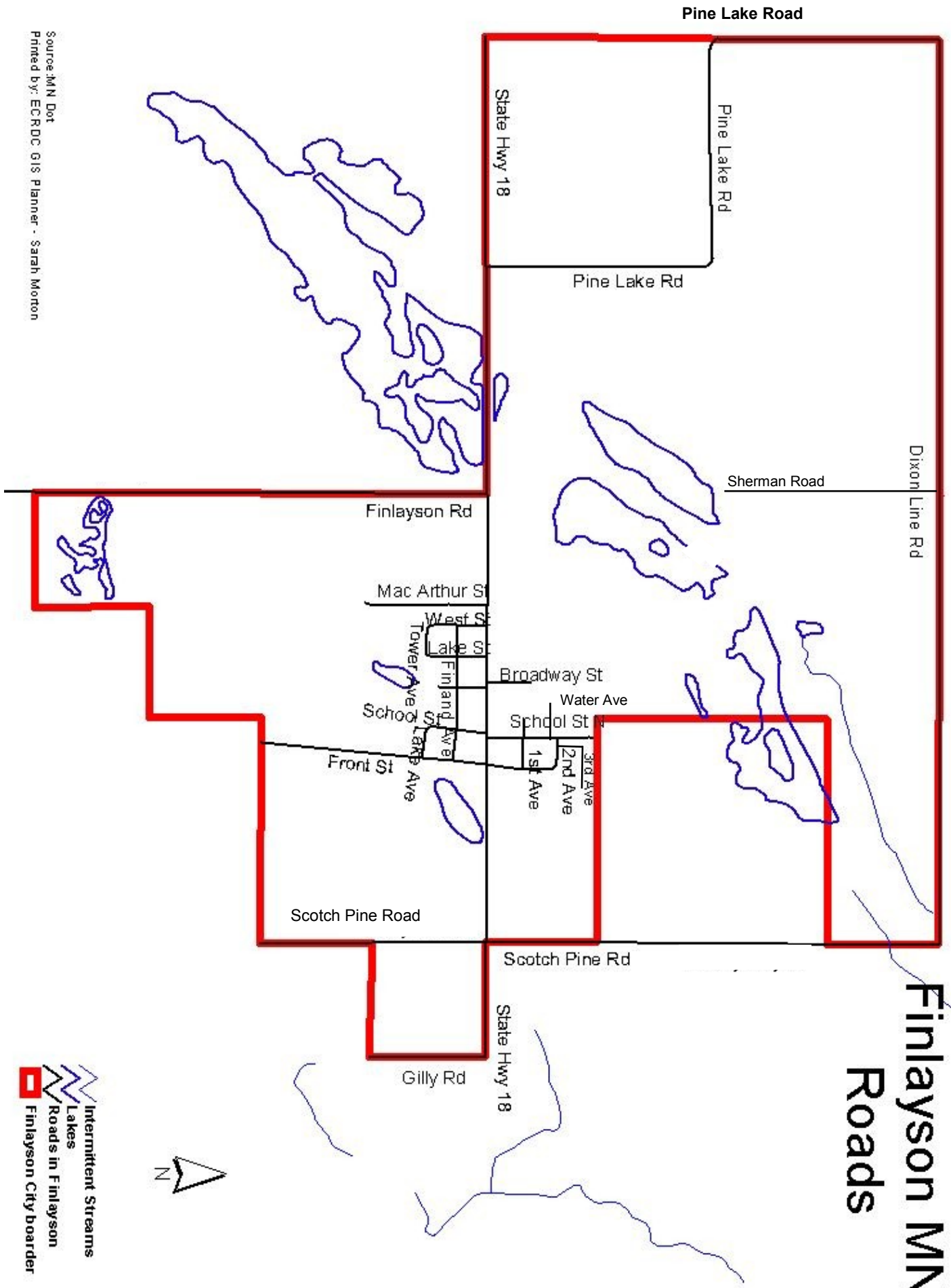


# Finlayson Land Use by Tax Assmt Code







- Trails
- ECBorg
- Re\_10ft
- Finlayson\_polygon
- Ag
- Sea Loma Rec
- Re 1
- Re 1
- Re 1
- Re 1
- NA 10a
- Com
- Com
- 255
- Exempt
- Exempt
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- Exempt

# Finlayson MN Roads

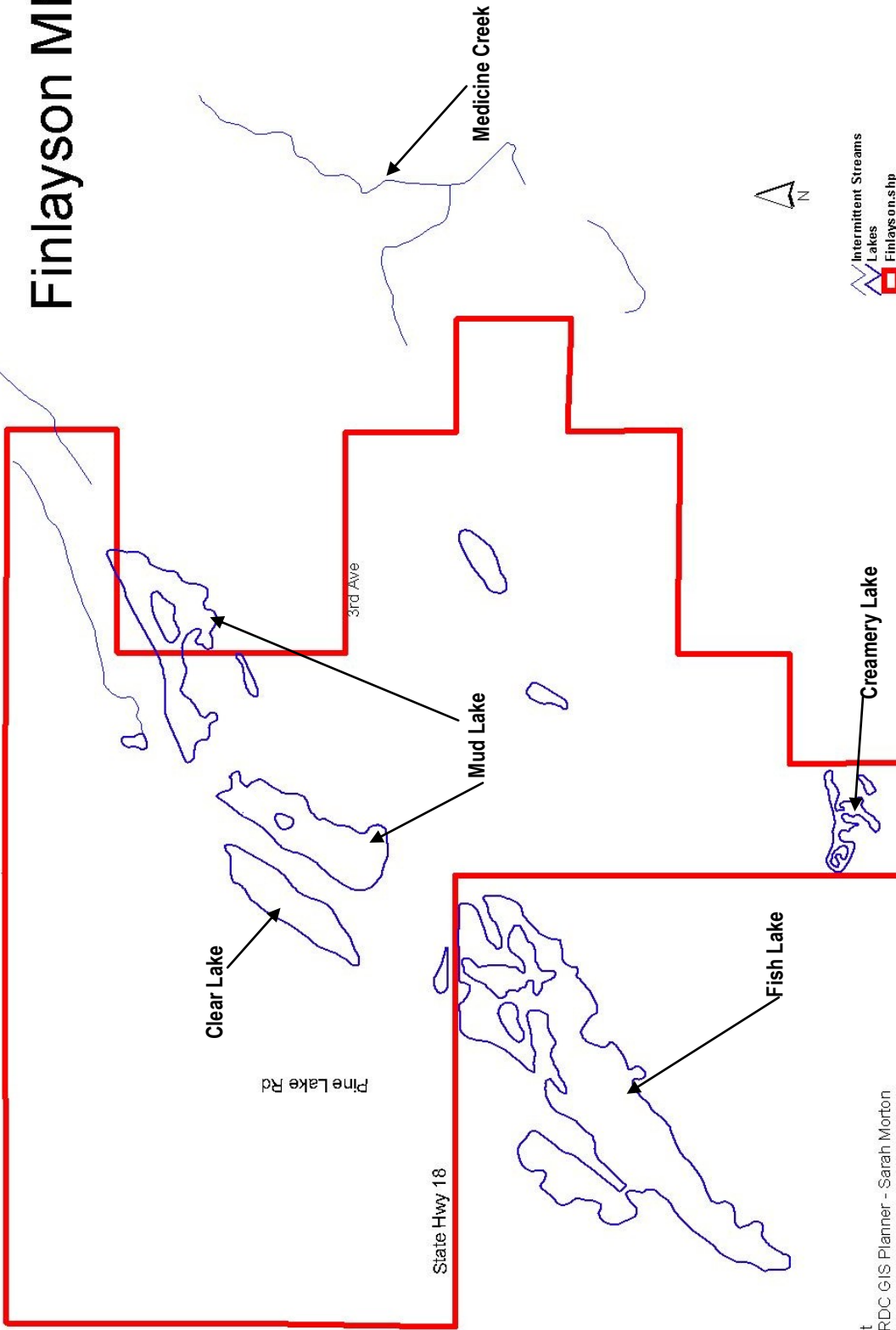


Source: MN Dot  
Printed by: ECRDC GIS Planner - Sarah Morton

-  Intermittent Streams
-  Lakes
-  Roads in Finlayson
-  Finlayson City boarder

# Finlayson MN

## Map of Existing Waterways in City of Finlayson



Source: MN.Dot  
Printed by: ECRDC GIS Planner - Sarah Morton

Valley includes most of southern and all of northern Pine County. Topography is characterized by glacial scoured bedrock and glacial till that provide a kettle and knob topography. Forest-bordered lakes are numerous throughout this section. Vegetation is characterized by mixed northern hardwood and coniferous stands with conifer bogs interspersed throughout. Fish Lake, Mud Lake and Clear Lake, exist in or near the city limits, along with a number of other lakes that are located in the adjacent townships. In addition, there are several "low-ground" areas that are unsuitable for building or non-public sewer systems, creating some growth limitations in certain areas of the community.

# GOALS AND POLICIES

This section of the Comprehensive Plan sets forth a unified group of basic goals, policies, and general plans which will enable the city council, planning commission and the citizens to review current and future development issues and proposals in light of what has been decided as the most desirable plan for the future physical development and character of the City of Finlayson. The goals and policies are broken down into sections relating to different land uses. A key feature of the comprehensive plan is that it treats all of these many land uses individually since all of these uses together determine the makeup of the city.

A goal is “a desired result or purpose”. The Planning Committee has developed a list of goals that in a general yet achievable way address identified issues in the City of Finlayson, both positive and negative. A policy is “a general principle or plan that guides the actions taken by a person or group.” These policies then become the means to achieve the stated goals, and specific actions the city will take to accomplish the goals outlined in this section.

## **General Goals**

*These are goals that apply to all zoning areas throughout the community of Finlayson.*

### **Goal #1:**

Sustain local control of land use policy and administration, and build trust in the actions of local government through conscientious adherence to public comment processes, policy goals, and administrative procedures including uniform enforcement.

#### **Policies:**

- a.) Respect landowners’ and citizens’ rights and responsibilities.
- b.) Develop consistent land use policies, procedures, and practices to be used by all parties within the City of Finlayson.
- c.) Develop public information materials to further land use goals and promote the existing community character.
- d.) Ensure consistent enforcement of laws and ordinances.
- e.) Provide that land use and development decisions are made with the advice of the city and with full opportunity for public participation.

### **Goal #2:**

Encourage clustering (*developing closely together*) of similar compatible land uses with the intent to prohibit incompatible or scattered uses from occurring or expanding. This will result in more efficient use of land and group uses having similar service and access requirements.

#### **Policies:**

- a.) Rezone and enforce the “non-conforming” (*uses that do meet the current zoning regulations*) use section of the zoning ordinance.
- b.) Work with owners of the existing incompatible (*not in harmony*) uses to make the



operations as acceptable as possible or to relocate them to more appropriate sites.

- c.) Require all new business or industrial areas to obtain site plan (*a plan of a development or parcel detailing information such as setbacks, parking, lighting, screening, etc.*) approval before allowing a new use to begin to encourage development that is sensitive to the surrounding properties.
- d.) Accompany any intensification of land use activity and development with appropriate and corresponding increases in related support and service facilities.

**Goal #3:**

Develop or redevelop properties that utilize existing city streets and utilities. This “in-fill” development (*structures erected between two existing buildings*) is not only cost-effective, but will help to revitalize the older parts of the community.

**Policies:**

- a.) Encourage in-fill development that demonstrates compatibility with and sensitivity to existing neighborhood characteristics, in terms of quality, density, building height, placement, scale and architectural character.
- b.) Encourage in-fill development to occur where vacant or underutilized land exists within the City’s boundaries.

**Goal #4:**

Develop properties that are logical expansions of existing development and to which existing utilities and streets can be extended logically and economically.

**Policies:**

- a.) Prevent undue scattering of commercial, industrial and residential development. Provide for orderly, guided and contiguous growth and development of remaining undeveloped land within the community through a coordinated program of public service extensions.

**Goal #5:**

Prepare and adopt a land use plan that designates land use areas and guide development to appropriate areas in order to ensure desirable land use patterns and minimize conflicts.

**Policies:**

- a.) Define density (*the amount of a structure/structures per area of land, ex. lot coverage, height and setback restrictions, minimum lot sizes, etc*) and intensity (*the type of use allowed on a property, ex. industrial, residential, commercial, etc.*) standards for the City of Finlayson.
- b.) Update design standards, performance standards, and a review process for all zoning uses as well as conditional uses.
- c.) Develop a Capital Improvements Plan (*a plan that delineates capital improvements in the city over a specified period of time, which include as an example sewer/water infrastructure improvements, new community-owned buildings, etc.*) to maintain community facilities and identify areas of improvements.

**Agricultural Goals**

*These are goals that apply to areas of the community that are engaged in farming, farming-related activities, including raising crops, raising livestock, in some cases hobby farms, etc.*

**Goal #1:**

To preserve the rural character of the City of Finlayson

**Policies:**

- a.) Assure that agricultural development is consistent with policies that preserve the rural character of the city.
- b.) Assure that all development, including agriculture, will not adversely affect the environment, or create a nuisance, or be injurious to the public health, safety, comfort and general welfare.

**Goal #2:**

Encourage the preservation and maintenance of agricultural lands

**Policies:**

- a.) To encourage the conservation of prime agricultural soils, Class I, II, and III soils currently used agriculturally and delineate an agricultural preservation zone or zones.
- b.) Assure agricultural uses remain the dominant use whenever new residential uses are introduced into an agricultural area.
- c.) Preserve agricultural land, open spaces, and wetlands using existing and new methods of conservancy.
- d.) Encourage transfer of land and development rights to preserve agricultural usage.

**Goal #3:**

Use all available means to retain existing productive agricultural lands and encourage the use of such lands for a variety of agricultural uses (which includes without limitation, row crops, fruit and berry crops, nurseries, pasture lands, etc.)

**Policies:**

- a.) Discourage high-density feedlots
- b.) Encourage community supported agriculture and other forms of affordable agriculture.

**Goal #4:**

Resist development pressures, which tend to create sprawl.

**Policies:**

- a.) Establish zoning for the area that is consistent with agricultural and open space preservation.
- b.) Residential use of a parcel will not set a precedent for granting residential use of another parcel of related physical type in the agricultural zones.
- c.) In areas where agricultural and non-agricultural uses interface, the non-agricultural developer is responsible for any desired screening, which must not interfere with the agricultural use.
- d.) To devise a growth management strategy that includes regulatory and incentive measures to preserve valuable agricultural land and protect the agribusiness community from development encroachment.

## **Rural Residential Goals**

*These are goals that relate to areas of Finlayson that are not currently and unlikely to be serviced by municipal sewer/water and comprise larger tracts of land but whose primary purpose is not agricultural-related.*

### **Goal #1:**

Maintain the rural residential character and overall low density in rural residential zoning areas.

#### **Policies:**

- a.) Encourage development of low-density (*single-family homes*) units in those areas designed as rural residential. Locate higher density (*apartments, condominiums, etc.*) residential developments in areas adjacent to moderate density developments.
- b.) Prohibit land uses which are inconsistent with the rural character of the rural residential zone and which might place excessive demand on city services.

### **Goal #2:**

To identify suitable areas where limited development will be allowed, prevent incompatible land uses, and establish land uses and development patterns appropriate for the level of services and facilities available.

#### **Policies:**

- a.) Permit only those defined commercial or industrial uses in the rural residential zone including home occupations, permitted by ordinance.
- b.) Require a minimum buildable area (*area on a property that is suitable for building a structure or structures*) of 2.5 contiguous building acres according to applicable zoning ordinances. Each buildable lot shall have enough area with suitable soils for the installation of a sewage treatment system and a backup drainfield.
- c.) Require a minimum of 300 feet of frontage on a public street for all lots in order to provide adequate separation of houses to preserve the rural atmosphere and limit the number of driveways onto collector streets to ensure safe access and traffic flow.
- d.) Require each applicant for a building permit to demonstrate that there is sufficient area on the lot within all setback requirements to construct a house and all allowable accessory structures.
- e.) Within the rural residential areas, where public utilities are not provided in advance of development, residential land uses and residential subdivisions should encourage and provide for planned unit development (PUD) (*a development that relaxes some zoning restrictions in exchange for specific goals that improve the community as a whole,— ex. more open space or parkland in exchange for smaller lot sizes — and sometimes allows for the more efficient use of the natural topography of a development area.*) and, or clustering of residences (*development that allows buildings to be set closer together in order to allow for a more efficient use of the natural topography of a development area.*) in such a manner to allow for existing on-site utility systems with potential for providing public utility systems in the future.

### **Goal #3:**

Allow for home occupations and home-based businesses that do not alter the residential character of the zone.

#### **Policies:**

- a.) Develop flexibility in ordinances to allow appropriate uses for home occupations and home-based businesses.

- b.) Create home-business standards. Set performance standards (*zoning regulations relating to the use of the business*) for home businesses including a cap on daily vehicle traffic, noise, lighting, waste generation, and air emissions. Determine prohibited uses in residential areas.

## **Residential Goals**

*These are goals that relate to areas of the community where single-family homes exist, usually on smaller, in town lots serviced by municipal sewer/water.*

### **Goal #1:**

Encourage housing of various types for people of all economic levels and ages in a manner consistent with the city's land use goals.

#### **Policies:**

- a.) Encourage cluster development as a conditional use (*a use that is allowed in a zoning area with additional regulations applied*).
- b.) The City of Finlayson will encourage alternative housing types such as townhouses, condominiums, cooperatives and a full range of apartments.
- c.) The City will encourage in-fill development (*development that occurs in vacant lots existing between already developed lots*) and renovation of existing homes as a viable alternative to creating more affordable, safe homes for Finlayson residents.
- d.) Encourage and promote the development of senior housing to make available viable housing for young families in the community.
- e.) Encourage the city to make use of affordable new development ideas and seek innovative development that respects the design priorities of sense of community and rural character.

### **Goal #2:**

Work to improve substandard housing.

#### **Policies:**

- a.) The city will encourage quality housing for its residents by creating minimum standards for dwellings, i.e. building codes, zoning regulations, etc.
- b.) Encourage rehabilitation or where necessary, redevelopment of substandard units, using available state and federal programs, as well as private development or public action.
- c.) Where unable to rehabilitate housing, remove substandard units incapable of being improved to prevent the spread of deterioration and blight.

### **Goal #3:**

Proactively encourage housing and property maintenance to ensure stable neighborhoods and maintain property values.

#### **Policies:**

- a.) The open storage or accumulation of materials, equipment, or vehicles shall be limited to prevent nuisances, to prevent a depreciative effect on adjacent properties, and to not threaten the health, safety and welfare of the public.

- b.) The City will give high priority to maintaining, improving and where needed, providing public services such as water, streets, street lighting, parks, etc. in established residential areas.
- c.) Upgrade and maintain streets, alleys and other infrastructure in aging residential areas to encourage maintenance of the housing, retain housing values, and preserve stable and viable middle-income and affordable housing.

**Goal #4**

Assure the development or redevelopment of substandard lots, i.e. oblong or odd-shaped lots, does not alter the character of existing residential neighborhoods.

**Policies:**

- a.) Ensure that residential additions, remodeling and reconstruction fit within the neighborhood context.
- b.) Encourage design standards for residential areas to include placement of easements, utilities, setbacks, sidewalks, trees, garages, etc.
- c.) Permit only those defined commercial or industrial uses in the residential zones including home occupations as permitted by ordinance.

**Goal #5**

Restrict urban-style residential development and densities, including multiple family residences and mobile home parks to higher-density residential areas, which provide adequate water and sanitary sewer services.

- a.) Use multi-family, high-density housing units as buffers and transitional areas between low-density residential areas and higher use areas such as commercial or industrial.

**Goal #6**

Plan for the orderly and efficient growth of residential development in the City

**Policies:**

- a.) Continue to guide residential growth in an orderly and compact manner so that new developments can be effectively served by public improvements and that the character and quality of the City's existing neighborhoods can be maintained and enhanced.
- b.) Encourage well-designed residential subdivisions at urban densities in the designated growth areas of the city. Locate higher density residential developments in areas adjacent to moderate density developments.
- c.) Encourage new residential developments to be on public sewer and water.
- d.) Encourage the incorporation of a system of trails and open spaces in new residential developments.

**Goal #7:**

Allow for home occupations and home-based businesses that do not alter the residential character of the zone.

**Policies:**

- a.) Develop flexibility in ordinances to allow appropriate uses for home occupations and home-based businesses.

- b.) Create home-business standards. Set performance standards for home businesses including a cap on daily vehicle traffic, noise, lighting, waste generation, and air emissions. Determine prohibited uses in residential areas.

## **High Density Residential**

*These are goals that relate to areas of the community where multi-family housing exists, serviced by municipal sewer/water. Multi-family housing includes duplexes, apartment houses, condominiums, etc.*

### **Goal #1:**

Encourage housing of various types for people of all economic levels in a manner consistent with the city's land use goals.

#### **Policies:**

- a.) Allow cluster development as a conditional use.
- b.) The City of Finlayson will encourage alternative housing types such as townhouses, condominiums, cooperatives and a full range of apartments.
- c.) Encourage developers to build more apartments that are affordable and attractive.

### **Goal #2**

Restrict urban-style residential development and densities, including multiple family residences and manufactured home parks to higher-density residential areas, which provide adequate water and sanitary sewer services.

- a.) Use multi-family, moderate, high-density housing units as buffers and transitional areas between low-density residential areas and higher use areas such as commercial or industrial.
- b.) Encourage well-designed higher-density, residential subdivisions at urban densities in the designated growth areas of the city.
- c.) Permit high-density housing only where direct access is available to streets or highways capable of carrying the traffic that these higher densities will generate.
- d.) Match land use intensity with adequate infrastructure.
- e.) Promote efficient use of land by establishing minimum as well as maximum density requirements for high-density residential areas.
- f.) Define standards for manufactured home parks.

### **Goal #3:**

Allow for home occupations and home-based businesses that do not alter the residential character of the zone.

#### **Policies:**

- a.) Develop flexibility in ordinances to allow appropriate uses for home occupations and home-based businesses.
- b.) Create home-business standards. Set performance standards for home businesses including a cap on daily vehicle traffic, noise, lighting, waste generation, and air emissions. Determine prohibited uses in residential areas.



## **Environment and Natural Resources**

*These are goals that relate to the entire community and all zoning areas that focus the environment including air, water, soil, wetlands, recycling, scenic areas, drainage and groundwater areas, etc.*

### **Goal #1:**

To protect and preserve the natural resources of the City.

#### **Policies:**

- a.) Encourage all areas of urban development to be served by public facilities.
- b.) Promote sedimentation and erosion control techniques during development and redevelopment projects.
- c.) Promote the management of storm water runoff in accordance with local and state requirements.
- d.) Use sound soil conservation and engineering practices in the design and construction of all streets and driveways to assure soil stabilization.
- e.) Use recycling to clean up the junk and debris that is recyclable.

### **Goal #2:**

To protect, preserve and enhance the city's unique environmental, scenic areas.

#### **Policies:**

- a.) Require all development to be located to preserve the natural features of the site, avoid areas of environmental sensitivity and minimize negative impacts and alteration of natural features.
- b.) Require gravel pits to be restored to a usable, safe and appropriate end condition.

### **Goal #3:**

To provide for the protection of the city's residents and property from natural and man-made hazards.

#### **Policies:**

- a.) Work with the County to ensure that public health is protected by requiring that on-site sewage systems conform to State requirements.
- b.) Restrict development that would have an adverse impact on wetland functions, such as storm water storage, natural drainage systems, nutrient removal, plant and animal habitat, and ground water recharge areas.
- c.) Discourage development in areas subject to flooding or areas that would contribute to flooding, erosion or sedimentation.
- d.) Assure that any development that may occur in the city in the future will be compatible with the capability and limitations of the land.
- e.) Encourage the spreading of animal waste in an environmentally sound manner.

### **Goal #4:**

Assure an adequate water supply, promote clean surface and ground water supply and protect groundwater recharge areas.

**Policies:**

- a.) Promote and encourage the preservation of wetlands, encourage wetland setbacks, and other means of preserving or enhancing water quality.
- b.) The quality and quantity of surface water and groundwater resources should be preserved by the appropriate regulation of all development activities which have the potential of impacting the water resources of the area.
- c.) Protect surface water by preserving shorelands, wetlands, water bodies, floodplains, streams and rivers.
- d.) Natural drainage systems and ground water recharge areas should be preserved and alterations prohibited to these systems and areas which adversely affect the natural runoff and infiltration of water.
- e.) Preserve and protect all drainage ways.
- f.) Cooperate with all applicable governmental watershed management organizations to improve groundwater quality regardless of the jurisdictions involved and their limits.

**Goal #5:**

Protect air quality.

**Policies:**

- a.) When not preempted by the state, protect the residents from poor air quality, so that people are not confined indoors or forced to leave their homes due to odors or air pollution caused by another.
- b.) Update and/or enforce noise pollution ordinances

## **Commercial and Industrial**

*These are goals that relate to those areas of community where industrial or commercial business is the primary use of the land.*

**Goal #1:**

Encourage the development of a strong, diversified, and growing economic base and create a favorable climate for economic development and ongoing business activities.

**Policies:**

- a.) Promote and encourage quality commercial development in the City through the support and cooperation of the City Council, business organizations and community leaders.
- b.) Actively promote development and redevelopment within the community with particular emphasis on attracting and supporting businesses that provide livable-wage jobs.
- c.) Strengthen and maintain a diverse retail base through the cooperation of the City Council, business organizations, and community leaders.
- d.) Promote and encourage environmentally sound commercial and industrial development through design standards and good site planning.

- e.) Restrict industrial development according to defined standards.

**Goal #2:**

Identify the function of Downtown Finlayson and other commercial areas and improve the economic viability of these districts.

**Policies:**

- a.) Retain and attract additional business activity and housing opportunities in commercial areas. Encourage new retail and service development and cooperate with existing business groups in determining the types of goods and services that the community identifies as important and necessary.
- b.) Promote adequate customer parking for commercial areas.
- c.) Support and expand community services in the downtown area.
- d.) Encourage the use of Federal, State, local and other financial resources to promote reinvestment and the rehabilitation of the downtown area.
- e.) Encourage local business people to become involved in the planning process whenever there are issues which will have an impact on commercial area.
- f.) Develop strategies to stimulate the redevelopment of underutilized sites and the development of vacant land and buildings within commercial areas. Additionally, the City will work to provide appropriate zoning and public improvements consistent with maintaining and improving the viability of commercial areas.
- g.) Enact and uniformly enforce a building maintenance code to ensure proper upkeep of the buildings in commercial areas.

**Goal #3:**

Plan for the orderly and efficient growth of commercial and industrial development in the City.

**Policies:**

- a.) Locate and design industrial and commercial developments to provide good road access and roads that are adequately-sized and well-designed, while avoiding the routing of traffic through residential neighborhoods.
- b.) Through zoning and efficient land use planning, encourage commercial development, both existing and future, to develop and expand in areas designated as suitable for commercial growth.
- c.) Encourage all commercial and industrial developments to be on public sewer and water.
- d.) Locate commercial and industrial developments away from environmentally sensitive areas within the community.

**Goal #4**

Create minimum commercial and industrial development standards.

**Policies:**

- a.) Ensure that adequate services, off-street parking, and off-street loading facilities are available prior to all new industrial development. Require industrial uses to effectively screen parking, loading and storage or other activities from view.
- b.) Require new commercial and industrial development to utilize signage, landscaping, berming, screening, sound, odor, and other controls through its zoning ordinances to protect adjacent areas from adverse impact by industrial uses.

**Goal #5**

Support existing business and economic development organizations, local builders, business owners and residents in a wide-range of economic development issues.

**Policies:**

- a.) Assist and cooperate with local, regional and state organizations to promote existing businesses and attract new business and employment opportunities for the local work force.
- b.) Encourage businesses that fill gaps in services and products available, as well as providing new jobs in the Finlayson community.
- c.) Work with other county, city and local community organizations to provide and enhance special area events and attractions.

**Transportation**

*These goals relate to the entire community and involve developing and maintaining systems that move people, including roads, curbs and gutters, pedestrian areas, biking areas, etc.*

**Goal #1:**

Preserve and enhance the quality of roads in the City of Finlayson.

**Policies:**

- a.) Create a long-term street maintenance and construction program.
- b.) Install curb and gutter when possible on every street throughout the community.
- c.) The investment and mobility of the existing transportation system should be protected by instituting appropriate land use, density, building setback and access controls as to not exceed the capacity or reduce the function or safety of the system.
- d.) Participate in planning with MN/DOT and the County Highway Department in developing road standards that are in keeping with the rural character of the city.
- e.) Require that the construction of new development, which may impact city roads include the cost to repair such roads in the total project cost.
- f.) Require those who cause excessive wear and tear on the city roads and alleys to be responsible for the cost to repair and restore those roads.

**Goal #2:**

Serve the community by providing a transportation system that moves people and goods safely and efficiently.

**Policies:**

- a.) Identify all traffic safety hazards within the Finlayson area and establish a phased program to improve hazardous and poorly designed intersections and access points so as to increase the safety to both motorized and non-motorized traffic.
- b.) Design roadways in the City so as to prevent unregulated pedestrian and bicycle crossings and protect pedestrian and bicycle movement paralleling vehicular traffic.
- c.) Plan street improvement projects to include the provision of all necessary facilities for other travel modes, when financially feasible.
- d.) Develop all additional elements of the street system (sidewalk, lighting, landscaping, etc.) with high design and construction standards, giving due consideration to abutting land uses and overall transportation objectives and policies.
- e.) Coordinate street improvements with adjacent townships, county and state agencies.
- f.) Support development of paths and trails for pedestrian and bicyclists in areas of intense development where use of public roads for such purposes creates a hazard.

**Goal #3:**

To enhance the right-of-way (*areas on either side of the road that are owned by a government entity*) of the public roads.

- a.) Require minimum setbacks from the centerline of streets, through zoning and subdivision ordinances, to assure adequate rights of way in the future as streets are upgraded.
- b.) Require right-of-way dedication for existing easement roads and future streets whenever land is subject to city approval.
- c.) Establish controls for city roads to protect and preserve the right-of-way.
- d.) Require review before permitting excavation in the road right-of-way.
- e.) Require the removal of all hazards from road ditches.
- f.) Keep the road right-of-way free of junk and debris.

**Goal #4:**

Conduct an annual audit of the City of Finlayson's street conditions and speed limits.

**Policies:**

- a.) Allocate funds for the annual maintenance of streets in accordance with a Capital Improvements Plan.
- b.) Establish a process for reviewing existing speed limits on residential roads.

**Goal #5:**

Plan and design the streets and highways to preserve their traffic carrying capacity.

**Policies:**

- a.) Control vehicular access onto arterial (*roads that branch off a main thoroughfare, ex. residential streets*) roadways by utilizing appropriate traffic control devices.
- b.) Study ways to improve commercial area access for all modes of transport.
- c.) Require right angle intersections whenever possible to avoid traffic hazards and odd-shaped lots.
- d.) Connect local streets in developing areas to the existing local street network and reflect its character and design.

**Goal #6:**

Design specific traffic circulation systems to reduce speeding, commuter or cut-through traffic, or other conflicts in street use and character in residential neighborhoods.

**Policies:**

- a.) Discourage through traffic from penetrating residential areas
- b.) Provide for the possible extension of all local streets in new subdivisions to avoid cul-de-sacs (*residential neighborhoods that have only one entrance that also serves as the exit*).
- c.) Design local streets to discourage driving at unsafe speeds and encourage pedestrian use.

## **Parks and Open Spaces**

*These goals relate to the entire community and involve any areas that are considered maintained parks or where no development exists.*

**Goal #1:**

Provide and maintain adequate community parks and open space to meet the future needs of the community.

**Policies:**

- a.) Develop and improve the City's parks and open space areas to meet the changing needs of the community, taking advantage of natural community features.
- b.) Require that plans for each new residential subdivision include provisions for the reservation of sufficient open space to serve the needs of the anticipated population, either through park dedication or cash-in-lieu of land (*money that is paid to the city when a developer is unable or unwilling to provide park/open space in a development and is usually used to maintain or expand existing parks/open space to accommodate the growth in use caused by the new development*).
- c.) Encourage a high level of maintenance and improvements of the City's existing parks, open spaces, and trail facilities with due consideration to ADA (*Americans with Disabilities Act*) requirements.
- d.) Actively solicit citizen participation in planning and maintaining the existing recreation system and future recreational needs.
- e.) Utilize collected park funds, seek grants, and use matching funds to develop and acquire parks and open space.



## **Intergovernmental Goals**

*These are goals that relate to the entire community and involved relationships and communication with surrounding jurisdictions, i.e. county, township governments.*

### **Goal #1:**

Continue to participate in the design (*capacity and aesthetics*), maintenance and placement of utilities.

#### **Policies:**

- a.) Coordinate and cooperate with Pine County, the surrounding townships, cities, sewer districts, and public utility companies in providing municipal services and facilities to areas where possible future city jurisdiction may occur.
- b.) Limit development in areas not serviced by public sewer and water. Where such development presently exists, enforce state regulations and standards for on-site sewage systems.
- c.) Uniformly locate easements (*legal agreements allowing for a use by an entity that does not own the property where the use is needed*) for utility systems, provide easy access for maintenance and repair service vehicles and allow for minimal disruption of other activities or areas.
- d.) Plan and anticipate long-range future needs with surrounding jurisdictions to accommodate current and/or new development.

### **Goal #2:**

Continue to participate with other governmental jurisdictions concerning infrastructure planning and development.

#### **Policies:**

- a.) Keep the lines of communication open with surrounding jurisdictions by providing a copy of this plan to surrounding townships.
- b.) The City of Finlayson should maintain a compatible working relationship and open communications with neighboring jurisdictions.
- c.) Work with surrounding jurisdictions and Pine County to jointly plan and coordinate land uses where the jurisdictions border.

## **Administrative Goals**

*These are goals that relate to management of city services.*

### **Goal #1:**

Continue to be a full-service city.

#### **Policies:**

- a.) Maintain all government buildings and structures at the highest standards to serve as examples for private development. In the event of reuse, analyze the need for maintaining closed facilities as public uses.
- b.) Achieve full utilization of investments in public facilities and services prior to making new public investments.
- c.) Study the need for the acquisition of property by the city for future public facilities or preserves.

**Goal #2:**

Encourage city residents to become more active in city activities, increase attendance at regular and special meetings, and convince more people to run for city offices.

**Policies:**

- a.) Continue to solicit and encourage citizen input.
- b.) Require hearings that provide a public forum on controversial development.

**Historic Preservation Goals**

*These are goals that relate to structures, areas, etc. that are considered historically, archaeologically, or culturally important to the City of Finlayson.*

**Goal #1:**

Preserve, protect, enhance and support the historic, archeological, and cultural resources within the City of Finlayson.

**Policies:**

- a.) Ensure that the City's land use, housing, transportation, and economic development policies are consistent with and facilitate historic preservation.
- b.) The character of historic buildings shall be protected from encroachment of incompatible uses.
- c.) Preservation planning shall be integrated with other city planning, such as zoning, economic development, and public works.
- d.) The City will develop regulations to preserve the integrity of contributing historic buildings and ensure new construction is compatible with historic buildings.
- e.) The City of Finlayson will develop a comprehensive, city-wide survey that identifies all historical, architectural, archeological, and cultural resources, and the results of survey will be made available to city officials and the general public.

**Goal #2:**

The City will develop a program that increases public and private involvement in the preservation, protection, enhancement and support of historic, archaeological and cultural resources.

**Policies:**

- a.) The City will coordinate with for-profit and not-for-profit organizations to help defray the cost of preserving historic and archaeological resources.
- b.) The City will increase public awareness that parks, landscapes and gardens may constitute historic resources.

**Goal #3:**

Secure public support and awareness for historic preservation and/or conservation efforts.

**Policies:**

- a.) The City will make accessible, educational materials on the preservation of historic and archaeological resources.

- b.) The City will work with state and local governmental organizations and other interested parties to promote historic preservation.
- c.) The City will develop and maintain a list of historic properties that are threatened by demolition and/or by neglect.

**APPENDIX A  
Survey Results:  
City of Finlayson  
Comprehensive Plan  
Task Force 9/1/03**

	Rent/ %	Own/ %	Other/ %			
<b>Question #1</b> Do you Rent or Own your own home? <b>Comments:</b> Currently looking to buy not necessarily in Finlayson	9/ 15%	49/ 82%	2/ 3%			
	Yes/ %	No/ %				
<b>Question#2</b> Do you own a business in Finlayson?	14/ 22%	47/ 77%				
	Agree/ %	Don't Care/ %	Disagree/ %			
<b>Question #3</b> The City of Finlayson needs to develop a comprehensive plan.	446/ 78%	9/ 15%	4/ 7%			
<b>Question #4</b> The City of Finlayson should promote commercial growth.	49/ 86%	6/ 11%	2/ 4%			
<b>Question #5</b> The City of Finlayson should promote industrial growth.	39/ 66%	9/ 15%	11/ 19%			
<b>Question #6</b> The City of Finlayson should promote residential growth.	50/ 85%	5/ 8%	4/ 7%			
	SF Homes	More Industry	Apts	Bike paths/trails		
<b>Question #7</b> What would be your priorities for new land use or development? <b>Comments</b> Store, Apartments-Cheaper Price!, grocery store, grocery store, putt-putt golf, etc., family picnic area/parks, decent grocery store, park, Bike paths/trails - have this now - I use & enjoy bike trail, in 10 years a daycare center not affiliated with a church & a park for use by children as well as adults; park	39	20	13	10		
	Mixed use	More Open Space	Other	Single Use Retail Bldgs		
	22	6	8	10		
	Yes/ %	No/ %	Don't Care/ %			
<b>Question #9</b> Do you think deteriorated buildings and property are an issues in the City of Finlayson? <b>Comments</b> Depot is a historical building that should be preserved (soon); along bike trail area!; but maybe they can't afford to fix them - but doesn't cost a lot to keep grass cut up and clean yard; the school -- old one; for the most part. The high school is a sore spot	36/ 60%	23/ 38%	1/ 2%			
	Gen. Prop-erty/ %	User Fees/ %	All of Above/ %	Prop. Assessments/ %	None of Above/ %	No Taxes /%
<b>Question #10</b> To pay for future public improvements in Finlayson, which of the following alternatives would you prefer? <b>Comments</b> write grants/encourage business	14/ 23%	15/ 25%	6/ 10%	5/ 8%	6/ 10%	14/ 23%
	Has continued to be the community.../ %	Has changed to be less.../ %	Has changed to be more.../ %	No response/ %		
<b>Question #11</b> During the past few years, Finlayson, generally .... <b>Comments</b> Nothing here for shopping; need more visits from Sheriff's dept	28/ 46%	16/ 26%	12/ 20%	5/ 8%		
	Least Important/ %	One/ %	Two/ %	Three/ %	Four/ %	Most Important/ %
<b>Question # 12</b> What kind of Finlayson do you want to see in 20 years from now? For each of the following traits and characteristics, circle the number on the scale that represents the community characteristics consistent with your vision/expectations for Finlayson.						
A.) Well-maintained homes/yards	—/ 0%	—/ 0%	4/ 7%	8/ 13%	19/ 32%	29/ 48%
B.) Tree-lined streets	4/ 7%	9/ 16%	7/ 12%	17/ 29%	13/ 22%	8/ 14%
C.) Well-designed and landscaped development	—/ 0%	4/ 7%	5/ 9%	23/ 40%	13/ 22%	13/ 22%
D.) Expanding locally owned business is a priority for economic development	—/ 0%	4/ 7%	6/ 10%	9/ 15%	20/ 34%	20/ 34%
E.) Central Business districts with storefronts along the sidewalk	2/ 3%	9/ 15%	9/ 15%	24/ 40%	10/ 17%	6/ 10%
F.) Residents have the ability to walk or have easy access from their homes to shops, work, schools, parks, etc.	1/ 2%	2/ 4%	10/ 18%	12/ 21%	19/ 33%	13/ 23%
G.) Citizen participation in all levels of community decision-making	—/ 0%	3/ 5%	3/ 5%	7/ 12%	19/ 32%	27/ 46%
H.) The design of housing, commercial and industrial, development is in keeping with the character of the Village	3/ 5%	3/ 5%	11/ 19%	16/ 27%	15/ 25%	11/ 19%
I.) Well-designed public buildings and projects	2/ 3%		9/ 16%	16/ 28%	16/ 28%	14/ 24%
J.) Road network is easy to understand and composed of an interconnected system of streets that is attractive and functional, and safe for pedestrians, bicyclists, and motorists	4/ 7%	3/ 5%	4/ 7%	11/ 19%	17/ 29%	19/ 33%
K.) Being able to work in Finlayson	6/ 11%		7/ 12%	13/ 23%	11/ 19%	15/ 26%
L.) A Small town atmosphere	4/ 7%	3/ 5%	3/ 5%	6/ 10%	13/ 22%	30/ 51%
<b>Comments:</b> "Get Real!"; Tree-lined streets -- would be nice but not necessary						

On the following questions, the number corresponds to the number given to a survey (Ex: Same person gave answer #20 on each question listed). *All comments were typed just as they were written on the survey received.*

**Question #13 What do you see as Finlayson's best assets that should be maintained?**

- 1.) Small town atmosphere with a welcoming feel. Everyone helps each other out. Well-maintained homes, businesses, streets, etc.
- 2.) Peace & Quiet -- except for the bar
- 3.) The general appearance of the city
- 4.) Elementary school
- 5.) Better community involvement
- 6.) Keep small town atmosphere
- 7.) Elementary school, bike trail
- 9.) Industry -- factory and construction
- 10.) More business and stores
- 13.) Community Involvement
- 14.) Small town atmosphere neatly maintained residences, the small park/wayside rest by the bike trail
- 18.) Small town atmosphere, where it is safe to raise a family
- 19.) very important to keep elementary school, café, and churches as well as all the present businesses
- 20.) friendly atmosphere, new and well-maintained older buildings, pretty good streets and sidewalks too.
- 21.) nice sidewalks, trees, clean yards, new houses and businesses
- 23.) its character
- 24.) traffic
- 26.) small
- 27.) park as Depot
- 28.) The people who have chosen to purchase and maintain their homes in Finlayson. Council needs to listen to citizens requests and act on them rather than criticize the citizens for complaining.
- 30.) Hardware store, Bank, Post Office, Business, Deli, Restaurant
- 31.) Small town atmosphere
- 32.) No low income apartments
- 33.) Business people that are interested in helping the community
- 34.) #12 L Small town atmosphere
- 35.) Small town felling but able to accept new people into the community
- 36.) Small Town atmosphere
- 37.) The BAR!!
- 38.) It's openness to accepting new people into the community
- 40.) Small-town, friendly atmosphere; a low crime rate
- 41.) Community Center and community activities/celebrations
- 43.) Bank and Bar -- improve looks of bar!
- 44.) People getting along with each other
- 45.) Small town living to raise a family
- 46.) restaurant and stores
- 48.) The school and playground!
- 49.) It's a wonderful town
- 50.) The friendly small town atmosphere
- 51.) School, community should start standing up to Hinckley
- 52.) School; keeping town clean
- 53.) ECE, school, fire department
- 54.) Good public facilities -- water--sewer--gas--cable TV; 4th of July celebration; quiet/clean -- no industry
- 55.) Looks nice, friendly town, simple small town feel

**Question #14 If you could change one thing about Finlayson, what would it be?**

- 1.) A park or some type of gathering place is needed close to downtown area. Feel like you could go into city hall without getting yelled at or eyes rolling at you.
- 2.) Muzzle the gossips! Unless you are willing to offer concrete assistance or solutions -- Don't be issuing mandates and/or warnings to people to fix-up their homes, etc. People may be dealing with all kinds of problems that you can't see. It is not always about laziness or not caring.
- 3.) More control over loud vehicles going through town
- 4.) Get an honest mayor elected, and not just have a select few always trying to run things their own way
- 5.) Clicky groups they seem work against each other -- City council
- 7.) Redneck attitudes
- 8.) People need to clean up yards more -- the appearance of some are awful. Too many vehicles that don't run, etc., Also dogs and cats running all over town!
- 9.) improve living for senior citizens; improve the Manor that now exist
- 11.) A place to shop -- Walmart or Target
- 13.) Expand the city- easier to bring a new business or build a home without hassles
- 14.) The gas stations' set up.
- 15.) The Bank
- 17.) Encouraging any development
- 18.) We need more recreation for the children

- 19.) need a decent wayside rest/park, possibly located by bike trail instead of present place
- 20.) attract industry and businesses of all kinds
- 21.) more industry
- 22.) put on police patrol
- 24.) industry
- 25.) not just one sided contractors and banker!
- 26.) more of variety of merchandise for sale
- 27.) Fix up Depot
- 28.) More law enforcement presence. Enforcement of residential street speed limits, blight ordinance
- 30.) The Back Stabbing and Gossip of small towns. People should mind their own business
- 33.) Being more open to working with neighboring communities for the betterment of the area
- 34.) Slow down traffic on #18 going through town
- 35.) Ask people to be more involved and invite them to town meetings -- or send out agenda of upcoming meeting so people who have suggestions or could help in certain areas would come forward and get more involved in their community.
- 36.) Make a park for kids and families to enjoy
- 37.) Improve service at bar. Fire staff as needed. Bar is #1 asset of City should be staffed and worked as such. This is our bread & butter!!!
- 39.) Get rid of Harvey Lindstrom from Pine City and hire someone from community that knows what's going on.
- 40.) More development to remove old homes, build new, to increase tax base for paying for future improvements
- 41.) Place big speed bumps at both ends of town on Hwy 18
- 42.) We need a city park and good field for our city softball team.
- 43.) Schools -- keep students in town, not sent out to other schools
- 44.) There seems to be a lot of petty vandalism. Every one seems to know who it is but the police.

### **Question #15 Other Comments**

- 1.) This sounds like a good thing, just so you guys don't get out of hand with rules for everything. Remember this is a simple town and I, for one, want it to stay that way.
- 2.) Would be nice to have help with yard brush pick-up in spring like Sandstone does. I really appreciate the Lions Club appliance pick up. Having a once a year or so community dumpster for large garbage (even w/a fee) would be nice. The one in Sandstone is a long way if you don't have a pick-up truck. Do something about parking on the 4th of July -- sick to death of people parking in my yard every single year! (leaving garbage, urinating, etc.)
- 3.) Residents should be made to clean up their property so our city looks neat and clean. There are a number of areas that are badly in need of some good "house" cleaning
- 4.) Munciple bar should be run better -- more efficiently. Employees should be made to clean up and attend classes on public services and learn not to gossip so much. It's a soap opera in there. They should quit making drinks so strong - you'd have less people getting totally drunk and then leaving in their cars!
- 6.) Regulate - 4 wheelers - dirt bikes and snowmobiles
- 7.) Need better park area for bike trail; use depot for concession stand; modern toilets
- 12.) Why can some not have permits in this town and others are in trouble if they don't. I think there is too much favoritism between bar buddies and mayor
- 13.) I believe the City of Finlayson could be a great place to live & work if you have respectable people working in city hall. I feel the level of customer relations in the city hall is low and needs to improve.
- 16.) If Finlayson wants change, if it wants to grow and prosper, the people of Finlayson need to open up and embrace change and new people.
- 19.) grocery store and another restaurant would be nice
- 20.) To use and buy from area businesses to support them
- 24.) patrolmen
- 27.) Mow the sides of road on front street that the city owns
- 28.) Big-city problems are beginning to move into our community and we need a plan to deal with them rather than ignore them in hopes they will go away or fix themselves.
- 29.) A mini mall near by
- 30.) more affordable groceries (Petrys is to expensive even for canned goods, boxed goods, etc.)
- 34.) I live here cause I like it!!
- 40.) I like what is happening now (recently) (#14 above) would like to see it continue.
- 51.) Clean up the local bar -- dark-- ugly colors -- poor management and help -- no personality; help and manager act as tho you are not wanted as customer or needed. Poor maintenance on building.
- 52.) Why can some contractors do whatever they want in town while others can do nothing? City Council is getting corrupt. Too many decisions made by mayer along and council doesn't stand up to mayer. Way too much gossip at the bar, and the manager starts most of it. Seems to be a lopsided-Board! Who Chose them?
- 54.) Fix up or tear down the depot
- 55.) We don't need any more laws to go by. We get along fine without them.

**APPENDIX B**

—Demographics Information  
 — Employment and Income Information

—Population Projections

— Housing Information

**2000 Census: City of Finlayson (Pine County)  
 Population Comparisons**

	1970	1980	1990	2000	1990-2000 Change	
					Actual	Percent
Population	192	202	242	314	72	29.75
Land Area(sq. mile)	2.70	2.50	2.75	2.75	0.00	0.06
Density (persons per sq. mile)	71.11	80.80	88.00	114.12	26.12	29.68
Housing Units	80	103	116	136	20	17.24
Households	--	92	103	132	29	28.16
Persons Per Household	--	2.20	2.35	2.38	0.03	1.30
Persons in Group Quarters	--	0	0	0	0	--

**2000 Census: City of Finlayson (Pine County)  
 Households by Persons in Household and Household Type**

Household Composite	Number
<b>One person households:</b>	
Male householder	22
Female Householder	31
<b>Two or more person households:</b>	
Family households:	
Married couple family	60
Other family:	
Male householder, no wife present:	2
Female householder, no husband present:	14
Nonfamily households:	
Male householder	2
Female householder	1
Total	132

**2000 Census: City of Finlayson (Pine County)  
 Vacancy Status**

	Vacant Housing Units
<b>Total:</b>	4
For rent	0
For sale only	1
Rented or sold, not occupied	0
For seasonal, recreational, or occasional use	1
For migrant workers	0
Other vacant	2

Age Group	2000*	2005	2010	2015	2020	2025	2030	2000 - 2030 % Change
0-19	7,466	7,680	7,860	8,180	8,630	9,020	9,290	24.4
20-34	4,364	4,750	5,220	5,550	5,530	5,570	5,700	30.6
35-49	6,310	6,260	5,690	5,370	5,670	6,090	6,430	1.9
50-69	5,629	6,720	8,170	9,390	9,870	9,810	9,400	67.0
70-84	2,295	2,540	2,820	3,190	3,860	4,780	5,890	156.6
85+	466	530	600	720	810	940	1,130	142.5
Total	26,530	28,480	30,360	32,400	34,370	36,210	37,840	42.6

**Population Projections:  
 Region 7E — East Central**

**Population Projections: Pine County**

Age Group	2000*	2005	2010	2015	2020	2025	2030	2000 - 2030 % Change
0-19	41,838	44,400	45,600	47,500	49,500	51,500	53,100	26.9
20-34	23,294	26,100	29,400	31,600	32,000	32,300	32,600	39.9
35-49	33,462	35,200	34,200	33,400	35,400	38,500	40,500	21.0
50-69	25,360	31,100	38,000	44,200	47,500	48,100	47,700	88.1
70-84	9,940	10,900	11,900	13,900	17,000	21,400	25,900	160.6
85+	2,350	2,700	3,000	3,500	3,900	4,400	5,700	142.6
Total	136,244	150,400	162,100	174,100	185,300	196,100	205,500	50.8

**2000 Census: City of Finlayson (Pine County)  
Number of Persons by Age and Gender**

Age	Male Persons	Female Persons	All Persons	Percent of Total
Under 5 years	10	6	16	5.10
5 to 9 years	17	12	29	9.24
10 to 14 years	13	14	27	8.60
15 to 17 years	9	7	16	5.10
18 and 19 years	9	3	12	3.82
20 years	1	1	2	0.64
21 years	0	3	3	0.96
22 to 24 years	2	1	3	0.96
25 to 29 years	5	8	13	4.14
30 to 34 years	9	11	20	6.37
35 to 39 years	20	19	39	12.42
40 to 44 years	12	12	24	7.64
45 to 49 years	14	14	28	8.92
50 to 54 years	5	7	12	3.82
55 to 59 years	8	5	13	4.14
60 and 61 years	1	6	7	2.23
62 to 64 years	3	3	6	1.91
65 and 66 years	5	0	5	1.59
67 to 69 years	2	4	6	1.91
70 to 74 years	6	10	16	5.10
75 to 79 years	2	5	7	2.23
80 to 84 years	1	3	4	1.27
85 years and over	2	4	6	1.91
Total Population	156	158	314	100.00



**2000 Census: City of Finlayson (Pine County)  
Occupied Housing Units**

Status	Units	Percent
Owned	103	78.0
Rented	29	22.0
Total	132	100.0

**2000 Census: City of Finlayson (Pine County)  
Occupancy Status**

Status	Units	Percent
Occupied	132	97.1
Vacant	4	2.9
Total	136	100.0

**2000 Census: City of Finlayson (Pine County)  
Year Householder moved into Unit**

Housing units	
Total:	141
Owner occupied:	119
Moved in 1999 to March 2000	18
Moved in 1995 to 1998	30
Moved in 1990 to 1994	26
Moved in 1980 to 1989	14
Moved in 1970 to 1979	24
Moved in 1969 or earlier	7
Renter occupied:	22
Moved in 1999 to March 2000	5
Moved in 1995 to 1998	11
Moved in 1990 to 1994	2
Moved in 1980 to 1989	4
Moved in 1970 to 1979	0
Moved in 1969 or earlier	0

**2000 Census: City of Finlayson (Pine County)  
Value for all Owner-Occupied Housing Units**

Owner-occupied	Percent
Total:	119 100.00
Less than \$10,000	2 1.68
\$10,000 to \$14,999	2 1.68
\$15,000 to \$19,999	3 2.52
\$20,000 to \$24,999	7 5.88
\$25,000 to \$29,999	4 3.36
\$30,000 to \$34,999	2 1.68
\$35,000 to \$39,999	2 1.68
\$40,000 to \$49,999	6 5.04
\$50,000 to \$59,999	9 7.56
\$60,000 to \$69,999	6 5.04
\$70,000 to \$79,999	9 7.56
\$80,000 to \$89,999	14 11.76
\$90,000 to \$99,999	4 3.36
\$100,000 to \$124,999	27 22.69
\$125,000 to \$149,999	7 5.88
\$150,000 to \$174,999	8 6.72
\$175,000 to \$199,999	3 2.52
\$200,000 to \$249,999	4 3.36
\$250,000 to \$299,999	0 0.00
\$300,000 to \$399,999	0 0.00
\$400,000 to \$499,999	0 0.00
\$500,000 to \$749,999	0 0.00
\$750,000 to \$999,999	0 0.00
\$1,000,000 or more	0 0.00

**2000 Census: City of Finlayson (Pine County)  
Year Structure Built**

Housing units	
Total:	145
Built 1999 to March 2000	9
Built 1995 to 1998	10
Built 1990 to 1994	9
Built 1980 to 1989	11
Built 1970 to 1979	28
Built 1960 to 1969	18
Built 1950 to 1959	5
Built 1940 to 1949	2
Built 1939 or earlier	53

**2000 Census: City of Finlayson (Pine County)  
Mortgage Status**

Specified owner occupied	
Total:	66
Housing units with a mortgage:	42
Less than \$200	0
\$200 to \$299	0
\$300 to \$399	3
\$400 to \$499	7
\$500 to \$599	5
\$600 to \$699	2
\$700 to \$799	5
\$800 to \$899	6
\$900 to \$999	5
\$1,000 to \$1,249	2
\$1,250 to \$1,499	4
\$1,500 to \$1,999	3
\$2,000 to \$2,499	0
\$2,500 to \$2,999	0
\$3,000 or more	0
Housing units without a mortgage:	24
Less than \$100	0
\$100 to \$149	5
\$150 to \$199	6
\$200 to \$249	5
\$250 to \$299	5
\$300 to \$349	3
\$350 to \$399	0
\$400 to \$499	0
\$500 to \$599	0
\$600 to \$699	0
\$700 to \$799	0
\$800 to \$899	0
\$900 to \$999	0
\$1,000 or more	0

**2000 Census: City of Finlayson (Pine County)  
Per Capital Income**

Per Capita Income
\$16,818

**2000 Census: City of Finlayson (Pine County)  
Median and Average Income in 1999**

Households	Families	
Median Income	\$36,250	\$46,875
Average Income	\$42,049	\$50,13

**2000 Census: City of Finlayson (Pine County)  
Household and Family Income in 1999**

Income	Households	Families
Total:	146	87
Less than \$10,000	20	0
\$10,000 to \$14,999	6	3
\$15,000 to \$19,999	16	7
\$20,000 to \$24,999	12	6
\$25,000 to \$29,999	10	5
\$30,000 to \$34,999	6	4
\$35,000 to \$39,999	10	4
\$40,000 to \$44,999	15	13
\$45,000 to \$49,999	8	6
\$50,000 to \$59,999	8	8
\$60,000 to \$74,999	22	22
\$75,000 to \$99,999	4	2
\$100,000 to \$124,999	7	7
\$125,000 to \$149,999	0	0
\$150,000 to \$199,999	0	0
\$200,000 or more	2	0

**2000 Census: City of Finlayson (Pine County)  
Sex by Educational Attainment for the Population 25 Years and Over**

	Male	Female
Total	108	120
No schooling completed	0	0
Nursery to 4th grade	0	0
5th and 6th grade	0	0
7th and 8th grade	14	13
9th grade	0	0
10th grade	4	12
11th grade	6	0
12th grade, no diploma	7	2
High school graduate (includes equivalency)	39	49
Some college, less than 1 year	4	15
Some college, 1 or more years, no degree	18	13
Associate degree	11	2
Bachelor's degree	5	14
Master's degree	0	0
Professional school degree	0	0
Doctorate degree	0	0

**2000 Census: City of Finlayson (Pine County)  
School Enrollment by Level of School for the  
Population 3 Years and Over**

	Population
Total:	347
Male:	171
Enrolled in nursery school, preschool:	0
Enrolled in kindergarten:	3
Enrolled in grade 1 to grade 4:	21
Enrolled in grade 5 to grade 8:	14
Enrolled in grade 9 to grade 12:	15
Enrolled in college, undergraduate years:	4
Enrolled in graduate or professional school:	0
Not enrolled in school	114
Female:	176
Enrolled in nursery school, preschool:	0
Enrolled in kindergarten:	3
Enrolled in grade 1 to grade 4:	15
Enrolled in grade 5 to grade 8:	14
Enrolled in grade 9 to grade 12:	14
Enrolled in college, undergraduate years:	3
Enrolled in graduate or professional school:	2
Not enrolled in school	125

**2000 Census: City of Finlayson (Pine County)  
Travel Time to Work for Workers 16 Years and Over**

	Population	Percent
Total:	152	100.00
Did not work at home:	136	89.47
Less than 5 minutes	38	25.00
5 to 9 minutes	13	8.55
10 to 14 minutes	9	5.92
15 to 19 minutes	20	13.16
20 to 24 minutes	8	5.26
25 to 29 minutes	5	3.29
30 to 34 minutes	15	9.87
35 to 39 minutes	2	1.32
40 to 44 minutes	3	1.97
45 to 59 minutes	8	5.26
60 to 89 minutes	2	1.32
90 or more minutes	13	8.55
Worked at home	16	10.53

<b>Average travel time (minutes)</b>	<b>26.3</b>
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**2000 Census: City of Finlayson (Pine County)  
Sex By Industry For The Employed Civilian Population 16 Years And Over**

	Male	Female
Total	76	78
Agriculture, forestry, fishing and hunting, and mining:	0	2
Agriculture, forestry, fishing and hunting	0	2
Mining	0	0
Construction	15	0
Manufacturing	15	0
Wholesale trade	0	0
Retail trade	6	8
Transportation and warehousing, and utilities:	16	9
Transportation and warehousing	4	4
Utilities	12	5
Information	0	0
Finance, insurance, real estate and rental and leasing:	7	10
Finance and insurance	6	6
Real estate and rental and leasing	1	4
Professional, scientific, management, administrative, and waste management services:	0	0
Professional, scientific, and technical services	0	0
Management of companies and enterprises	0	0
Administrative and support and waste management services	0	0
Educational, health and social services:	2	24
Educational services	2	4
Health care and social assistance	0	20
Arts, entertainment, recreation, accommodation and food services:	5	14
Arts, entertainment, and recreation	5	6
Accommodation and food services	0	8
Other services (except public administration)	5	5
Public administration	5	6

**2000 Census: City of Finlayson (Pine County)  
Sex By Industry For The Employed Civilian Population 16 Years And Over**

	Male	Female
Total	76	78
Management, professional, and related occupations:	21	21
Management, business, and financial operations occupations:	16	9
Management occupations, except farmers and farm managers	16	7
Business and financial operations occupations:	0	2
Financial specialists	0	2
Professional and related occupations:	5	12
Computer and mathematical occupations	3	0
Community and social services occupations	0	3
Education, training, and library occupations	0	4
Arts, design, entertainment, sports, and media occupations	2	0
Healthcare practitioners and technical occupations:	0	5
Health diagnosing and treating practitioners and technical occupations	0	2
Health technologists and technicians	0	3
Service occupations:	6	23
Healthcare support occupations	0	5
Protective service occupations:	3	2
Fire fighting, prevention, and law enforcement workers, including supervisors	1	0
Other protective service workers, including supervisors	2	2
Food preparation and serving related occupations	2	4
Building and grounds cleaning and maintenance occupations	0	8
Personal care and service occupations	1	4
Sales and office occupations:	3	30
Sales and related occupations	0	12
Office and administrative support occupations	3	18
Construction, extraction, and maintenance occupations:	27	0
Construction and extraction occupations:	15	0
Construction trades workers	15	0
Installation, maintenance, and repair occupations	12	0
Production, transportation, and material moving occupations:	19	4
Production occupations	11	0
Transportation and material moving occupations:	8	4
Motor vehicle operators	6	4
Material moving workers	2	0

**2000 Census: City of Finlayson (Pine County)**  
**Sex by Educational Attainment for the Population 25 Years and Over**

	Male	Female
Total	108	120
No schooling completed	0	0
Nursery to 4th grade	0	0
5th and 6th grade	0	0
7th and 8th grade	14	13
9th grade	0	0
10th grade	4	12
11th grade	6	0
12th grade, no diploma	7	2
High school graduate (includes equivalency)	39	49
Some college, less than 1 year	4	15
Some college, 1 or more years, no degree	18	13
Associate degree	11	2
Bachelor's degree	5	14
Master's degree	0	0
Professional school degree	0	0
Doctorate degree	0	0