

2025

# Comprehensive Plan



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### **ACKNOWLEDGEMENTS**

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# INTRODUCTION

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# **I. INTRODUCTION**

## **A. Comprehensive Plan General Guiding Principles**

Finlayson is a community with beautiful natural areas, with historic properties, and a spirited community. Finlayson's success today is a result of active efforts through community work and foresight. This Comprehensive Plan seeks to build on previous work and to enhance those qualities that make Finlayson a special place.

The Comprehensive Plan provides an overview of Finlayson, including historical context, existing land use, water and natural features, public facilities, transportation, and trends in population, housing, and employment. It provides a vision for the future, as well as goals and policies to help secure that vision, and an implementation plan to make the vision a reality.

The following four general guiding principles offer a framework for the tasks related to this Comprehensive Plan update.

1. Maintain and upgrade the central city corridor and its associated amenities as a community anchor by pursuing policies and decisions to help support an economically viable atmosphere for the City's businesses and organizations;
2. Continue to be a good steward of the City's natural resources while encouraging (and at times requiring) private parties to do the same;
3. Encourage policies and decisions that support Finlayson as a multi-generational small town;
4. Maintain the central role of a school in the community. The Finlayson Elementary School is part of the City's fabric. By providing community-oriented spaces, attracting a workforce and associated housing, the positive impact of a community school remains central to Finlayson.

## **B. City of Finlayson Mission Statement**

The city of Finlayson embraces small town values, guided growth, and the preservation of historical, cultural, and natural heritage.



Figure 1. Finlayson Water Tower at School Street N & Water Tower Avenue

## **C. Purpose of a Comprehensive Plan**

Development and adoption of a comprehensive plan can promote the public health, safety, and general welfare of the residents and visitors of the city. The comprehensive plan brings a group of basic goals with associated policies plus general plans that guide the city council, planning and zoning commission and citizens of Finlayson in the review of development in a desirable way for the City of Finlayson.

Uses for this comprehensive plan include: 1) guiding decisions by elected and appointed officials regarding land development, infrastructure

improvements, acquisition and utilization of public land, capital improvements planning, natural resources protection, and the establishment of regulatory changes; 2) developers will use the plan when acquiring property for development and establishing this such as street alignments in newly developing areas; 3) in legal issues it serves as a basis for official controls that include ordinances, regulations, and other tools promoting orderly development.

Any adopted land use controls such as ordinances and regulations must remain consistent with the comprehensive plan, with updates and amendments to this document when necessary.

#### **D. Scope of the Plan**

Plans that anticipate too far into the future typically do not provide guidance needed for day-to-day decisions, rather than looking first at making the city a better place to live, work, and play right now. As new issues arise, plan amendments offer a timely mechanism for this plan's look for the next ten years, with annual reviews built into the process.

#### **E. Plan Update Processes**

Descriptive information and data about the City of Finlayson was gathered through a variety of sources and updated as needed. These were helpful in identifying community assets, weaknesses, values, goals, and basic demographics of the city.

Beginning in the Fall of 2024, a working sub-group of the City's Planning and Zoning Commission formed and met monthly to review the existing comprehensive plan, oversee community engagement efforts, community survey development and use, along with guiding the preparation of the plan update.

A community survey was distributed via mail to all known property owners and residents of Finlayson in early 2025. The responses from the comprehensive questionnaire provided foundational guidance specific to the goals and policies contained in the comprehensive plan. The survey and responses are part of the Appendix of this document.

Several community engagement efforts took place in the Fall of 2025 in conjunction with the Farmers' Market along the Willard Munger Trail near the Finlayson depot. These helped the community stay informed about the processes underway, reaching over 100 people over the two events. These engagements and the public meeting held October 26, 2025 specifically for the community's feedback of the comprehensive plan update by the City of Finlayson.

#### **F. Authority to Plan**

Minnesota State Statute 462.351-462.358 offers 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 Minnesota 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 legislation in its ability, authority, and need to plan.



**BACKGROUND**

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## II. BACKGROUND

### A. Location

Finlayson sits in the northern half of Pine County four miles west of Interstate 35 along Minnesota State Highway 18. Located centrally between the metropolitan areas of the Twin Cities (94 miles north) and Duluth (67 miles south) in east central Minnesota's Pine County. Its neighbors include the cities of Sandstone, Rutledge, Askov along with Pine Lake Township and Finlayson Township.

Pine County Minnesota

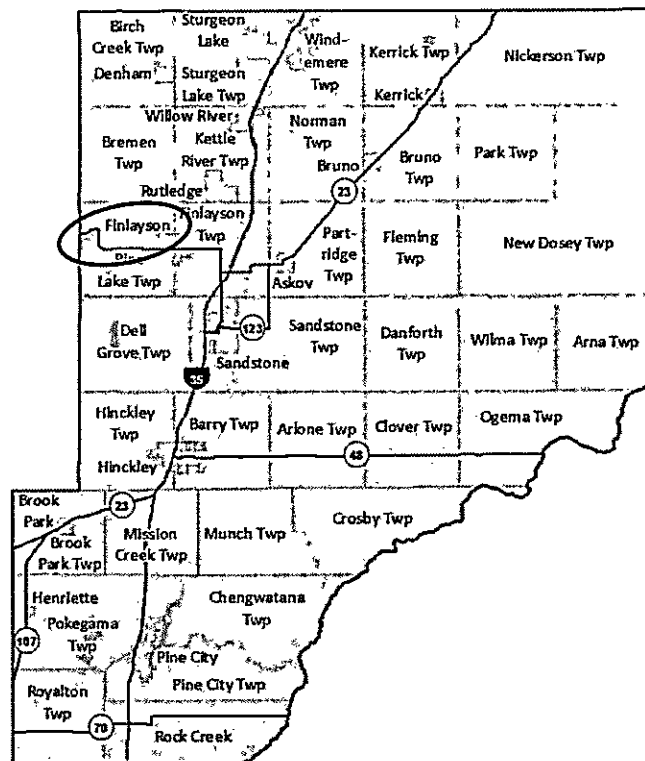


Figure 2. Map of Pine County Minnesota

## **B. History**

Many early residents came from Finland; however the city and township's name came from David Finlayson, a Scottish sawmill owner. In 1894 the historic Hinckley Fire swept through large parts of Pine County sparing the Village of Finlayson that incorporated eleven years later on August 24, 1905.

Early attractions for settlers to Finlayson included vast stands of virgin white pine and abundant fur bearing animals. The Kettle River offered waterpower and a ledge of exposed sandstone. The Kettle River Sandstone Quarry opened in August 1885 offering employment at the quarry in Sandstone, a ten-mile walk from Finlayson. Quarry workers stayed in Sandstone during the week, coming home with supplies to their families on the weekend.

The Duluth-St. Paul Railroad Company brought immigrants, of mostly Finnish background to the areas for jobs or farmland. The Northern Pacific Depot was built in 1909 to replace an earlier depot on the Northern Pacific Railway line. The railroad's depot remains as a focal point within Finlayson's downtown. It's listed on the National Register of Historic Places and benefits from stewardship offered by a local non-profit organization.

Around 1894, the Oldenburg-Jasberg Land Company purchased a large tract of land around Finlayson and began advertising land for sale to Finnish speaking people. The railroad played an active role in bringing people to the region. John Oldenburg, a land agent for the railroad spoke several languages greatly assisting him in attracting immigrants to the area. With the railroad's commitment to Finlayson such as donating land for churches, Oldenburg's role in the community included his ownership of a mercantile store, bank, hotel, and real estate office. He also served as a Justice of the Peace.

Raising dairy cattle, potatoes and other tubers dominated farming endeavors in Finlayson. The new immigrants brought with them the products familiar to Finland and Scandinavian countries from which they came. Early businesses in Finlayson included a sawmill, pickle factory, and two potato warehouses, in addition to the Northern Pacific Railroad station.

By the 1900s quarrying began diminishing with the advent of alternative building methods. Logging also declined as the remaining stands of pine were cut. Farming remained a large part of the community's economy through the mid-1900s.

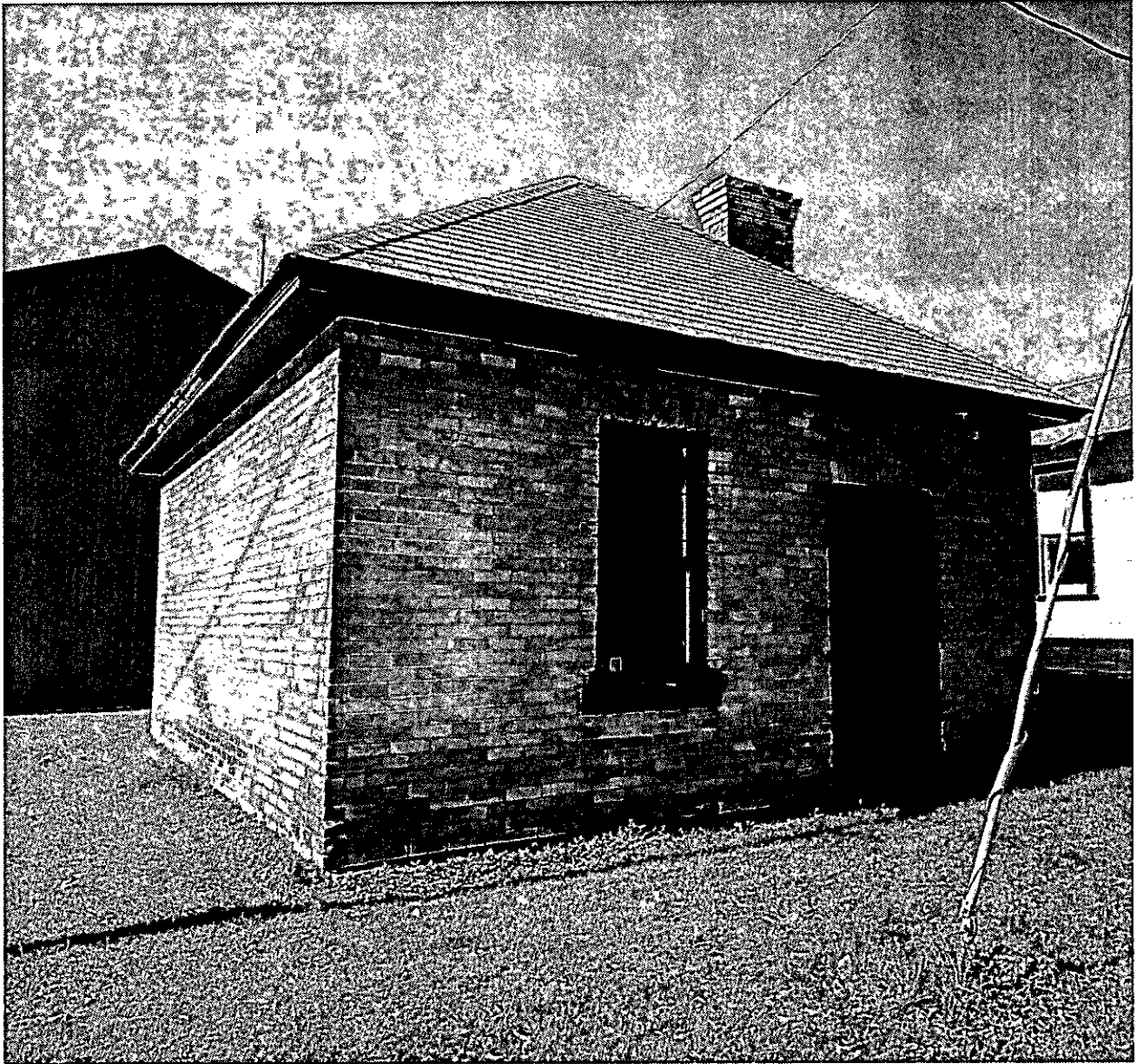


Figure 3. Historic Finlayson Jail

## **C. Population**

### **1. Minnesota Statewide**

According to the Minnesota Department of Administration's "Key Findings" in May of 2024 the total population of Minnesota is projected to grow from 5.78 million in 2024 to 6.11 million in 2025.

Additionally, they note that net migration will contribute positively to population growth, albeit with modest numbers. Minnesota's over 65 population will more than double between 2024 and 2075, while the 0-19 age group shows a relatively stable but slow decline.

The Key Findings also identified Pine County as one of five counties projected to experience the most significant population decline with an anticipated loss of 5,563.

### **2. Pine County**

The U.S. Census estimate as of July 1, 2024 reported the county's total population as 30,319. A 5% year-over-year increase from 2023 estimates, running contrary to Minnesota's Key Findings leading one to conclude that the rate of population growth in Pine County is not settled.

Population density per square mile in Pine County equals 21 people/square mile with its distribution of population by age reported as: 5% for those 5 years of age and under; 14% for those between 6 and 18; 58% aged 19-64, and 23% over the age of 65. 91% are white. As a key demographic group, veterans make up 2,154 Pine County's population ( 7%) a number consistent with most non-urban areas in Minnesota, with the statewide median slightly lower at 6% of the overall population.

3. City of Finlayson

The 1920 U.S. Census reported Finlayson’s population at 293. One hundred years later, the population holds steady in 2024 at 333. Over the course of the previous century the village ebbed and flowed close to the 300-mark through high and low-times.

Finlayson’s resident median age is 48 years of age, older than Pine County’s 46 years and Minnesota’s 39 years. Almost 96% are white, higher than the Pine County average.

The population of Finlayson is evenly divided between female (168, 50.4%) and male (165, 49.6%)

<b>Finlayson Population 1910 - 2024</b>	
<b>1910</b>	<b>186</b>
<b>1920</b>	<b>293</b>
<b>1930</b>	<b>241</b>
<b>1940</b>	<b>225</b>
<b>1950</b>	<b>195</b>
<b>1960</b>	<b>213</b>
<b>1970</b>	<b>192</b>
<b>1980</b>	<b>202</b>
<b>1990</b>	<b>242</b>
<b>2000</b>	<b>314</b>
<b>2010</b>	<b>311</b>
<b>2020</b>	<b>305</b>
<b>2024</b>	<b>333</b>

Figure 4. Finlayson Population 1910-2024. Source: U.S. Census Bureau, MN DEED

## D. Housing

Pine County owner-occupied housing at the rate of 83% versus 17% as renters make up Pine County's 17,509 housing units. \$226,000 home value median, considerably less than the \$340,000 Minnesota statewide median in 2024.

Finlayson's rate of homeownership is 77%, slightly less than Pine County's rate and their median home value comes in lower at approximately \$175,000. Pine County's cost of ownership is \$1,600 with a mortgage, without it the cost drops to \$600 per month, with median rent rates hovering at \$900 monthly.

Pine County logged 190 home building permits issued in 2023. Finlayson's building permits for single family homes are detailed below:

City of Finlayson 2020-2024 Single Family New Home Construction Building Permits		
Year	Number of Buildings	Average Cost
2020	2	\$237,700
2021	2	\$244,800
2022	3	\$273,300
2023	7	\$303,200
2024	2	\$320,700
TOTAL	16	\$275,940

Figure 5. City of Finlayson Single Family New Home Construction Building Permits. Source: City-Data

In 2023 Finlayson had 143 housing units (with an 8% vacancy rate). The number of housing units jumped up slightly from the 132 identified in 2004, with most being owner-occupied and built before 1970. These housing characteristics remain consistent with the nature of the city's stable population.

A modest number of multi-family housing exists in Finlayson. Included in that inventory is the subsidized senior Finlayson Manor apartments owned and operated by the Pine County HRA, located at 6524 Broadway Street. This independent housing option fills a valuable need within the city.

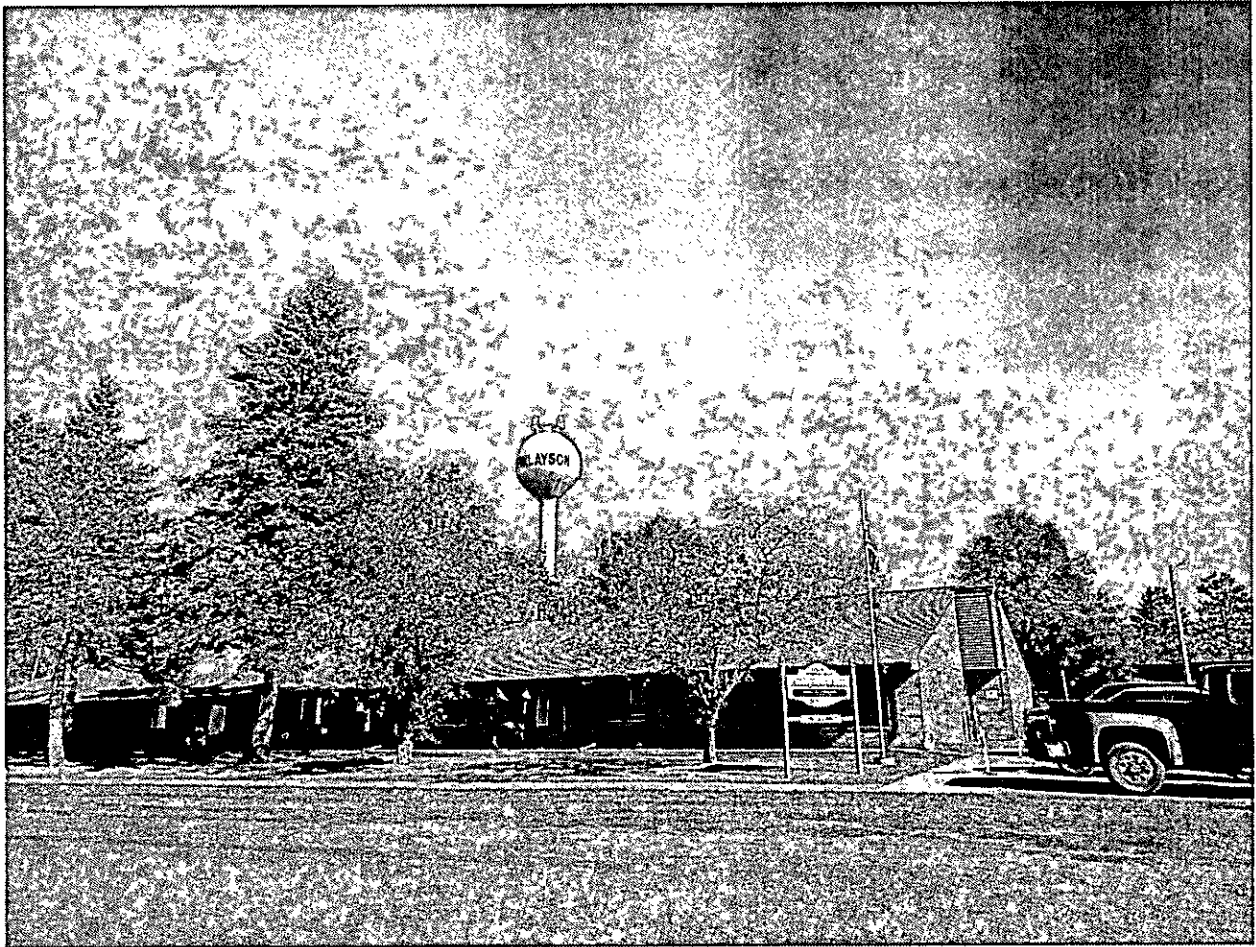


Figure 6. Finlayson Manor, 6524 Broadway Street

## **E. Utilities and Internet**

The City of Finlayson is served by Minnesota Energy for natural gas services and East Central Electric for their electricity needs.

A variety of internet companies provide services in Finlayson, MN with 85% of Finlayson households having a broadband internet subscription, compared to the statewide rate of 91% of households. Reliable broadband internet connections that meet the needs of rural Pine County residents, making uniform coverage a work in progress.

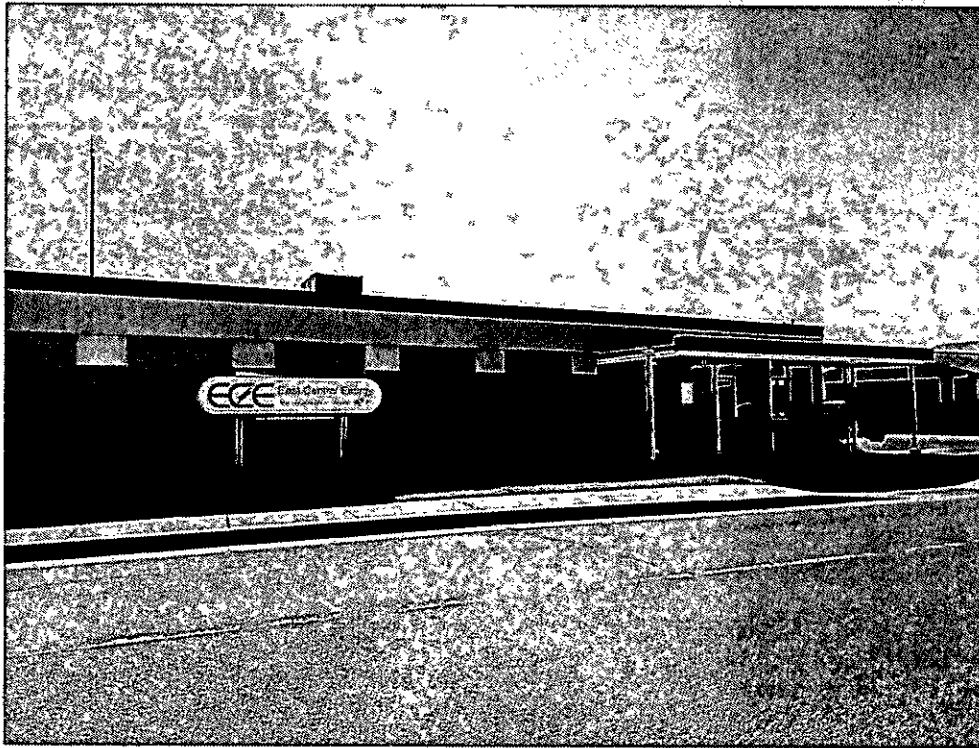


Figure 7. East Central Energy building at 2200 Finland Avenue, Finlayson, MN

## **F. Schools**

The Hinckley-Finlayson District is a rural school district, located in east-central Minnesota, with an elementary and secondary school located in Hinckley, 14 miles southeast of Finlayson. To serve the community of Finlayson, the Finlayson Elementary School, known as the “School Growing in the Pines” offers K-6 grade education. The small, friendly, tight-knit school community offers a unique model meeting both the community population and educational needs with combined homerooms in Kindergarten, 1<sup>st</sup>, and 2<sup>nd</sup> grades; 3<sup>rd</sup> and 4<sup>th</sup> grades; and 5<sup>th</sup> and 6<sup>th</sup> grades. The school’s core subjects led by teachers providing grade-level appropriate curriculum that best suits the students’ needs and aligns with state standards. The specials classes of music, physical education, and STEAM, along with the community-building activities are received by students in their combined homerooms.

In 2020 the Hinckley-Finlayson School District in cooperation with the Minnesota Department of Transportation completed a Safe Routes to School Plan providing an opportunity for the community, school district, and related agencies to participate in safety planning related to the school, the city’s streets and facilities, the Munger Trail, and Minnesota State Highway 18.

Through a cooperative venture with Healthy Kids, Finlayson Elementary was recently offering a before and after school programs for students ages 5-12 at the school. The program had closed prior to the 2025-26 school year. Progress toward meeting the city’s unmet childcare needs remains challenging, with many in the community working toward a solution.

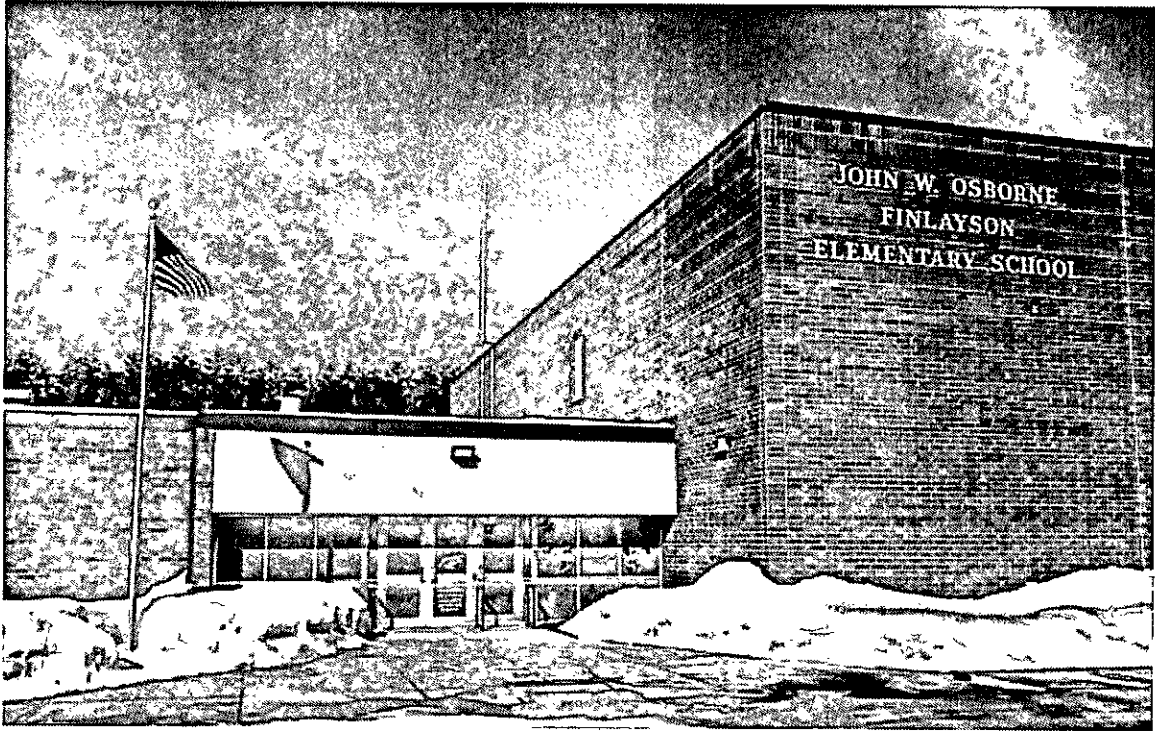


Figure 8. Finlayson Elementary School

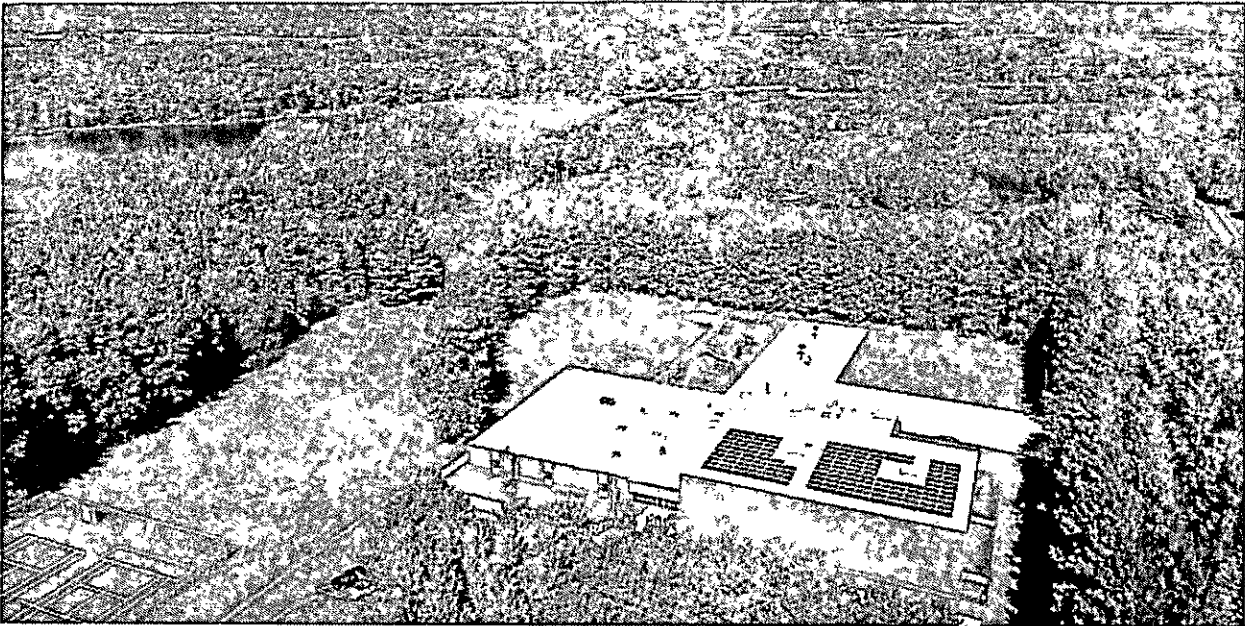


Figure 9. Finlayson Elementary School aerial photo

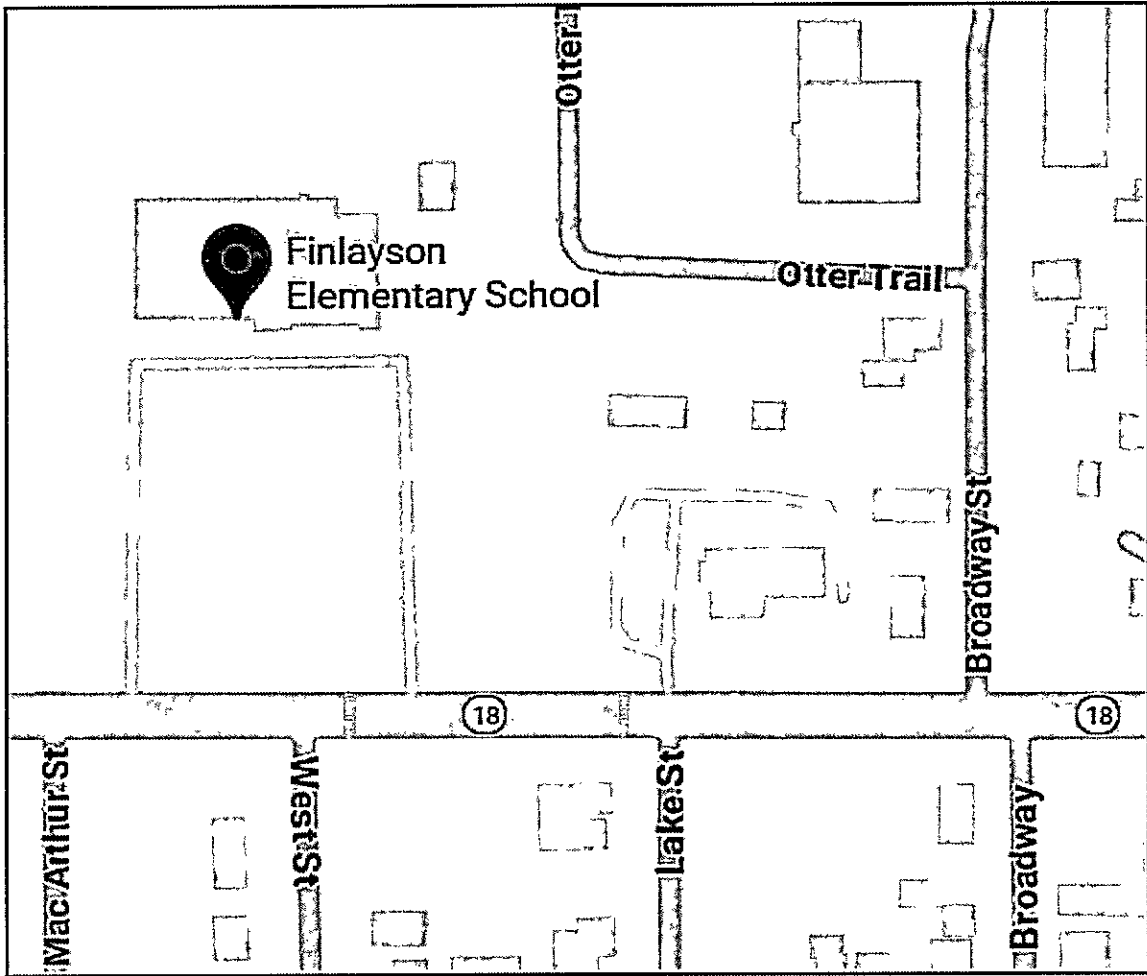


Figure 10: Finlayson Elementary School Map

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## **G. Health Care Facilities**

Health care providers serving the Finlayson area include Essentia Health in Sandstone (8 miles) for emergency and critical care access, Level IV Trauma Center, acute stroke readiness, infusion center, inpatient and outpatient services, mental health services, therapy, and many other services. Essentia Health-Moose Lake (20 miles north) has more services such as a birthing center, mammography, general surgical center, and cardiac rehabilitation. Essentia Health Clinic in Hinckley (14 miles) offers primary care for all ages, including urgent care for non-threatening illnesses and injuries along with rehabilitative services.

Welia Health, a hospital and clinics in Hinckley (14 miles) and Mora (35 miles) offering family medicine and services of equal level of care to Essentia Health-Moose Lake.

Gateway Family Health Clinic Sandstone and Moose Lake offer a full range of services including care of major illnesses, injuries, lab tests, and management of chronic conditions.

In addition to Essentia Healthcare Selah Clinic L.L.C. located in Sandstone, offers a unique approach to healthcare, prioritizing individualized patient care.

## **H. Employment and Income**

In 2024 approximately 654 total employers are in Pine County, with 6,860 total employments in Pine County. Fifty-seven percent (57%) of those over 16 are in the civilian workforce, traveling an average of 33 minutes to work, almost exclusively in their own vehicle.

Recent census information indicates that almost 69% of City of Finlayson residents are employed (up 4% from 20 years ago), with over 75% continuing to commute outside the city for work for an average of 20 minutes. Of the commuters, 85% drive alone, 12% carpool, while 3% work from home.

The residents of Finlayson collectively have 91% who have obtained a high school diploma, 30% have some college, with 16% holding a bachelor's degree, and are employed by industry identified in Figure 11 below. Current and historical income information for Finlayson is contained in Figure 12. Full employment and income information can be found in Appendix B.

Finlayson Employment by Industry	
Manufacturing	18.7%
Health Care & Social Assistance	18.7%
Accommodation & Food Services	13.2%
Retail Trade	11.0%
Educational Services	8.8%
Transportation & Warehousing	6.6%
Arts, Entertainment, Recreation	6.6%
Other (collective total)	16.4%

Figure 11. Finlayson Employment by Industry

Finlayson Incomes 1989-2024					
Per Capita Income		Median Household Income		Average Household Income	
1989	\$7,509	1989	\$12,375	1989	\$16,971
1999	\$16,818	1999	\$36,250	1999	\$42,049
2024	\$28,965	2024	\$63,750	2024	\$75,052

Figure 12. Finlayson Incomes 1989, 1999, 2024

# I. Transportation

## 1. State of Minnesota Roads

Minnesota's State Highway 18 bisects the City of Finlayson from the east 4.5 miles from I-35 at Banning Junction westward 18 miles to Minnesota State Highway 65 (a major north-south roadway). Travelers continuing on Minnesota State Highway 18 another 9 miles west beyond MN 65 will reach Lake Mille Lacs at Minnesota Highway 47. At Finlayson, Minnesota Highway 18 intersects with the State of Minnesota's Munger Trail.

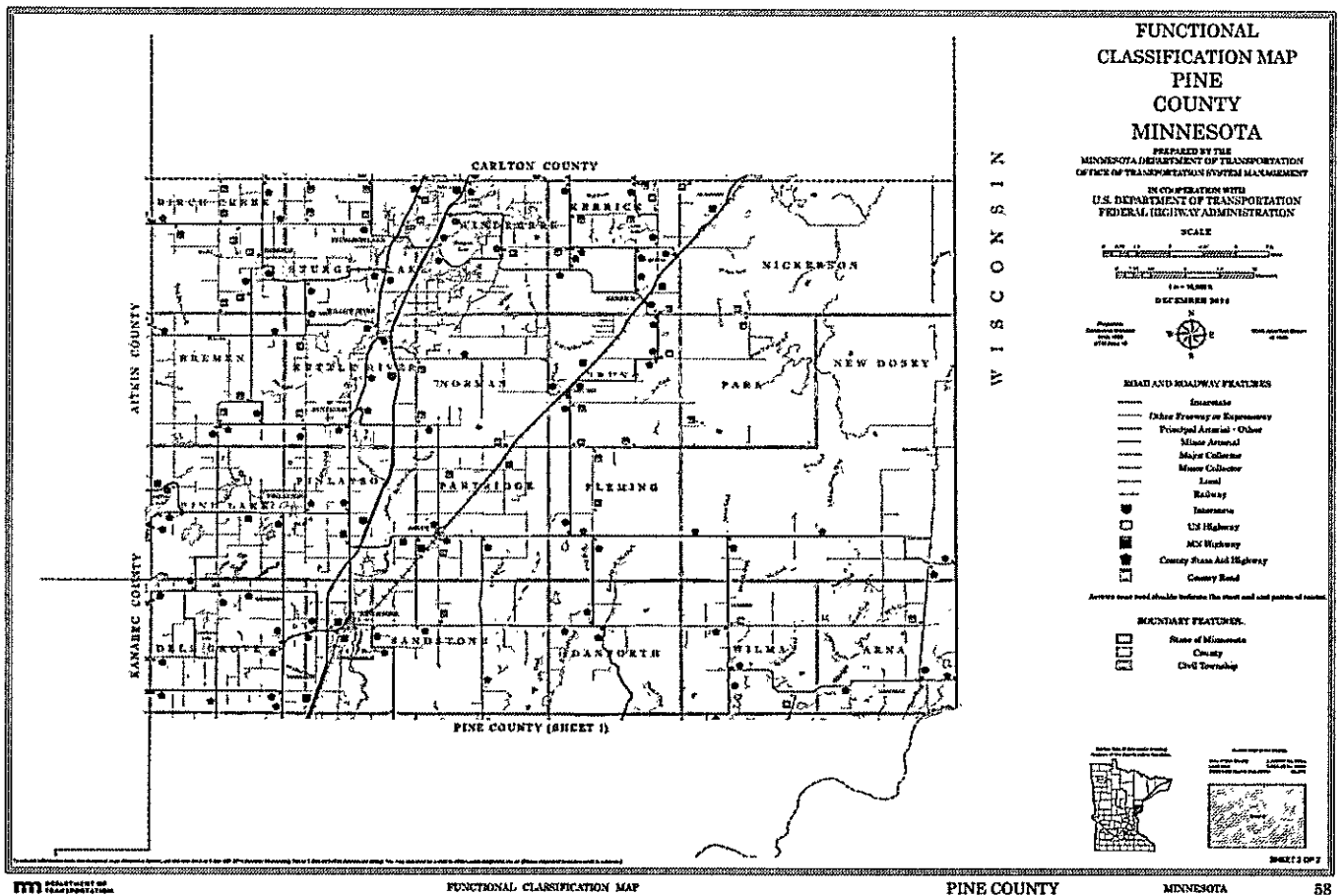


Figure 13. Northern Pine County Functional Classification Map

## 2. State of Minnesota Willard Munger Trail.

The Munger State Trail is a multiple-use trail between Hinckley and Duluth. This 70-mile paved trail offers opportunities for hiking, bicycling, in-line skating, and snowmobiling. A parallel grassy trail runs from Finlayson to Willow River for horseback riding.

The picturesque scenery and rich history along the trail where portions of it follows the railroad route that saved many lives in the historic Hinckley fire of 1894.

The trail travels near Banning and Moose Lake state parks through Finlayson and the towns of Willow River, Moose Lake, Barnum and Carlton, and through General C.C. Andrews State Forest and Jay Cooke State Park. The trail is also part of the 315-mile North Star/U.S. 41 Bicycle Route.

The Munger State Trail is part of the larger Willard Munger Trail System named after a legendary lawmaker known for his environmental legislation and support of Minnesota's state bike trail system.



Figure 14. Willard Munger Trail Northward in Finlayson at MN Highway 18

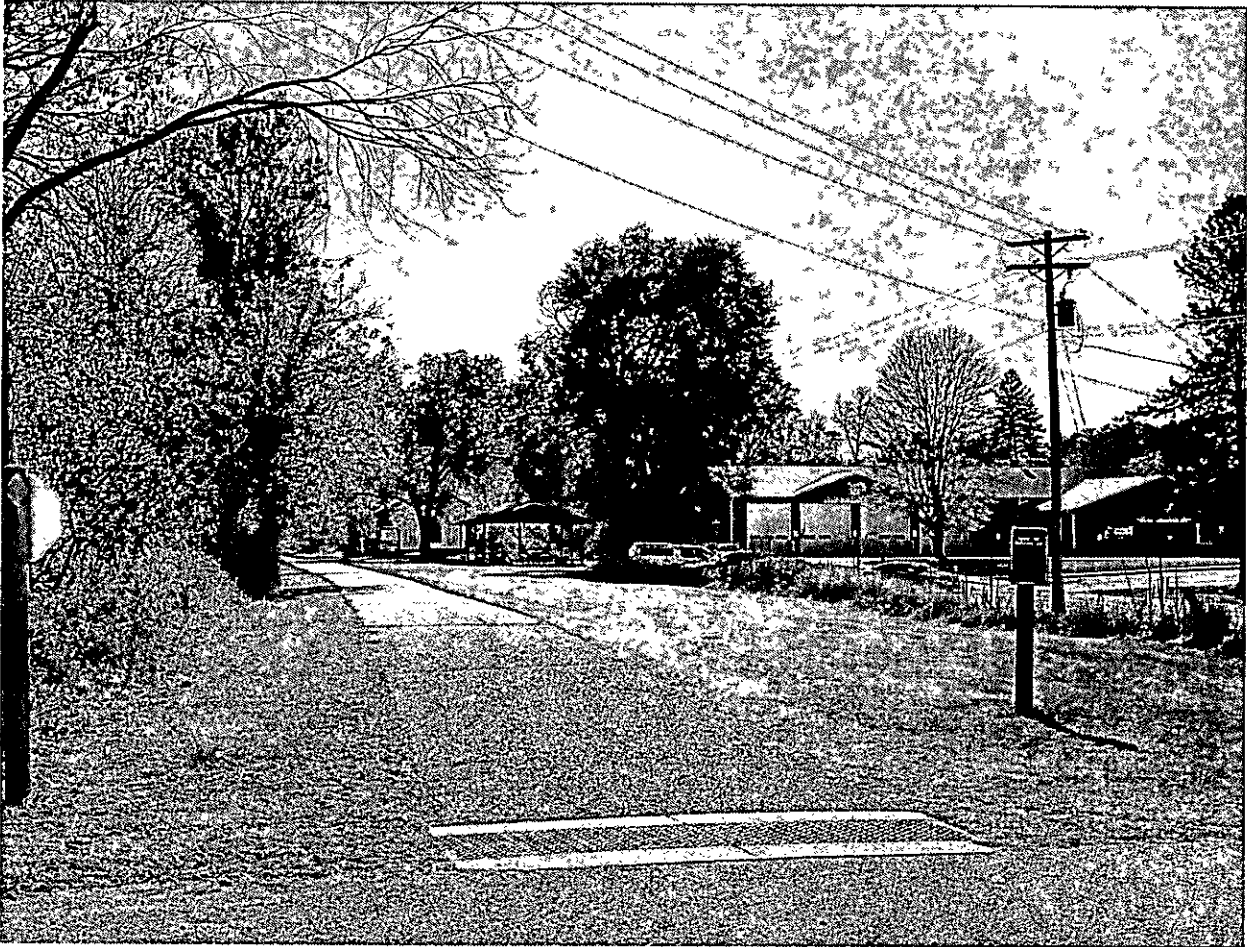
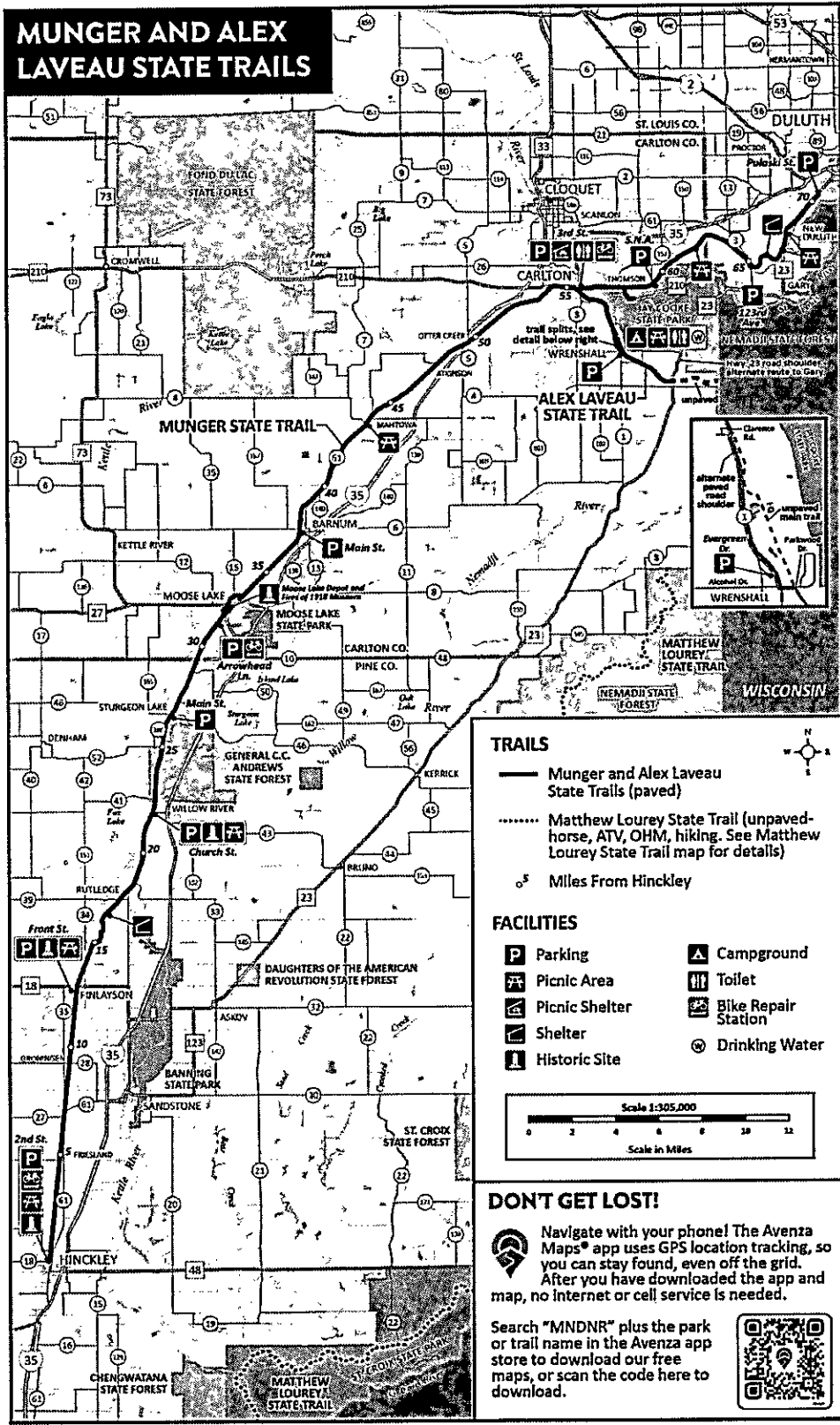


Figure 15. Willard Munger Trail Southward in Finlayson at MN Highway 18 with historic depot, picnic shelter, parking, and Finlayson Fire Department in background

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# MUNGER AND ALEX LAVEAU STATE TRAILS



**TRAILS**

- Munger and Alex Laveau State Trails (paved)
- ..... Matthew Lourey State Trail (unpaved-horse, ATV, OHV, hiking. See Matthew Lourey State Trail map for details)
- 5 Miles From Hinckley

**FACILITIES**

Parking	Campground
Picnic Area	Toilet
Picnic Shelter	Bike Repair Station
Shelter	Drinking Water
Historic Site	

Scale 1:505,000  
Scale in Miles

**DON'T GET LOST!**

Navigate with your phone! The Avenza Maps® app uses GPS location tracking, so you can stay found, even off the grid. After you have downloaded the app and map, no internet or cell service is needed.

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Figure 16. Willard Munger Trail.

### 3. Pine County Roads.

Two north-south roads, Finlayson Road (CSAH 35) on Finlayson's west edge and Scotch Pine Road (CSAH 34) at Finlayson's east side are county-owned, operated and maintained roads.

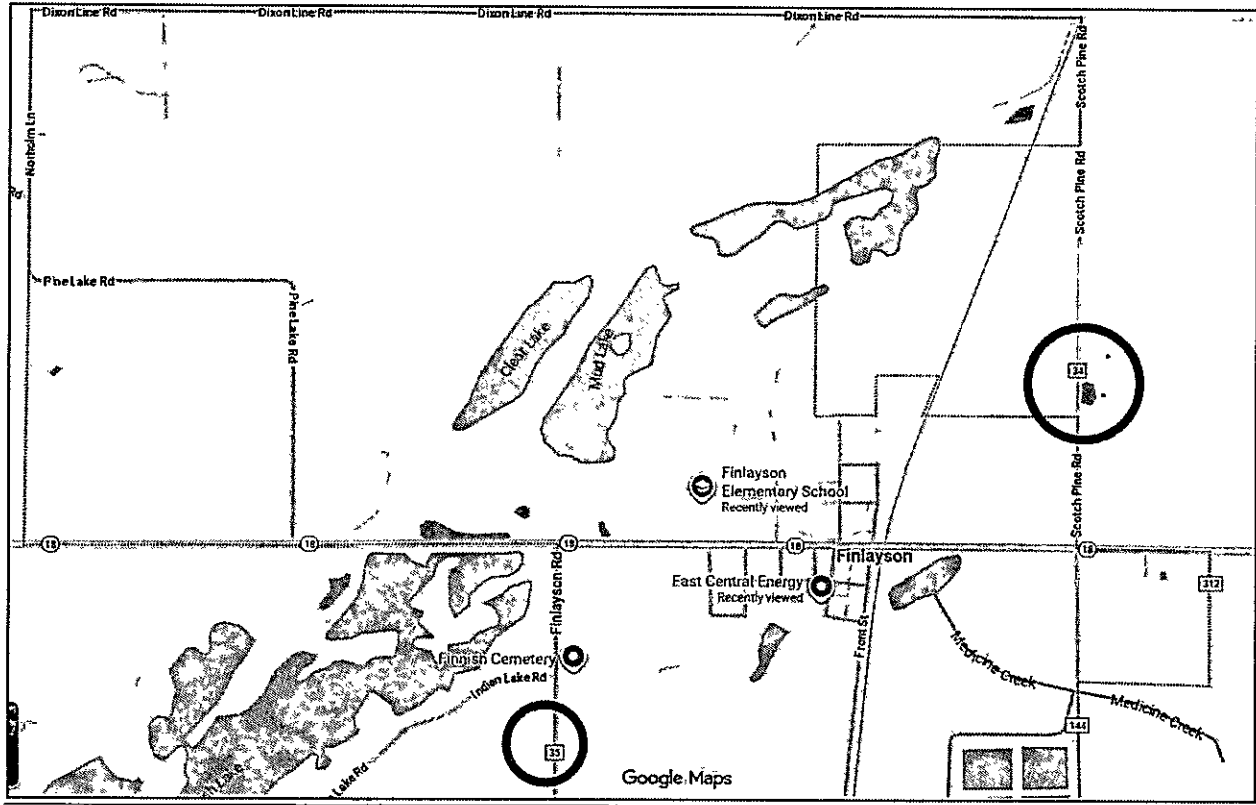


Figure 17. Pine County Roads

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## 4. Finlayson Roads

The following two figures (18 and 19) show existing conditions of sidewalks along roadways in Finlayson. Figure 18 was developed by MnDOT during the Safe Routes to School planning process in 2020. Figure 19 shows the city's roads.

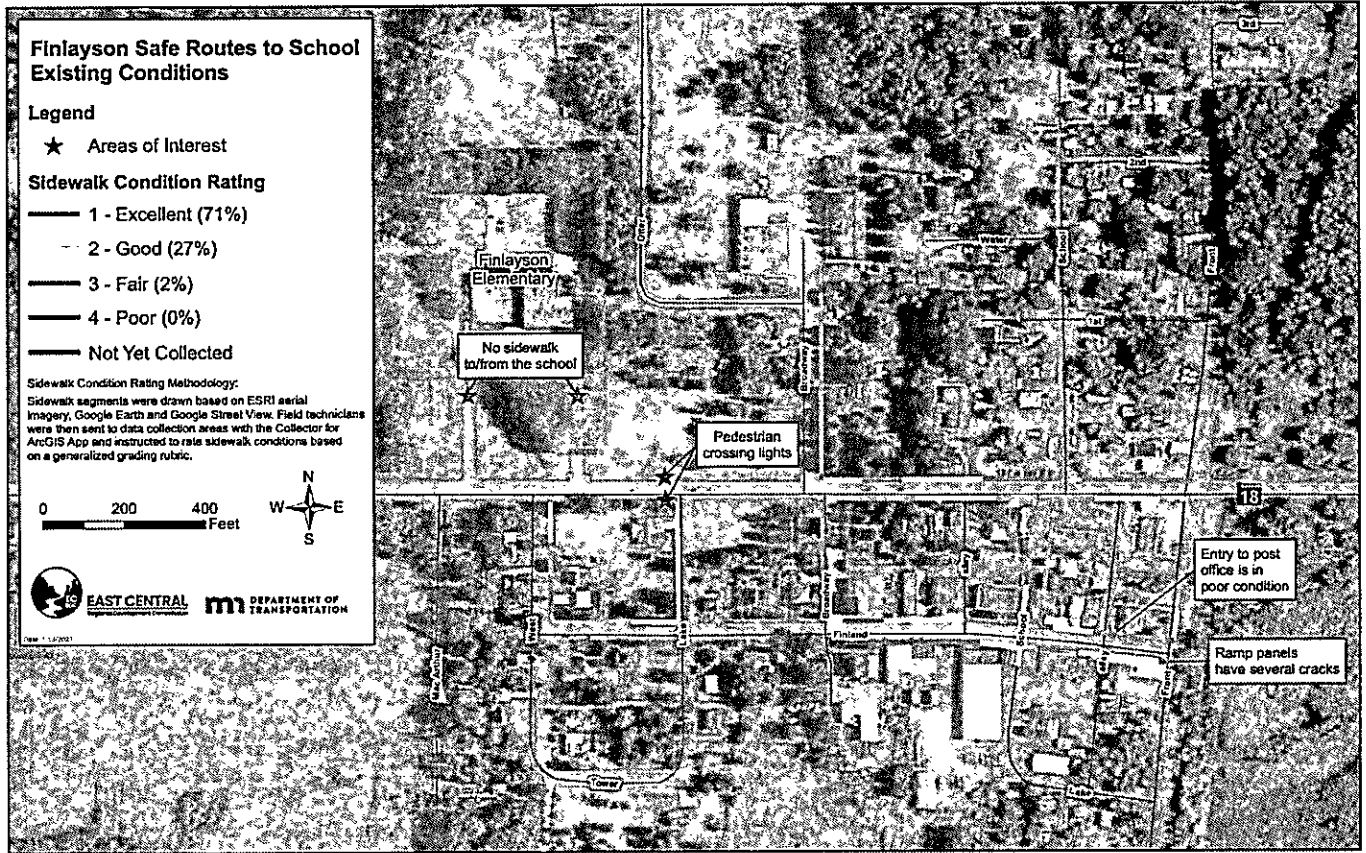


Figure 18. Finlayson city streets with sidewalk conditions identified

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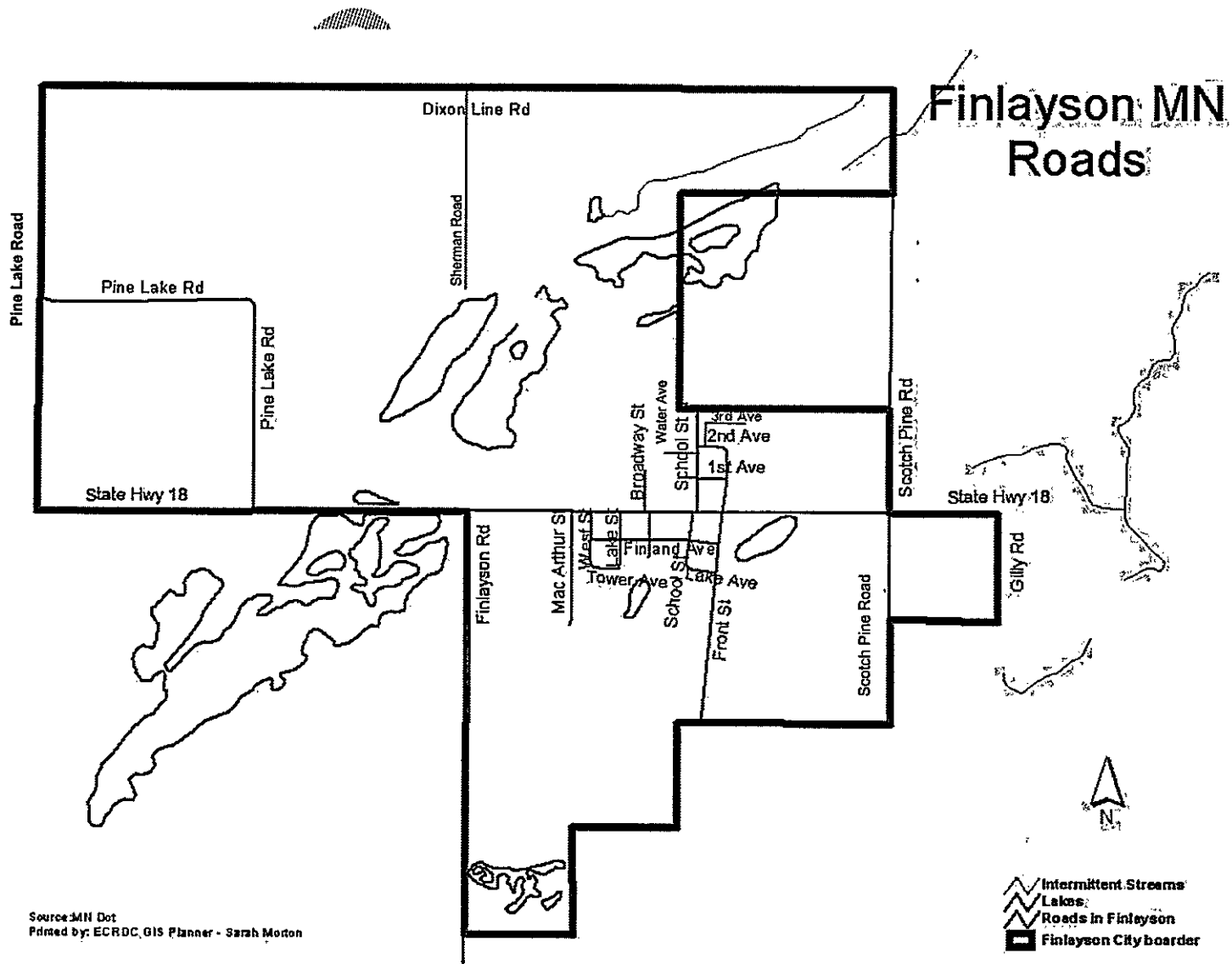


Figure 19. Finlayson Roads

## J. Climate

A continental climate offers Finlayson moderate temperatures in spring, summer, and fall seasons making comfortable days and cool nights. This counters the more severe winter season with November through March registering average temperatures falling below 32 degrees Fahrenheit, with January's average temperatures of 21 degree high and 3 degree low the coldest month.

Finlayson Weather Averages		
Month	High/Low in Fahrenheit	Days of Precipitation
January	21/3	3
February	25/5	4
March	39/19	6
April	52/30	8
May	67/42	8
June	75/52	8
July	79/57	7
August	77/55	8
September	71/48	7
October	56/36	7
November	40/24	5
December	25/10	7

Figure 20. Finlayson Weather Averages

## K. Existing Land Use

### Overview

The City of Finlayson takes in approximately 1,764 acres of land. A classification system sorts the land masses depending on their use. Agriculture land makes up about 40% of the land, followed by residential at 30% with the remaining 30% consisting of tax exempt, commercial, and recreational parcels.

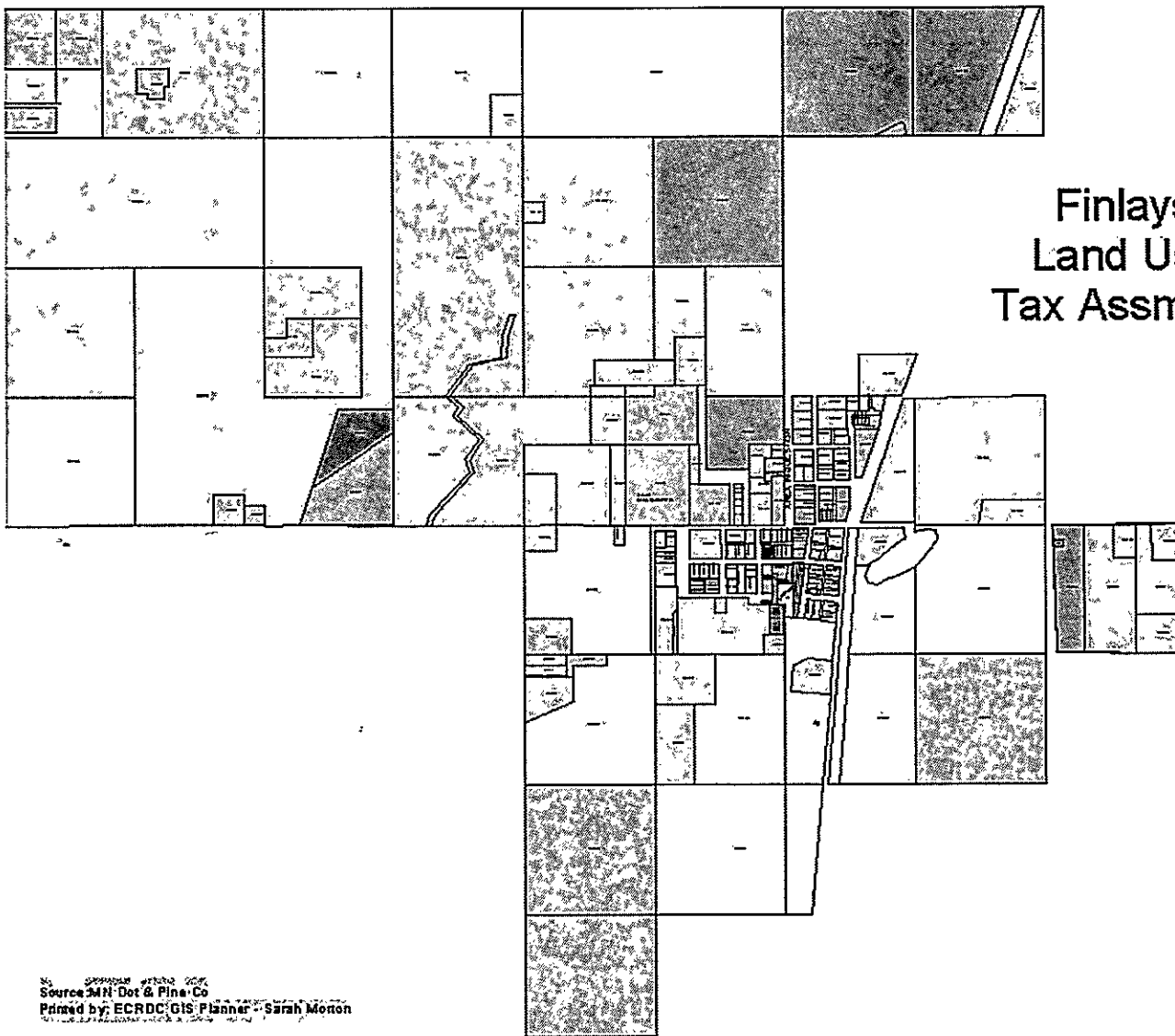
## Soils

The soils of the city often influence the land use patterns and level of development. Much of the soils in Finlayson 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.

Finlayson Soils											
	Mitaca 152	Hibbing 254	Cromwell 268	Duster 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

Figure 21. Finlayson Soils

# Finlayson Land Use by Tax Assmt Code



- Triolt
- EC Merg
- Res\_foli
- Finlayson\_polygon
- Ag
- Seasonal Rec
- R41
- R41
- R41
- R41
- H410a1
- Com
- Com
- Com
- 2d5
- Exempt
- Exempt
- Exempt
- Exempt
- Exempt
- Exempt
- Exempt
- Exempt
- Exempt

Figure 22. Finlayson Land Use

**Left blank intentionally for future additional Land Use Map**

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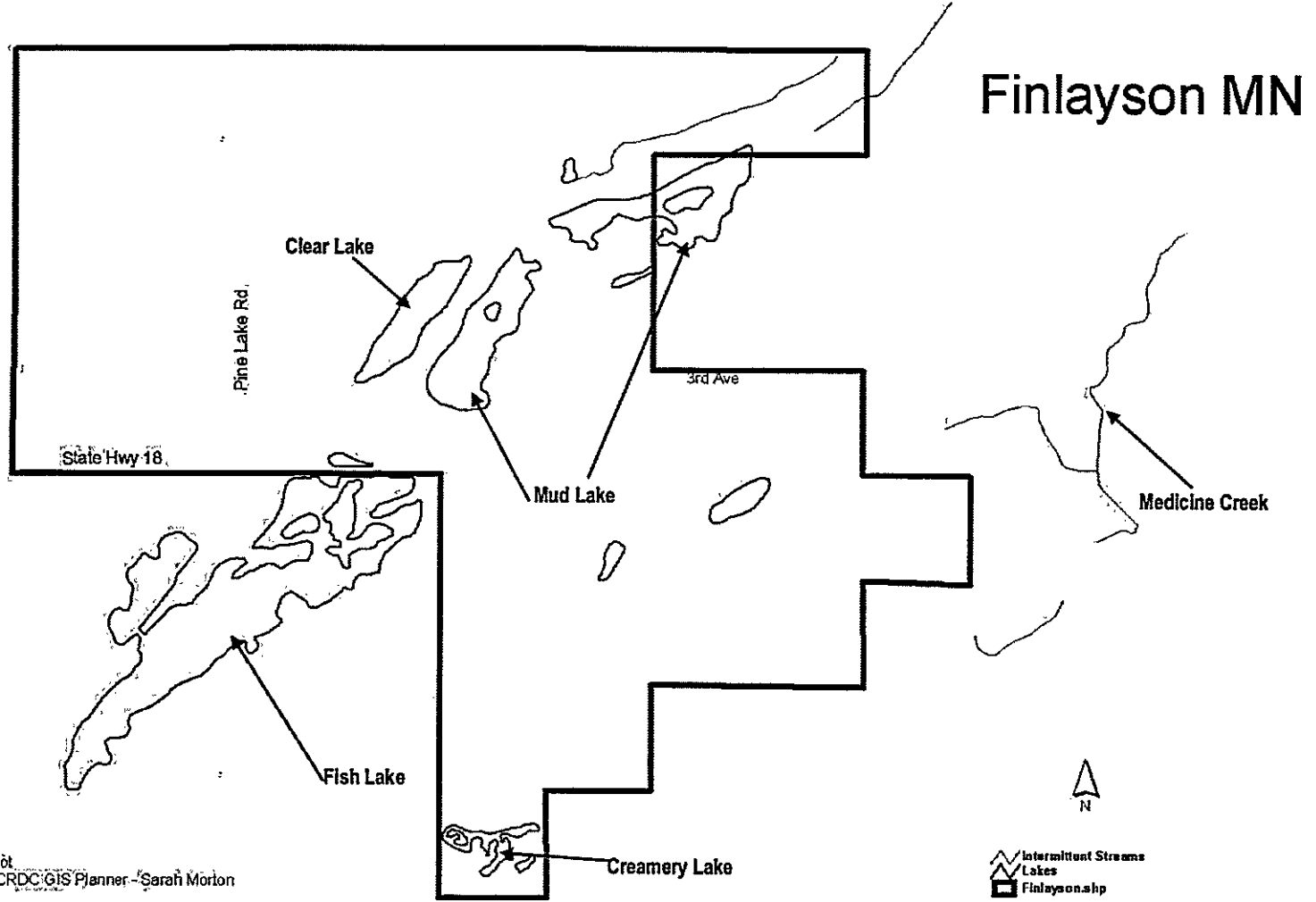
## L. Lakes, Rivers, and Waterways

Finlayson has several lakes and waterways within the city, creating a significant amount of land that is not suitable for agricultural or residential uses. Lakes and marshes are abundant in the northern half of the St. Croix Valley where surface drainage systems are poorly developed. This portion of the St. Croix 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 recognizable by its bump and depression landscape that contains many lakes.

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 city.

A wellhead protection area (WHPA) is the surface and subsurface land area around a public drinking water well where contaminants are likely to move toward and reach the well. These areas are managed through programs that use strategies like land-use planning and regulation to prevent or limit potential contamination of the groundwater supply. The goal is to protect public water systems from pollution and ensure a safe drinking water source. The City of Finlayson has a well-head protection area established.

Figure 23. Finlayson Waterways



## **M. Historic Preservation Efforts**

The recently formed Friends of Historic Finlayson, a not-for-profit group focused on preserving and restoring the community's historically significant buildings. The organization fills the role of historical society within the community, working to capture local stories and make historic sites available to the public.

At the time of the writing of this document, the all-volunteer group's first project of restoration of the Northern Pacific Depot was well underway. Other sites identified as potential future projects include the Finlayson Jail House and the Co-Op Creamery.

The organization has a social media presence that offers information and updates on how to be involved and ways to follow their work.

The work related to historic preservation in Finlayson lends is a good example of how a city's comprehensive plan may work. As a working example consider the Historic Preservation Goal 2; Policy (a):

"The City will coordinate with for-profit and not-for-profit organizations to help defray the cost of preserving historic and archaeological resources."

### **Related Actions**

On May 13, 2024, Greg Sorenson, President of Finlayson Community Club (FCC), presented to the Finlayson City Council plans to restore the city-owned historic train depot with unanimous approval.

On September 3, 2024, the Friends of Historic Finlayson (FOHF) was established as a nonprofit organization in the State of Minnesota and holds a federal IRC 501c(3) public charity designation where donations are tax deductible.

The mission of FOHF is to preserve and restore Finlayson's historically and architecturally significant buildings making them available for public viewing. FOHF has identified the Northern Pacific Combination Depot located on Front

Street as their initial restoration project. The train depot was built in 1909 and is registered on the National Register of Historic Places list.

The restored depot will serve the community as a historical museum with artifacts and heritage storylines of Finlayson and the surrounding area.

The funding and work of the depot restoration project has been furnished through local businesses, external grants, and local resident generous financial donations coupled with in-kind community volunteerism labor.

In its first year, FOHF successfully accomplished:

- a) Stabilizing the east side building foundation
- b) Fabricating custom-made window frames and glass inserts
- c) Painting window frames with historic bottle green color palate
- d) Installation of electric power source near the depot
- e) Installation of south and west side windows
- f) Installation of electric service panel into the depot building
- g) Deep cleaning of interior of depot and started digital cataloging of archives
- h) Engaged in community events (MS-150 bike race and Farmers Market)

The following photos show some of the work accomplished:

### **Cemeteries**

Three cemeteries are located within the City of Finlayson. They are: St. Joseph's Catholic Cemetery, Peace Lutheran Cemetery, and St. John's Finnish Lutheran Cemetery.



Figure 24. Historic Depot. Installation of hand-crafted bottle green painted windows on Finlayson's Northern Pacific Combination Depot.



Figure 25. Historic Depot Excavation of eastside of depot foundation for stablization work.



Figure 26. Historic Depot laying electrical power lines from utility pole to service panel inside of the Finlayson depot.

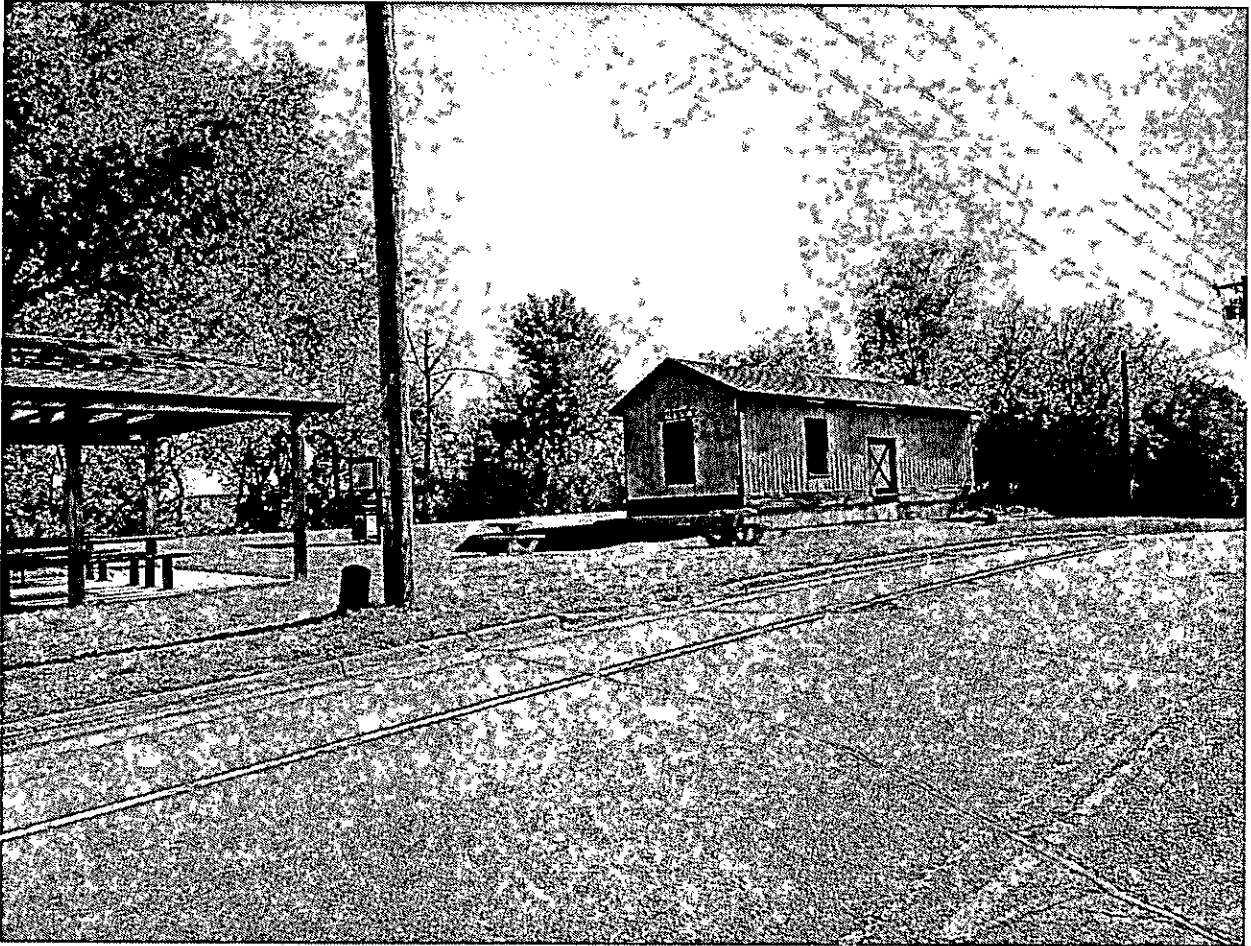


Figure 27. Historic Depot at Willard Minger Trail

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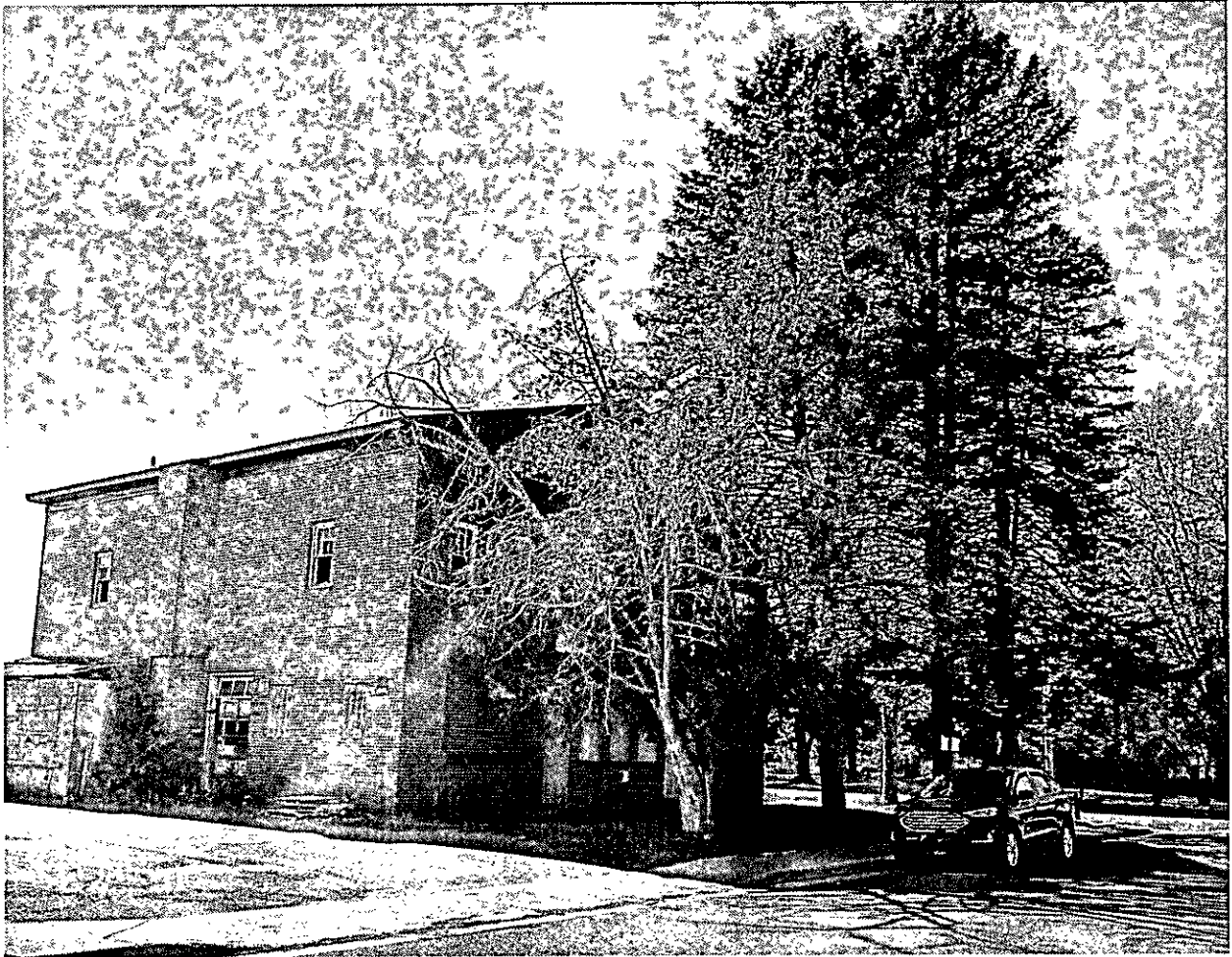


Figure 28. Finlayson Creamery at Finland Avenue

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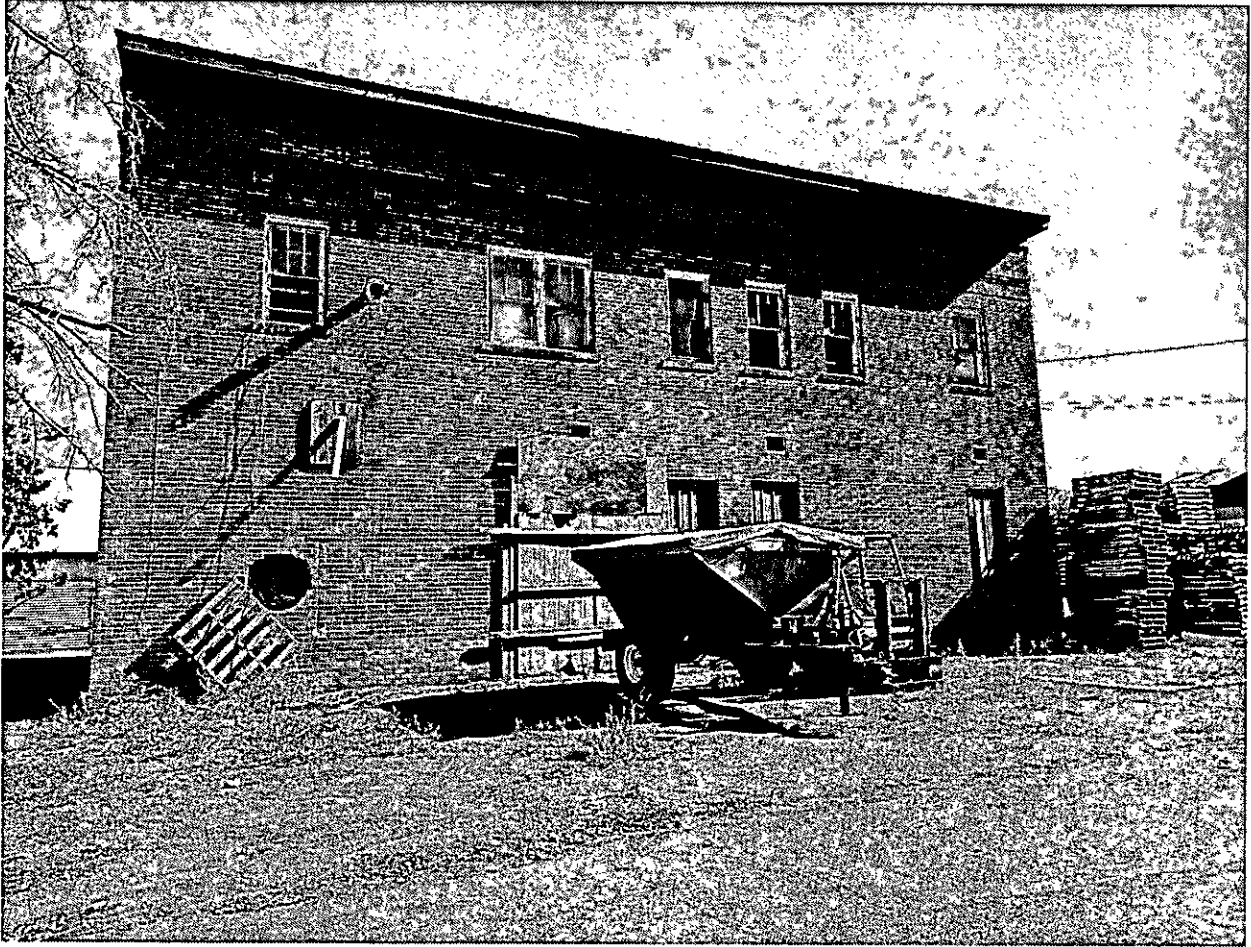


Figure 29. Fintlayson Creamery West Facing

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## N. Faith Community

Peace Lutheran and Finlayson United Methodist churches located within the city limits of Finlayson, along with St. John's Free Lutheran Church (located just beyond the city's western boundary) provide spiritual offerings and add a multitude of community-based services that fill gaps prevalent in small communities such as socialization, community meals, and counseling.

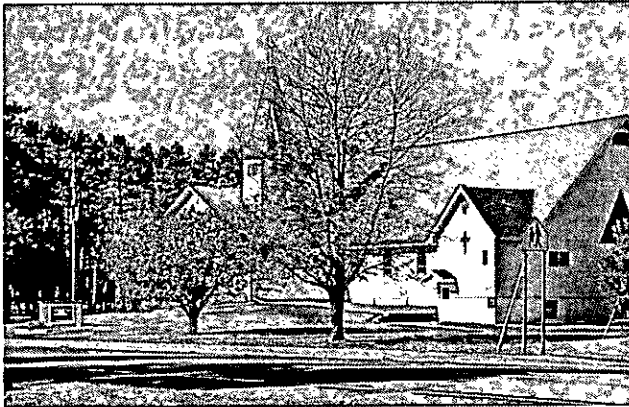


Figure 30. Peace Lutheran

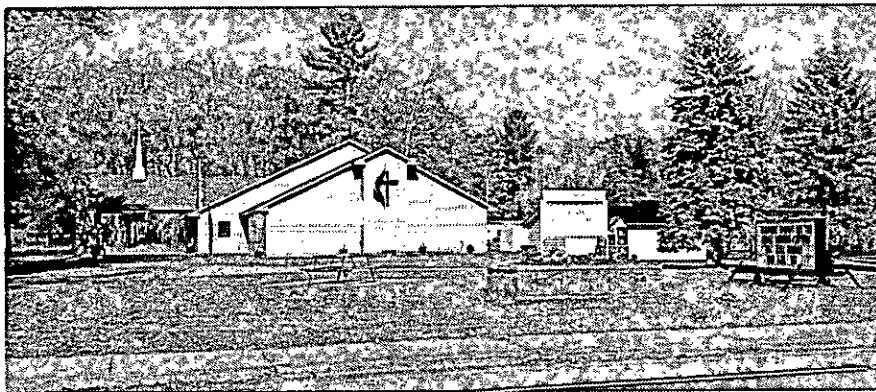


Figure 31. Finlayson United Methodist

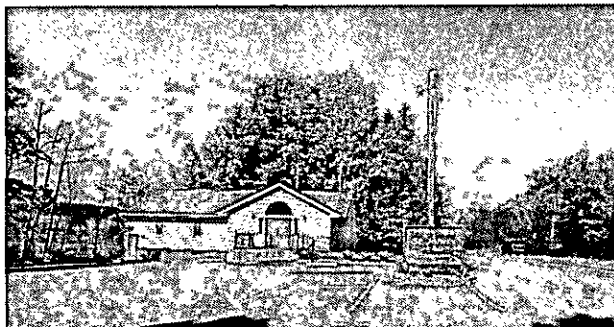


Figure 32. St. John's Free Lutheran

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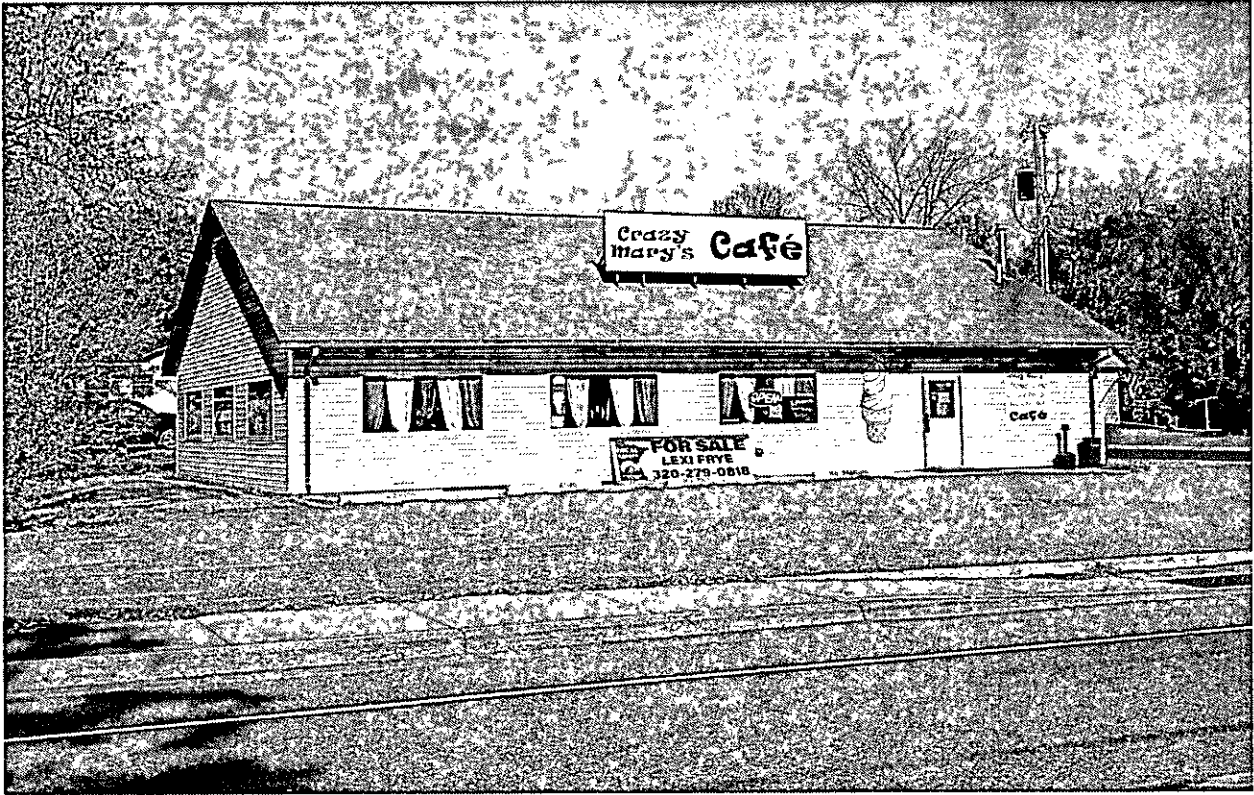
## O. Business Community

The following photographs detail the inventory of current businesses operating with a storefront in Finlayson. This is not an all-inclusive list. The intention is to provide a “snapshot” of the mix of businesses in the community and the physical attributes to the structures and their locations at the time of the publication of this document. Along with the businesses, a co-located United States Post Office and City Hall, Finlayson Giese Community Center, and Municipal Bar and Liquor Store and adjacent Finlayson Fire Department round out the small diverse commercial area of the city.









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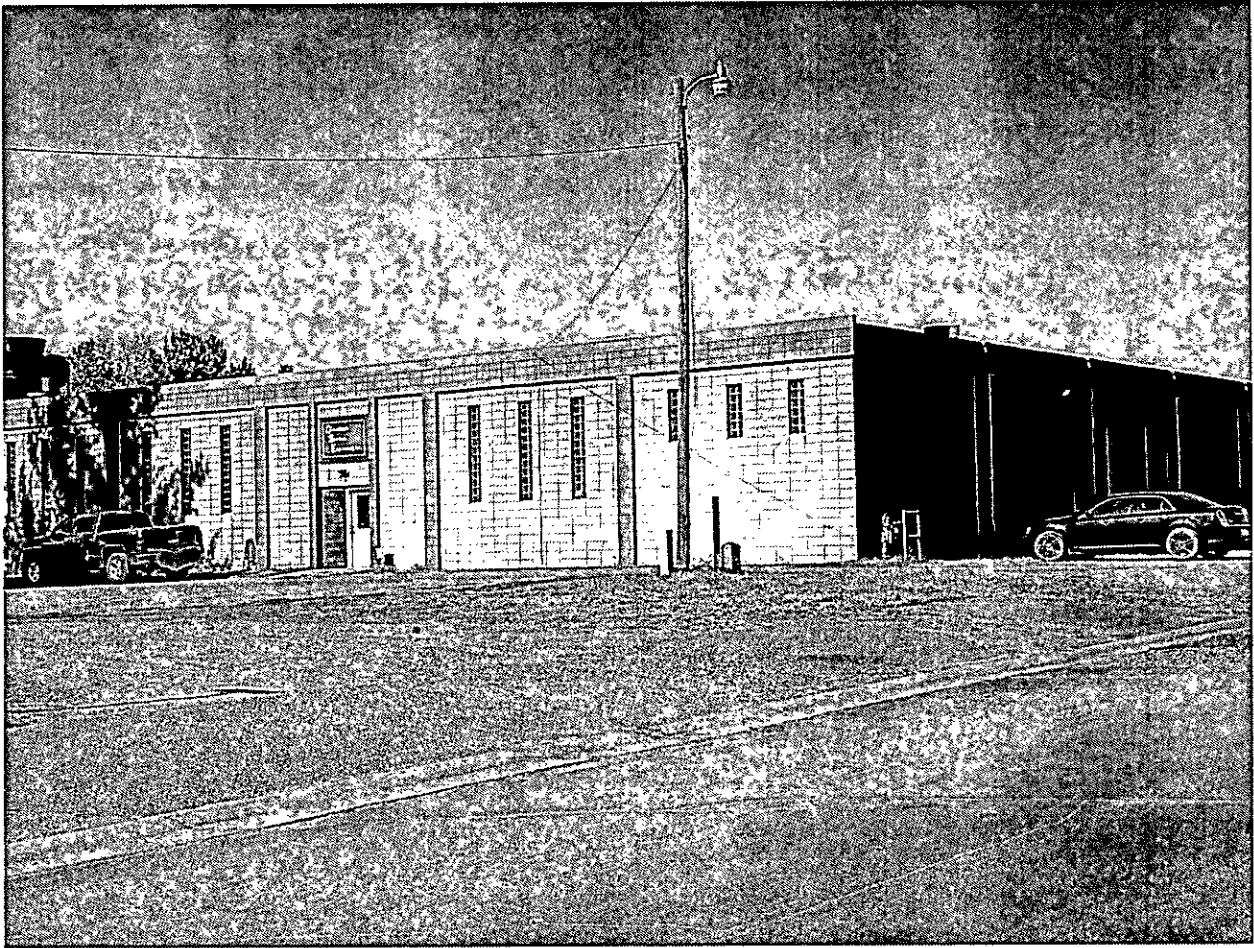
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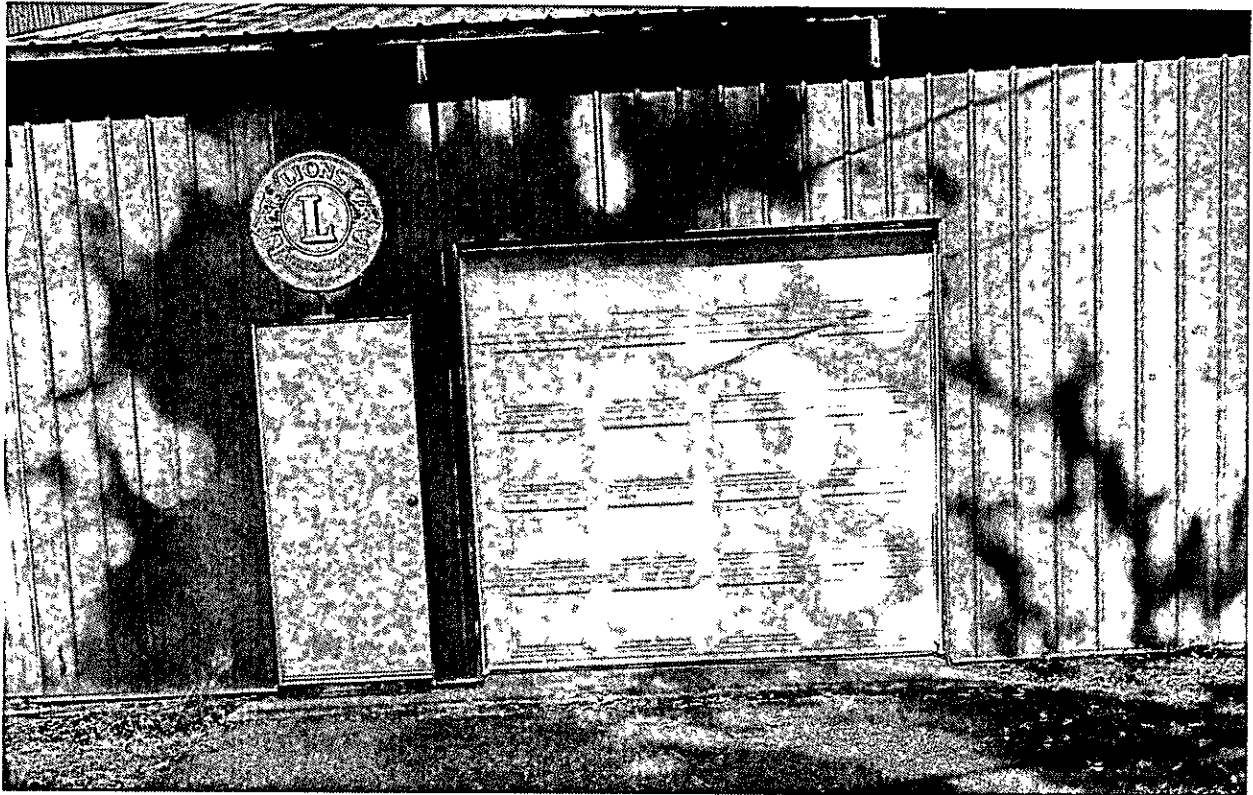
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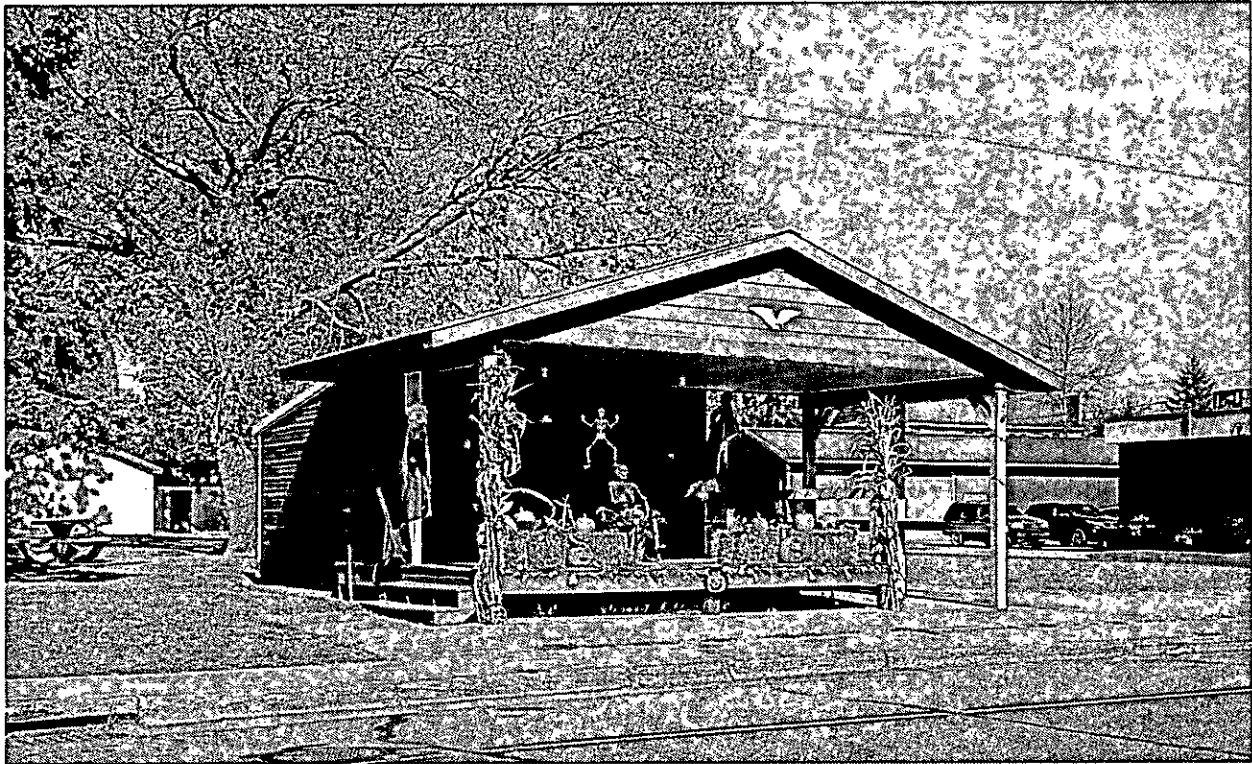
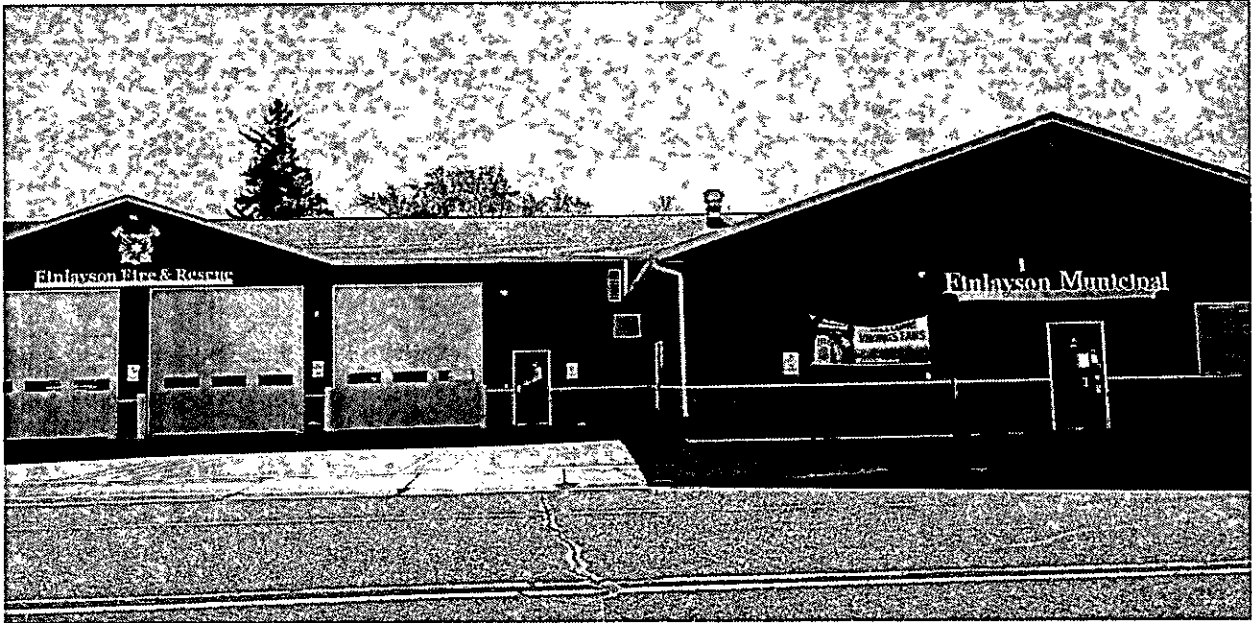


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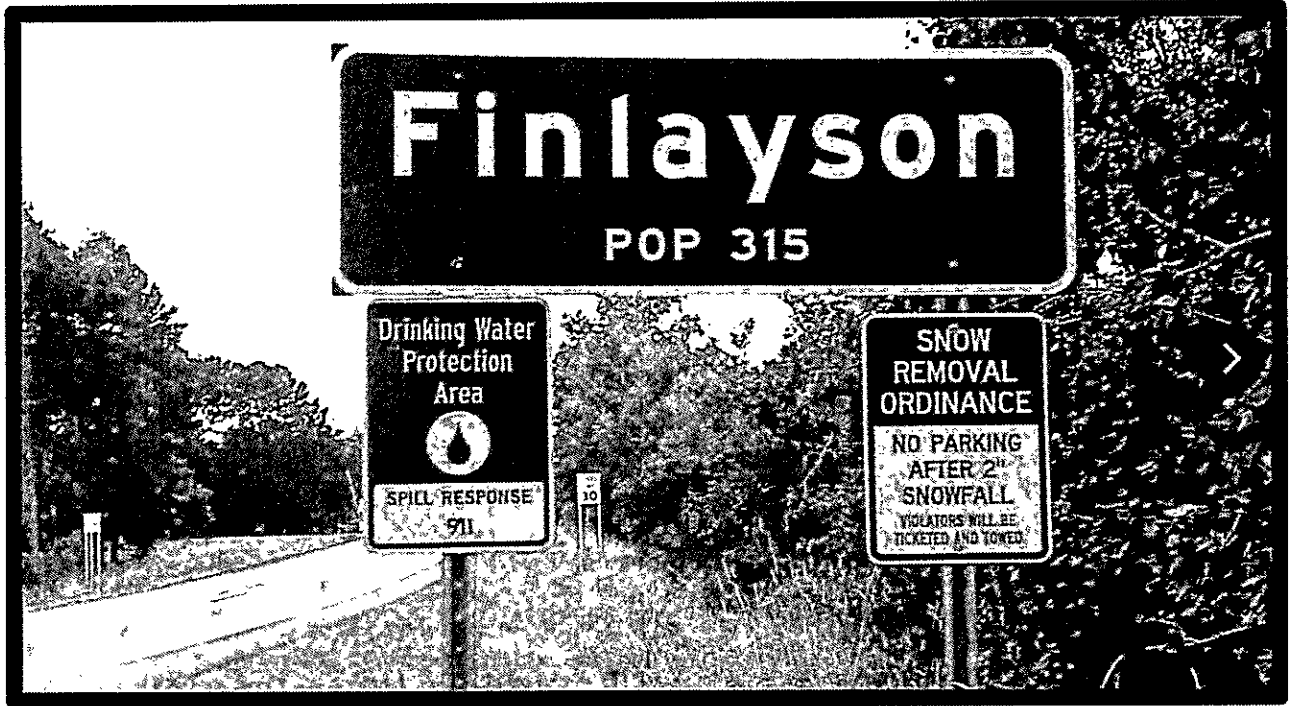
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# GOALS & POLICIES

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### III. 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 and zoning 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 and Zoning Commission has developed a list of goals that in a general yet achievable way address identified issues in the City, 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.

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**GENERAL GOALS** apply to all zoning areas throughout the city.

**Goal 1:**

Sustain local control of land use policy and its 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.
- c) Develop public information materials to further land use goals and promote the existing community character.
- d) Strive for consistent enforcement of laws and ordinances.
- e) Provide that land use and development decisions are made with the written advice of the city and with full opportunity for public participation.

**Goal 2:**

Establish clustering (developing closely together) land use groupings that share similar service and access requirements that will result in the more efficient use of land.

**Policies:**

- a) Work with owners of the existing non-conforming properties to make them consistent with current zoning regulations or to relocate them to more appropriate sites.

- b) Require all properties to obtain a permit and site plan (a plan of a development or parcel detailing information such as setbacks, parking, lighting, screening, etc., consistent with current zoning regulations) approval before allowing a new use to begin.
- c) Accompany any intensification of land use activity and development with appropriate and corresponding increases in related support and service facilities.
- d) Prevent undue scattering of commercial, industrial, and residential development.

**Goal 3:**

Develop or redevelop properties that utilize 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 neighborhood characteristics, in terms of quality, density, building height, placement, scale, and architectural character according to current zoning regulations.
- b) Encourage “in-fill” development to occur on vacant or underutilized land within the city’s boundaries.

**Goal 4:**

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 (examples: lot coverage, height and setback restrictions, minimum lot sizes), and intensity—the type of use allowed on a property (examples: industrial, residential, commercial) standards for the city.
- b) Review and update design and performance standards.
- c) Review and update processes for all zoning uses as well as conditional uses.
- d) Develop a Capital Improvements Plan (a plan that delineates capital improvements in the city over a specified period of time, which includes for example, sewer/water infrastructure improvements, new community-owned properties) to maintain community facilities and identify areas of improvement.

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**ADMINISTRATIVE GOALS** relate to management of city services and facilities.

**Goal 1:**

Continue to be a full-service city.

**Policies:**

- a) Maintain all government buildings and structures at acceptable standards to serve as examples for public and private development. In case of reuses, analyze the need to maintain the closed facilities for future use.
- b) Stive for full utilization of investments in public facilities and services prior to making new public investments
- c) Evaluate the needs for acquisition of property by the city for future use.

**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 public hearings that provide a public forum on city development.

**INTERGOVERNMENTAL GOALS** relate to the entire community and involve relationships and communication with surrounding jurisdictions, i.e. county 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) Uniformly locate easements for utility systems, provide easy access for maintenance and repair service vehicles and allow for minimal disruption of other activities or areas.
- c) Plan and anticipate long-range future needs with surrounding jurisdictions to formalize current and/or new developments.

**Goal 2:**

Collaborate with other governmental jurisdictions concerning infrastructure planning and development.

**Policies:**

- a) Maintain a compatible working relationship and open communications with neighboring jurisdictions.
- b) Work with surrounding jurisdictions and Pine County to jointly plan and coordinate land uses where the jurisdictions border.

**TRANSPORTATION GOALS** relate to the entire community that involve developing and maintaining systems that move people and goods. This includes both road and off-road structures and their amenities for vehicular traffic, bicyclists, wheelchair users, pedestrians, and others.

**Goal:**

Preserve and enhance the quality of roads in the city.

**Policies:**

- a) Create a long-term street maintenance and construction program.
- b) When possible, install curb and gutter on every street in the community.
- c) To protect the existing transportation system, institute, according to existing zoning requirements 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 MnDOT 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 of repairing and restoring those roads.
- g) Establish a process for annual review and maintenance for city roadways, that may include allocation of funds for the annual maintenance of city roadways in conjunction with Capital Improvement Plans.

## **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 city and establish a phased program to improve hazardous and poorly designed intersections and access points to increase the safety to both motorized and non-motorized traffic.
- b) Design roadways in the city 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 necessary facilities for other traffic modes.
- d) Develop all additional elements of the street system (sidewalk, lighting, landscaping, etc.) adhering to design and construction standards, giving due consideration to abutting land uses and overall transportation goals and policies.
- e) Coordinate street improvements with adjacent townships, county, and state agencies.
- f) Support development of paths and trails for pedestrians and bicyclists.

### **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.

#### **Policies:**

- a) Require minimum setbacks for the centerline of streets, through zoning and subdivision.
- 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 permitting for excavation in the road right-of-way.
- e) Require the removal of all hazards from the road right-of-way, including but not limited to junk and debris.

### **Goal 4:**

Design roadways to reduce traffic conflicts.

#### **Policies:**

- a) Study ways to improve access for all modes of transportation.
- b) Require right angle intersections whenever possible to avoid hazards and odd-shaped lots.
- c) Connect local streets in developing areas to the existing local network and reflect its character and design.

**COMMERCIAL & INDUSTRIAL GOALS** relate to those areas of community where commercial or industrial 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 stable full-time employment.
- c) Strengthen and maintain a diverse retail base through the support of the city council and other community stakeholders.
- d) Promote and encourage environmentally sound commercial and industrial development through design standards and good site planning.
- e) Work with other county, city, and local community organizations to provide and enhance special area events and attractions.
- f) Restrict industrial development according to city zoning standards.

## **Goal 2:**

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

### **Policies:**

- a) Retain and attract additional business activity 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 parking for commercial and industrial 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 expansion, reinvestment, and rehabilitation in the community.
- e) Encourage local business people to become involved in the planning process.
- 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 building maintenance codes 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 commercial and industrial 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 and industrial development, both existing and future, to develop and expand in areas designed as suitable for commercial growth.
- c) Encourage all commercial developments to be on public sewer and water.

**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 commercial and industrial development.
- b) Require commercial and industrial development to utilize signage, landscaping, berming, screening, sound, odor, or other controls through its zoning ordinances to protect adjacent areas from adverse impact by commercial and industrial issues.

**RESIDENTIAL GOALS** relate to areas of the community where single-family homes exist, usually on smaller, in-town lots services by municipal sewer/water.

**GOAL 1:**

Encourage housing in a manner consistent with the city's land use goals.

**Policies:**

- a) The city will consider alternative housing types.
- b) The city will encourage in-fill development (development that occurs in vacant lots existing between already developed lots) and renovation of existing homes.

**GOAL 2:**

Work to improve substandard housing.

**Policies:**

- a) The city will encourage quality housing for its residents by creating minimum standards for dwellings such as zoning regulations.
- 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 enhance 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 enhance the health, safety, and welfare of the community.
- b) The city will give high priority to maintaining, improving, and providing public services such as utilities, streets, lighting, parks, etc. in established residential areas.

**GOAL 4:**

Assure the development or redevelopment of substandard properties in a manner that 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.

**GOAL 5:**

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 of the city's existing neighborhoods can be maintained and enhanced.
- b) Encourage well-designed residential subdivisions and 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.
- e) Follow existing subdivision ordinances and procedures.

**GOAL 6:**

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** goals relate to areas of the community where multi-family housing exists, served by municipal sewer and water. Multi-family housing includes duplexes, apartment houses, condominiums, etc.

**GOAL 1:**

Encourage housing of various types in a manner consistent with the city's land use goals.

**Policies:**

- a) The city will encourage alternative housing types consistent with ordinances.

**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.

**Policies:**

- a) Permit high-density housing only where direct access is available to streets or highways capable of carrying the traffic that these higher densities generate.
- b) Match land use intensity with adequate infrastructure.
- c) Promote efficient use of land by establishing minimum as well as maximum density requirements for high-density residential areas.

**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.

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**RURAL RESIDENTIAL GOALS** relate to areas of the city 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) Development is limited to single-family homes in those areas designated as rural residential. Locate higher-density (such as apartments, condominiums, etc.) residential developments in areas adjacent to moderate developments.
- b) Encourage land uses consistent with the rural character of the rural residential zone.

**GOAL 2:**

To identify suitable areas where development will be allowed. Establish land uses and development patterns appropriate to the level of services and facilities.

**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.
- 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.

- 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.

**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.

**HISTORIC PRESERVATION GOALS** relate to structures, areas, and artifacts that are considered historically, archeologically, architecturally, or culturally important to the rituals and events in the city.

**GOAL 1:**

Preserve, protect, enhance, and support the historic, archeological, architectural, and cultural resources within the city.

**Policies:**

- a) Ensure that the city's land use, housing, transportation, and economic development policies are consistent with and facilitate history preservation.
- b) The character of historic buildings shall be protected from encroachment or incompatible uses.
- c) Preservation planning shall be integrated with other city planning, such as zoning, economic development, public works, and due consideration to Americans with Disabilities Act (ADA) and other public safety requirements.
- d) The city may develop regulations to preserve the integrity of contributing historic buildings and ensure new construction is compatible with historic buildings.
- e) The city will partner with community organizations to develop a comprehensive, city-wide assets inventory that identifies all historical, archeological, architectural, and cultural resources, and the results will be made available to city officials and the general public.

**GOAL 2:**

The city supports programs that increase public and private involvement in the preservation, protection, enhancement, and support of historic, archeological, architectural, and cultural resources.

**Policies:**

- a) The city will work with for-profit and not-for-profit organizations to help defray the cost of preserving historic, archaeological, architectural, and cultural 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 regarding the preservation of historic, archeologic, architectural, and cultural 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.

**PARKS AND OPEN SPACES 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) Define, 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 new and existing parks, open spaces, and trail facilities with due consideration to Americans with Disabilities Act (ADA) requirements.
- d) Actively solicit citizen participation in planning and maintaining the existing recreation system and future recreational needs.
- e) Utilize collected park funding to develop, maintain, and acquire parks and open spaces.

**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 meetings that provide a public forum for parks and open space development.

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**ENVIRONMENT AND NATURAL RESOURCES GOALS** relate to the entire community and all zoning areas that focus the environment including air, water, soil, wetlands, recycling, scenic areas, drainage, and ground water areas, etc.

**GOAL 1:**

To protect and preserve the natural resources of the city.

**Policies:**

- a) Encourage all areas of development to be served by public facilities.
- b) Promote sedimentation and erosion control techniques during development and redevelopment projects.
- c) Promote and management of storm water runoff in accordance with local and state requirements.

**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 groundwater 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 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 groundwater 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 resource of the area.
- c) Protect surface water by preserving shorelands, wetlands, water bodies, floodplains, streams, and rivers.
- d) Natural drainage systems and groundwater 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.

**AGRICULTURAL GOALS** apply to areas of the community that are engaged in farming, farming-related activities, including raising crops, raising livestock, in some cases hobby farms, gravel, and similar resources, etc.

**GOAL 1:**

To preserve the rural character of the city.

**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 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 limitations row crops, fruit and berry crops, nurseries, pasture lands, etc.).

#### **Policies:**

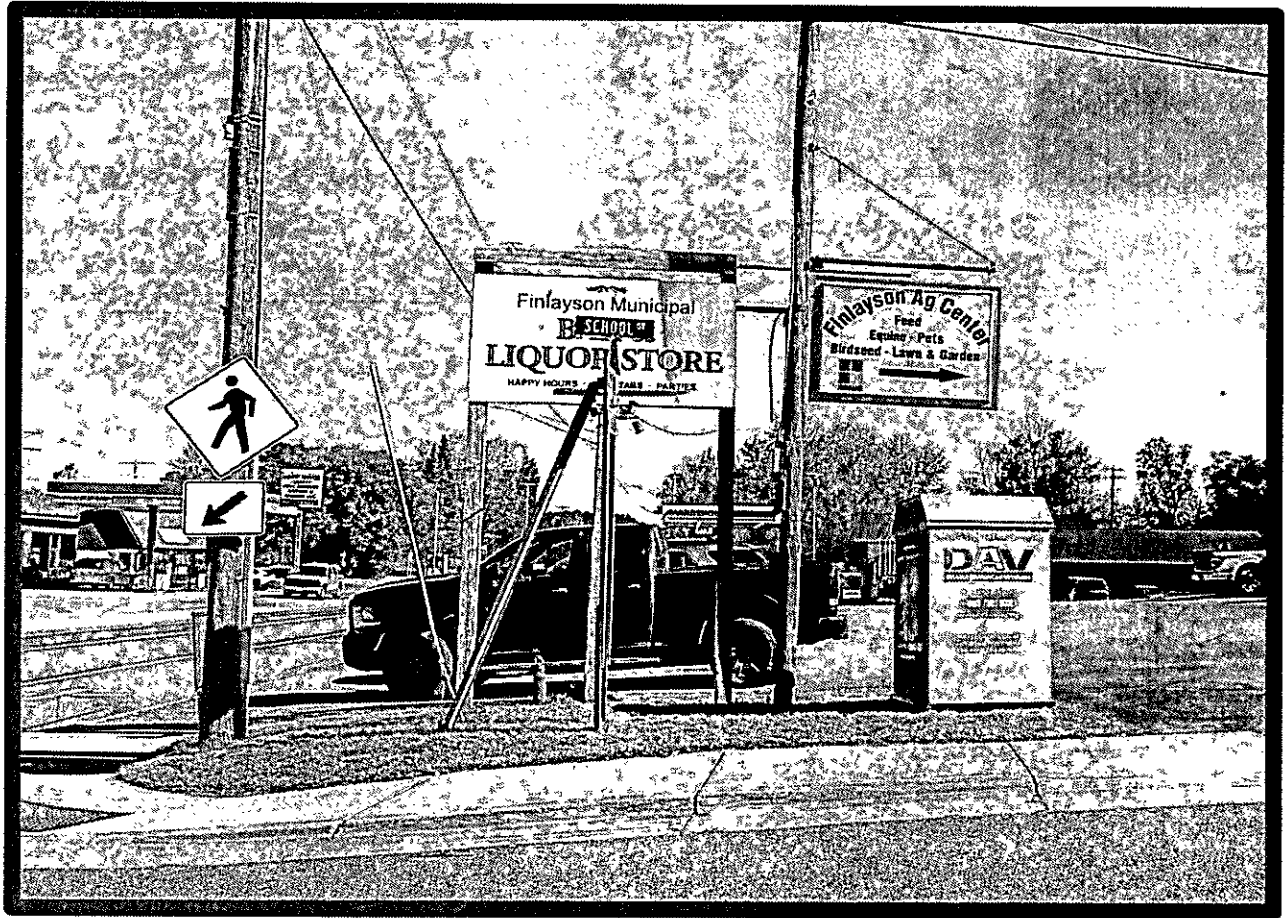
- a) Discourage high-density feedlots.
- b) Encourage community supported agriculture and other forms of affordable agriculture.

### **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.



# IMPLEMENTATION

## IV. IMPLEMENTATION

The comprehensive plan creates a vision for the City of Finlayson and guides land use and infrastructure improvements so that the City can meet the needs of the community in the future. The vision of the plan can only be realized if the plan is used. Tools to implement the plan will vary in that some will be reactive, such as zoning and subdivision ordinances that guide private developments, and others will be proactive, such as a Capital Improvement Plan (CIP) for undertaking public improvement projects.

City zoning codes regulate land use to promote the health, safety, order, convenience, and general welfare of all citizens. They regulate location, size, use and height of buildings, the arrangement of buildings on lots, and the density of population within the City. The City's zoning districts should effectively guide development in the City.

Zoning ordinances should be in compliance with the comprehensive plan. Any change in the community vision as a result of comprehensive plan updates should also be incorporated into the zoning ordinance. To ensure compliance with this 2025 Comprehensive Plan, the current zoning ordinances will need to be reviewed for compatibility.

Capital improvement projects are major projects that benefit the City, including the construction or reconstruction of roads and sidewalks, sewer and water utilities, trails, and park and recreation facilities, as well as the purchase of new or replacement equipment and buildings. A capital improvements program (CIP) is a budgeting plan which lists future years of needed capital improvements, their order of priority, and means of financing. The City of Finlayson may wish to establish a CIP.

To keep the comprehensive plan current, it may be necessary to make amendments from time to time. As a foundational document guiding development, most amendments should occur through a comprehensive effort to address changes to the community over time.

The provisions of the zoning ordinance will be maintained and preserved through the term of the comprehensive plan, unless formally amended. Amendments to the local zoning ordinance will be consistent with the comprehensive plan.

DRAFT 10.27.25

## V. APPENDIX

Appendix A: Community Survey and Results

Appendix B: Pine County Demographics 2025

DRAFT 10.27.25



Dear City of Finlayson Resident or Property Owner,

In 2004 the City of Finlayson developed a comprehensive plan that exists today. A comprehensive plan serves as a foundation for decision-making for the city and its residents. It offers direction for future investments and helps decision makers evaluate opportunities and challenges related to long-term goals.

As with anything, it is good to revisit work and revise as necessary. Through a Blandin Foundation grant, the City of Finlayson is currently undertaking the work of updating the 2004 City of Finlayson Comprehensive Plan. As part of the updating of the 2004 document, we are asking Finlayson's residents and property owners to share information about the community as they see it.

Part of this discovery includes this survey. Your input is a valuable part of this process, and we're asking for your help by completing the enclosed survey, to be returned by December 31, 2024. Survey results will be held confidentially, with responses compiled by the East Central Regional Development Commission at 100 Park Street South in Mora who is assisting the city with the comprehensive plan update.

The City of Finlayson encourages you to stay up to date by participating in future comprehensive plan update events hosted by the city, and by following our progress at [www.finlayson.gov](http://www.finlayson.gov)

Thank you for your support in this effort!

City of Finlayson Mayor and Planning and Zoning Commission

Dave Arceche  
Nathaniel Konkel  
Marge Hauger  
Dennis R. Schubert  
Nancy Schubert  
Dennis Gitchink

roy  
Janet  
Josette Kocks

## 2024 City of Finlayson Resident & Property Owner Survey

<b>1. Do you live within the city limits of Finlayson, Minnesota? Please check one.</b>	<input type="checkbox"/> YES <input type="checkbox"/> NO								
<b>2. If you answered YES to #1, how long have you lived in Finlayson? Please check one.</b>	<input type="checkbox"/> Less than 1 year <input type="checkbox"/> 1-5 years <input type="checkbox"/> 6-10 years <input type="checkbox"/> 11-20 years <input type="checkbox"/> 21+ years								
<b>3. If you answered YES to #1, do you rent or own your home? Please check one.</b>	<input type="checkbox"/> Rent <input type="checkbox"/> Own								
<b>4. If you answered NO to #1, where do you live?</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; padding: 2px;">Township</td> <td style="padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;">City</td> <td style="padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;">County</td> <td style="padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;">State</td> <td style="padding: 2px;"></td> </tr> </table>	Township		City		County		State	
Township									
City									
County									
State									
<b>5. The City of Finlayson should promote business/commercial growth. Please check one.</b>	<input type="checkbox"/> Agree <input type="checkbox"/> Don't Care <input type="checkbox"/> Disagree								

<p>6. The City of Finlayson should promote manufacturing/industrial growth. Please check one.</p>	<p><input type="checkbox"/> Agree  <input type="checkbox"/> Don't Care  <input type="checkbox"/> Disagree</p>
<p>7. The City of Finlayson should promote residential development. Please check one.</p>	<p><input type="checkbox"/> Agree  <input type="checkbox"/> Don't Care  <input type="checkbox"/> Disagree</p>
<p>8. What would be your priorities for new land use or development? Please check your top three priorities.</p>	<p><input type="checkbox"/> More single-family homes  <input type="checkbox"/> More multi-family homes  <input type="checkbox"/> Park &amp; recreation space  <input type="checkbox"/> More walk/bike amenities  <input type="checkbox"/> Downtown renewal  <input type="checkbox"/> Reduce blight  <input type="checkbox"/> More industry &amp; commerce  <input type="checkbox"/> Other _____</p>
<p>9. To pay for future public improvements, which methods do you prefer? Please check as many as you prefer.</p>	<p><input type="checkbox"/> Property Taxes  <input type="checkbox"/> Property Assessments  <input type="checkbox"/> User Fees  <input type="checkbox"/> Public/Private Partnerships  <input type="checkbox"/> Grants  <input type="checkbox"/> Other _____</p>
<p>10. In the past few years which statement best describes Finlayson. Please check one.</p>	<p><input type="checkbox"/> It is mostly the same community it's always been.  <input type="checkbox"/> It has changed to be less than it was in the past.  <input type="checkbox"/> It has changed to be more than it was in the past.</p>

**11. What kind of Finlayson do you want to see 10 years from now?**  
Please check the number on the scale of 1 to 5, where 1 is not important and 5 is high importance.

a. Well-maintained property	__ 1 __ 2 __ 3 __ 4 __ 5
b. Expansion of businesses	__ 1 __ 2 __ 3 __ 4 __ 5
c. A road network that includes improved walk and bike access to homes, shops, schools, and parks	__ 1 __ 2 __ 3 __ 4 __ 5
d. Being able to work in Finlayson	__ 1 __ 2 __ 3 __ 4 __ 5
e. Maintain the small-town atmosphere	__ 1 __ 2 __ 3 __ 4 __ 5
f. Improvements to streets and sidewalks	__ 1 __ 2 __ 3 __ 4 __ 5
g. Expansion or updates to utilities (Examples: sewer, water, street lights, broadband internet, etc.)	__ 1 __ 2 __ 3 __ 4 __ 5
h. Childcare availability in Finlayson	__ 1 __ 2 __ 3 __ 4 __ 5

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**12. Share thoughts that have not been covered in a previous question.**

**13. What would you like to see changed about Finlayson?**



**14. What do you like best about Finlayson?**

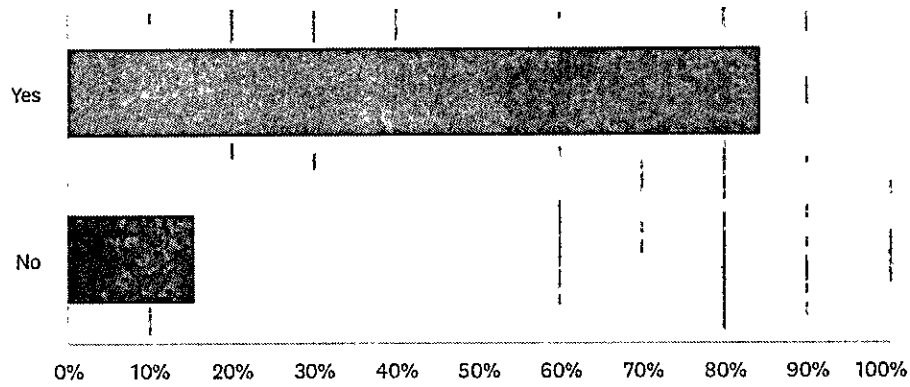
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***Thank you for taking time to complete the survey!***

***Please use the stamped addressed envelope to return the survey.***

### Q1 Do you live within the city limits of Finlayson, Minnesota?

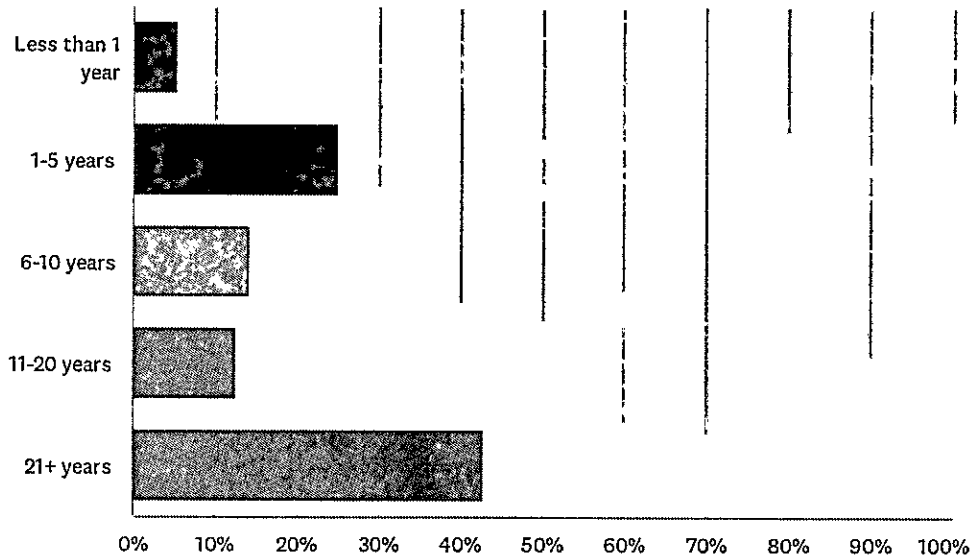
Answered: 64 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	84.38%	54
No	15.63%	10
TOTAL		64

Q2 If yes to #1, how long have you lived in Finlayson? Please select one:

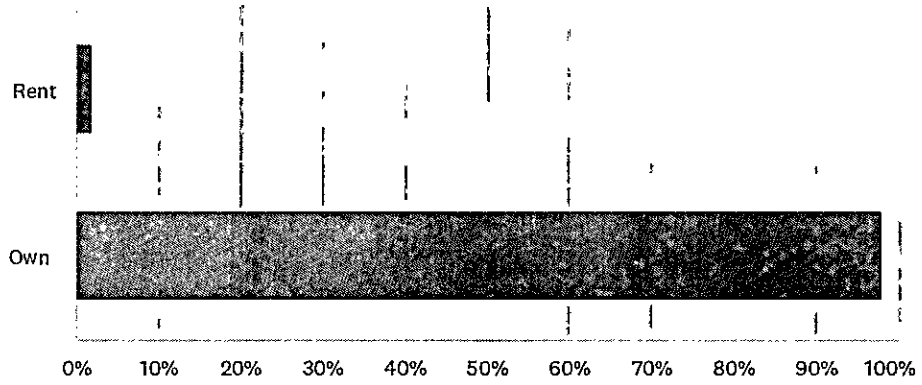
Answered: 56 Skipped: 8



ANSWER CHOICES	RESPONSES	
Less than 1 year	5.36%	3
1-5 years	25.00%	14
6-10 years	14.29%	8
11-20 years	12.50%	7
21+ years	42.86%	24
<b>TOTAL</b>		<b>56</b>

Q3 If you answered YES to #1, do you rent or own your home? Please circle one.

Answered: 55 Skipped: 9



ANSWER CHOICES	RESPONSES
Rent	1.82% 1
Own	98.18% 54
TOTAL	55

## Q4 If you answered No to #1, where do you live?

Answered: 10 Skipped: 54

ANSWER CHOICES	RESPONSES	
Township	40.00%	4
City	90.00%	9
County	70.00%	7
State	90.00%	9

### Townships

1. Pine Lake
2. Pine Lake
3. Partridge
4. Finlayson

### Cities

1. St. Paul
2. St. Paul
3. Shoreview
4. Finlayson
5. Finlayson
6. Finlayson
7. Eaton
8. Braham
9. Askov

### Counties

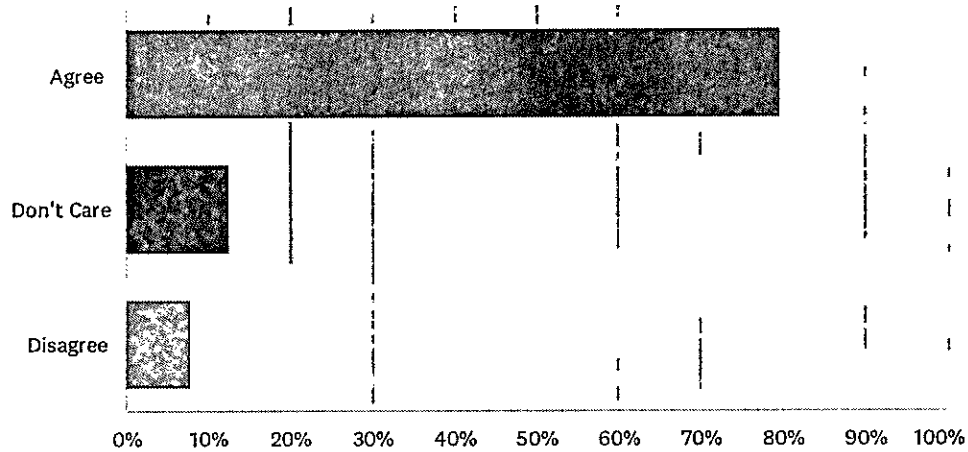
1. Ramsey
2. Pine
3. Pine
4. Pine
5. N/A
6. Pine
7. Isanti

### States

1. Ohio
2. MN
3. MN
4. MN
5. MN
6. MN
7. MN
8. MN
9. MN

**Q5 The City of Finlayson should promote manufacturing/industrial growth.  
Please circle one.**

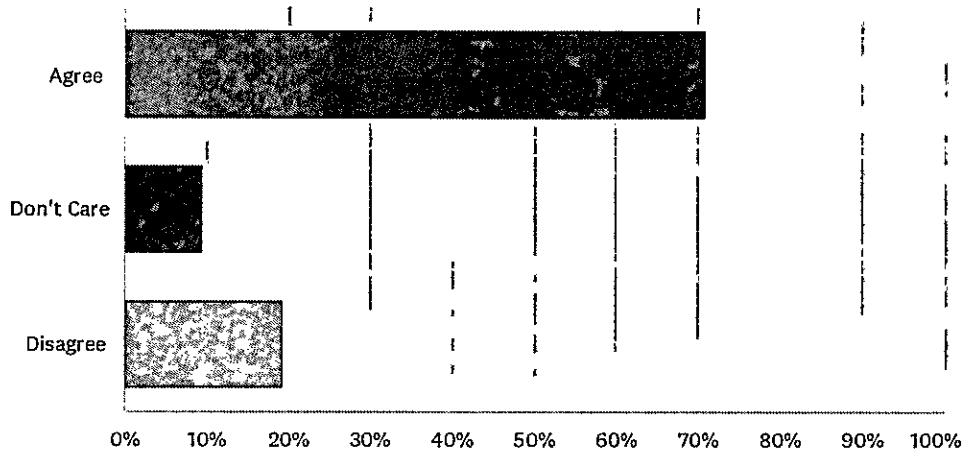
Answered: 64 Skipped: 0



ANSWER CHOICES	RESPONSES
Agree	79.69% 51
Don't Care	12.50% 8
Disagree	7.81% 5
<b>TOTAL</b>	<b>64</b>

**Q6 The City of Finlayson should promote business/commercial growth?  
Please circle one.**

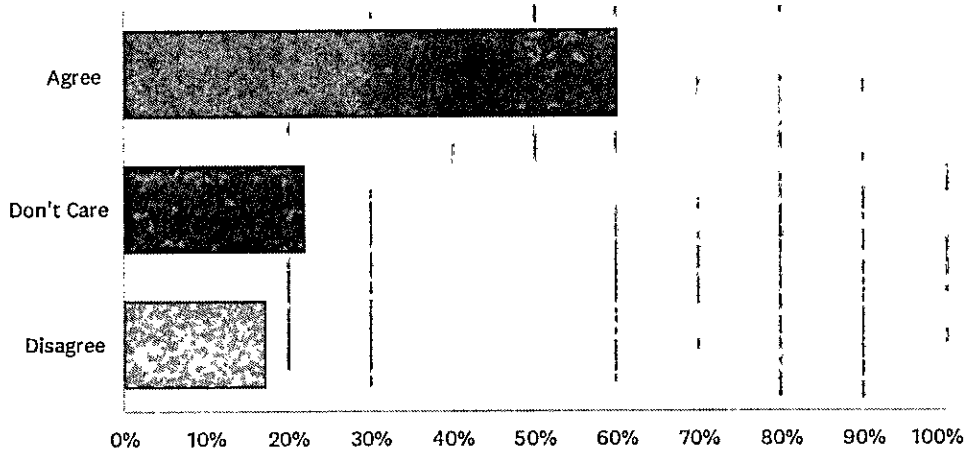
Answered: 62 Skipped: 2



ANSWER CHOICES	RESPONSES	
Agree	70.97%	44
Don't Care	9.68%	6
Disagree	19.35%	12
<b>TOTAL</b>		<b>62</b>

### Q7 The City of Finlayson should promote residential development.

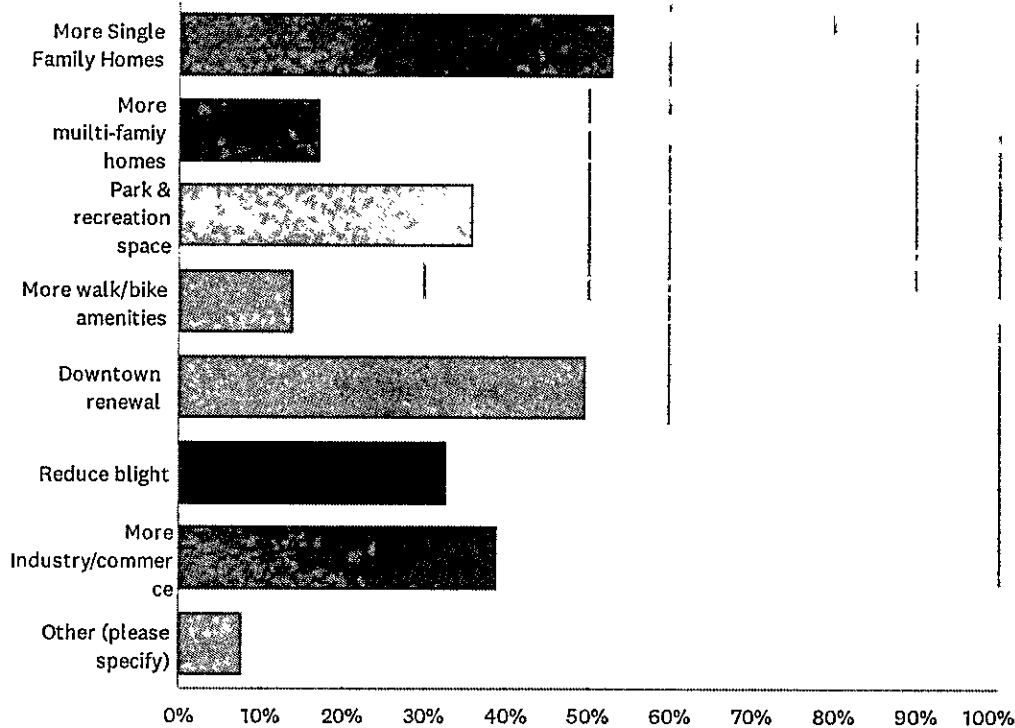
Answered: 63 Skipped: 1



ANSWER CHOICES	RESPONSES	
Agree	60.32%	38
Don't Care	22.22%	14
Disagree	17.46%	11
TOTAL		63

**Q8 What would be your priorities for new land use or development? Circle your top three priorities.**

Answered: 64 Skipped: 0



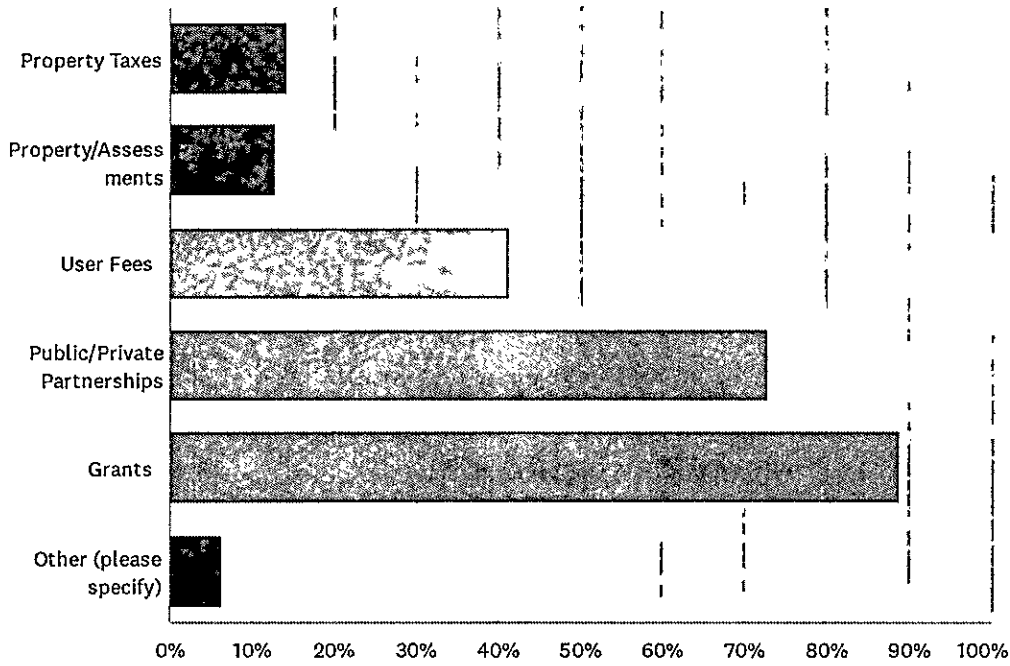
ANSWER CHOICES	RESPONSES
More Single Family Homes	53.13% 34
More multi-famiy homes	17.19% 11
Park & recreation space	35.94% 23
More walk/bike amenities	14.06% 9
Downtown renewal	50.00% 32
Reduce blight	32.81% 21
More Industry/commerce	39.06% 25
Other (please specify)	7.81% 5
<b>Total Respondents: 64</b>	

**Other**

1. Parks/recreation space - Preserve natural resources while developing as needed elsewhere
2. natural nature
3. N/A
4. Take out falling down structures (Creamery), Sandstone BP now Casey's, junk yards w/too many vehicles??? next to it. Idk
5. Business

**Q9 To pay for future public improvements, which methods do you prefer.  
Check as many as you prefer:**

Answered: 63 Skipped: 1



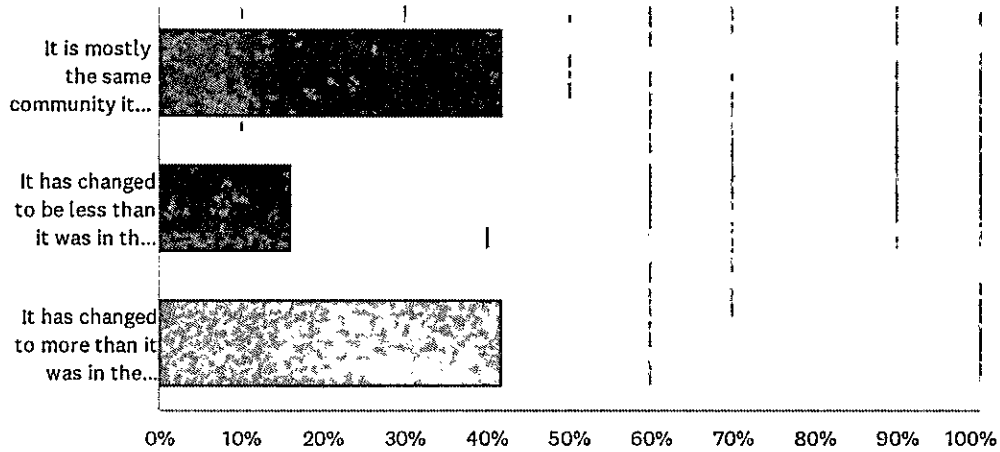
ANSWER CHOICES	RESPONSES
Property Taxes	14.29% 9
Property/Assessments	12.70% 8
User Fees	41.27% 26
Public/Private Partnerships	73.02% 46
Grants	88.89% 56
Other (please specify)	6.35% 4
<b>Total Respondents: 63</b>	

**Other**

1. Taxes, if there are extra funds in the budget
2. PRIVATE Partnerships - NO property assessments
3. Not sure
4. Fundraisers

**Q10 In the past few years which statement best describes Finlayson.  
Choose one.**

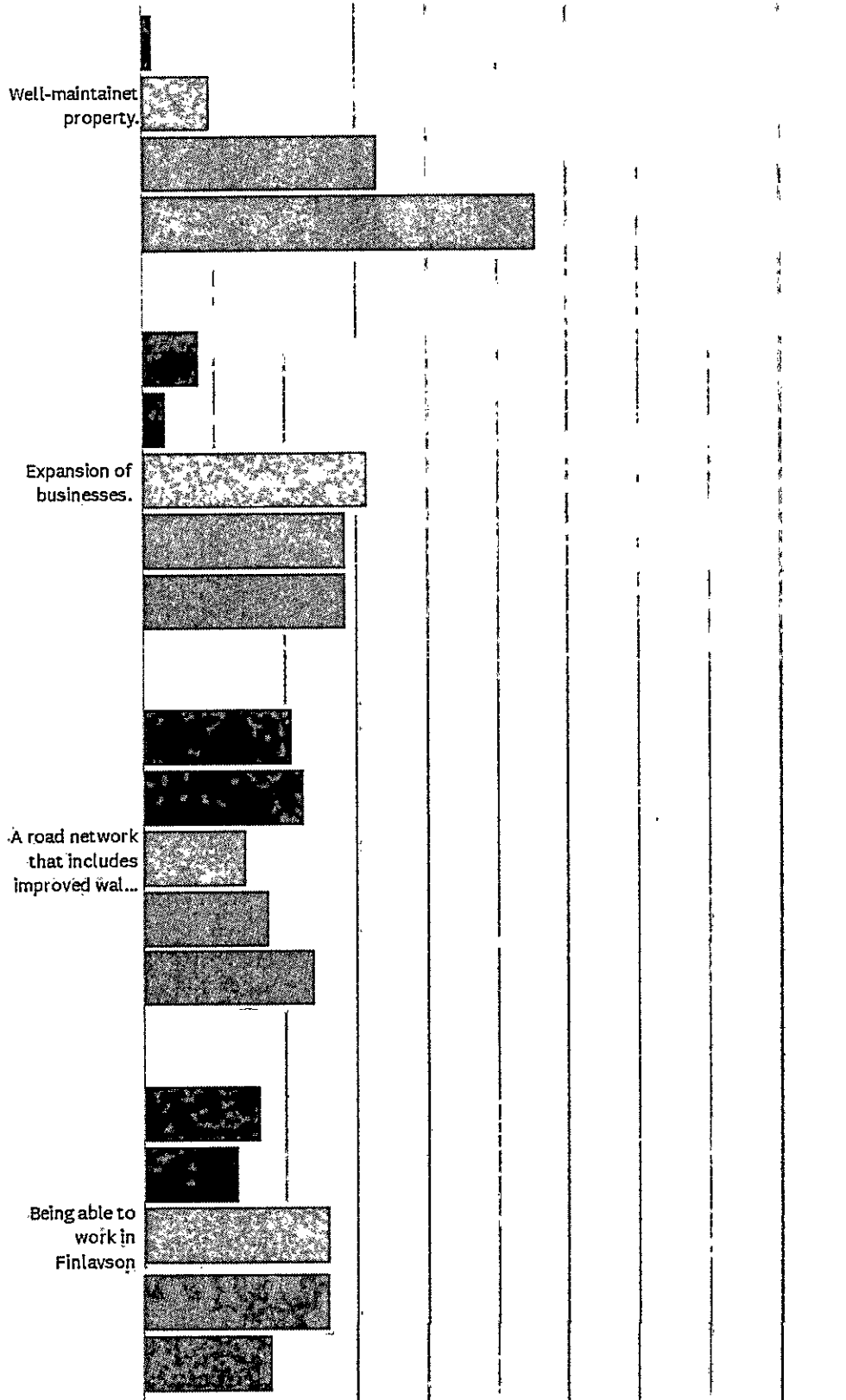
Answered: 62 Skipped: 2



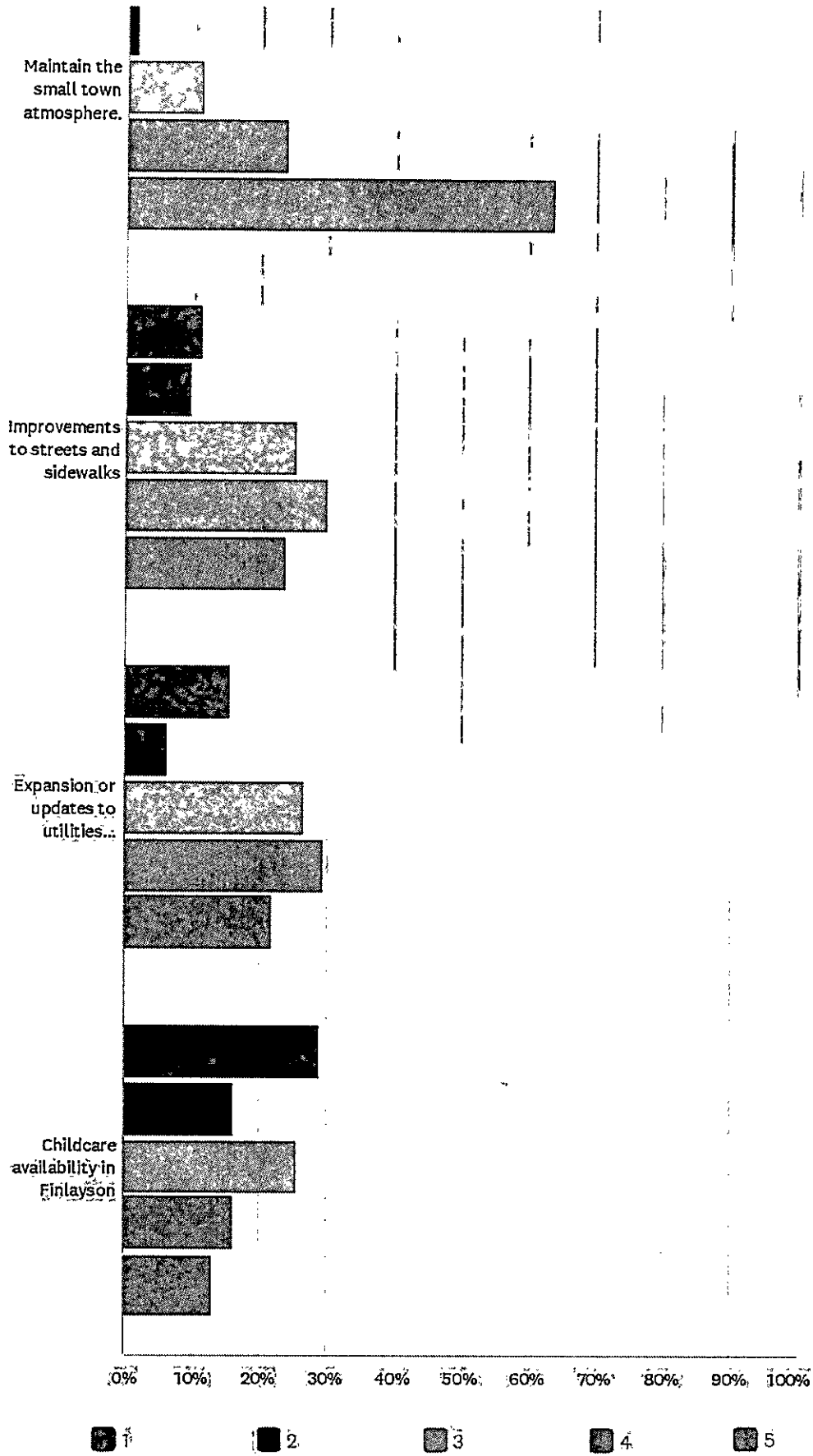
ANSWER CHOICES	RESPONSES	
It is mostly the same community it's always been.	41.94%	26
It has changed to be less than it was in the past.	16.13%	10
It has changed to more than it was in the past.	41.94%	26
<b>TOTAL</b>		<b>62</b>

# Q11 What kind of Finlayson do you want to see ten years from now? One being low and 5 being high.

Answered: 64 Skipped: 0



2024 City of Finlayson Comprehensive Plan Community Survey



2024 City of Finlayson Comprehensive Plan Community Survey

	1	2	3	4	5	TOTAL	WEIGHTED AVERAGE
Well-maintained property.	0.00% 0	1.59% 1	9.52% 6	33.33% 21	55.56% 35	63	4.43
Expansion of businesses.	7.94% 5	3.17% 2	31.75% 20	28.57% 18	28.57% 18	63	3.67
A road network that includes improved walk and bike access to homes, shops, school and parks.	20.97% 13	22.58% 14	14.52% 9	17.74% 11	24.19% 15	62	3.02
Being able to work in Finlayson	16.39% 10	13.11% 8	26.23% 16	26.23% 16	18.03% 11	61	3.16
Maintain the small town atmosphere.	0.00% 0	1.59% 1	11.11% 7	23.81% 15	63.49% 40	63	4.49
Improvements to streets and sidewalks	11.11% 7	9.52% 6	25.40% 16	30.16% 19	23.81% 15	63	3.46
Expansion or updates to utilities (Examples: sewer, water, street lights, broadband internet, etc.)	15.63% 10	6.25% 4	26.56% 17	29.69% 19	21.88% 14	64	3.36
Childcare availability in Finlayson	29.03% 18	16.13% 10	25.81% 16	16.13% 10	12.90% 8	62	2.68

## Q12 Share your thoughts that may not have been covered in previous questions.

Answered: 25 Skipped: 39

1. Would be nice to keep it as a small rural town. But with things so bad in the Twin Cities, that will change with all the moves coming out of there.
2. We want it to remain small.
3. Trash cans to handle litter, cigarette receptacles @ businesses, pave MacArthur Street - pot holes control & easy snow removal, invite potential businesses to Finlayson.
4. Stop building houses, they all look alike. Only 1 person can build homes, other are not allowed to.
5. Speed, need of Pine County Police Dept. to start picking these people up and ticket them a few times.
6. Rural roads need maintenance & upkeep. They are rough. Continue to take action on blight in city. Enforce ordinances for all.
7. Question 5. The City of Finlayson should promote small business family owned businesses, not industrial.
8. Q11 a. Residents do not need to be micromanaged. Q11 b. Where would business be able to expand?
9. Property owner; use land for deer hunting.
10. More paved roads on outer roads or perimeter of township.
11. Mail delivery to all residents in city limits, post office does not have the space to handle packages well.
12. Less petty small town politics.
13. Lack of amenities and businesses has likely been limiting to growth of the city. Few community events to draw people into the town. Community building and economic benefit have suffered. Blight in city limits of buildings/property and near town a detriment.
14. Keep state politics and metropolitan council (Minneapolis-St. Paul) out of Finlaysons decisions. Protect and promote July 4th.
15. Keep government regulations and ordinances to a minimum. We are a small town and do not need big city rules and regulations.
16. Is there a way to encourage the MN DNR to purchase the Fish Lake landing? It seems to be used publicly, though the Carrolls seem to prefer it not to be. I understand they do, however, encourage the sale. Thank you for reaching out for community/resident input on these matters!
17. Improvements and upgrades are great, but we also love that town the way it is mostly.
18. I'm opposed to any programs, mandates or plans that originate with the world economic forum, or UN (i.e. 1.5 minute cities) - anything with the word "sustainable" or "sanctuary". In the 50s my parents were materially involved in caring for refugees from SE Asia, but I oppose harboring illegals (a great thing for the community).
19. I appreciate that the ditches around Finlayson aren't rutted up from heavy wheeler traffic, as it is around Willow River & Sturgeon Lake. That helps it stay quieter in the summer time too.
20. Finlayson needs some marketing to attract new business and residents. Better outreach & inclusion of new residents would be helpful.
21. Finlayson is a very well maintained town "clean" compared to others in the area! We look forward to the celebration over the July 4th holiday! We now have a great maintenance person in Randy!
22. Don't let the rich & corrupt influence the town's status or make decisions. Don't know neighbors - and that's scary. They don't want to know me. Makes you questions people.
23. Council Board should meet with Sandstone City Council to figure out how they set up their administration and qualified for so many improvement grants and city maintenance stuff.

2024 City of Finlayson Comprehensive Plan Community Survey

24. Consult the developer of the old Sandstone school and see if their plan would work with the old Creamery building, to rehabilitate it to housing.
25. City upkeep, like curb, gutters & sidewalks, is not as good as when Eric was here - improvement needed!

## Q13 What would you like to see changed about Finlayson?

Answered: 42 Skipped: 22

1. Would like a composting site. Would be good for land improvements.
2. Transparent City Council & Mayor meetings. Elected officials working together and not for personal vendetta's which is going to cause people to move away.
3. The speed going through Finlayson is awful. A child or animal wouldn't have a chance.
4. The community is ran by people who have no history of the town. They do not want "young" people's input. We need a fancy coffee shop!
5. Some street improvements.
6. Some sort of outdoor park/things for kids to do or to go other than just a tennis court. Maybe expand the park and put bbq pits, some trees for shade, some benches to read and relax. I miss the old ice skating rink.
7. Same people can whatever they want, some people backed up by the town to do or say whatever they want without repercussions, certain people run the town.
8. Same as #12 and ... increase involvement in clubs, events, & volunteering.
9. Restaurant with more hours.
10. Removal of old Creamery
11. Promoting small businesses, there's not a lot of job opportunities in this town or surrounding towns, except outside of the muni - the muni shouldn't be the only thing going for this town.
12. Pickleball courts, dedicated dog park area, better dining options
13. Paved roads from Pine Lake Rd through Dixon Line along with signs for no large commercial trucks.
14. Pave Broadway Street! A more solid ownership with the dinner Crazy Mary's
15. Ordinance on control of cats and then enforce it.
16. More informed city council and mayor to make better decisions.
17. More family focused events. A bigger community center for events (current center is always so crowded).
18. More businesses in town for growth.
19. Might have a city cop.
20. Less housing and more industry & commerce like a supermarket. It is a pain driving miles for basic food items, for more of a tax base.
21. Less home development.
22. Improve the look and business options in downtown.
23. Improve access, expand business in town
24. I would love to see the snow hauled away rather than blown into a 10 ft pile in my yard. lol!
25. I would like the restaurant to have liquor. It would be nice to have a drink with a meal.
26. I think it's fine.
27. I like that it hasn't changed much since the 60s. I own the old gravel pit on the west end of Fish Lake that most people assume is public access. I have talked w/ the DNR about purchasing an acre to let them maintain it as an official access, but 2 years have gone by with no action. Would the city be interested in discussing annexing it for that purpose? Some use the area for a trash dump. It would be nice to see it fenced & managed for a small boat access. Past attempts to fence end in vandalism. Phone number and name listed on survey.
28. I am not sure if this is the place to mention it, but I do not like that the fire department charges for calls. It makes me nervous to call for assistance. The tax budget should be ample for them to be able to sustain.

2024 City of Finlayson Comprehensive Plan Community Survey

29. Have the town look inviting. Old fashion street lights. Friendly atmosphere here. 1st week living here we were to by workers in the gas station not to come back. Someone at the bar told us to leave and not come back. Took 4 visits to the bar to get served.
30. Front St needs to be resurfaced. It is falling apart.
31. Fix the laundromat. What a dive! More events.
32. Do more to promote bike tourism (not particularly motorcycle "bikes")
33. City Council, members, make decisions based on what's best for the City, not based on personal feelings toward people of the City.
34. Cars going through town fast and with poor mufflers.
35. Bring back 4th of July and St. Urho's Day to what they were in the past. Allow outside vendors.
36. Better planning for future needs of community. More businesses attracted to area. Ordinances better enforced.
37. Availability of public transportation.
38. Allow the building of a huge market rate apartment building with 1. underground parking 2. 2-Br, 1000 sq ft apartments 3. No rent subsidies based on income Engage the owners of 6481 & 6485 Front Street to purchase those properties for future parking for the muni.
39. Add a zoning administrator that knows all ordinances & applies them for all.
40. A restaurant that is open 7 days per wk. The City, takes in a considerable amount of money for July 4th parade which is getting worse every year. Put a little incentive and at least offer a prize for the best float. Also, one fire truck per town.
41. A grocery store.
42. (Crazy Mary's) Ran by the city - crazy hours & \$. Bathrooms added to Fish Lake & a trash can to contain messes by people who use the lake.

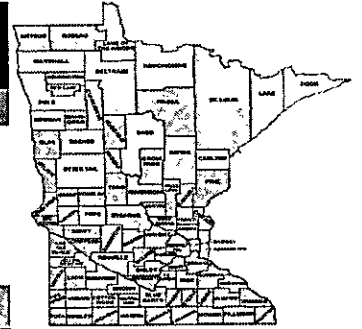
## Q14 What do you like best about Finlayson?

Answered: 48 Skipped: 16

1. We love living in a friendly small town where people are mostly left alone and not hassled by government. Also, love being surrounded by the beauty of rural Minnesota.
2. There doesn't seem to be a lot for young people which means we will probably lose young families. Used to be volleyball, baseball, PTO programs, etc. These have disappeared.
3. The people & small town atmosphere.
4. The people
5. Small, quiet community.
6. Small town, knowing most everyone.
7. Small town quiet @ night, dark & peaceful. \*I don't want strangers walking about @ all hours. A sleepy town is a safe town. A city that never sleeps is never a smart investment.
8. Small town living.
9. Small town feeling, feel safe.
10. Small town feel.
11. Small town feel and neighbors know each other.
12. Small town feel and community.
13. Small town feel
14. Small town charm.
15. Small town atmosphere.
16. Small town atmosphere.
17. Small town atmosphere where most people know each other.
18. Small town
19. Small town
20. Small town
21. Small population, local lakes.
22. Simplicity
23. Relatively safe/lack of crime. Natural area, parks, Munger trail, wildlife in close proximity.
24. Quiet town, clean looking, city council doesn't seem to ruin small town atmosphere by being too nosey, intrusive or harassing like the past.
25. Quiet small town - people who mind their own business.
26. Peace & quiet! Stress free! I down-sized when I moved to Finlayson.
27. Overall, we have a very clean, neat small town.
28. New homes growth. Small town friendliness. Most residents have clean property
29. Modern small-town atmosphere - No stop lights!! -Visitor friendly without feeling like tourist trap. -Friendly people!!
30. Less regulations, low crime.
31. Laid back small town, friendly people, no stop lights, great neighborhood.
32. It's where I grew up.
33. It's still a small town.
34. It's home - small town to raise family. <3
35. It has nearly all the amenities I need - bank, P.O., feed & hardware, gas & groceries, fire station, bar & liquor store, fitness center, community center.
36. In the past, you knew your neighbors and could count on them for HELP. Now a days, not so much.

2024 City of Finlayson Comprehensive Plan Community Survey

37. I like the small town atmosphere. I also really enjoy the community engagement; every event I have been to (4th of July, breakfast with Santa, etc.) has been great and over the top!
38. I like that it's a quiet town. Not much restriction for zoning, etc. Grew up knowing many and still do. Like that it has stayed small.
39. I feel safe here.
40. How clean the town is! Petry's! New homes on Broadway St, that increases the tax base! The Skoff Family roll in the Community. Low Crime. The respect you feel living in a clean & safe small town! We both worked & lived in Sandstone & you don't get the same feeling when you drive through there! Finlayson is a solid community! Thank you for the survey!
41. Home
42. Friendly small town. Clean well kept town
43. Friendly residents. Gathering opportunities. Services provided. Clean looking small town. Access to bike trail. Friendly mayor.
44. Finlayson is easy place to live.
45. Community connection - low crime.
46. Clean town with well maintained properties - except for the old Creamery site.
47. Bike trails, bar & Petry's & sportsman club
48. ???



# Pine Co.

Pine Co. is a part of Economic Development Region 7E, which is located in the Central Planning Region.

## POPULATION CHARACTERISTICS

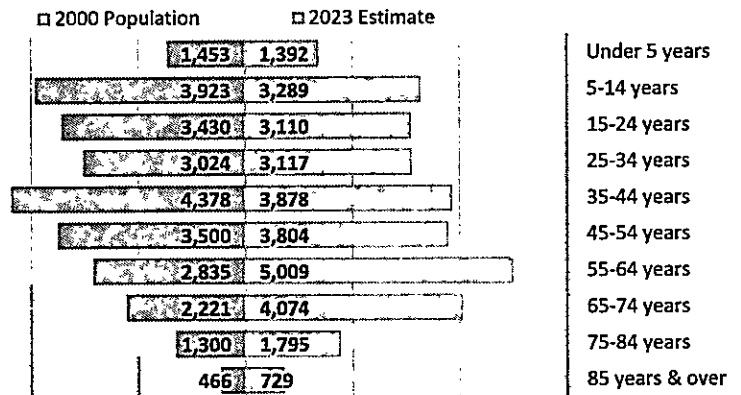
2023 population:	<b>30,197 people</b>	Median Age:	<b>45.8 years</b>
Population change, 2020-2023	1,321 people 4.6% increase	state:	38.6 years

Pine Co. is the 37th largest of the 87 counties in the state. Its population increased so far this decade, ranking as the 5th fastest growing in the state from 2020 to 2023. Pine Co.'s population has an older median age than the state and a larger percentage of people aged 65 years and older. The population is aging, especially as the Baby Boom generation moves through the population pyramid (see Figure 1).

**Table 1. Population by Age Group, 2023**

Age Group	Number	Percent
Under 5 years	1,392	4.6%
5-14 years	3,289	10.9%
15-24 years	3,110	10.3%
25-34 years	3,117	10.3%
35-44 years	3,878	12.8%
45-54 years	3,804	12.6%
55-64 years	5,009	16.6%
65-74 years	4,074	13.5%
75-84 years	1,795	5.9%
85 years & over	729	2.4%
<b>Total Population</b>	<b>30,197</b>	<b>100.0%</b>

**Figure 1. Population Pyramid, 2000-2023**



Source: Census 2023 Population Estimates, 2019-2023 ACS

Pine Co. suffered a negative natural increase - more deaths than births from 2020 to 2023, but also experienced net in-migration - meaning more people moved in than moved out. In addition to domestic in-migration, Pine Co. welcomed net international in-migration - gaining new Minnesotans from foreign countries (see Table 2).

**Table 2. Cumulative Estimates of the Components of Population Change, 2020-2023**

	Total Population Change	April 1, 2020 to July 1, 2023					
		Natural Increase	Vital Events		Net Migration		
			Births	Deaths	Total	International	Domestic
Pine Co.	1,308	-290	922	1,212	1,623	33	1,590
State of Minnesota	31,111	40,368	207,857	167,489	-11,352	34,624	-45,976

Source: U.S. Census Bureau, Population Estimates Program

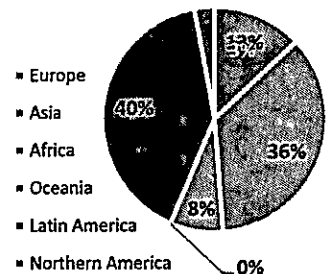
Compared to the state, Pine Co. has a smaller percentage of foreign-born residents. From 2010 to 2022, Pine Co. saw a decrease in the number of foreign-born residents, though it was slower than the statewide increase.

**Table 3. Place of Birth for the Foreign Born Population, 2023**

Place of Birth	Pine Co.		Change 2010-2023		Minnesota	
	Number	Percent	Number	Percent	Percent	Change
Foreign-born Population	455	1.5%	-52	-10.3%	8.6%	24.7%
Europe	59	13.0%	-77	-56.6%	8.8%	-3.4%
Asia	163	35.8%	61	59.8%	35.7%	18.1%
Africa	35	7.7%	18	105.9%	28.3%	78.8%
Oceania	0	0.0%	0	#DIV/0!	0.4%	5.4%
Americas:	198	43.5%	-54	-21.4%	26.7%	8.7%
Latin America	185	40.7%	-35	-15.9%	24.2%	9.7%
Northern America	13	2.9%	-19	-59.4%	2.5%	0.4%

Source: U.S. Census Bureau, 2019-2023 American Community Survey

**Figure 2. Place of Birth for the Foreign Born Population, 2023**



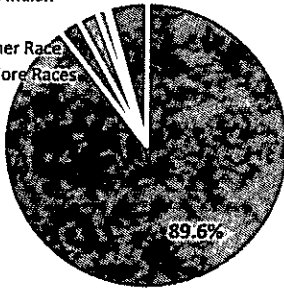
## COUNTY PROFILE

Pine Co.

Pine Co.'s population was becoming more racially diverse over time. Since 2011, the county's white population declined, but the number of people of other races increased (see Table 4).

**Figure 3. Population by Race, 2023**

- White
- Black or African American
- American Indian
- Asian
- Some Other Race
- Two or More Races



	Pine Co.			Minnesota	
	Number	Percent	Change from 2013-2023	Percent	Change from 2013-2023
<b>Total</b>	<b>29,411</b>	<b>100.0%</b>	<b>-0.1%</b>	<b>100.0%</b>	<b>6.8%</b>
White	26,349	89.6%	-2.4%	78.4%	-2.2%
Black or African American	690	2.3%	10.9%	6.8%	38.9%
American Indian or Alaska Native	660	2.2%	-15.2%	0.9%	-11.6%
Asian or Other Pac. Islanders	318	1.1%	101.3%	5.1%	29.6%
Some Other Race	96	0.3%	-52.5%	2.7%	96.1%
Two or More Races	1,298	4.4%	84.9%	6.2%	168.3%
Hispanic or Latino origin	786	2.7%	7.2%	6.2%	37.5%

Source: U.S. Census Bureau, 2019-2023 American Community Survey

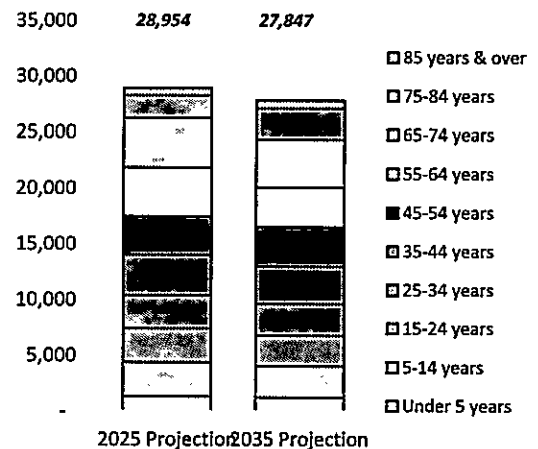
## POPULATION PROJECTIONS

According to the Minnesota State Demographic Center, Pine Co.'s population is expected to decline from 2025 to 2035, with a rate of change that is slower than the projected statewide growth rate (4.5%). Despite the decline, the number of people aged 65 years and older is expected to increase over the next decade (see Figure 4 and Table 5).

Pine Co.	2025 Projection	2035 Projection	Numeric Change	Percent Change
Under 5 years	1,307	1,216	-91	-7.0%
5-14 years	3,076	2,822	-254	-8.3%
15-24 years	3,003	2,719	-284	-9.5%
25-34 years	2,998	2,879	-119	-4.0%
35-44 years	3,623	3,329	-294	-8.1%
45-54 years	3,447	3,545	98	2.8%
55-64 years	4,393	3,570	-823	-18.7%
65-74 years	4,418	4,235	-183	-4.1%
75-84 years	2,008	2,798	790	39.3%
85 years & over	681	734	53	7.8%
<b>Total Population</b>	<b>28,954</b>	<b>27,847</b>	<b>-1,107</b>	<b>-3.8%</b>

Source: Minnesota State Demographic Center

**Figure 4. Projections by Age Group, 2025-2035**



## EDUCATIONAL ATTAINMENT

Pine Co. has a lower percentage of adults (18 years & over) with at least a high school diploma than the state (93.2%), and a lower percentage of people with at least some college experience. Pine Co. also has a higher percentage of people with an Associate's degree and a lower percentage of people with a Bachelor's degree or higher.

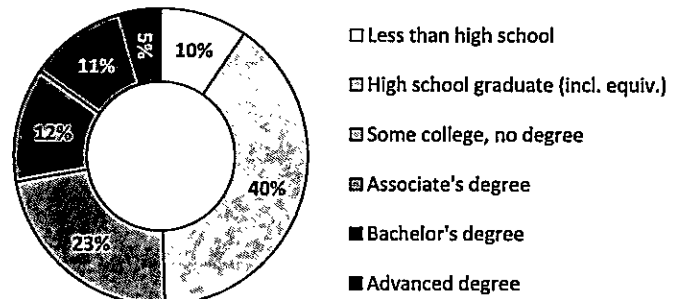
Percentage of the adult population (18 years & over) with at least a high school diploma:

**90.5%**

College-educated: **50.5%**  
state: **68.8%**

Associate's Degree: **12.5%**  
Bachelor's Degree: **10.8%**  
Advanced Degree: **4.5%**

**Figure 5. Educational Attainment, 2023**



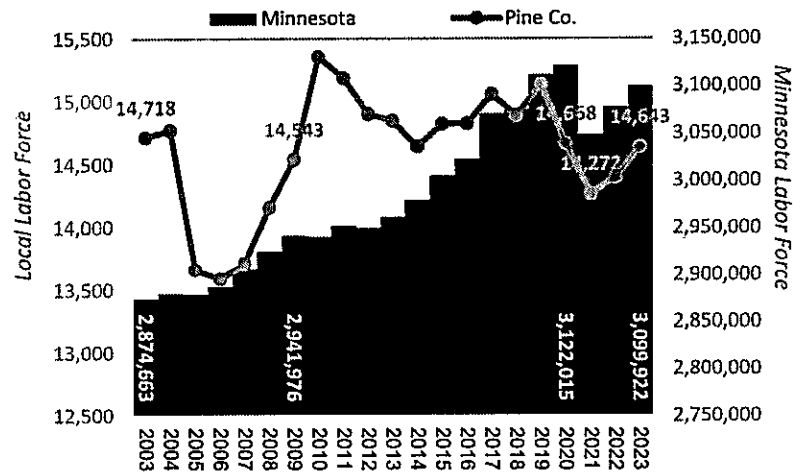
Source: U.S. Census Bureau, 2019-2023 American Community Survey

LABOR FORCE TRENDS

At 4.9%, Pine Co. had a higher unemployment rate than the state in 2023. After the pandemic recession Pine Co.'s unemployment rate declined compared to the 5.6% pre-pandemic rate posted in 2019. The number of unemployed workers actively seeking work in Pine Co. increased over the past year, and is down compared to 2019.

<b>14,643</b>	available workers
Labor Force change, 2008-2023	482 workers 3.4% increase
<b>4.9%</b>	unemployment rate
2.8% state	
<b>718</b>	unemployed workers

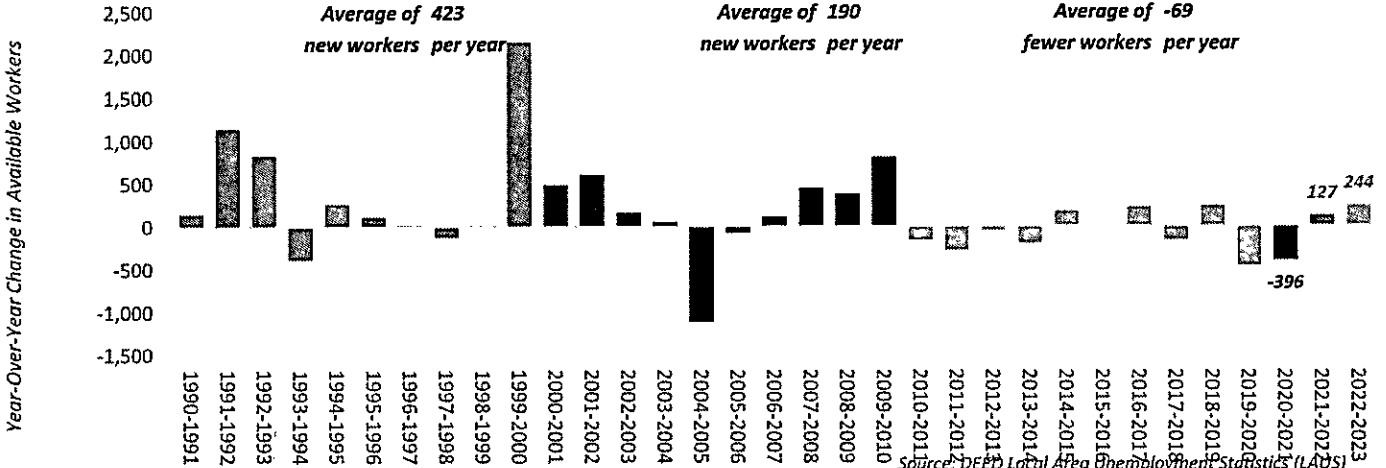
Figure 6. Annual Labor Force Estimates



Source: DEED Local Area Unemployment Statistics

Labor force growth has slowed in recent years. After experiencing a net gain of workers each year from 1990 to 2000, Pine Co. averaged an annual gain of new workers from 2000 to 2010, and most recently a loss of fewer workers since 2010 (see Figure 7). Moving forward, Pine Co. is expected to see a labor force decline from 2025 to 2035 (see Table 6).

Figure 7. Annual Change in Labor Force, 1990-2023



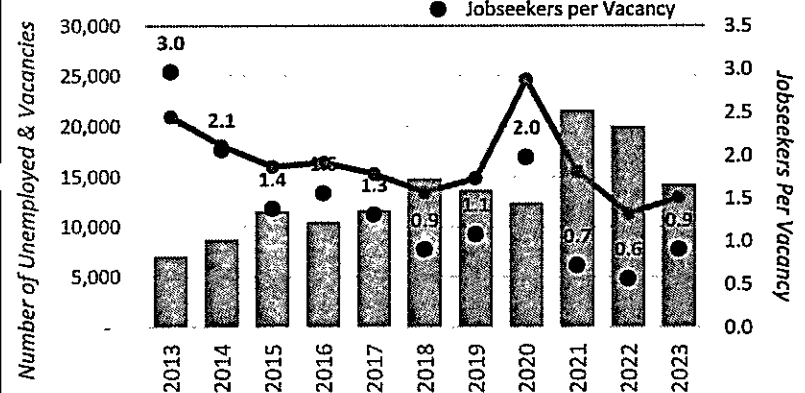
Source: DEED Local Area Unemployment Statistics (LAUS)

Table 6. Labor Force Projections, 2025-2035	Labor Force Projection	
	2025	2035
16 to 24 years	1,873	1,701
25 to 54 years	7,814	7,568
55 to 64 years	2,671	2,171
65 years & over	1,048	1,060
<b>Total Labor Force</b>	<b>13,407</b>	<b>12,500</b>

Source: Minnesota State Demographic Center, 2019-2023 ACS

The labor market had grown extremely tight in recent years, with less than 1 jobseeker per vacancy until the pandemic recession intervened in early 2020 and the number of unemployed workers spiked. In 2023, job vacancies in Central returned to pre-pandemic levels, but employers are still seeing challenges finding enough workers for open jobs (see Figure 8).

Figure 8. Jobseekers Per Vacancy, 2013-2023



Source: DEED Job Vacancy Survey, LAUS program

**LABOR FORCE CHARACTERISTICS**

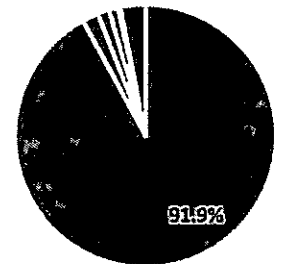
Pine Co. had a lower labor force participation rate than the state. The labor force in Pine Co. is less racially diverse than the state (where 81.3% of workers are white alone), but is becoming more diverse over time.

**Table 7. Employment Characteristics, 2023**

	Pine Co.			Minnesota		Labor Force by Gender	
	In Labor Force (available workers)	Labor Force Partic. Rate	Unemp. Rate	Labor Force Partic. Rate	Unemp. Rate	Male	Female
Total Labor Force	13,922	56.8%	6.0%	68.5%	3.9%	7,513	6,403
16 to 19 years	764	56.2%	9.3%	52.7%	9.9%	375	389
20 to 24 years	1,086	81.8%	11.0%	83.4%	6.5%	579	507
25 to 44 years	5,306	77.9%	7.3%	88.7%	3.5%	2,874	2,430
45 to 54 years	2,857	77.1%	2.9%	87.8%	2.9%	1,616	1,239
55 to 64 years	2,966	60.8%	3.4%	72.8%	3.0%	1,509	1,456
65 to 74 years	802	20.2%	7.5%	27.8%	3.4%	478	322
75 years & over	143	5.8%	2.1%	6.6%	3.1%	82	60
<b>Employment Characteristics by Race &amp; Hispanic Origin</b>							
White alone	12,798	57.7%	5.8%	67.5%	3.4%		
Black or African American	277	43.7%	6.5%	71.0%	8.4%		
American Indian & Alaska Native	199	41.6%	14.6%	57.7%	11.4%		
Asian or Other Pac. Islanders	157	66.0%	0.6%	74.6%	3.5%		
Some Other Race	40	51.3%	5.0%	75.9%	5.6%		
Two or More Races	435	48.3%	8.7%	74.2%	6.1%		
Hispanic or Latino	227	37.3%	11.0%	77.1%	5.9%		
<b>Employment Characteristics by Disability, 20 to 64 years</b>							
With Any Disability, 20 to 64 years	1,271	52.2%	10.0%	55.3%	9.5%		
<b>Employment Characteristics by Educational Attainment, 25 to 64 years</b>							
Population, 25 to 64 years	11,117	72.2%	5.2%	84.4%	3.3%		
Less than H.S. Diploma	614	48.5%	6.7%	67.1%	4.7%		
H.S. Diploma or Equivalent	3,901	64.9%	5.6%	76.5%	2.6%		
Some College or Assoc. Degree	4,531	79.9%	3.8%	85.0%	3.6%		
Bachelor's Degree or Higher	2,078	84.9%	1.5%	90.5%	2.0%		

Source: 2019-2023 American Community Survey, 5-Year Estimates

**Figure 9. Labor Force by Race, 2023**



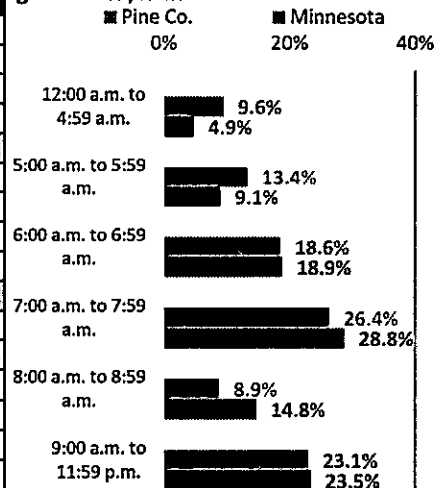
- White alone
- Black or African American
- American Indian & Alaska Native
- Asian or Other Pac. Islanders
- Some Other Race
- Two or More Races

A smaller percentage of workers in Pine Co. worked in the same county in which they live compared to the state. Pine Co. also had a longer average commute time than the state.

	Pine Co.		Minnesota	
	Number	Percent	Number	Percent
Worked in state of residence	12,543	98.0%	2,870,678	97.8%
Worked in county of residence	7,167	56.0%	1,984,232	67.6%
Worked out of county of residence	5,363	41.9%	886,447	30.2%
Worked outside state of residence	256	2.0%	64,576	2.2%
<b>MEANS OF TRANSPORTATION TO WORK</b>				
Car, truck, or van	11,097	86.7%	2,286,563	77.9%
Public transportation (excl. taxicab)	26	0.2%	61,640	2.1%
Other method (walk, bike, taxi, etc.)	435	3.4%	120,345	4.1%
Worked at home	1,254	9.8%	463,770	15.8%
<b>TRAVEL TIME TO WORK</b>				
Less than 10 minutes	2,035	15.9%	478,446	16.3%
10 to 19 minutes	3,213	25.1%	924,605	31.5%
20 to 29 minutes	1,907	14.9%	651,626	22.2%
30 to 44 minutes	1,945	15.2%	551,828	18.8%
45 to 59 minutes	1,050	8.2%	176,115	6.0%
60 or more minutes	2,649	20.7%	149,698	5.1%
Mean travel time to work (minutes)	32.7 minutes		23.1 minutes	

Source: 2019-2023 American Community Survey, 5-Year Estimates

**Figure 10. Time Leaving Home to go to Work, 2023**



**COUNTY PROFILE**

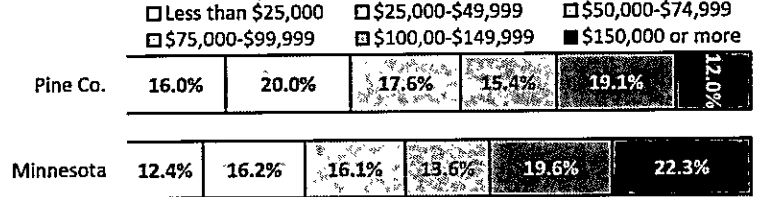
Pine Co.

**INCOMES, COST OF LIVING, & HOUSING**

Pine Co. had a lower median household income than the state, and a higher percentage of households with incomes below \$50,000. Overall, Pine Co. had the 59th highest median household income of the 87 counties in the state.

<b>Median Household Income</b>	<b>\$69,666</b>
state	\$87,556
<b>Median Family Income</b>	<b>\$83,709</b>
state	\$111,492
<b>Per Capita Income</b>	<b>\$34,104</b>
state	\$46,957

Figure 11. Household Incomes, 2023



Source: 2019-2023 American Community Survey

Source: 2019-2023 American Community Survey 5-Year Estimates

The cost of living has increased over the past 2 years with costs up in many areas. Pine Co. had a higher cost of living than the state, with a required hourly wage of \$16.09 for a single person living alone to meet a basic needs cost of living, and an hourly wage requirement of \$21.78 for a typical family with 2 adults and 1 child (see Table 9).

Table 9. Basic Needs Cost of Living Estimates, 2023

Single Adult, 0 children	Single Yearly Cost of Living	Hourly Wage Required	Monthly Costs						
			Child Care	Food	Health Care	Housing	Transportation	Other	Taxes
Pine Co.	\$33,473	\$16.09	\$0	\$406	\$161	\$797	\$759	\$288	\$378
State of Minnesota	\$34,704	\$16.68	\$0	\$419	\$160	\$1,021	\$572	\$345	\$375
Typical Family: 2 Adults (1 working full-time, 1 part-time); 1 child	Family Yearly Cost of Living	Hourly Wage Required	Monthly Costs						
			Child Care	Food	Health Care	Housing	Transportation	Other	Taxes
Pine Co.	\$67,967	\$21.78	\$423	\$925	\$576	\$1,050	\$1,454	\$473	\$763
State of Minnesota	\$67,320	\$21.58	\$544	\$955	\$574	\$1,285	\$977	\$536	\$739

Source: DEED Cost of Living tool

Pine Co. had a lower median house value than the state, having the 40th highest value of the 87 counties in 2022. Pine Co.'s housing stock was newer than the state's, with a higher percentage of units built since 2000 (see Figure 12).

Table 10. Estimated Value of Owner-occupied Housing Units, 2022

	Pine Co.		Minnesota
	Total	Percent	Percent
Total	9,848	100.0%	100.0%
Less than \$50,000	574	5.8%	4.0%
\$50,000 to \$99,999	850	8.6%	4.0%
\$100,000 to \$149,999	1,047	10.6%	6.2%
\$150,000 to \$199,999	1,591	16.2%	8.9%
\$200,000 to \$299,999	2,897	29.4%	25.7%
\$300,000 to \$499,999	2,107	21.4%	33.6%
\$500,000 or more	782	7.9%	17.5%
Median (dollars)	\$225,600		\$305,500

Source: 2019-2023 American Community Survey, 5-Year Estimates

Figure 12. Year Structure Built, 2023

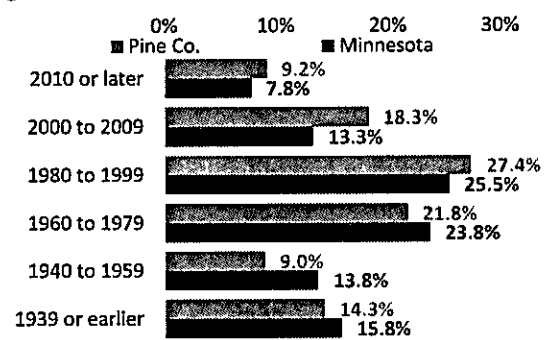
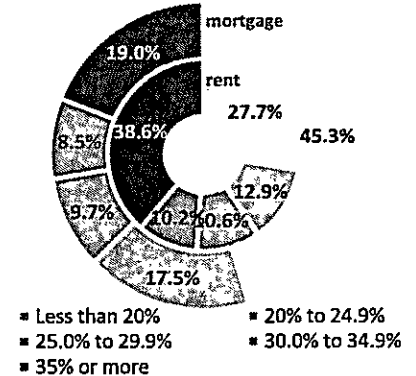


Figure 13. Housing Costs as a Percentage of Income, 2023



<b>Median monthly owner costs, owner-occupied units with a mortgage</b>	<b>\$1,534</b>
state	\$1,890

<b>Percentage of households with a mortgage spending 30% or more of their income on housing costs</b>	<b>27.5%</b>
state	22.5%

<b>Median monthly rent costs</b>	<b>\$873</b>
state	\$1,235

<b>Percentage of renters spending 30% or more of their household income on rent</b>	<b>48.8%</b>
state	47.2%

Source: 2019-2023 American Community Survey, 5-Year Estimates

**COUNTY PROFILE**

Pine Co.

**OCCUPATIONS**

At \$23.18 in 2024, wages were lower in Region 7E than the state. Overall, Region 7E had the 7th highest median hourly wage level of the 13 economic development regions in the state. Wages were highest for management occupations (\$48.04) and lowest for food preparation and serving related jobs (\$15.24) (see Table 11).

**Table 11. Occupational Employment & Wage Statistics, 2024**

Occupational Group	Region 7E				State of Minnesota		
	Median Hourly Wage	Estimated Regional Jobs	Share of Total Jobs	Regional Location Quotient	Median Hourly Wage	Estimated Statewide Jobs	Share of Total Jobs
<b>Total, All Occupations</b>	<b>\$23.18</b>	<b>48,440</b>	<b>100.0%</b>	<b>1.0</b>	<b>\$25.22</b>	<b>2,881,100</b>	<b>100.0%</b>
Management	\$48.04	2,620	5.4%	0.8	\$57.75	201,710	7.0%
Business & Financial Operations	\$34.51	1,560	3.2%	0.5	\$39.26	202,700	7.0%
Computer & Mathematical	\$39.52	390	0.8%	0.2	\$50.83	98,240	3.4%
Architecture & Engineering	\$40.50	720	1.5%	0.7	\$42.97	58,320	2.0%
Life, Physical & Social Science	\$37.53	340	0.7%	0.7	\$39.93	29,220	1.0%
Community & Social Service	\$28.47	1,580	3.3%	1.6	\$27.92	57,930	2.0%
Legal	\$43.72	170	0.4%	0.5	\$51.15	19,040	0.7%
Education, Training & Library	\$28.45	3,760	7.8%	1.4	\$28.22	163,340	5.7%
Arts, Design, Entertainment & Media	\$25.64	300	0.6%	0.5	\$29.01	36,160	1.3%
Healthcare Practitioners & Technical	\$41.14	3,030	6.3%	1.0	\$43.01	184,410	6.4%
Healthcare Support	\$18.31	3,230	6.7%	1.1	\$18.07	169,580	5.9%
Protective Service	\$27.55	1,300	2.7%	1.7	\$28.87	45,860	1.6%
Food Preparation & Serving Related	\$15.24	5,200	10.7%	1.3	\$15.07	232,190	8.1%
Building, Grounds Cleaning & Maint.	\$18.29	1,350	2.8%	1.0	\$18.83	79,660	2.8%
Personal Care & Service	\$17.97	1,150	2.4%	1.2	\$17.60	59,420	2.1%
Sales & Related	\$17.40	4,940	10.2%	1.2	\$18.82	242,440	8.4%
Office & Administrative Support	\$23.38	5,190	10.7%	0.9	\$23.86	352,250	12.2%
Farming, Fishing & Forestry	\$22.75	80	0.2%	1.4	\$22.13	3,520	0.1%
Construction & Extraction	\$30.61	2,780	5.7%	1.5	\$32.44	110,960	3.9%
Installation, Maintenance & Repair	\$26.91	1,840	3.8%	1.0	\$29.54	104,530	3.6%
Production	\$23.23	3,470	7.2%	1.0	\$23.05	203,810	7.1%
Transportation & Material Moving	\$19.92	3,430	7.1%	0.9	\$19.80	225,820	7.8%

Source: DEED Occupational Employment & Wage Statistics, Qtr. 1 2024

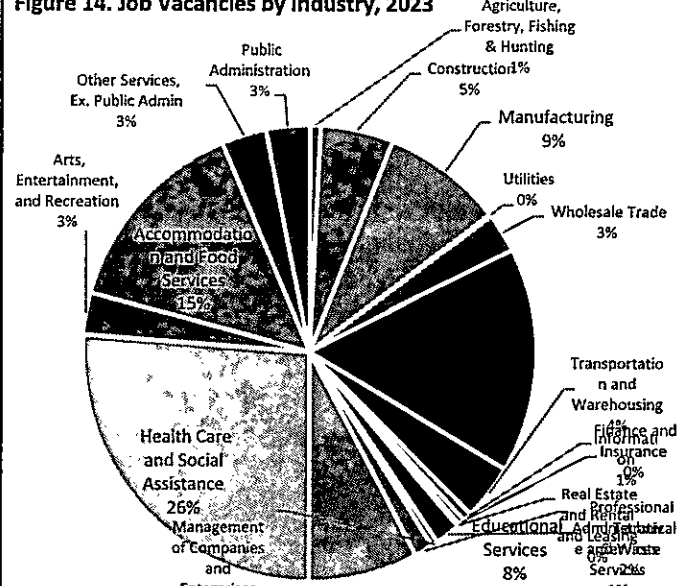
**JOB VACANCY SURVEY**

Pine Co. is a part of the Central planning region. There were 14320 job vacancies posted by employers in 2023, indicating extensive opportunity in the region, with openings across several occupations and industries (see Figure 14).

**Table 12. Central Job Vacancy Survey Results, 2023**

Occupational Group	Number of Vacancies	Wage Offer
<b>Total, All Occupations</b>	<b>14,320</b>	<b>\$19.13</b>
Management	281	\$28.24
Business & Financial Operations	220	\$26.20
Computer & Mathematical	132	\$32.07
Architecture & Engineering	230	\$30.57
Life, Physical & Social Sciences	60	\$31.02
Community & Social Service	417	\$25.91
Education, Training & Library	597	\$19.04
Healthcare Practitioners & Technical	1,967	\$28.25
Healthcare Support	1,097	\$17.11
Protective Service	272	\$24.39
Food Preparation & Serving Related	2,319	\$14.84
Building, Grounds Cleaning & Maint.	318	\$16.27
Personal Care & Service	433	\$14.55
Sales & Related	1,632	\$17.55
Office & Administrative Support	747	\$17.98
Construction & Extraction	297	\$23.74
Installation, Maintenance & Repair	589	\$24.92
Production	993	\$20.14
Transportation & Material Moving	1,275	\$19.17

**Figure 14. Job Vacancies by Industry, 2023**



Source: DEED Job Vacancy Survey, 2023

**OCCUPATIONS IN DEMAND**

**Table 13. Central Planning Region Occupations in Demand, 2023**

Less than High School	High School or Equivalent	Some College or Assoc. Deg.	Bachelor's Degree or Higher
Retail Salespersons \$35,817/yr	Heavy and Tractor-Trailer Truck Drivers \$60,953/yr	Registered Nurses \$97,279/yr	General and Operations Managers \$82,833/yr
Home Health and Personal Care Aides \$35,952/yr	Nursing Assistants \$40,289/yr	Radiologic Technologists and Technicians \$79,926/yr	Elementary School Teachers, Except Special Education \$65,116/yr
Fast Food and Counter Workers \$30,548/yr	Licensed Practical and Licensed Vocational Nurses \$58,035/yr	Police and Sheriff's Patrol Officers \$78,056/yr	Secondary School Teachers, Except Special and Career/Technical \$66,539/yr
Cashiers \$31,985/yr	Automotive Service Technicians and Mechanics \$49,872/yr	Industrial Engineering Technologists and Technicians \$64,316/yr	Medical and Health Services Managers \$108,690/yr
Stockers and Order Fillers \$38,723/yr	Machinists \$61,397/yr	Calibration Technologists and Technicians \$51,876/yr	Preschool Teachers, Except Special Education \$38,309/yr
Janitors and Cleaners, Except Maids and \$37,511/yr	Emergency Medical Technicians \$43,830/yr	Dental Hygienists \$95,926/yr	Accountants and Auditors \$73,436/yr
Waiters and Waitresses \$24,272/yr	Bookkeeping, Accounting, and Auditing Clerks \$49,071/yr	Detectives and Criminal Investigators \$77,932/yr	Child, Family, and School Social Workers \$65,914/yr
Childcare Workers \$32,303/yr	Electricians \$79,223/yr	Surgical Technologists \$66,288/yr	Industrial Engineers \$97,918/yr
First-Line Supervisors of Retail Sales Workers \$47,389/yr	Substance abuse, behavioral disorder, and mental health counselors \$54,808/yr	Human Resources Assistants, Except Payroll and Timekeeping \$49,531/yr	Project Management Specialists \$85,453/yr
Customer Service Representatives \$44,527/yr	Medical Assistants \$48,462/yr	Veterinary Technologists and Technicians \$46,438/yr	Special Education Teachers, Secondary School \$69,045/yr

Source: DEED Occupations in Demand

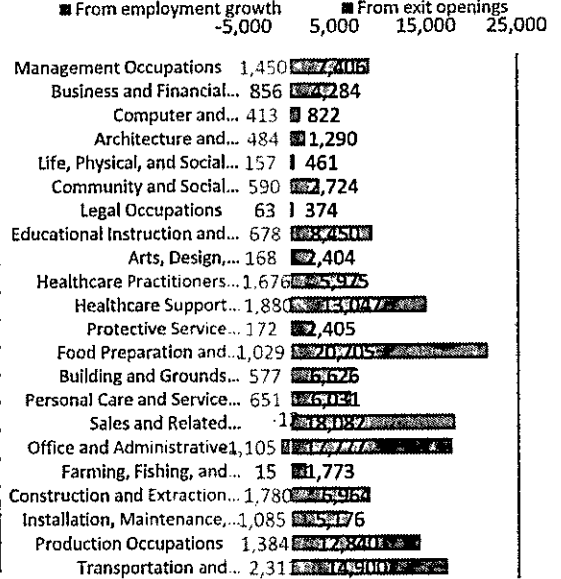
Pine Co. is a part of the Central planning region, which is projected to see a 5.2% increase in employment levels over the next decade. In addition to new jobs created, there will be a much larger number of exit openings (see Figure 15).

**Table 14. Regional Industry Employment Projections, 2022-2032**

	Estimated Employment 2022	Projected Employment 2032	Percent Change 2022-2032
<b>Central Planning Region</b>			
<b>Total, All Industries</b>	<b>315,929</b>	<b>332,231</b>	<b>5.2%</b>
Natural Resources & Mining	5,649	5,809	2.8%
Utilities	1,986	1,998	0.6%
Construction	20,532	22,780	10.9%
Manufacturing	41,539	44,543	7.2%
Wholesale Trade	11,219	12,105	7.9%
Retail Trade	35,711	35,808	0.3%
Transportation & Warehousing	9,287	10,143	9.2%
Information	3,002	3,214	7.1%
Finance & Insurance, Real Estate	10,142	10,528	3.8%
Professional Services & Mgmt. of Companies	9,040	9,979	10.4%
Admin. Support & Waste Mgmt.	10,369	11,004	6.1%
Educational Services	24,622	24,913	1.2%
Health Care & Social Assistance	45,668	49,836	9.1%
Leisure & Hospitality	26,046	27,642	6.1%
Other Services	10,880	11,311	4.0%
Public Administration	20,424	21,077	3.2%

Source: DEED 2022-2032 Employment Outlook

**Figure 15. Regional Occupational Employment Projections, 2022-2032**



ECONOMIC CHARACTERISTICS

Coming out of the pandemic recession, after gaining jobs over the past year, Pine Co. had the 46th largest economy of the 87 counties in the state. Pine Co. was the 18th fastest growing in the past year and the 77th fastest growing since 2019. From 2019 to 2023, employment in Pine Co. is still down from the pandemic recession.

718 business establishments

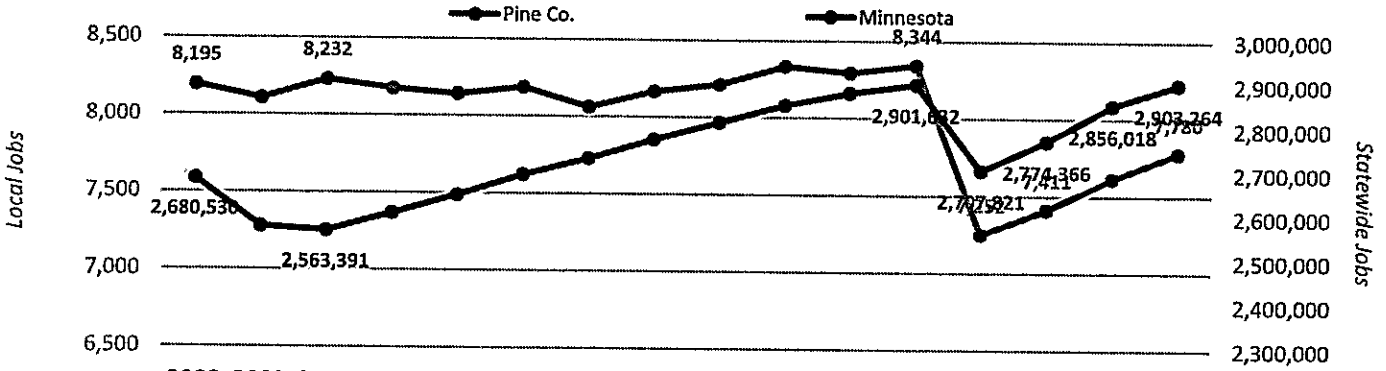
\$41,970 annual average wage

7,780 jobs

\$326,529,428 total industry payroll

Job change,  
2019-2023  
-564 jobs  
-6.8% decline

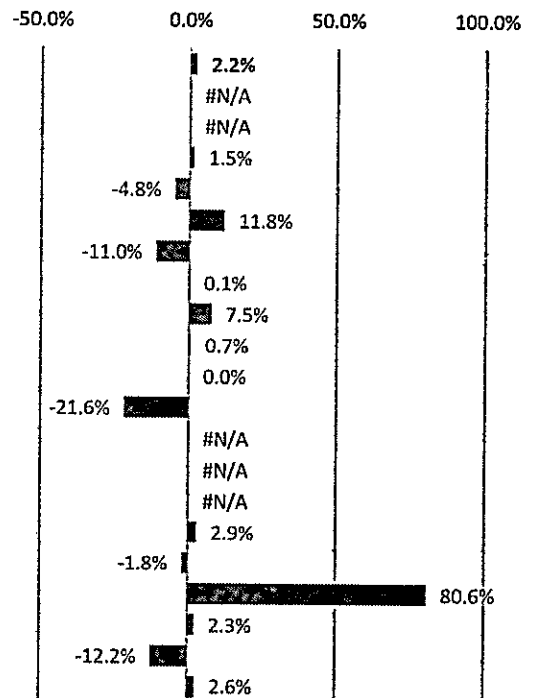
Figure 16. Industry Employment Statistics, 2008-2023



Source: DEED QCEW program

Industry	Number of Jobs	Percent of Total Jobs	Average Annual Wage
<b>Total, All Industries</b>	<b>7,780</b>	<b>100.0%</b>	<b>\$41,970</b>
Agriculture, Forestry, Fish & Hunt	#N/A	#N/A	#N/A
Mining	#N/A	#N/A	#N/A
Construction	489	6.3%	\$55,976
Manufacturing	320	4.1%	\$51,632
Utilities	38	0.5%	\$87,766
Wholesale Trade	97	1.2%	\$43,303
Retail Trade	1,082	13.9%	\$30,199
Transportation & Warehousing	186	2.4%	\$44,781
Information	146	1.9%	\$61,339
Finance & Insurance	159	2.0%	\$56,089
Real Estate & Rental & Leasing	29	0.4%	\$26,639
Professional & Technical Services	184	2.4%	\$55,936
Management of Companies	#N/A	#N/A	#N/A
Admin. Support & Waste Mgmt. Svcs.	#N/A	#N/A	#N/A
Educational Services	915	11.8%	\$47,949
Health Care & Social Assistance	767	9.9%	\$41,141
Arts, Entertainment, & Recreation	224	2.9%	\$16,722
Accommodation & Food Services	1,772	22.8%	\$31,141
Other Services	165	2.1%	\$26,666
Public Administration	832	10.7%	\$61,037

Figure 17. Change in Jobs, 2022-2023



Source: DEED Quarterly Census of Employment & Wages (QCEW)

For more information on Pine Co.'s population, labor force, and economic trends, contact:

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