



City of Mora
Kanabec County, Minnesota
Meeting Agenda
Planning Commission

Mora City Hall
101 Lake Street S
Mora, MN 55051

Monday, January 13, 2020

5:30 PM

Mora City Hall

Board Photo

1. Oath of Office

Chad Gramentz and Karen Onan-Wakefield will pledge the oath of office for three-year terms expiring on December 31, 2022 and Mike Johnson will pledge the oath of office for a one-year term expiring on December 31, 2020.

2. Call to Order

3. Roll Call: Chad Gramentz, Mike Johnson, Karen Onan-Wakefield, Todd Sjoberg, and Sara Treiber.

4. Adopt Agenda (*No item of business shall be considered unless it appears on the agenda for the meeting. Board members may add items to the agenda prior to adoption of the agenda.*)

5. Approval of Minutes from the December 9, 2019 Meeting

6. Election of Officers

The board will elect a Chair (Sjoberg) and Vice Chair (Johnson) for 2020. Incumbents are shown in parenthesis.

7. Public Hearings

- a. Public hearing to consider the Rezoning of 1888 Liberty Street from B-2 General Business District to R-1 Single Family Residential District as requested by property owners Steven & Jeanette DeWitt.

8. Open Forum

9. New Business

None

10. Old Business

- a. Comprehensive Plan. The Planning Commission will receive a verbal report on the Comprehensive Plan update and written results of the community survey.
- b. Floodplain Management Ordinance. The Planning Commission will continue discussions about the update of City Code Chapter 152: Floodplain Management with focus on proposed flood prone language and mapping.
- c. Text Amendment Pertaining to Fences. The Planning Commission will consider draft fence regulations as part of a proposed text amendment initiated by the commission.

11. Reports (*Commissioners and staff will be given the opportunity to share information.*)

12. Adjournment

The next regular meeting is scheduled for Monday, February 10, 2020 at 5:30 PM.

**City of Mora, MN
PLANNING COMMISSION
Meeting Minutes**

December 9, 2019

Present: Chad Gramentz, Mike Johnson, Todd Sjoberg and Sara Treiber
Absent: Jenilee Telander
Staff Present: City Administrator Lindy Crawford and Community Development Director Beth Thorp
Others Present: Gene Anderson

1. Call to Order. The meeting was called to order at 5:30 pm by Chair Sjoberg.
2. Roll Call. All board members were present, with the exception of Telander.
3. Adopt Agenda. Motion by Johnson, second by Gramentz to adopt the December 9, 2019 agenda as presented. All voted and the agenda was unanimously adopted.
4. Approval of Minutes. Motion by Johnson, second by Gramentz to approve the November 4, 2019 meeting minutes as presented. All voted and the meeting minutes were unanimously approved.
5. Open Forum. No members of the public were present for open forum.
6. Special Business.
None
7. Public Hearings.
 - a. Public hearing to consider a text amendment to the Zoning Code pertaining to the regulation of fences. Thorp introduced the proposed text amendment, reviewing current and draft fence regulations. Thorp explained that the most significant changes proposed are the requirement for a fence permit with inspection(s) and the exposure and/or installation of new property irons. Thorp stated that she received one inquiry from the public, Gene Anderson, who asked if the city intends to regulate all fences or only those located in close proximity to property boundaries. Thorp explained that the Zoning Code does not differentiate types of fencing and, therefore, the regulations apply to all fences. Sjoberg opened the public hearing at 5:35 pm. Gene Anderson, 101 Locust Street, was present and again asked if the city's intent is to regulate all fences or only those in close proximity to property boundaries. Commission members discussed differences between boundary fences and other fences, such as garden fences or other small fence enclosures within a yard, and in which circumstances a permit is appropriate. The consensus of the commission was to continue working on the draft fence regulations with the goal of limiting said regulations to boundary fences. With no further comments from the audience, Sjoberg closed the public hearing at 5:42 pm. Motion by Johnson, second by Treiber to table the request for text amendment in order to further develop the draft fence regulations. All present voted aye. Motion carried.
 - b. Public hearing to consider a text amendment to the Zoning Code pertaining to definitions related to Dwelling. Thorp introduced the proposed text amendment, explaining that it

resulted from the City Council's recent adoption of regulations pertaining to chickens and the text amendment, if adopted, would allow residents in the R-2 Manufactured Home Park District to keep chickens if they meet all minimum requirements. Thorp stated that she did not receive any inquiries from the public in regard to the proposed text amendment. Sjoberg opened the public hearing at 5:44 pm. Commissioners reviewed proposed definitions for Apartment Unit, Dwelling, Dwelling Unit, Dwelling – Attached, Dwelling – Multiple Family, Dwelling – Single Family, Family, Manufactured Home, Recreational Vehicle, Townhouse – Attached, and Townhouse – Detached. With no members of the audience wishing to speak on this matter, Sjoberg closed the public hearing at 5:46 pm. Staff explained that all proposed definitions are modeled after established definitions from other communities and provide up-to-date language. Motion by Gramentz, second by Treiber to adopt Resolution PC2019-1202, a resolution recommending approval of a text amendment to City of Mora Code of Ordinances, Title XV Land Usage, Chapter 150 Zoning Code pertaining to definitions related to Dwelling. All present voted aye. Motion carried.

8. New Business.

None

9. Old Business.

- a. Comprehensive Plan. Thorp informed commission members that comprehensive plan consultant Hometown Planning is currently tabulating the community surveys and drafting a 2020 work plan. Thorp anticipates that the Comprehensive Plan Committee will hold its next meeting in January.
- b. Floodplain Management Ordinance. Thorp informed commission members that Matt Bauman of the DNR completed a review of the draft ordinance following the commission's November meeting. Based on Bauman's comments and questions, largely pertaining to the regulation and mapping of flood prone areas, staff determined that the Planning Commission should address certain issues before presenting the draft ordinance to the City Council for review. Commission members reviewed comments and questions provided by Bauman. Thorp explained that if the city intends to regulate flood prone areas, the city must also create a flood prone map that includes more than the National Wetland Inventory as these lands are already regulated. Commission members, still supporting the inclusion of flood prone language in the Floodplain Management Ordinance, discussed mapping options. The consensus of the commission was to revise the draft flood prone map to include lands identified on the National Wetland Inventory, areas of known / documented flooding from the 2018 flood, and lands identified as flood prone by AE2S' 2019 regional stormwater drainage analysis. Further, the commission directed that the draft ordinance be reviewed by the city attorney in order to evaluate the city's liability in creating flood prone regulations and identifying certain properties on a map as being flood prone. Commission members discussed whether or not structures located within the Flood Prone District should be treated as nonconformities, considering short and long term impacts. The commission did not make a determination on the issue of nonconformities but will discuss this again at a future meeting. In addition to discussing flood prone regulations and mapping, the commission agreed that §152.052 (C) should be added back in (this section was previously eliminated).

10. Reports.

- Thorp informed commission members that Building Official Dan Maroushek has announced his retirement with his last day of employment being December 27, 2019. The city is currently advertising the position with applications due December 13, 2019.

11. Adjournment. Motion by Gramentz, second by Johnson to adjourn. All voted and the meeting was unanimously adjourned at 6:20 pm.

Todd Sjoberg
Chair

ATTEST: _____
Beth Thorp
Community Development Director

DRAFT



MEMORANDUM

TO: Planning Commission
 FROM: Beth Thorp, Community Development Director
 SUBJECT: Public Hearing to Consider a Rezoning - DeWitt
 MEETING DATE: January 13, 2020

SUMMARY

The Planning Commission will conduct a public hearing in consideration of a request to rezone property located at 1888 Liberty Street from B-2 General Business District to R-1 Single Family Residential District.

SITE INFORMATION

Property Owners:	Steven & Jeanette DeWitt
Applicants:	Steven & Jeanette DeWitt
Location:	1888 Liberty Street
Current Zoning:	B-2 General Business District
Proposed Zoning:	R-1 Single Family Residential District
Adjacent Zoning:	North: R-1 Single Family Residential District South: R-1 Single Family Residential District East: R-1 Single Family Residential District West: Arthur Township
2009 Comp Plan Designation:	Low Density Residential
Size of Subject Area:	5.62± Acres

BACKGROUND INFORMATION

The property located at 1888 Liberty Street is currently zoned B-2 General Business District and the property owners, Steven & Jeanette DeWitt, were granted Conditional Use Permits (CUPs) in July 2015 allowing *Welding and Fabrication* with an attached *Residential Unit*. The two CUPs allow the DeWitt's to both operate a business and reside on the subject property.

The subject property was rezoned from R-1 Single Family Residential District to B-2 General Commercial District in December 2014 at the property owner's (Emmanuel Baptist Church) request. The Planning Commission had recommended denial of the rezoning primarily based on the findings that the rezoning was not consistent with the Comprehensive Plan and it was not compatible with the overall character of existing development in the immediate vicinity. However, the City Council ultimately, but not without controversy, approved the rezoning. The 2014 rezoning helped enable the sale of the property from Emmanuel Baptist Church to Steven & Jeanette DeWitt.

The DeWitt's recently shared with staff that they wish to cease operation of the business and continue to reside at 1888 Liberty Street. Being that the property is zoned B-2 General Business District, the residential unit is only allowed if it is "clearly secondary in nature to the main [commercial] use." Without the business the residential unit becomes non-conforming. In order to remain in compliance

with the city's zoning regulations, the DeWitt's have requested that the property be rezoned to R-1 Single Family Residential District. The rezoning will make the existing residential unit a permitted use in the R-1 District. The proposed rezoning is consistent with the Comprehensive Plan Land Use Map designation of Low Density Residential.

Per Zoning Code § 150.038 it is the responsibility of the Planning Commission to make a recommendation and the City Council to make its determination on the request for rezoning based on the objective findings and established policies of the city. To assist the commission and council in their decision making, staff has provided proposed findings:

- | | |
|-------------------|---|
| Criteria #1 | The proposed rezoning is consistent with the goals, objectives and policies of the Comprehensive Plan. |
| <i>Finding #1</i> | <i>The Comprehensive Plan Land Use Map currently designates this area as Low Density Residential. The proposed rezoning is consistent with the Comprehensive Plan designation.</i> |
| Criteria #2 | The proposed rezoning is compatible with the overall character of existing development in the immediate vicinity of the affected property. |
| <i>Finding #2</i> | <i>Existing development in the immediate vicinity is primarily residential, making the proposed rezoning compatible with the character of the surrounding area.</i> |
| Criteria #3 | The proposed rezoning will not have an adverse effect on the value of adjacent properties. |
| <i>Finding #3</i> | <i>There is no evidence to suggest that the proposed rezoning will have any effect on the value of adjacent properties.</i> |
| Criteria #4 | The subject area proposed for rezoning is adequately served by public facilities and services. |
| <i>Finding #4</i> | <i>The subject area is not currently served by municipal water or sewer, but is adequately served by private well and septic system and all other public facilities and services.</i> |

A public hearing notice was published in the Kanabec County Times on January 2, 2020 and notices were sent to all property owners within 350' of the subject property. Staff did not receive any questions or comments from the public as of January 10th.

OPTIONS & IMPACTS

1. Recommend approval of the rezoning, making the zoning of the subject property compatible with the Comprehensive Plan and the zoning / use of surrounding properties. If the rezoning is approved the property owners will no longer be able to operate a business on the subject property and all use of the property must comply with the R-1 District regulations.
2. Recommend denial of the rezoning. If the rezoning is denied and the property owners cease operation of their business, the residential use of the property will become non-conforming and the city may take necessary enforcement actions.
3. Make no recommendation at this time. The review period for this request expires on April 7, 2020 allowing opportunity to continue the public hearing or table the request if necessary.

RECOMMENDATION

Motion to recommend approval of the rezoning of 1888 Liberty Street from B-2 General Business District to R-1 Single Family Residential District.

ATTACHMENTS

1. Written request from Steven & Jeanette DeWitt
2. Location map
3. Resolution NO. PC2020-0101

Legal Description of Property:

PID 22.00643.20

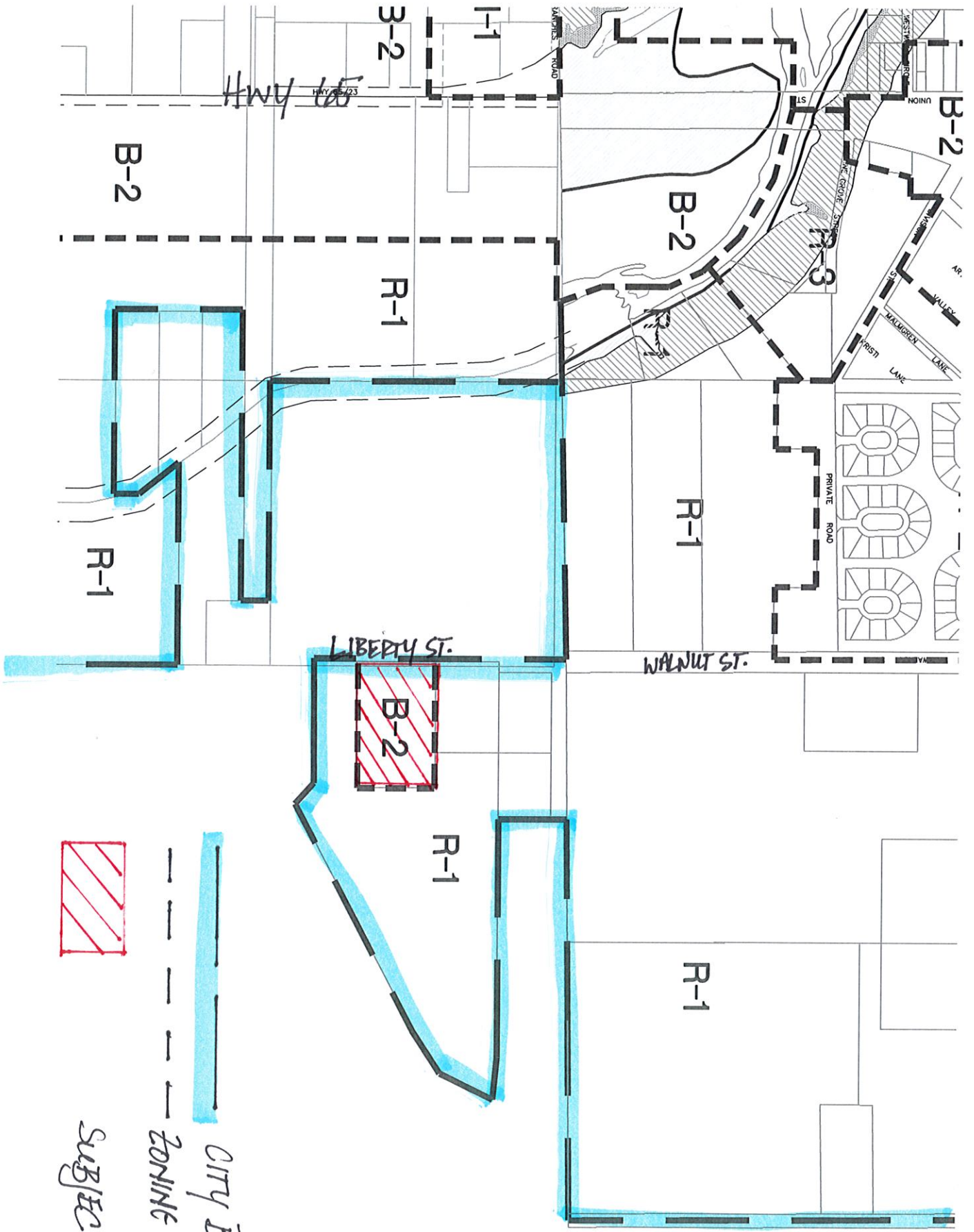
Section 24 Township 39 Range 24 Part of Northwest Quarter, commencing at Northwest corner of said Northwest Quarter, then on assumed bearing South along West line 583' to point of beginning, North 89D40' East parallel with North line 650.01', South parallel with West line 378.15', West perpendicular to said West line 650' to point on W line distant 374.38' South of said point of beginning, North along said West line 374.38' to point of beginning, subject to highway, Kanabec County, Minnesota




Request:

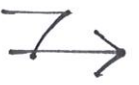
We are requesting that our property at 1888 Liberty Street be rezoned as R1, Single Family Residential District.

In 2015, we successfully applied for a conditional use permit, allowing us to utilize this property as a welding and fabrication business, with a residential unit attached and secondary to the main use. If this rezoning request is granted, we intend to close this business and utilize this property solely for residential use, as our primary residence.

All properties adjacent to our property are currently zoned R1, which we feel would support our request, and be a reasonable use for this property.



 CITY BOUNDARY
 ZONING BOUNDARY
 SUBJECT SITE



RESOLUTION NO. PC2020-0101

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORA, MINNESOTA,
RECOMMENDING APPROVAL OF THE REZONING OF 1888 LIBERTY FROM B-2 GENERAL BUSINESS
DISTRICT TO R-1 SINGLE FAMILY RESIDENTIAL DISTRICT AS REQUESTED BY
STEVEN & JEANETTE DEWITT**

WHEREAS, Steven & Jeanette DeWitt, applicants and property owners, submitted an application dated received and considered complete on December 9, 2019 for the rezoning of 1888 Liberty Street from B-2 General Business District to R-1 Single Family Residential District; and

WHEREAS, the subject site is 5.62± acres in size and is legally described as:

PID 22.00643.20

*Section 24 Township 39 Range 24 Part of Northwest Quarter, commencing at Northwest corner of said Northwest Quarter, then on assumed bearing South along West line 583' to point of beginning, North 89D40' East parallel with North line 650.01', South parallel with West line 378.15', West perpendicular to said West line 650' to point on W line distant 374.38' South of said point of beginning, North along said West line 374.38' to point of beginning,
subject to highway, Kanabec County, Minnesota*

WHEREAS, notice was provided and on January 13, 2020, the Planning Commission conducted a public hearing regarding this application, at which it heard from the Community Development Director and invited members of the public to comment; and

WHEREAS, the Planning Commission considered several criteria for rezoning and made the following findings:

- | | |
|-------------------|---|
| Criteria #1 | The proposed rezoning is consistent with the goals, objectives and policies of the Comprehensive Plan. |
| <i>Finding #1</i> | <i>The Comprehensive Plan Land Use Map currently designates this area as Low Density Residential. The proposed rezoning is consistent with the Comprehensive Plan designation.</i> |
| Criteria #2 | The proposed rezoning is compatible with the overall character of existing development in the immediate vicinity of the affected property. |
| <i>Finding #2</i> | <i>Existing development in the immediate vicinity is primarily residential, making the proposed rezoning compatible with the character of the surrounding area.</i> |
| Criteria #3 | The proposed rezoning will not have an adverse effect on the value of adjacent properties. |
| <i>Finding #3</i> | <i>There is no evidence to suggest that the proposed rezoning will have any effect on the value of adjacent properties.</i> |
| Criteria #4 | The subject area proposed for rezoning is adequately served by public facilities and services. |
| <i>Finding #4</i> | <i>The subject area is not currently served by municipal water or sewer, but is adequately served by private well and septic system and all other public facilities and services.</i> |

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF MORA, MINNESOTA, that the Planning Commission hereby recommends approval of the rezoning of 1888 Liberty Street from B-2 General Business District to R-1 Single Family Residential District as requested by the property owners.

Adopted by the Planning Commission of the City of Mora, Minnesota,
this 13th day of January, 2020.

Todd Sjoberg _____
Chad Gramentz _____
Mike Johnson _____

Karen Onan-Wakefield _____
Sara Treiber _____

Chair

ATTEST: _____
Beth Thorp
Community Development Director

City of Mora, MN
Comprehensive Plan Community Survey
Key Findings Provided by Hometown Planning
January 2020

Attached is the final tabulation and analysis of the Mora community survey from the questionnaire that we prepared for the City of Mora in September. The results from 199 responses received are displayed graphically and numerically. This full tabulation includes each of the responses to questions that were intentionally left open-ended to capture individual perspectives.

Our intent is to discuss these results with the Comprehensive Plan Committee and take their input as to how they may inform and suggest areas of analysis for the Comprehensive Plan Update process.

Most respondents live and work in or within 5 miles of the City. About 22 percent of respondents indicate they commute more than 30 miles to work. They are predominantly single family homeowners. Renters account for 15 percent of responses.

Some key preliminary findings from these results are views as follows. (Reference is made to the response from questions as numbered in the survey instrument attached):

On the attraction of Mora (Q. 7, 21-23)

- The most valued features of the Mora community its medical facilities, visual appearance, work places, and schools.
- Asked about the City of Mora's best or most attractive feature, respondents most often said the friendly people and the small town feel.
- Responses indicate the choice to live in Mora is typically due to family or their job.
- The personal or special meaning that Mora represents for most of the respondents is home, family or where they grew up (56 percent).

On shopping/retail opportunities (Q.8-11):

- The top response when asked, "is there one thing you would change," is to have more stores, shopping, and businesses in Mora.
- Over half (51 percent), said they do most of their shopping outside the City of Mora. A high number indicate there is not enough shopping for their needs.
- While 85 percent indicated businesses are "mostly" open when convenient, many qualified this by saying many stores close too early or are often not available when needed.

On housing needs (Q.12-13):

- Many types of housing needs were identified with the top response being the need for more single family homes and more senior housing.
- Many also called out the need for the City of Mora to provide more low-income and affordable housing options.

On recreational opportunities (Q. 17-18)

- The City's system of trails and bike paths was rated as the best recreational opportunity provided. The City's aquatic park was the second highest response.

- Asked what recreational opportunities are needed in Mora, a high percentage indicated a need for more sports or other activities for youth.

On transportation services: (Q. 14-16)

- When given a choice of services they would most like to see in Mora, the top response was better streets and sidewalks.
- Those using sidewalks and trails can generally get to where they need to be, though about 60 percent said sidewalks and trails could be improved.
- Asked if they would use public transit if it were available, 24 percent said yes and 40 percent said they weren't sure.

On response to basic needs (Q. 19-20)

- About 29 percent of respondents said some segments of the City's population are missing basic needs.
- From the response, basic needs that are missing include food, clothing and housing for the low-income and homeless.
- Responses suggest a need for more retail and industrial employment and higher wages.

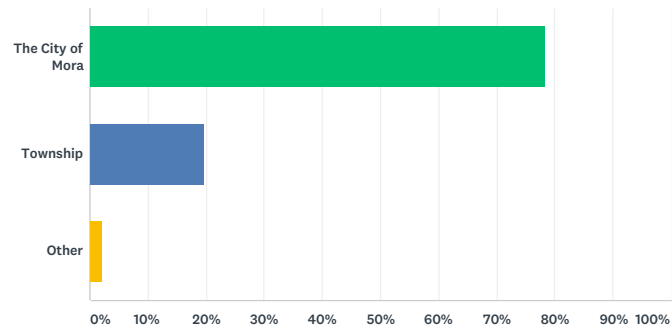
On the community vision (Q. 24-25)

- Asked about the future of Mora, most desire a healthy, safe, and growing community with more jobs and prosperity.
- Other responses, though a minority, reflect a belief that the community will remain the same or worse in ten years.

City of Mora Comprehensive Plan Survey

Q1 Where do you currently live? (your primary place of residence)

Answered: 194 Skipped: 5



ANSWER CHOICES	RESPONSES
The City of Mora	78.35% 152
Township	19.59% 38
Other	2.06% 4
TOTAL	194

City of Mora Comprehensive Plan Survey

Q2 Enter township name:

Answered: 36 Skipped: 163

#	RESPONSES	DATE
1	Arthur	11/15/2019 4:38 PM
2	Arthur	11/6/2019 3:47 PM
3	Hillman	11/5/2019 3:17 PM
4	Ann Lake	10/24/2019 6:04 PM
5	Arthur	10/15/2019 7:57 PM
6	Arthur	10/15/2019 6:36 PM
7	Arthur	10/15/2019 2:07 PM
8	Arthur	10/15/2019 2:04 PM
9	Arthur	10/11/2019 7:47 PM
10	Arthur	10/11/2019 7:38 PM
11	Arthur	10/11/2019 7:31 PM
12	Knife Lake	10/11/2019 6:49 PM
13	no answer	10/11/2019 6:14 PM
14	Kanabec	10/11/2019 5:03 PM
15	Knife Lake	10/11/2019 4:51 PM
16	Knife Lake	10/9/2019 6:36 PM
17	Knife Lake	10/9/2019 4:24 PM
18	Knife Lake	10/7/2019 11:08 PM
19	Arthur	10/4/2019 6:40 PM
20	Whited	10/4/2019 6:25 PM
21	Arthur	10/3/2019 2:38 PM
22	Arthur	10/3/2019 2:29 PM
23	Kanabec	10/3/2019 2:27 PM
24	Arthur	10/1/2019 4:05 PM
25	Kanabec	9/27/2019 12:39 AM
26	Kanabec	9/26/2019 7:25 PM
27	ann lake	9/25/2019 6:03 PM
28	Auther	9/25/2019 5:36 PM
29	Whited	9/25/2019 4:48 PM
30	Arthur	9/25/2019 4:23 PM
31	Whited	9/25/2019 4:20 PM
32	Peace	9/25/2019 4:17 PM
33	Knife Lake	9/25/2019 4:15 PM
34	Brunswick	9/25/2019 4:05 PM
35	Whited	9/25/2019 3:52 PM
36	ford	9/24/2019 6:49 PM

City of Mora Comprehensive Plan Survey

Q3 Please describe (community name(s), seasonal vs. permanent home, etc.)

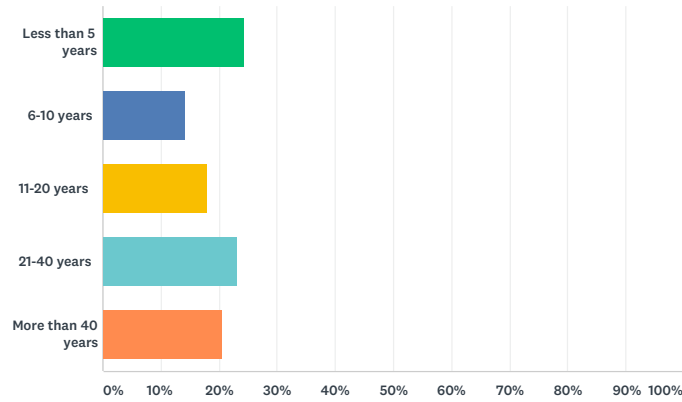
Answered: 2 Skipped: 197

#	RESPONSES	DATE
1	Coon Rapids, MN (own apts in Mora 10 yrs, zero profit in 10 years)	10/15/2019 7:06 PM
2	Permanent home in Mora school district	9/25/2019 5:48 PM

City of Mora Comprehensive Plan Survey

Q4 How long have you lived in your current community? (choose one)

Answered: 190 Skipped: 9

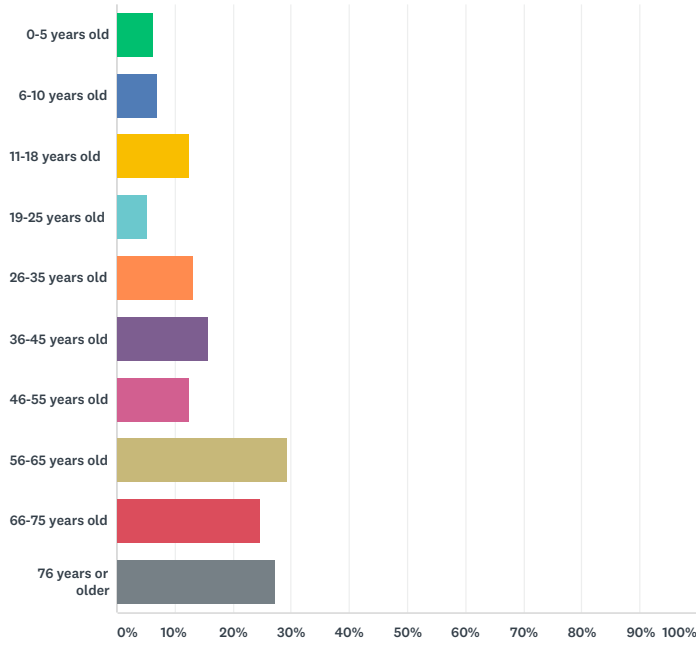


ANSWER CHOICES	RESPONSES	
Less than 5 years	24.21%	46
6-10 years	14.21%	27
11-20 years	17.89%	34
21-40 years	23.16%	44
More than 40 years	20.53%	39
TOTAL		190

City of Mora Comprehensive Plan Survey

Q5 Please indicate which of the following age groups are represented in your household (choose all that apply):

Answered: 191 Skipped: 8

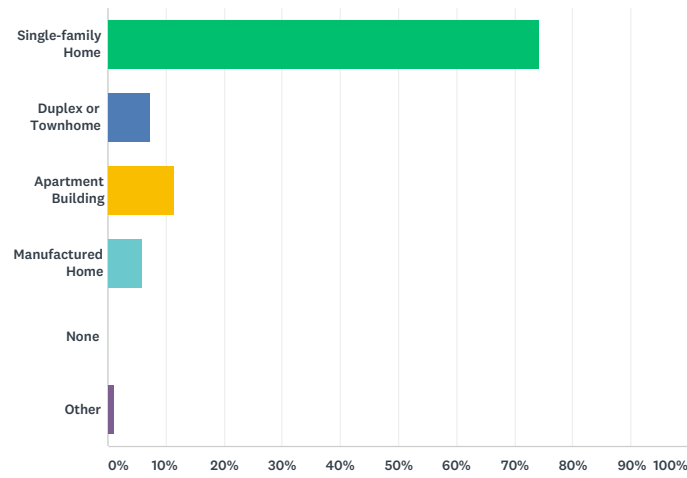


ANSWER CHOICES	RESPONSES	
0-5 years old	6.28%	12
6-10 years old	6.81%	13
11-18 years old	12.57%	24
19-25 years old	5.24%	10
26-35 years old	13.09%	25
36-45 years old	15.71%	30
46-55 years old	12.57%	24
56-65 years old	29.32%	56
66-75 years old	24.61%	47
76 years or older	27.23%	52
Total Respondents: 191		

City of Mora Comprehensive Plan Survey

Q6 What type of housing do you live in? (choose one)

Answered: 191 Skipped: 8



ANSWER CHOICES	RESPONSES	
Single-family Home	74.35%	142
Duplex or Townhome	7.33%	14
Apartment Building	11.52%	22
Manufactured Home	5.76%	11
None	0.00%	0
Other	1.05%	2
TOTAL		191

City of Mora Comprehensive Plan Survey

Q7 If you answered "Other", please describe (otherwise, choose "Next" at the bottom of this page):

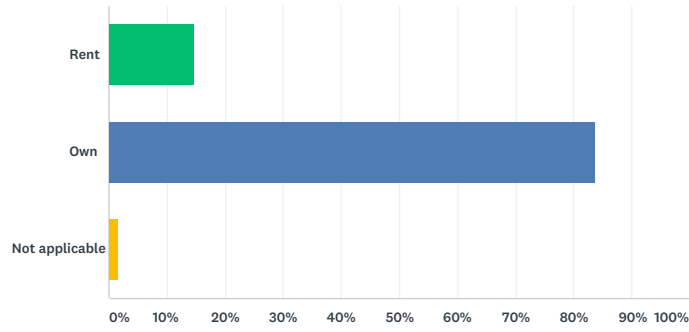
Answered: 2 Skipped: 197

#	RESPONSES	DATE
1	assisted living	10/11/2019 6:37 PM
2	mobile home	10/9/2019 6:37 PM

City of Mora Comprehensive Plan Survey

Q8 Do you rent or own your home? (choose one)

Answered: 191 Skipped: 8

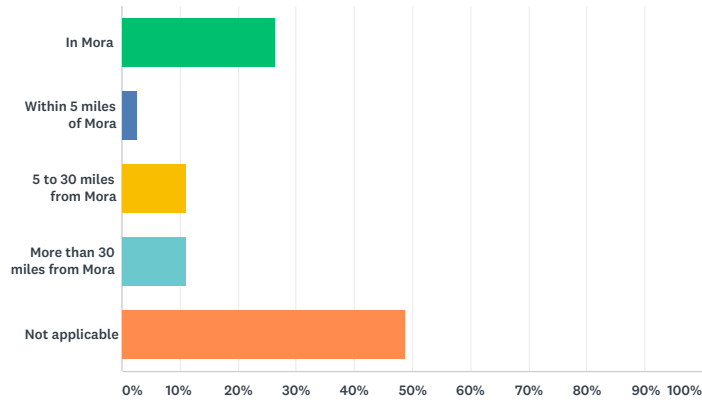


ANSWER CHOICES	RESPONSES	
Rent	14.66%	28
Own	83.77%	160
Not applicable	1.57%	3
TOTAL		191

City of Mora Comprehensive Plan Survey

Q9 Where is your primary place of work? (choose one)

Answered: 189 Skipped: 10

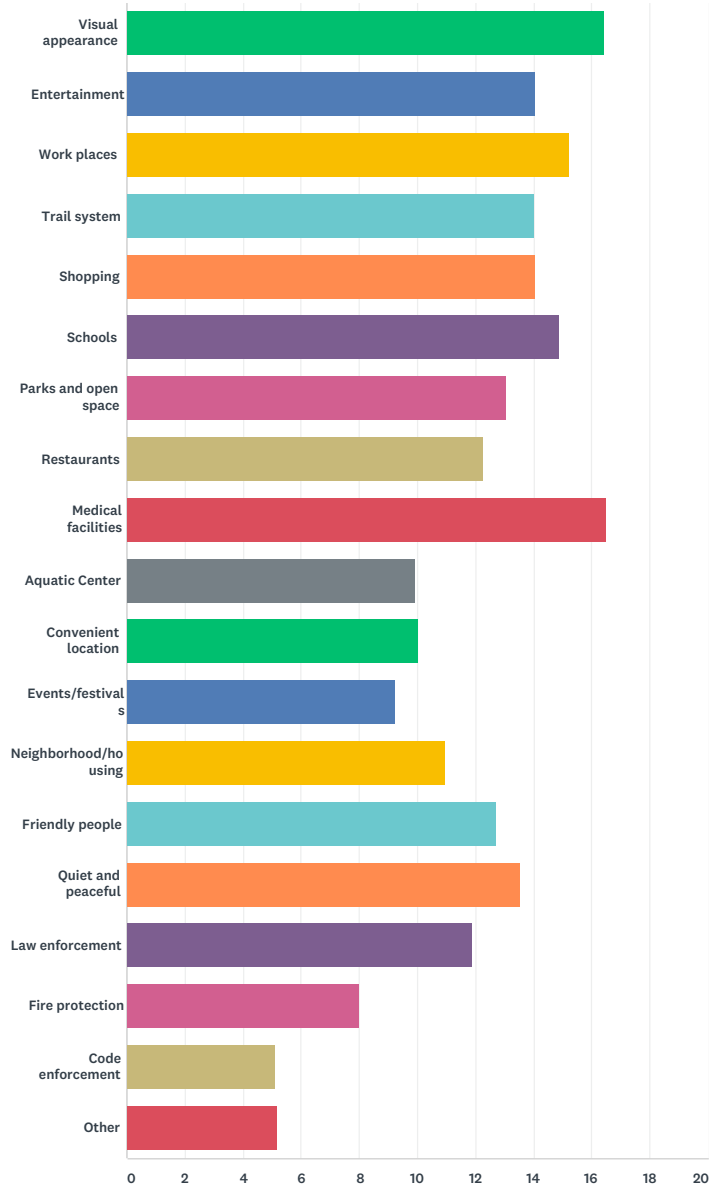


ANSWER CHOICES	RESPONSES
In Mora	26.46% 50
Within 5 miles of Mora	2.65% 5
5 to 30 miles from Mora	11.11% 21
More than 30 miles from Mora	11.11% 21
Not applicable	48.68% 92
TOTAL	189

City of Mora Comprehensive Plan Survey

Q10 Which of these community features do you value most in Mora?
 (Drag and drop your top three features to the top of the list by clicking and dragging the appropriate item, in order of preference, or select the appropriate number on the left of each item. NOTE: 1 = most important)

Answered: 186 Skipped: 13



	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Visual appearance	13.51% 10	16.22% 12	20.27% 15	36.49% 27	5.41% 4	0.00% 0	1.35% 1	4.05% 3	0.00% 0	0.00% 0	0.00% 0	1.35% 1	1.35% 1	0.00% 0
Entertainment	0.00% 0	7.14% 4	8.93% 5	10.71% 6	44.64% 25	7.14% 4	1.79% 1	1.79% 1	3.57% 2	1.79% 1	3.57% 2	1.79% 1	1.79% 1	1.79% 1
Work places	18.18% 12	9.09% 6	9.09% 6	4.55% 3	9.09% 6	36.36% 24	3.03% 2	3.03% 2	0.00% 0	4.55% 3	0.00% 0	1.52% 1	0.00% 0	1.52% 1
Trail system	13.24% 9	4.41% 3	13.24% 9	7.35% 5	2.94% 2	14.71% 10	32.35% 22	1.47% 1	0.00% 0	0.00% 0	1.47% 1	1.47% 1	0.00% 0	0.00% 0
Shopping	10.96% 8	17.81% 13	10.96% 8	1.37% 1	4.11% 3	4.11% 3	10.96% 8	26.03% 19	1.37% 1	4.11% 3	0.00% 0	2.74% 2	0.00% 0	1.37% 1
Schools	21.62% 16	10.81% 8	12.16% 9	2.70% 2	5.41% 4	5.41% 4	6.76% 5	14.86% 11	17.57% 13	0.00% 0	1.35% 1	0.00% 0	0.00% 0	0.00% 0
Parks and open space	10.29% 7	13.24% 9	8.82% 6	1.47% 1	1.47% 1	0.00% 0	7.35% 5	8.82% 6	22.06% 15	19.12% 13	2.94% 2	0.00% 0	0.00% 0	0.00% 0
Restaurants	6.94% 5	9.72% 7	11.11% 8	2.78% 2	4.17% 3	1.39% 1	1.39% 1	4.17% 3	11.11% 8	20.83% 15	18.06% 13	1.39% 1	1.39% 1	1.39% 1

City of Mora Comprehensive Plan Survey

Medical facilities	31.15% 38	31.97% 39	13.93% 17	3.28% 4	0.82% 1	0.82% 1	1.64% 2	1.64% 2	3.28% 4	2.46% 3	4.92% 6	2.46% 3	0.00% 0	0.00% 0
Aquatic Center	5.08% 3	6.78% 4	5.08% 3	0.00% 0	3.39% 2	0.00% 0	0.00% 0	0.00% 0	1.69% 1	15.25% 9	20.34% 12	23.73% 14	6.78% 4	0.00% 0
Convenient location	6.15% 4	12.31% 8	6.15% 4	0.00% 0	1.54% 1	0.00% 0	1.54% 1	1.54% 1	0.00% 0	1.54% 1	10.77% 7	20.00% 13	21.54% 14	4.62% 3
Events/festivals	1.61% 1	4.84% 3	14.52% 9	0.00% 0	0.00% 0	0.00% 0	1.61% 1	0.00% 0	1.61% 1	1.61% 1	3.23% 2	16.13% 10	30.65% 19	16.13% 10
Neighborhood/housing	11.43% 8	12.86% 9	12.86% 9	0.00% 0	1.43% 1	2.86% 2	0.00% 0	1.43% 1	1.43% 1	0.00% 0	1.43% 1	4.29% 3	11.43% 8	22.86% 16
Friendly people	17.02% 16	21.28% 20	13.83% 13	3.19% 3	2.13% 2	1.06% 1	0.00% 0	0.00% 0	0.00% 0	2.13% 2	0.00% 0	1.06% 1	1.06% 1	15.96% 15
Quiet and peaceful	25.25% 25	13.13% 13	23.23% 23	2.02% 2	1.01% 1	0.00% 0	2.02% 2	0.00% 0	0.00% 0	0.00% 0	4.04% 4	0.00% 0	0.00% 0	1.01% 1
Law enforcement	21.35% 19	14.61% 13	13.48% 12	2.25% 2	0.00% 0	0.00% 0	1.12% 1	2.25% 2	4.49% 4	0.00% 0	0.00% 0	1.12% 1	2.25% 2	0.00% 0
Fire protection	1.52% 1	9.09% 6	16.67% 11	0.00% 0	0.00% 0	4.55% 3	1.52% 1	0.00% 0	3.03% 2	1.52% 1	0.00% 0	0.00% 0	1.52% 1	1.52% 1
Code enforcement	3.45% 2	1.72% 1	8.62% 5	1.72% 1	0.00% 0	3.45% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	1.72% 1	0.00% 0	0.00% 0	3.45% 2
Other	3.33% 2	10.00% 6	11.67% 7	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0

City of Mora Comprehensive Plan Survey

Q11 If you answered "Other" as one of your top three items, please describe (otherwise, choose "Next" at the bottom of this page):

Answered: 16 Skipped: 183

#	RESPONSES	DATE
1	library	10/25/2019 8:13 PM
2	better roads (repair) keep painted lines bright for elderly	10/22/2019 6:20 PM
3	low taxes	10/15/2019 7:07 PM
4	church	10/15/2019 2:15 PM
5	Vasaloppet	10/11/2019 5:57 PM
6	good streets	10/9/2019 7:06 PM
7	church choices	10/9/2019 4:25 PM
8	Felon - found a landlord to rent to me	10/4/2019 8:29 PM
9	sense of community and helping each other	10/3/2019 11:33 PM
10	lakes	10/3/2019 1:46 PM
11	Security	10/1/2019 3:47 PM
12	Near family	9/27/2019 4:20 AM
13	This is the worst town I've ever lived in	9/25/2019 5:42 PM
14	Accessibility, need to be able to GET to businesses etc. handicap parking curbs with cutout wc users can use. Better way to cross 65?	9/25/2019 4:12 PM
15	I didn't answer "other" however I would say this question is extremely difficult as so many of them could be in my top 3! Schools is huge because people look at that when moving but they also look at medical/L.E. But then if you have a great looking downtown and fun shops (we have the fun shops) then people love to come (we do have lots of lakes so I think of Nisswa)	9/25/2019 3:48 PM
16	This list isn't a comprehensive view of critically relevant items related to a city. Items such as: Progressive vision Vibrant downtown Tourism magnet A destination Industrial/business growth Population growth above low-income	9/24/2019 6:56 PM

City of Mora Comprehensive Plan Survey

Q12 If there is one thing you could change about Mora, what would it be?

Answered: 142 Skipped: 57

#	RESPONSES	DATE
1	Entertainment and restaurants are needed.	11/18/2019 6:59 PM
2	The city administrator would live in the community	11/18/2019 12:22 AM
3	Enforce speed limit when people are driving vehicles.	11/15/2019 7:29 PM
4	Gas / convenience store on north side of town on Hwys 65 & 23. Better grocery store - Coborn's is expensive; I go to Aldis in Cambridge.	11/15/2019 5:21 PM
5	better police	11/15/2019 5:08 PM
6	better streets	11/15/2019 4:39 PM
7	Inadequate snow removal! Indifference to peoples need to get to work!	11/6/2019 4:51 PM
8	We should have a store that has everyday clothing - jeans, tshirts, etc.	11/6/2019 3:54 PM
9	Promote new businesses into the Mora area. This would bring jobs, jobs bring wages and taxes, growth comes from this base. Stop closing out business opportunities because of a few on city council want to protect their personal businesses. City leaders are supposed to consider what's best for everyone in the area not a select few . Enough with the dollar discount stores and second hand stores. They have a place but they should not dominate the landscape and that's exactly what we have in Mora. Not one of these locations pays a living wage. You will never attract investment into the Mora area where all you have are secondhand stores to shop at.	11/5/2019 3:27 PM
10	Mora need city poice.	10/30/2019 6:19 PM
11	exclusive cliques, nepotism; decision making is not participatory; Mora needs to figure out how to mend the school debacle.	10/29/2019 1:26 PM
12	being able to cross Hiways 23 & 95 during rush hour on weekends during the summer hours	10/29/2019 1:08 PM
13	We need a Walmart and Menards we have to drive to Cambridge.	10/24/2019 6:05 PM
14	taste of city water	10/24/2019 1:19 PM
15	preserve downtown	10/24/2019 1:12 PM
16	having more business - slop food, grocery and like Walmart	10/23/2019 2:24 PM
17	?	10/22/2019 6:26 PM
18	Walmart	10/22/2019 6:20 PM
19	More of a selection for shopping like Walmart, Target, Aldi, so you don't have to drive so far!	10/22/2019 6:12 PM
20	noise laws enforced	10/22/2019 2:02 PM
21	BETTER law enforcement! Not necessarily more, but officers and management that take calls seriously and return calls and do follow up of cases!	10/20/2019 10:23 PM
22	less dogs running loose and another grocery store	10/18/2019 3:43 PM
23	There needs to be shopping places here in Mora. All we have are dollar stores and used shops. There are no stores where we can go and get a gift for someone, always have to run to Cambridge.	10/18/2019 3:29 PM
24	Make people keep yards clear of JUNK!	10/15/2019 8:18 PM
25	We need a Walmart store to come into Mora.	10/15/2019 8:06 PM
26	knowledge that there is 5 or 6 homes on CR 12 that is Mora Utilities not Braham	10/15/2019 7:59 PM
27	Bring Aldi to the old Shopko location.	10/15/2019 7:54 PM
28	more police	10/15/2019 7:49 PM
29	In over 50 years - I have never seen the streets so bad - summer and winter.	10/15/2019 7:42 PM
30	bring in more shopping - groceries and especially clothing	10/15/2019 7:21 PM
31	more employment opportunities	10/15/2019 7:07 PM
32	more retail	10/15/2019 7:01 PM
33	property tax - school changes	10/15/2019 6:57 PM
34	real police department; a base store like a Walmart to help with tax base	10/15/2019 6:48 PM
35	Build a new high school with swimming pool!	10/15/2019 6:44 PM
36	more participation and volunteering by more people	10/15/2019 6:37 PM
37	We need another grocery store. A clothing store.	10/15/2019 2:48 PM
38	someplace to get clothing	10/15/2019 2:43 PM
39	more employment opportunities for folks	10/15/2019 2:35 PM
40	More law enforcement. I had my yard ????? (unable to read); it took me 15 months to get neighbor to move his fence.	10/15/2019 2:31 PM
41	More sidewalks!!	10/15/2019 2:20 PM
42	have aquatic center open sooner and stay open longer	10/15/2019 2:15 PM
43	The current high school could be remodeled and continue to be used.	10/15/2019 2:09 PM
44	more local shopping	10/15/2019 2:05 PM
45	noise at night	10/15/2019 2:01 PM
46	would be nice if there was a playground on the east side of 65	10/11/2019 7:51 PM
47	more jobs	10/11/2019 7:47 PM
48	more jobs	10/11/2019 7:45 PM

City of Mora Comprehensive Plan Survey

49	build a new high school	10/11/2019 7:39 PM
50	build a new high school	10/11/2019 7:32 PM
51	new school	10/11/2019 7:28 PM
52	Add another grocery store. Coborn's is very expensive and competition would be a very good thing. How about an Aldi?!	10/11/2019 7:21 PM
53	more businesses	10/11/2019 7:03 PM
54	Improve the appearance of structures and sites as a better impression of Mora as you drive in and through on Hwy 65 and 23. (Building are in need of removal.)	10/11/2019 6:58 PM
55	add retail downtown	10/11/2019 6:50 PM
56	better shopping opportunities	10/11/2019 6:40 PM
57	lower taxes	10/11/2019 6:33 PM
58	Put stop & go lights by quick trip it is badly needed.	10/11/2019 6:21 PM
59	more economical shopping opportunities	10/11/2019 6:15 PM
60	more co-operation by our community regarding our schools	10/11/2019 6:07 PM
61	Enforce the noise ordinance and get mufflers on those loud pickup trucks.	10/11/2019 5:58 PM
62	fix the streets; manage the lake flooding	10/11/2019 5:00 PM
63	More places to shop so I don't have to drive to Cambridge or online. You want us to shop local, but an empty crt is no good.	10/11/2019 4:53 PM
64	Add a city police department.	10/11/2019 4:48 PM
65	more business particularly big box store	10/11/2019 4:35 PM
66	wish we had more industry to pick up some of our tax burden	10/11/2019 4:28 PM
67	friendlier to newcomers!	10/11/2019 4:24 PM
68	Reduce heavy holiday traffic going through Mora (similar to what Cambridge did, which spark interest of business along 95. Perhaps 23 would do the same?).	10/11/2019 4:18 PM
69	More businesses downtown	10/11/2019 3:18 PM
70	another grocerie store to choose from	10/9/2019 8:19 PM
71	Eliminate the eyesore of the homes and trailer park between Nordenstron's and the liquor store.	10/9/2019 8:13 PM
72	The school board - we need reliable people, honest people. We don't have that!	10/9/2019 8:06 PM
73	Bring in a Shopko type store! Have to run to Cambridge for almost everything.	10/9/2019 8:00 PM
74	another grocery store	10/9/2019 7:54 PM
75	more grocery stores	10/9/2019 7:50 PM
76	updated septic system - it is old and outdated	10/9/2019 7:43 PM
77	Better shopping. It's very limited and it's hard when you have no car!	10/9/2019 7:35 PM
78	the city board members - we are in need of businesses for employment	10/9/2019 6:38 PM
79	more retail	10/9/2019 5:52 PM
80	We need better shopping options like Target, Fleet Farm, Marshalls - good shops, not dollar stores or second-hand.	10/9/2019 4:54 PM
81	more lights or road change when left turn from south off Hwy 65	10/9/2019 4:49 PM
82	more city patrol from law enforcement	10/9/2019 4:40 PM
83	sewer rates are abomidibal, much too high for single family house and more than my actual water bill - ridiculous	10/9/2019 4:31 PM
84	more quality restaurants	10/9/2019 4:26 PM
85	Better water!	10/9/2019 4:19 PM
86	my neighbors	10/9/2019 4:15 PM
87	more shopping options so I don't have to travel in the snow	10/8/2019 2:28 PM
88	make 23/65 a 30 mph zone	10/8/2019 2:13 PM
89	Get rid of all the drugs and people whom do them. Different school board. More places for kids to play (SAFE!!).	10/8/2019 2:01 PM
90	The community divide over the school system. Would like to see a community that supports their schools and children. I feel like the current angst with administration has left a negative feeling towards the schools as a whole. Our children need to feel supported by their community, not in the middle of a pissing match on both sides.	10/7/2019 11:26 PM
91	the amount of law enforcement that we have to try and take care of the drug problem	10/4/2019 9:16 PM
92	The negative, selfish, unwilling to look at the true facts concerning the school to meet the needs of this current age and time.	10/4/2019 9:03 PM
93	more stores, another grocery store	10/4/2019 8:59 PM
94	another store like Shopko with nice clothes and shoes	10/4/2019 8:55 PM
95	Property taxes are disgustingly high and ever-increasing.	10/4/2019 8:46 PM
96	Bring back Shopko or something like that.	10/4/2019 8:42 PM
97	Quit fighting over new school!	10/4/2019 8:35 PM
98	gotta conditions in Edgewood Park Mora Acquisition LLC	10/4/2019 8:30 PM
99	Organize our shopping areas, It seems to be all over the place. Example: Cambridge is rebuilding mostly east of town. We also need a complete service road on east side of 65 to stoplight.	10/4/2019 6:42 PM
100	a place like Walmart in town	10/4/2019 6:37 PM
101	another grocery store, a store like Walmart	10/4/2019 6:33 PM

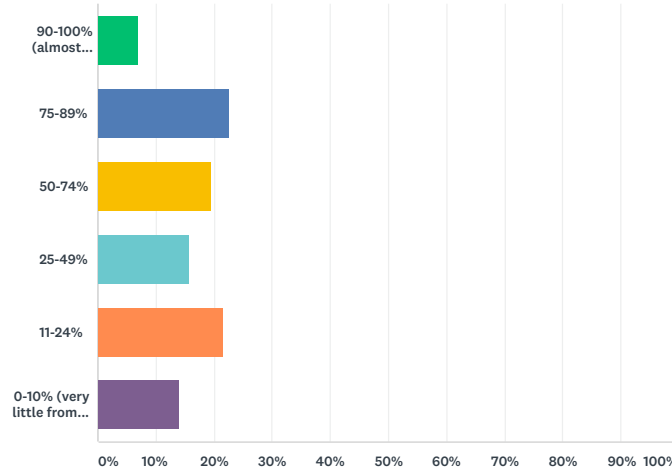
City of Mora Comprehensive Plan Survey

102	the "feel sorry for me because we are all broke" attitude!!	10/4/2019 6:27 PM
103	shopping choices - another grocery store and a Walmart or mini Target, Hyvee grocery? Aldi's? Mike's Food - like Braham - anything	10/4/2019 6:13 PM
104	We need a store where people can buy gifts and clothes for all.	10/4/2019 6:00 PM
105	the drug problem	10/4/2019 5:50 PM
106	Successful economic development - getting new jobs in the area	10/4/2019 5:17 PM
107	Complete transparency in ALL matters that relate to the public and especially the tax-paying public including the public school system, with term-limited elected and appointed representatives that actually serve and pay attention to what the citizens truly want, leadership that fully includes citizen participation with real community collaborations that empower all aspects of our community with accountability, and a plan to "re-create" our town as a favored/famous destination for both work and play with both creative arts and technology.	10/4/2019 6:36 AM
108	A store where we could purchase shoes, purses, gifts, belts, etc. We often have to drive to Cambridge because Mora doesn't have shopping. We even do Duluth, Mpls and St. Cloud. Too many antiques and used clothing shops.	10/3/2019 2:53 PM
109	stop light access - or lack of - onto Hwy 23, especially on weekends or holidays	10/3/2019 2:47 PM
110	Build a new school to attract young professional families.	10/3/2019 2:30 PM
111	Get jobs available adults - work situation is unbelievable - it's hard to attract with next to no jobs. You can feel that older retired folks should be able to come thru for you.	10/3/2019 2:17 PM
112	more stores to shop in	10/3/2019 1:54 PM
113	To add more things for children and more retail shops. Make a nice beach area at Mora Lake! Visitors would also love this!	10/3/2019 1:47 PM
114	More activities! Especially a dog park!!! More block parties, more live music, more events.	10/3/2019 1:39 PM
115	New high school	10/3/2019 1:38 PM
116	My family wants to see a dog park added to our town / community! We know several people who travel to the Cambridge dog park - it would be great to have our own!	10/1/2019 4:31 PM
117	?	10/1/2019 4:26 PM
118	Need a Walgreens pharmacy.	10/1/2019 4:16 PM
119	Get a clothing store.	10/1/2019 4:07 PM
120	More than one grocery store. We need a store like Target or Walmart. Right now we have to drive to Cambridge for everything from underwear to ink cartridges.	10/1/2019 3:56 PM
121	Lower taxes, lower spending on economic development, transportation and social services.	10/1/2019 3:48 PM
122	Smarter people. Kinder people. That people actually cared about the community and it's future	9/28/2019 1:55 PM
123	More activities to get people out more often. Even downtown Mora is a ghost town on a Sunday. It's the weekend, no reason for town to be dead besides that business is going elsewhere	9/27/2019 4:22 AM
124	They need to get rid of everyone that is in any way shape or form runs that town and needs to start from scratch!!! Its a joke!	9/27/2019 12:42 AM
125	Better water/sewer infrastructure in areas where it lacks.	9/26/2019 8:43 PM
126	Stop asking for New Schools	9/26/2019 7:08 PM
127	I was told ordinances are only enforced if enough people complain, little proactive enforcement, and it shows.	9/26/2019 7:04 PM
128	The high school	9/25/2019 7:21 PM
129	Mora needs city police.	9/25/2019 6:18 PM
130	More small town businesses	9/25/2019 6:05 PM
131	The junky appearance of the town. As you drive in to town it seems that we value Car dealerships, dollar stores and alcohol. ☹️	9/25/2019 5:53 PM
132	Everything	9/25/2019 5:42 PM
133	Having all the schools in one place, putting businesses in all the empty buildings or knock them down.	9/25/2019 5:42 PM
134	Move the High School! Vote YES and YES!	9/25/2019 5:35 PM
135	Add a family restaurant with quality food, not bar that serves food	9/25/2019 4:27 PM
136	Less thrift/dollar stores	9/25/2019 4:23 PM
137	I would like Mora to begin the process of updating their infrastructure to allow more of a business friendly environment without losing its small town charm. In order for Mora to be sustainable in the future it needs to have the ability to have a vision that allows for healthy changes, embracing what it has and is, while looking to the future.	9/25/2019 4:23 PM
138	Make the city more walkable with sidewalks and better road crossings.	9/25/2019 4:23 PM
139	Better high school, more one level housing	9/25/2019 4:12 PM
140	Better/more, business/employment opportunity	9/25/2019 4:00 PM
141	I love our shops downtown but I wish we would have hanging plants and make it cute	9/25/2019 3:49 PM
142	A city of visionaries who actually create a vision that drives all plans for the betterment of the future of Mora. If this attempt is anything like the 2008 plan and fallen projects, it'll be a waste of time.	9/24/2019 6:58 PM

City of Mora Comprehensive Plan Survey

Q13 Of the retail purchases you make for your household, about what percentage are purchased from businesses located in Mora? (choose one)

Answered: 186 Skipped: 13

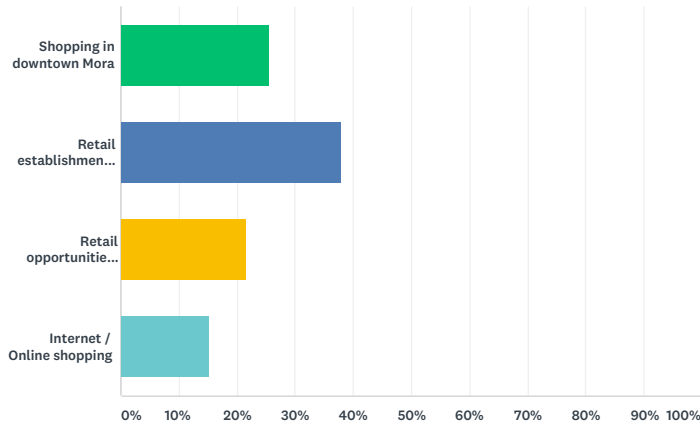


ANSWER CHOICES	RESPONSES	
90-100% (almost everything from businesses in Mora)	6.99%	13
75-89%	22.58%	42
50-74%	19.35%	36
25-49%	15.59%	29
11-24%	21.51%	40
0-10% (very little from businesses in Mora)	13.98%	26
TOTAL		186

City of Mora Comprehensive Plan Survey

Q14 Of the following commercial/retail services, which has the most value to you? (choose one)

Answered: 177 Skipped: 22

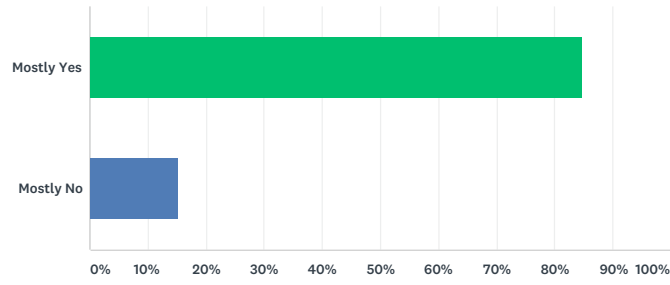


ANSWER CHOICES	RESPONSES	
Shopping in downtown Mora	25.42%	45
Retail establishments along the Hwy 23/65 corridor	37.85%	67
Retail opportunities provided by other communities	21.47%	38
Internet / Online shopping	15.25%	27
TOTAL		177

City of Mora Comprehensive Plan Survey

Q15 Are retail businesses and services in Mora open for business when it is most convenient to you? (choose one)

Answered: 183 Skipped: 16



ANSWER CHOICES	RESPONSES	
Mostly Yes	84.70%	155
Mostly No	15.30%	28
TOTAL		183

City of Mora Comprehensive Plan Survey

Q16 If you answered "Mostly No", please explain (otherwise, choose "Next" at the bottom of this page):

Answered: 42 Skipped: 157

#	RESPONSES	DATE
1	Mostly YES - comment: Yes they are open, but cost way more than Walmart.	11/15/2019 5:21 PM
2	Answered YES: comment - The ones I have business with are usually open when needed.	11/15/2019 5:13 PM
3	I am currently retired so it has become easier for me now but when you're working you are unable to get home in time to catch most businesses open. Many shut down early on Saturday. This is not convenient for the consumer at all so they're forced to stop in other communities on their way home in order to ensure they can get what they need.	11/5/2019 3:39 PM
4	Not much open after 5 pm downtown for shopping; no coffee houses; limited Sat - Sun hours for business	10/29/2019 1:26 PM
5	Answered YES - comment: Being basically retired I can shop whenever I want so there isn't any time better time needed.	10/29/2019 1:16 PM
6	Answered YES - comment: Would love to have a coffee shop open in the afternoons.	10/25/2019 8:14 PM
7	Answered YES - comment: Close too early, especially Saturday.	10/24/2019 1:13 PM
8	Answered YES - comment: We are retired and able to shop during the day. Others, who work, may find it difficult when stores close between 4-5. Thursday nights should be promoted more for evening shopping.	10/22/2019 6:27 PM
9	Alot of businesses close by the time I am off work.	10/15/2019 7:49 PM
10	YES: not enough businesses in Mora to do business with	10/15/2019 7:43 PM
11	Alot of places no longer offer much on Saturdays.	10/15/2019 6:57 PM
12	everything closes early	10/11/2019 7:51 PM
13	too old to shop (88)	10/11/2019 7:37 PM
14	YES: the most important ones are open	10/11/2019 7:33 PM
15	restaurants close too early	10/11/2019 4:49 PM
16	Mostly YES: For me being retired so business places are usually open at a good time for me.	10/11/2019 4:36 PM
17	answered yes: we plan accordingly	10/9/2019 8:14 PM
18	There is no where to buy shoes, clothing, or the like. Except thrift store.	10/9/2019 7:36 PM
19	not open for those who work during regular business hours	10/9/2019 5:52 PM
20	Mostly Yes: Most facilities are open at a reasonable business hour time and stay open till after business hour so people have a chance after work to shop them.	10/9/2019 4:41 PM
21	not many here	10/8/2019 2:17 PM
22	Nothing here besides thrift stores, gas stations, and grocery store.	10/8/2019 2:02 PM
23	Mostly YES: during daytime hours; some not enough on weekends	10/4/2019 9:17 PM
24	Mostly YES: grocery store	10/4/2019 6:43 PM
25	Mostly YES: but very little to choose from	10/4/2019 6:13 PM
26	The stores close as other are getting off work too.	10/4/2019 6:07 PM
27	Mostly YES: The way the question is presented "yes" is my answer. I would like to add that "mostly no" works as well because there are no longer many businesses in town.	10/4/2019 5:52 PM
28	We work and have a family. It's tough to get to somewhere by 5 or 6	10/4/2019 5:18 PM
29	answered YES: Being retired, I can go anytime of the day.	10/3/2019 1:55 PM
30	I teach and coach so I am at school from 7:00 am to 5:30 pm everyday. If I want/need to get something done, I have to take a personal day off of work, especially if it is government related.	10/3/2019 1:41 PM
31	Mostly Yes: Not many stores open in Mora anymore. No clothing stores, except thrift stores.	10/1/2019 4:17 PM
32	Most businesses close by 5 or aren't open weekends, inconvenient hours on weekends, etc. Which is understandable, don't stay open when not busy. Restaurants that aren't open past 1pm or that don't open until 3pm. Again, understandable, but then restaurants are open when nothing else on main street is open.	9/27/2019 4:25 AM
33	Its mora if you need it they dont have it!! If it's late nothings open. Again it's a joke!	9/27/2019 12:43 AM
34	We work during the day, we need downtown stores to be open late at least one night a week for us, ie Friday night or Saturday night - otherwise we have to go to other communities with larger stores. We would prefer to spend our money locally, but business owners now-a-days want a work-life balance and not spend their life working especially on Saturdays.	9/26/2019 8:47 PM
35	Most are only open 8am-5pm	9/26/2019 7:09 PM
36	When I return to the area after work everything is closed	9/25/2019 6:06 PM
37	This town offers nothing of value but has stations. Downtown stores never open. Products I need never in stock	9/25/2019 5:44 PM
38	Not sure other than the dollar stores what there even is for retail	9/25/2019 4:29 PM
39	Too many of the downtown businesses close in later afternoon and early evening. Many of the consumers are working during that time or commuting back and forth from work. When the businesses close in Mora it drives the consumers to do their buying in neighboring communities.	9/25/2019 4:27 PM
40	Inconvenient business hours, closed by the time I get home from work commute	9/25/2019 4:25 PM
41	Most local retailers are closed for business when I get home after a commute from work. Hard to shop local when noone is open or only open Saturdays from 8-Noon.	9/25/2019 4:04 PM

City of Mora Comprehensive Plan Survey

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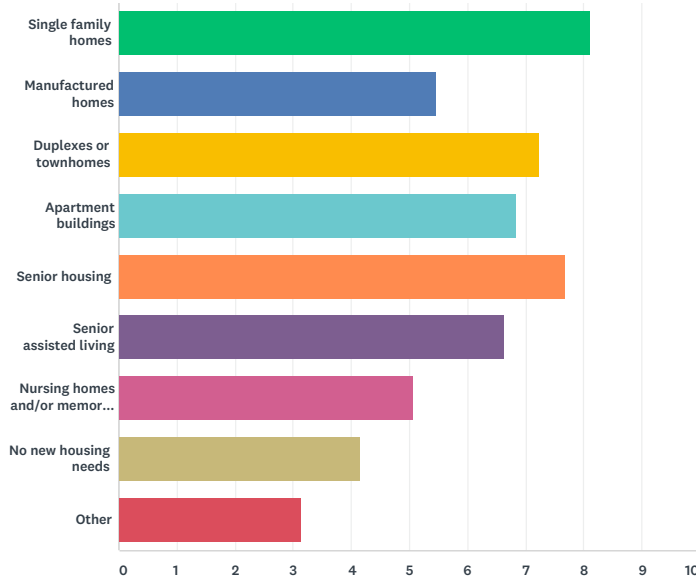
However, there are a few merchants who seem more inclined to close early on Saturdays, not open, or 5 o'clock weekdays.

9/24/2019 7:00 PM

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Q17 Select the following types of housing you feel Mora needs more of:
 (Drag and drop your top three features to the top of the list by clicking and dragging the appropriate item, in order of preference, or select the appropriate number on the left of each item. NOTE: 1 = most important)

Answered: 170 Skipped: 29



	1	2	3	4	5	6	7	8	9	TOTAL	SCORE
Single family homes	53.61% 52	20.62% 20	10.31% 10	15.46% 15	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	97	8.12
Manufactured homes	1.96% 1	11.76% 6	15.69% 8	21.57% 11	29.41% 15	1.96% 1	11.76% 6	0.00% 0	5.88% 3	51	5.47
Duplexes or townhomes	19.05% 16	32.14% 27	27.38% 23	4.76% 4	8.33% 7	7.14% 6	1.19% 1	0.00% 0	0.00% 0	84	7.23
Apartment buildings	23.86% 21	19.32% 17	26.14% 23	4.55% 4	6.82% 6	13.64% 12	5.68% 5	0.00% 0	0.00% 0	88	6.85
Senior housing	34.13% 43	30.95% 39	21.43% 27	2.38% 3	5.56% 7	4.76% 6	0.79% 1	0.00% 0	0.00% 0	126	7.68
Senior assisted living	13.33% 12	30.00% 27	23.33% 21	6.67% 6	3.33% 3	13.33% 12	10.00% 9	0.00% 0	0.00% 0	90	6.63
Nursing homes and/or memory care	7.94% 5	12.70% 8	20.63% 13	1.59% 1	6.35% 4	7.94% 5	30.16% 19	12.70% 8	0.00% 0	63	5.06
No new housing needs	19.64% 11	3.57% 2	10.71% 6	0.00% 0	1.79% 1	0.00% 0	3.57% 2	55.36% 31	5.36% 3	56	4.16
Other	16.07% 9	3.57% 2	8.93% 5	0.00% 0	0.00% 0	0.00% 0	0.00% 0	7.14% 4	64.29% 36	56	3.14

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Q18 If you answered "Other", please describe (otherwise, move to the next question):

Answered: 19 Skipped: 180

#	RESPONSES	DATE
1	better mobile home park; tiny homes	11/15/2019 5:09 PM
2	affordable housing	10/29/2019 1:27 PM
3	Comment: We would like to move into a townhome in the next couple of years, but are finding it difficult to find something like St. Andrew's Field. We don't want to leave Mora, but that kind of housing is hard to find now.	10/22/2019 6:29 PM
4	one level single family homes	10/22/2019 6:20 PM
5	buildings for working people or retired	10/15/2019 8:00 PM
6	low income housing	10/15/2019 7:10 PM
7	help for the homeless	10/11/2019 5:59 PM
8	low income housing	10/9/2019 8:20 PM
9	Have apartment buildings - need more - subsidized AND no smoking. Have another subsidized building for smokers only!	10/9/2019 4:20 PM
10	one-level homes	10/9/2019 4:15 PM
11	more economies	10/8/2019 2:20 PM
12	rental properties	10/8/2019 2:02 PM
13	low income family housing	10/4/2019 9:18 PM
14	senior housing not owned or related in any way to St. Clare	10/4/2019 8:48 PM
15	upscale townhomes, NOT low income	10/4/2019 6:14 PM
16	Felon Friendly Housing 2 Low income housing	10/3/2019 8:38 PM
17	1 bedroom rental cottages for seniors	10/3/2019 2:22 PM
18	lower income housing	10/3/2019 1:55 PM
19	We need more townhomes that are nice like right across from Elem school. Right now it's like people are just waiting for someone to move out and it's taken before even going on the market.	9/25/2019 3:51 PM

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Q19 What, if anything, should specifically be done to better address housing needs in Mora?

Answered: 91 Skipped: 108

#	RESPONSES	DATE
1	Offer reasonably priced townhomes and condos for retired population / middle class.	11/18/2019 7:01 PM
2	Natural gas in the surrounding townships	11/18/2019 12:25 AM
3	I'm not sure what we need.	11/15/2019 7:29 PM
4	Is there a committee researching the housing available in Mora to address the housing needs?	11/15/2019 5:13 PM
5	smaller houses - \$100,000-\$125,000 range	11/15/2019 5:09 PM
6	zoning to allow small / less expensive housing options	11/15/2019 5:05 PM
7	more subsidized apartments	11/15/2019 4:56 PM
8	address wage inequality - look at housing from policy-system-environment perspective	10/29/2019 1:27 PM
9	possibility work with Lakes & Pines to see if they can offer assistance in marketing new homes from purchase thru ownership or rental	10/29/2019 1:17 PM
10	Bring more manufacturing to Mora.	10/24/2019 1:21 PM
11	Get Mora grant money. City should be looking to obtain more grant money in every aspect.	10/23/2019 2:26 PM
12	Have someone put up more affordable townhomes. Many baby boomers will be looking for that kind of housing in the next few years.	10/22/2019 6:29 PM
13	?	10/22/2019 6:20 PM
14	nothing	10/22/2019 6:12 PM
15	More options of everything listed would be great	10/20/2019 10:25 PM
16	There is always a waiting list for people to get in so that should be an indication that we could use more housing.	10/18/2019 3:30 PM
17	nothing	10/15/2019 8:29 PM
18	me - water problem	10/15/2019 8:00 PM
19	Stop some of the developers that are just building shitty houses quickly.	10/15/2019 7:50 PM
20	offer something to impress people	10/15/2019 7:22 PM
21	New bldg inspector too strict. I passed on buying a building for 6 new low income units because inspector required too many updates, ie. fire walls and ceilings and sound proofing. It was not economically feasible to buy and rent out the bldg.	10/15/2019 7:10 PM
22	real businesses so people will shop and move here	10/15/2019 6:49 PM
23	We have an aging population. Choices for those not wanting to keep up a home need upgrading.	10/15/2019 2:36 PM
24	A lot of people need assistance in managing a budget and improving their credit.	10/15/2019 2:21 PM
25	Prevent flooding in spring when snow melts. One way - build a dike on west side of Mora Lake.	10/15/2019 2:16 PM
26	I am a landlord of 3 apartments for over 12 years. The only reason I don't own more is the housing market is too high to justify buying to rent. I don't think there is anything that needs to be done.	10/15/2019 2:10 PM
27	senior housing	10/15/2019 2:05 PM
28	more new affordable housing	10/11/2019 7:52 PM
29	low income housing	10/11/2019 7:48 PM
30	check for lawn mowing and appearance of home	10/11/2019 7:45 PM
31	Keep short-term nursing and rehab open.	10/11/2019 7:34 PM
32	Look at the average income per household as a starting base.	10/11/2019 7:22 PM
33	make it affordable yet appealing	10/11/2019 6:58 PM
34	Make housing more affordable if possible. So much of our population is on welfare and don't work or pay taxes. No wonder we don't have money for what the city really needs to operate.	10/11/2019 6:42 PM
35	mailboxes by handicap people houses or driveway instead of group mailboxes a block away	10/11/2019 6:22 PM
36	not sure	10/11/2019 6:11 PM
37	churches open for the homeless	10/11/2019 5:59 PM
38	do houseing before school	10/11/2019 5:06 PM
39	Can't think of other things. Maybe more single homes or senior housing.	10/11/2019 4:37 PM
40	We have a lot of income based housing. We need good affordable housing for working class.	10/11/2019 4:29 PM
41	more of it!	10/11/2019 4:25 PM
42	Mora need new businesses to sustain and strengthen young families.	10/11/2019 4:19 PM
43	more low income & affordable housing options	10/9/2019 8:20 PM
44	Demo the high school and develop senior / affordable housing on the lakefront property.	10/9/2019 8:15 PM
45	build	10/9/2019 8:07 PM
46	senior housing; senior assisted living; and, nursing homes and/or memory care	10/9/2019 7:55 PM
47	updated city septic	10/9/2019 7:44 PM
48	make it more affordable	10/9/2019 7:37 PM
49	Enforce housing codes to insure quality of housing stock. Some communities require a pre-sale inspection to insure decency of property.	10/9/2019 7:07 PM

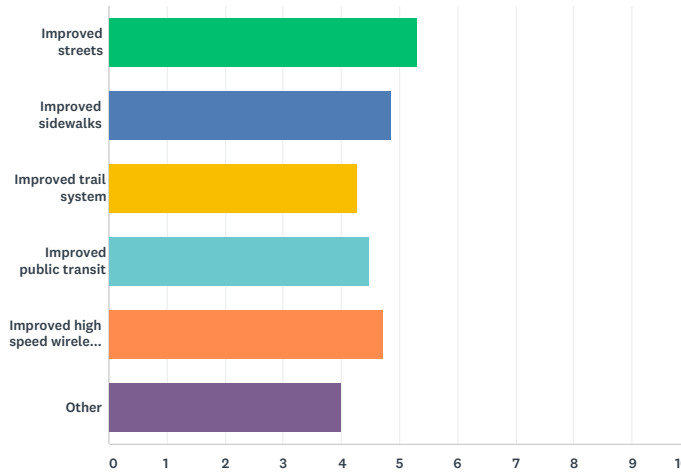
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50	low income housing	10/9/2019 6:39 PM
51	Enforce more clean up codes on houses and yards. Tear down any foreclosures left standing after two years and clean up the lot space.	10/9/2019 4:43 PM
52	lower rent	10/9/2019 4:36 PM
53	When we call for services it takes forever for people to get back to us. I try to keep it local. They need to want the work.	10/8/2019 2:30 PM
54	lower standards	10/8/2019 2:20 PM
55	rental properties (houses)	10/8/2019 2:02 PM
56	build more complexes	10/4/2019 9:18 PM
57	Look into attracting people who have resources, good retirement options. Encourage a better school facility to attract families.	10/4/2019 9:04 PM
58	Reduce property taxes! Incentives for landlords.	10/4/2019 8:48 PM
59	NA no opinion	10/4/2019 8:30 PM
60	add low income housing	10/4/2019 8:21 PM
61	lower income housing for young families, with regulations for upkeep and maintenance	10/4/2019 6:44 PM
62	The overall image - clean up the residential areas. The trailer courts look like scrap yards.	10/4/2019 6:29 PM
63	There is no senior housing! I moved to a senior apartment I thought and now a 27 year old and a 1st grader live next door!	10/4/2019 6:22 PM
64	find more developers who will build	10/4/2019 6:14 PM
65	Find land - renovate Shopko and any other buildings sitting vacant (remove / rebuild)	10/4/2019 5:53 PM
66	You would need to work with investors. Mora is in an Opportunity Zone and that's something that should be advertised for potential investors.	10/4/2019 5:20 PM
67	New businesses with decent paying jobs so you could afford to live.	10/3/2019 8:38 PM
68	townhouses, single family	10/3/2019 2:53 PM
69	gov / private investment for seniors	10/3/2019 2:42 PM
70	additional subsidized apartment buildings	10/3/2019 2:22 PM
71	Keep the costs as low as possible, there's not enough rentals for struggling seniors.	10/3/2019 2:18 PM
72	pet-friendly homes, reasonable rent	10/3/2019 1:55 PM
73	More low income housing or more affordable homes \$100,000 or less	10/3/2019 1:48 PM
74	Affordable housing for senior citizens	10/3/2019 1:38 PM
75	Could there be a city managed page of current offerings for rental properties?	10/1/2019 4:32 PM
76	?	10/1/2019 4:27 PM
77	?	10/1/2019 4:17 PM
78	Cheaper places for people who don't have any income.	10/1/2019 4:08 PM
79	Don't tax people to subsidize other people.	10/1/2019 3:50 PM
80	Please - no more trailers. Let's figure out how to help people help themselves.	9/28/2019 1:57 PM
81	I'm sure it's already done but work with the HRA to do housing studies to see what's needed in the area. Apartments or townhomes with no income limits in Mora are hard to find. Low income or restricted income is easier to find than residents that exceed the income thresholds. We basically are attracting more lower income people because of this. Build nice new townhomes with no income or age restrictions to attract others to the community	9/27/2019 4:31 AM
82	More single family housing has been torn down to expand commercial interest with very little built to replace it.	9/26/2019 7:10 PM
83	Focus on housing for families with children. Not all low income housing, but quality homes.	9/25/2019 5:55 PM
84	Enforce dog ordinance. Dogs should be leashed or chained up.	9/25/2019 5:45 PM
85	Move the High School and build houses on the lake and in spitting distance of the hospital! Vote YES and YES!!!	9/25/2019 5:38 PM
86	I didn't change any, I don't know of any housing need specifics	9/25/2019 4:33 PM
87	A thorough vision of what Mora wants to be now and in the future. Does it want to be a place for current students to stay and raise a family? That requires good paying jobs. Does it want to attract more businesses? That requires an investment in ensuring that the schools are current and efficient so that Mora students are competitive in the educational and job marketplaces.	9/25/2019 4:32 PM
88	No more trailer parks	9/25/2019 4:26 PM
89	Make the city more walkable, with smaller shops near developments.	9/25/2019 4:25 PM
90	No trailer parks	9/25/2019 4:07 PM
91	We have the spots just need the investors to build townhomes. Decent ones that would be around \$150,00+	9/25/2019 3:51 PM

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Q20 Which of these services would you most like to see in Mora?(Drag and drop your top three features to the top of the list by clicking and dragging the appropriate item, in order of preference, or select the appropriate number on the left of each item. NOTE: 1 = most important)

Answered: 144 Skipped: 55



	1	2	3	4	5	6	TOTAL	SCORE
Improved streets	56.07% 60	24.30% 26	16.82% 18	0.93% 1	0.93% 1	0.93% 1	107	5.31
Improved sidewalks	24.14% 21	47.13% 41	20.69% 18	5.75% 5	2.30% 2	0.00% 0	87	4.85
Improved trail system	21.82% 12	18.18% 10	40.00% 22	9.09% 5	7.27% 4	3.64% 2	55	4.27
Improved public transit	20.59% 14	33.82% 23	30.88% 21	5.88% 4	4.41% 3	4.41% 3	68	4.47
Improved high speed wireless internet	39.71% 27	22.06% 15	23.53% 16	2.94% 2	8.82% 6	2.94% 2	68	4.72
Other	25.00% 10	20.00% 8	27.50% 11	5.00% 2	2.50% 1	20.00% 8	40	4.00

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Q21 If you answered "Other", please describe (otherwise, move to the next question):

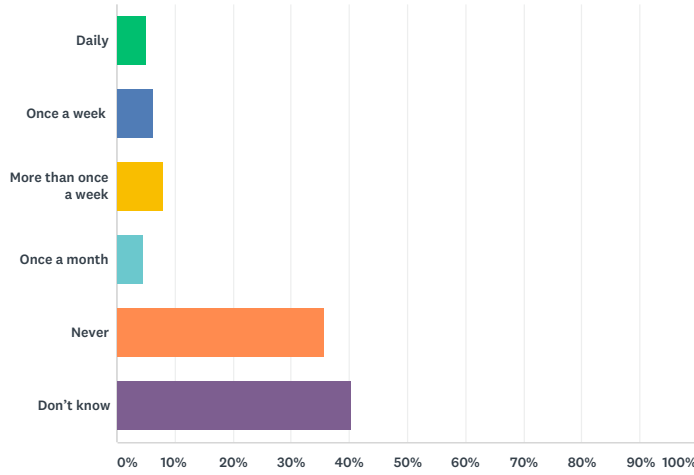
Answered: 44 Skipped: 155

#	RESPONSES	DATE
1	restaurants, bookstores	11/18/2019 7:02 PM
2	Improved weekend traffic flow. Weekend travelers will avoid driving through Mora if they are delayed for long periods of time. I have heard some say slowing traffic down may keep them in Mora longer and perhaps they will stop and visit one of the businesses. I believe just the opposite. They will shop for everything before getting to Mora knowing that they're going to be sitting in traffic and the last thing they want to do is get off the road only to fight a way back on later.	11/5/2019 3:53 PM
3	improved upkeep / improvement of library	10/25/2019 8:15 PM
4	stop lights on Hwy 65	10/24/2019 6:12 PM
5	lights coming from Freedom gas station onto Hwy 65 and onto 65 from Coborn's	10/18/2019 3:31 PM
6	CR 12	10/15/2019 8:00 PM
7	fix the streets you have	10/15/2019 7:44 PM
8	lower sewer and water costs	10/15/2019 7:10 PM
9	Grocery store and clothing store. We are getting to be a bedroom town. Change it.	10/15/2019 2:49 PM
10	more traffic control to cross 23/65 from residential streets	10/15/2019 2:44 PM
11	competition for Coborn's - they have a monopoly!	10/11/2019 7:23 PM
12	streets in Edgewood park in badly repair and retard	10/11/2019 6:25 PM
13	curb and gutter in certain areas (ie. 4th Street)	10/11/2019 6:16 PM
14	Internet comment: city owned	10/11/2019 5:59 PM
15	Do something with Mora Lake's water level to stop property and street damage.	10/11/2019 4:20 PM
16	Why not fix potholes and fill cracks? Never gets done - why? We pay tax money - is there none left?	10/9/2019 8:08 PM
17	need Mora Police Dept. back	10/9/2019 8:01 PM
18	comment: Fixing Forest Ave was good.	10/9/2019 7:56 PM
19	rental of bicycles or scooters	10/9/2019 6:40 PM
20	Other: more "community" police Streets: they don't patch / fix anymore Sidewalks: downtown looks neglected - weeds growing in sidewalks and curbs, not taken care of	10/9/2019 5:55 PM
21	dog park	10/9/2019 4:32 PM
22	business	10/8/2019 2:20 PM
23	shopping places, Walmart, etc.	10/8/2019 2:03 PM
24	community unite more often	10/4/2019 9:18 PM
25	better handicapped parking	10/4/2019 9:05 PM
26	comment: N. Grove really is rough	10/4/2019 8:36 PM
27	comment: N. Wood Street - nightmare - no center line and no sidewalks; add benches along paved trails	10/4/2019 8:23 PM
28	Improved Streets: mobile home park streets are in terrible condition	10/4/2019 6:35 PM
29	a Uber for 7 days a week, Timber Trails only works M-F now	10/4/2019 6:15 PM
30	a variety store	10/4/2019 5:54 PM
31	Improved winter plowing of city streets.	10/3/2019 8:41 PM
32	public safety - we have no local PD and Sheriff's Office picks up the burden while maintaining safety in the rest of the county	10/3/2019 2:49 PM
33	four lane to Cambridge	10/3/2019 2:42 PM
34	improved school facilities	10/3/2019 2:31 PM
35	less expensive cemetery plots	10/3/2019 2:22 PM
36	speed bumps by St. Clare	10/3/2019 1:48 PM
37	1 - Improved high speed wireless internet 2 - Improved trail system 3 - Improved sidewalks	10/1/2019 4:23 PM
38	1 - Improved streets 2 - Improved sidewalks 3 - Improved trail system	10/1/2019 4:18 PM
39	1 - Improved streets 2 - Improved public transit 3 - Improved sidewalks	10/1/2019 4:14 PM
40	Also, a grocery store downtown Mora.	10/1/2019 4:09 PM
41	1 - Improved streets 2 - Improved sidewalks 3 - Improved public transit	10/1/2019 3:58 PM
42	Maintaining utilities and streets.	10/1/2019 3:51 PM
43	Police force! Overhall of Brian Smith and the joke of a sheriff's department they have!!	9/27/2019 12:46 AM
44	I think we already have great trails/sidewalks/high speed internet etc... Things for teenagers to do	9/25/2019 3:54 PM

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Q22 How often would you use a bus or other means of public transportation if it was accessible to you? (choose one)

Answered: 176 Skipped: 23

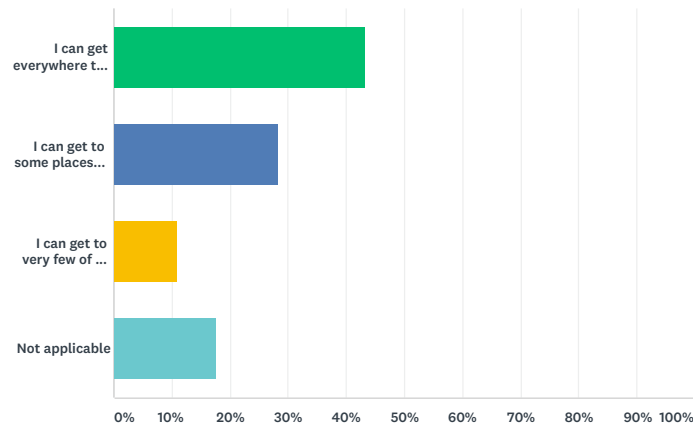


ANSWER CHOICES	RESPONSES
Daily	5.11% 9
Once a week	6.25% 11
More than once a week	7.95% 14
Once a month	4.55% 8
Never	35.80% 63
Don't know	40.34% 71
TOTAL	176

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Q23 How well can you get around the community by using sidewalks and trails?

Answered: 166 Skipped: 33



ANSWER CHOICES	RESPONSES	
I can get everywhere that I want/need to go	43.37%	72
I can get to some places that I want/need to go	28.31%	47
I can get to very few of the places I want/need to go	10.84%	18
Not applicable	17.47%	29
TOTAL		166

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Q24 If improvements are needed for bicycles and pedestrians, what specifically should be done?

Answered: 88 Skipped: 111

#	RESPONSES	DATE
1	sidewalks	11/18/2019 7:02 PM
2	Nothing	11/18/2019 12:26 AM
3	When people (mostly young) need to be aware of others when on streets, highway, sidewalks.	11/15/2019 7:30 PM
4	Improve sidewalks, add sidewalks, and improve the trails (especially the trail by Locust St.). I use the streets for walking - sidewalks are too uneven.	11/15/2019 5:15 PM
5	tunnel or bridge over 65	11/15/2019 5:09 PM
6	more sidewalks, wider streets	11/15/2019 5:06 PM
7	Bike and walking trails end at Lakes & Pines and don't begin until Kanabec Museum. That is a large gap with very dangerous highway traffic.	11/15/2019 4:58 PM
8	Extend the bike trail down the RR tracks and fix the little arch bridge on the trail that is falling down.	11/6/2019 4:52 PM
9	Educate pedestrain's / bicyclist's to wear reflective clothing, etc. Not walking in the driving paths and walk single file when vehicles are approaching.	10/30/2019 6:21 PM
10	driver awareness of peds and peds respecting crosswalks; the students at high school dart and dash, cross without looking	10/29/2019 1:29 PM
11	bike racks at store; being assisted crossing the higway streets	10/29/2019 1:19 PM
12	more grant money for more trails and crossing both hwys!!	10/23/2019 2:27 PM
13	Bike lanes painted or extended with pavement or concrete. Research Hilton Head, SC bike trails and lanes everywhere.	10/22/2019 6:21 PM
14	crossing 65 differently for safety	10/22/2019 6:13 PM
15	snow removal	10/20/2019 10:27 PM
16	more stop signs	10/18/2019 3:44 PM
17	Improve the sidewalks around town.	10/18/2019 3:31 PM
18	nothing	10/15/2019 8:30 PM
19	bike lanes and sidewalk improvement	10/15/2019 7:55 PM
20	don't raise our taxes	10/15/2019 7:51 PM
21	bike lanes; pedestrian bridge or more traffic lights	10/15/2019 7:23 PM
22	not needed	10/15/2019 7:10 PM
23	bike lanes; better crosswalks; sidewalks are horrible and tripping hazards	10/15/2019 6:58 PM
24	More sidewalks and trails. Encourage peds to use crosswalks, esp. downtown!	10/15/2019 6:39 PM
25	Fix sidewalks everywhere!	10/15/2019 2:37 PM
26	We need more sidewalks!	10/15/2019 2:21 PM
27	crossing Hwy 65	10/15/2019 2:11 PM
28	There are no sidewalks on east side of 65 neighborhood (Walnut / Portage area).	10/11/2019 7:52 PM
29	blacktop shoulders of roads coming in and out of Mora	10/11/2019 7:34 PM
30	more bike / walking lanes on streets; can always use more trails	10/11/2019 6:59 PM
31	no bikes on downtown sidewalks	10/11/2019 6:51 PM
32	better roadway and trails for handicap people on scooters or scooter chairs need stop & go lights to cross by quick trip	10/11/2019 6:25 PM
33	NA	10/11/2019 6:11 PM
34	fix sidewalks and more signs	10/11/2019 5:07 PM
35	bike lanes marked	10/11/2019 5:01 PM
36	Can't think of much other than maybe more sidewalks and some are in need of repair.	10/11/2019 4:38 PM
37	A stop light (additional) on Hwy 65	10/11/2019 4:20 PM
38	Bicycle paths	10/11/2019 3:21 PM
39	sidewalks and repair on all streets	10/9/2019 8:21 PM
40	Paint bike paths on streets. The state could do the same at least two miles north, south, west and east.	10/9/2019 8:08 PM
41	bike lanes, walking lanes	10/9/2019 8:01 PM
42	I'd like to see more benches to sit on on Main Street.	10/9/2019 7:56 PM
43	more trails or add bike / walk lanes for walkers / bikers	10/9/2019 7:44 PM
44	don't know	10/9/2019 7:37 PM
45	1. Continue the bike trail from 7th & Wood St to Wood & Maple Ave. 2. Complete a bike path loop. 3. Maintain the existing bike path.	10/9/2019 7:09 PM
46	Make a lane for bicycles or scooters and wheelchairs to use.	10/9/2019 6:40 PM
47	expand trail system	10/9/2019 6:00 PM
48	City narrowed up streets and took away sidewalks (ie. so. Grove). Grove is used by many walkers.	10/9/2019 5:55 PM

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49	NA	10/9/2019 4:32 PM
50	Bicycle riders need to obey intersection rules - stopping at stop signs and looking!	10/9/2019 4:21 PM
51	specific marked street / road for bicycles	10/8/2019 2:30 PM
52	better locations	10/8/2019 2:20 PM
53	bike lanes	10/8/2019 2:03 PM
54	More bike lanes, especially near the high school.	10/7/2019 11:29 PM
55	wider walkways; possible rental bikes??	10/4/2019 9:18 PM
56	sidewalks	10/4/2019 9:05 PM
57	re-do roads, bike lanes	10/4/2019 8:31 PM
58	more bike trails / bike lanes in town; add and repair sidewalks	10/4/2019 8:23 PM
59	Fix sidewalks on Union Street. I don't go for walks since I need to walk on the streets and we have some speeding drivers who don't use their brakes at corners.	10/4/2019 6:46 PM
60	repave history center lot and parts of bike trails	10/4/2019 6:23 PM
61	more places to lock your bikes - like library, retail businesses, downtown Mora	10/4/2019 6:15 PM
62	more sidewalks around town	10/4/2019 6:01 PM
63	Fix the potholes and the "bumps" at the end of driveways.	10/4/2019 5:54 PM
64	Maintained sidewalks along main street. They are very rough and heaved in spots. Additional sidewalks could be added	10/4/2019 5:21 PM
65	more bike "lane" areas painted on city streets to remind kids especially to pay attention to where they are riding AND remind drivers to watch for bikes, and paint on the downtown sidewalks to say NO BIKES and then enforce it. (I was almost run over by a kid on a bike riding fast on the sidewalk on Union Street by Railroad Ave and was injured slightly just by trying to avoid being hit, although that was a far better outcome than had I been hit because I would have been severely injured. Not happy!) And this also speaks to the parents, teachers, and peers who need to teach and support each other to be safe and follow the rules that are there for a reason ...	10/4/2019 6:54 AM
66	Bikes should not be ridden on sidewalks or crosswalks. Maybe bike lanes on the street?	10/3/2019 8:41 PM
67	don't know	10/3/2019 2:22 PM
68	better safety	10/3/2019 1:56 PM
69	Better sidewalk on North Wood and add a sidewalk to 7th Street	10/3/2019 1:48 PM
70	Make the trail a complete circuit.	10/3/2019 1:43 PM
71	Bike lanes on all roads, not just some. Those streets that don't have bike lanes have broken down sidewalks	10/3/2019 1:43 PM
72	?	10/1/2019 4:27 PM
73	Stop lights needed on 65 so people can cross better when walking!! Lots of different stop lights needed.	10/1/2019 4:18 PM
74	Doesn't apply to me.	10/1/2019 4:09 PM
75	Not needed.	10/1/2019 3:51 PM
76	I think our current trails and roadways are fine for pedestrians and bicyclists. There are a few areas where if a pedestrian is on the roadway walking it might get a little tight if you meet another car, but learn to share the road, we don't live in a big metropolis, we live in small town Mora.	9/27/2019 4:35 AM
77	Focus that money on streets and stop wasting tax payer money!	9/27/2019 12:46 AM
78	Fix the uneven and almost dangerous sidewalks on Union, add sidewalks to the bikepath/trail areas that are concurrent with city streets or do a better job of maintaining the trails. PATCH and/or REPAIR the crumbling paths. Pedestrian wise, many city sidewalks have uneven spots that one trips on if not careful, this also creates holding areas for ice in cold months. Very dangerous for an elderly person trying to get exercise.	9/26/2019 8:52 PM
79	There's only one crosswalk/light on 65, and sections without any service road or sidewalk. Im amazed more People don't get hurt attempting to cross the highway.	9/26/2019 7:14 PM
80	Bicycle lanes, sidewalks	9/26/2019 7:11 PM
81	Sidewalks and paths	9/25/2019 6:23 PM
82	We desperately need sidewalks and bike lanes/trails. Our community needs to get healthy!	9/25/2019 5:57 PM
83	Overpass to cross 65. Multiple pedestrian crossings along 65	9/25/2019 5:47 PM
84	More Sidewalks	9/25/2019 5:45 PM
85	Make sure they are upgraded and safe for now and for growth in the future.	9/25/2019 4:34 PM
86	Number one concern is pedestrians walking along 65/23 with no barrier from traffic. Make the sidewalks connect through city streets, currently there are some sidewalks that just end without connecting to another sidewalk area and are useless for walking. Making the city more walkable is the number one improvement the city could make for health and safety.	9/25/2019 4:29 PM
87	Hwy 65 crossing needs to be addressed	9/25/2019 4:22 PM
88	another spot to cross by the highway	9/25/2019 3:54 PM

City of Mora Comprehensive Plan Survey

Q25 What are the best recreational opportunities currently offered in Mora?

Answered: 131 Skipped: 68

#	RESPONSES	DATE
1	Vasaloppet	11/18/2019 7:02 PM
2	Walking path	11/18/2019 12:28 AM
3	Many music concerts are good. Nice walking trail to keep active.	11/15/2019 7:31 PM
4	movie theater; swimming	11/15/2019 5:25 PM
5	Preparing for and participating in the Mora Classic events - canoe, run, bike, ski.	11/15/2019 5:16 PM
6	open space, parks, trails, swimming, lakes, river, boats, canoes, fishing	11/15/2019 5:10 PM
7	swimming	11/15/2019 5:06 PM
8	pool	11/15/2019 4:58 PM
9	x-country skiing; biking; theater	11/6/2019 4:53 PM
10	pool; parks	11/6/2019 3:51 PM
11	Aquatic park. Trail system.	11/5/2019 3:56 PM
12	walking trails; aquatic center	10/29/2019 1:29 PM
13	aquatic center	10/29/2019 1:20 PM
14	Mora's wonderful (but underpromoted) bike trails!	10/25/2019 8:16 PM
15	cross country skiing; lakes; shopping; eating	10/24/2019 6:13 PM
16	?	10/24/2019 1:21 PM
17	Mora Lake but city has not done anything to make that happen. Grants, grants and more grants.	10/23/2019 2:42 PM
18	park; trail	10/22/2019 6:22 PM
19	NONE. Need something for teenage kids!	10/22/2019 6:13 PM
20	music in the park; I like the park activity	10/22/2019 2:09 PM
21	movie theater	10/22/2019 2:05 PM
22	pool and trails what else is there?	10/20/2019 10:28 PM
23	theater; music in park	10/18/2019 3:44 PM
24	the aquatic center; hockey rink; movie theater	10/18/2019 3:32 PM
25	park and pool	10/15/2019 8:30 PM
26	hiking / walking trails; theatre	10/15/2019 8:14 PM
27	sports	10/15/2019 8:00 PM
28	hunting; fishing	10/15/2019 7:55 PM
29	Mora Aquatic Center	10/15/2019 7:51 PM
30	fishing on area lakes	10/15/2019 7:44 PM
31	bike trails; walking on bike trails	10/15/2019 7:39 PM
32	swimming pool; hockey; softball	10/15/2019 7:23 PM
33	parks; swimming	10/15/2019 7:11 PM
34	the only one - movie theater	10/15/2019 6:49 PM
35	swimming pool	10/15/2019 6:45 PM
36	The Mora Classic - Vasaloppet, canoe race, bike tour, half marathon; the county fair; the wellness center	10/15/2019 6:40 PM
37	aquatic center; races; concerts	10/15/2019 2:45 PM
38	walking; pickleball; skiing	10/15/2019 2:37 PM
39	Library Park; Kids Kingdom; Mora Aquatic Center	10/15/2019 2:22 PM
40	good enough now	10/15/2019 2:17 PM
41	bike path	10/15/2019 2:11 PM
42	parks	10/15/2019 2:06 PM
43	pool	10/11/2019 7:53 PM
44	theater	10/11/2019 7:49 PM
45	trail system; wellness center	10/11/2019 7:37 PM
46	the Mora theater	10/11/2019 7:34 PM
47	bike trail; Library Park; wellness center	10/11/2019 7:29 PM
48	aquatic center	10/11/2019 7:23 PM
49	2 parks; pool; tennis court; baseball fields	10/11/2019 7:04 PM
50	trails; wellness center; fitness center	10/11/2019 7:00 PM
51	not much offered	10/11/2019 6:54 PM
52	Swimming pool should be open longer in summer. It hardly gets opened before it is again closed. Don't have it if we can't utilize it.	10/11/2019 6:44 PM
53	live music at the park	10/11/2019 6:26 PM

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54	park and Vasaloppet	10/11/2019 6:16 PM
55	NA	10/11/2019 6:12 PM
56	bike trails	10/11/2019 5:59 PM
57	movie theater	10/11/2019 5:07 PM
58	bike and walking trail; library park; ski trails	10/11/2019 5:01 PM
59	indoor walking track	10/11/2019 4:57 PM
60	outdoor	10/11/2019 4:54 PM
61	It seems there is a lot offered. We see advertisements but don't participate.	10/11/2019 4:50 PM
62	the new oval and the opportunities for other recreation, such as tennis, pickleball, etc.; the aquatic center	10/11/2019 4:39 PM
63	walking trails	10/11/2019 4:29 PM
64	the theater, trails, lake	10/11/2019 4:20 PM
65	Fitness Center	10/11/2019 3:21 PM
66	pool and bike park	10/9/2019 8:21 PM
67	1. cross county skiing at the Nordic Center 2. wellness center	10/9/2019 8:16 PM
68	none	10/9/2019 8:09 PM
69	wellness center	10/9/2019 8:01 PM
70	city park for children and swimming	10/9/2019 7:56 PM
71	trails	10/9/2019 7:45 PM
72	Crystal Bar	10/9/2019 7:37 PM
73	The skate park is important and, although the pool is very important to Mora residents, many of the best recreational opportunities are not offered by the city. There are but two playgrounds and they are inadequate. Some of the best recreation is provided by the Vasaloppet organization and the Classic Series affiliates. Springbrook is also a recreational asset. Recreation for youth is entirely provided by the school district.	10/9/2019 7:12 PM
74	city pool for 2 short months	10/9/2019 6:41 PM
75	x-country skiing	10/9/2019 6:00 PM
76	pools and parks	10/9/2019 5:56 PM
77	adequate opportunity for size of city	10/9/2019 4:45 PM
78	NA	10/9/2019 4:33 PM
79	Vasaloppet, canoe race, bike tour, half marathon, aquatic center, parks, Paradise Theater, Nordic Center	10/9/2019 4:28 PM
80	pools and parks	10/9/2019 4:16 PM
81	the theater	10/8/2019 2:31 PM
82	bike trails	10/8/2019 2:20 PM
83	the parks and playgrounds; skate park and pool	10/8/2019 2:14 PM
84	none known	10/8/2019 2:03 PM
85	THE SWIMMING POOL! What a community gem. I know SO MANY people that come from neighboring communities to use/visit our pool. It is a great place for little kids.	10/7/2019 11:32 PM
86	aquatic center; school sports; Paradise Theatre	10/4/2019 9:19 PM
87	the new walking facility, parks, pool	10/4/2019 9:06 PM
88	Paradise Movie Theatre; Vasaloppet	10/4/2019 8:49 PM
89	Lakes & Pines	10/4/2019 8:32 PM
90	pool; tennis	10/4/2019 8:23 PM
91	health center at Trailview; walking trails north of city	10/4/2019 6:46 PM
92	trails; wellness walking path	10/4/2019 6:38 PM
93	nature	10/4/2019 6:30 PM
94	ski, canoe, biking, swimming, walking, gardening	10/4/2019 6:23 PM
95	2 parks	10/4/2019 6:16 PM
96	pools and parks	10/4/2019 6:08 PM
97	pools; parks for kids	10/4/2019 6:02 PM
98	NA to me	10/4/2019 5:54 PM
99	Not a lot for young adults who do not drink. The city owned parks are hit or miss with sketchy patrons. We usually end up bringing our kids to the playground at the elementary school because of this.	10/4/2019 5:23 PM
100	in no particular order: trails, aquatic center, History Center, library events, movie theater, bike/skate park, fair, play areas, various community group events, music in the park, community garden, art group, can't think of more right now	10/4/2019 7:11 AM
101	Hiking or walking trails	10/3/2019 8:42 PM
102	Mora wellness center / walking	10/3/2019 2:54 PM
103	bike / walking trails	10/3/2019 2:49 PM
104	ski trails; bowling; Jaycee ball fields; 1st Light wellness center	10/3/2019 2:32 PM
105	Mora pool; wellness center; kids play parks	10/3/2019 2:23 PM
106	? don't go to any as what is offered, I am not interested	10/3/2019 1:56 PM
107	the pool (hours are lacking tho)	10/3/2019 1:49 PM

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108	The only thing a person can do right now is walk the trails or drink. This causes the trails to become over crowded.	10/3/2019 1:45 PM
109	Parks	10/3/2019 1:43 PM
110	swimming pool, recreational parks, music in the park	10/3/2019 1:39 PM
111	?	10/1/2019 4:27 PM
112	Aquatic Center. Paradise Theatre.	10/1/2019 4:23 PM
113	?	10/1/2019 4:19 PM
114	Don't know.	10/1/2019 4:09 PM
115	Movie theater	10/1/2019 3:59 PM
116	Parks, including waterpark.	10/1/2019 3:51 PM
117	Parks are great. People who go to the parks - not so much. Vandalism and drug deals at parks are completely unacceptable.	9/28/2019 2:00 PM
118	Limited. The Wellness Center offers insight walking and some classes but they are all on TV and some have issues with getting a background check due to the lack of policy on record keeping. Hunting, fishing, enjoying the lakes although there isn't a nice local place to swim in the area and fit some reason the new resident on ther west side of Mora Lake has blocked the access to the lake although it's within 100 feet of a road right away and by DNR definition should be accessible. The local brewery, winery and cidery of those things interest a person. Local parks, geocaching, our trail system is nice.	9/27/2019 4:45 AM
119	Good questions?? Smoking weed? The local meth house?!	9/27/2019 12:47 AM
120	The TRAILS!!!! and ball parks, aquatic center also in summer time.	9/26/2019 8:54 PM
121	?	9/26/2019 7:11 PM
122	Skiing (but no rental places), the aquatic center, and the movie theater.	9/25/2019 5:59 PM
123	None	9/25/2019 5:49 PM
124	Mora aquatic center	9/25/2019 5:46 PM
125	Bike trail	9/25/2019 5:39 PM
126	Best by far is the Mora classic/motion series, it is a major driver of community health and keeps my family inspired to keep healthy. Swimming at the aquatic center is ok, however the pool closes too early in the season to take full advantage of the investment in infrastructure needed. The hospital provides fun recreational opportunities in 5k runs, but they are not as well advertised for people as could be.	9/25/2019 4:35 PM
127	Bike trails	9/25/2019 4:34 PM
128	Parks / Aqua Center	9/25/2019 4:29 PM
129	Trails, parks, vasaloppet, ball fields, wellness center	9/25/2019 4:22 PM
130	Fishing, bicycle, watching youth sports	9/25/2019 4:17 PM
131	we have lots couldn't name them all. From boating/biking/running/golf/rollerblading/skiing we have it all	9/25/2019 3:54 PM

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Q26 What types of new or expanded recreational opportunities are needed in Mora?

Answered: 93 Skipped: 106

#	RESPONSES	DATE
1	More snowmobile and four wheel trails	11/18/2019 12:28 AM
2	Not sure what we need.	11/15/2019 7:31 PM
3	roller skating & video arcade; ninja & trampoline course (?); mini golf	11/15/2019 5:25 PM
4	More trails for walking, biking, roller skiing.	11/15/2019 5:16 PM
5	lake access to Mora Lake	11/15/2019 5:10 PM
6	non-motorized boating on Mora Lake; mini-golf downtown	11/15/2019 5:06 PM
7	don't know	11/15/2019 4:58 PM
8	non-religious social activities for seniors	11/6/2019 4:53 PM
9	dog park	11/6/2019 3:51 PM
10	Adding bike trails and building on the walking trail system would help attract new residents in the area.	11/5/2019 3:56 PM
11	indoor swimming pool	10/30/2019 6:22 PM
12	better fair - what or who is putting the fair together? They need help.	10/29/2019 1:29 PM
13	year round pool for swimming; city leagues softball and baseball teams possibly basketball; volleyball city league teams	10/29/2019 1:20 PM
14	Mora Lake!!! fishing peir, canoe, kayakz / ski, ice fishing	10/23/2019 2:42 PM
15	Please, please help provide an indoor swimming pool. Many of us have health needs that would greatly benefit from water therapy. The pool at American Inn should not have to be the go to.	10/22/2019 6:31 PM
16	Keep improving on the Christmas activities and light parade that has great potential.	10/22/2019 6:22 PM
17	recreation center maybe (roller skating)	10/22/2019 6:13 PM
18	balls games for kids; swimming games	10/22/2019 2:09 PM
19	more for our youth	10/22/2019 2:05 PM
20	not pay a fee for the wellness center - we are already paying for it!	10/20/2019 10:28 PM
21	I think we need more things for the young people to get involved in, instead of walking the streets at night, but things all kids can afford and are welcome.	10/18/2019 3:32 PM
22	none	10/15/2019 8:30 PM
23	canoe / kayak rental near the park for Lake Mora	10/15/2019 8:14 PM
24	have enough sports	10/15/2019 8:00 PM
25	trail access to larger trail systems	10/15/2019 7:55 PM
26	none	10/15/2019 7:44 PM
27	new parks	10/15/2019 7:23 PM
28	indoor swimming pool	10/15/2019 6:45 PM
29	MAYRA offered soccer for youth - more of that!	10/15/2019 6:40 PM
30	swimming more than 3 months	10/15/2019 2:37 PM
31	free after-school and summer activities for children	10/15/2019 2:22 PM
32	none	10/15/2019 2:11 PM
33	something for youth! possibly a YMCA	10/11/2019 7:23 PM
34	teen event center	10/11/2019 7:04 PM
35	everything	10/11/2019 6:54 PM
36	Have more summer sport activities for all age children to help keep them off the streets. Use the school yards for areas for activities. Ask for retired volunteer helpers.	10/11/2019 6:44 PM
37	more nature trails for handicap people to enjoy	10/11/2019 6:26 PM
38	NA	10/11/2019 6:12 PM
39	more parks	10/11/2019 5:07 PM
40	Can't think of much other than maybe a place for teens to gather.	10/11/2019 4:39 PM
41	expand parks	10/11/2019 4:29 PM
42	for elderly and middle age	10/11/2019 4:25 PM
43	dog park	10/11/2019 4:20 PM
44	More accessibility to all areas of fitness center.	10/11/2019 3:21 PM
45	unsure	10/9/2019 8:21 PM
46	boat launch on Lake Mora	10/9/2019 8:16 PM
47	for me, it is okay	10/9/2019 7:56 PM
48	more trails or add bike / walk lanes for walkers / bikers	10/9/2019 7:45 PM
49	a center for seniors to play cards, etc.	10/9/2019 7:37 PM
50	Recreational programs for ages 12 - 17 are badly needed.	10/9/2019 7:12 PM
51	another water park of automatic sprinkler type	10/9/2019 6:41 PM

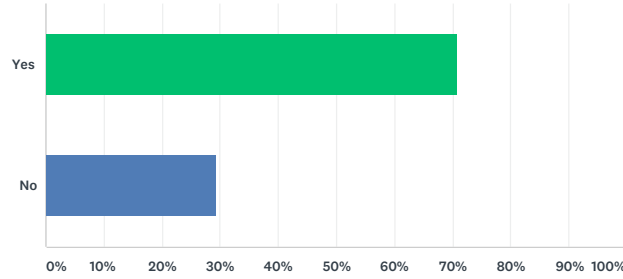
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52	fishing pier and boat landing on Mora Lake	10/9/2019 5:56 PM
53	expanded and cleaner canoe access to river; updated benches, grills and picnic tables	10/9/2019 4:45 PM
54	need a dog park	10/9/2019 4:33 PM
55	updated skateboard park (see concrete, in ground options at other locations)	10/9/2019 4:28 PM
56	more activities like roller skating; fun places to go...not a lot to do here	10/8/2019 2:31 PM
57	trails	10/8/2019 2:20 PM
58	for kids!	10/8/2019 2:03 PM
59	I would like to see something done with Kid's Kingdom park. Especially with its location so close to the fairgrounds and pool, would be nice to see better lightening and possibly some type of basketball or pickle ball court for use and ice skating park. But the lightening is horrible and invites nefarious activity. LIGHT THAT THING UP!	10/7/2019 11:32 PM
60	dance class for young girls; crafting classes; group activities	10/4/2019 9:19 PM
61	A community center! I play bridge once a week at Eastwood - sometime cancelled - then we can't play - also not enough handicapped parking.	10/4/2019 9:06 PM
62	entertainment	10/4/2019 8:32 PM
63	many mile bike / walk trails	10/4/2019 8:23 PM
64	remove drug activities from current parks	10/4/2019 6:30 PM
65	Something for families to do with young children during the winter inside. We only have bowling! Roller rink? Trampoline park?	10/4/2019 6:16 PM
66	NA to me	10/4/2019 5:54 PM
67	That's a loaded question... small businesses have an extremely hard time in this community. To attract a niche business will be tough.	10/4/2019 5:23 PM
68	community theater group, writers' group, sewing/quilting/needlework/fabric arts group, astronomy group, pickleball, rockhound/geology group, publishing and graphics special interest group, various explorer-type opportunities for kids and adults to experience a wide range of hobbies and careers	10/4/2019 7:11 AM
69	Many - for teenagers and school age kids to keep them off the streets and out of trouble.	10/3/2019 8:42 PM
70	enhanced children's park (more and better equipment); "Y" type center (indoor pool)	10/3/2019 2:43 PM
71	a dog park	10/3/2019 2:28 PM
72	don't know	10/3/2019 2:23 PM
73	Something for kids and teens to do	10/3/2019 1:56 PM
74	Bigger / fun parks; splash park	10/3/2019 1:49 PM
75	Dog parks. Maybe year round public pool. More shopping areas open at later times. More public gardens, statue or flower.	10/3/2019 1:45 PM
76	Fishing pier on the lake	10/3/2019 1:43 PM
77	?	10/1/2019 4:27 PM
78	Anything would be fine.	10/1/2019 4:23 PM
79	Maybe another workout place downtown.	10/1/2019 4:19 PM
80	Don't know.	10/1/2019 4:09 PM
81	No expansion.	10/1/2019 3:51 PM
82	A real community center, like a YMCA. especially for winter	9/28/2019 2:00 PM
83	Kid friendly/ teen friendly hang out. Give them something to do besides drugs, vandalism and video games. Make it a destination spot for people to come to. Laser tag, photo opps, mini golf, etc.	9/27/2019 4:45 AM
84	None	9/27/2019 12:47 AM
85	Something that makes Lake Mora accessible for residents, to fish, kayak, or paddleboat. Maybe even swim for those daring.	9/26/2019 8:54 PM
86	Community center for swimming and other activities	9/25/2019 6:07 PM
87	Splash pads, picnic parks, dog parks, and we need to utilize our lakes with a few beaches!	9/25/2019 5:59 PM
88	Something for children and teens. A community Center. Something other than "redneck" activities for adults that aren't "county"	9/25/2019 5:49 PM
89	Indoor play area for 1-10yrs of age.	9/25/2019 5:46 PM
90	Lake Sports!	9/25/2019 5:39 PM
91	The bike trail system should be expanded to connect together, currently it ends at the airport road and near the fairgrounds. It would be nice to make a circuit. It also needs repaving in some areas. Biking is one of the popular activities in the community and could be expanded.	9/25/2019 4:35 PM
92	Community events/celebrations/parades. 4th of July celebration/fireworks display specifically	9/25/2019 4:29 PM
93	?	9/25/2019 3:54 PM

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Q27 Are the basic needs of all age groups available in Mora? (choose one) Basic needs can be defined as those things that are necessary to sustain life. Basic needs consists of adequate food, shelter, and clothing plus some household equipment and furniture. They also include essential services provided by and for the community such as safe drinking water, sanitation, health and education.

Answered: 171 Skipped: 28



ANSWER CHOICES	RESPONSES	
Yes	70.76%	121
No	29.24%	50
TOTAL		171

City of Mora Comprehensive Plan Survey

Q28 If you answered no, what basic needs are missing and for which age groups? (otherwise, choose "Next" at the bottom of this page)

Answered: 52 Skipped: 147

#	RESPONSES	DATE
1	homeless shelter	11/18/2019 7:02 PM
2	NO WHERE TO BUY CLOTHES	11/18/2019 12:29 AM
3	food and shelter for the homeless at any age	11/15/2019 5:16 PM
4	housing and food; homeless high schoolers	11/15/2019 4:58 PM
5	need clothing store - all ages	11/6/2019 3:55 PM
6	Grocery store - Coborn's is a dump. Work with Coborn's corporate to improve Coborn's. The Mora Coborn's is the armpit of all Coborn's stores.	10/29/2019 1:32 PM
7	Walmart type shopping for clothing and food and also a Menards	10/24/2019 6:13 PM
8	The young people don't always have enough to keep them busy or a place to hang.	10/22/2019 6:31 PM
9	Answered YES - comment: Water quality could be a bit better.	10/22/2019 6:23 PM
10	I think we need something in Mora to shop at like Shopko uset too.	10/22/2019 6:15 PM
11	more for our seniors	10/22/2019 2:06 PM
12	protection from harm... laws enforced and charged. cops not looking the other way because they've been to a certain house before	10/20/2019 10:30 PM
13	adequate housing for seniors with low, low income	10/18/2019 3:44 PM
14	We need clothing and essential things store not dollar stores!! This would be for all ages!!	10/18/2019 3:33 PM
15	homeless shelters; more homes for druggies!	10/15/2019 7:44 PM
16	clothing for smaller people	10/15/2019 7:23 PM
17	More low income housing which I tried to provide by purchasing a bldg but the bldg inspector wanted me to spend 50,000 dollars for fire walls and fire ceiling replacement and sound proofing, but that made it nonprofitable so I did not buy the building (N. Wood St.). Call me at 763-957-0662 regarding low income housing.	10/15/2019 7:15 PM
18	YES: mostly - more retail, but tough market here for clothes.	10/15/2019 6:40 PM
19	clothing and grocery stores	10/15/2019 2:49 PM
20	young adults in need of housing	10/15/2019 2:37 PM
21	clothing - all ages	10/15/2019 2:26 PM
22	Clothing stores. Walmart would have been better then a new dollar store - clothing, groceries, and employment!!!	10/11/2019 7:42 PM
23	more housing for homeless!	10/11/2019 7:04 PM
24	comment: food shelve does not give milk to single people, but they give you cereal. Funny isn't it.	10/11/2019 6:27 PM
25	need retail - linens, kitchen, clothes, shoes, etc.	10/11/2019 6:12 PM
26	Answered YES: sewer and water too expensive, currently	10/11/2019 6:08 PM
27	We have lots of homeless people. Safe housing for homeless.	10/11/2019 6:00 PM
28	housing for homeless	10/11/2019 4:50 PM
29	YES: could use a little more clothing outlet, especially with Shopco closing and maybe more grocery shopping	10/11/2019 4:40 PM
30	Bring in a Shopko type store! Have to run to Cambridge for almost everything.	10/9/2019 8:02 PM
31	clothing, especially for children	10/9/2019 7:38 PM
32	homeless teenagers to young 20 years of age	10/9/2019 6:42 PM
33	need more housing for all age groups	10/9/2019 6:00 PM
34	Answered YES: homeless shelter	10/9/2019 4:37 PM
35	school lunches for children, that parents can't afford; better weatherization assistance	10/9/2019 4:22 PM
36	water fountains	10/8/2019 2:21 PM
37	nothing for kids to do (inside); shopping is limited	10/8/2019 2:04 PM
38	I think there is still a large poverty-stricken community in Mora, whether young or elderly that are not being served. Those that sitting on the commissions and the city council are not representative of the community as a whole and tend to see their view through biased lenses.	10/7/2019 11:33 PM
39	need low income housing / shelter	10/4/2019 8:24 PM
40	better water	10/4/2019 6:38 PM
41	grocery store to compete; no clothing store for clothing	10/4/2019 6:35 PM
42	senior housing	10/4/2019 6:23 PM
43	Housing for all groups!! A grocery store that all shoppers can afford. Better communication to those wanting to increase education for a job, etc.	10/4/2019 5:55 PM
44	These basic needs are available but there are MANY who are not able to purchase or afford them.	10/3/2019 8:45 PM
45	housing and food may be challenging for some people	10/3/2019 2:32 PM
46	rent is too high (families with children); more pet-friendly rentals	10/3/2019 1:57 PM
47	We have very little places to buy clothing for all ages	10/3/2019 1:49 PM
48	Housing for seniors, not low income. Housing that includes some amenities.	10/1/2019 3:59 PM

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49	You can't purchase shoes in Mora any longer since Shopko is no longer here. There may be one or 2 choices at Dollar General, or something used at the thrift store but used shoes are terrible for your feet. The cost of groceries in this town is atrocious. Seniors on a fixed income often times find themselves choosing between medication or food.	9/27/2019 4:48 AM
50	The district has horrible teachers that cannot wait to retire. That is all most of them talk about -they cannot wait to get away from the children.....	9/25/2019 6:08 PM
51	More grocery store choices are needed in town, one store is monopolizing the market.	9/25/2019 4:37 PM
52	Since shopko closed, nowhere to buy some household goods	9/25/2019 4:18 PM

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Q29 What types of additional employment opportunities would you like to see in Mora?

Answered: 119 Skipped: 80

#	RESPONSES	DATE
1	part-time for semi-retired	11/18/2019 7:05 PM
2	Better paying jobs	11/18/2019 12:32 AM
3	I would like to see some stores where we could buy clothing, shoes, etc.	11/15/2019 7:33 PM
4	big retail like Target or Walmart	11/15/2019 5:26 PM
5	more factory	11/15/2019 5:11 PM
6	manufacturing	11/15/2019 5:07 PM
7	mope manufacturing	11/15/2019 4:59 PM
8	jobs that provide a livable wage	11/6/2019 4:54 PM
9	small Target store in the old Shopko building	11/6/2019 3:52 PM
10	more manufacturing	11/6/2019 3:49 PM
11	Better manufacturing jobs Competition in the grocery market would help keep prices down and bring in more jobs. Hi tech jobs would be of course the best we could hope for. But I'm not sure of infrastructure is quite there yet	11/5/2019 4:02 PM
12	More higher pay jobs; technical jobs; local grown food available	10/29/2019 1:42 PM
13	manufacturing; possible Dakota Steel instead going out of the area, they decided against going into Ogilvie	10/29/2019 1:24 PM
14	industry	10/25/2019 8:18 PM
15	Walmart and Menards	10/24/2019 6:14 PM
16	more manufacturing	10/24/2019 1:23 PM
17	A plant that could provide many jobs (like Fingerhut used to). One that would offer a decent wage of living and decent health benefits, etc. that would give stability to young families.	10/22/2019 6:42 PM
18	assembly; call centers; sit down jobs for people who cannot stand	10/22/2019 6:25 PM
19	We could have a Burger King that would bring in employment.	10/22/2019 6:16 PM
20	jobs - new factory	10/22/2019 2:23 PM
21	walmart. target. pizza ranch. menards. something with a wage that you can live off of	10/20/2019 10:32 PM
22	more grocery stores; more restaurants	10/18/2019 3:45 PM
23	I would like to see more stores and businesses move into Mora. More in the industrial park also.	10/18/2019 3:34 PM
24	Walmart store	10/15/2019 8:07 PM
25	young people won't work	10/15/2019 8:01 PM
26	more competitive pay	10/15/2019 7:56 PM
27	Walmart; Fleet Farm; Kohls; Target	10/15/2019 7:45 PM
28	another grocery store; another fast food place	10/15/2019 7:36 PM
29	more retail stores as in clothing, electronics, home interior, less thrift	10/15/2019 7:25 PM
30	more jobs that pay a living wage	10/15/2019 7:18 PM
31	more competitive wages; better opportunities for younger or new people to be considered for jobs	10/15/2019 7:00 PM
32	Walmart, Cub, Menards	10/15/2019 6:50 PM
33	light manufacturing	10/15/2019 6:46 PM
34	anything with a living wage	10/15/2019 6:42 PM
35	more manufacturing; a nice restaurant	10/15/2019 2:38 PM
36	craft store	10/15/2019 2:33 PM
37	jobs that would train young people who have no post-high school education	10/15/2019 2:23 PM
38	need bigger employers with more full-time employment opportunities	10/11/2019 7:54 PM
39	manufacturing	10/11/2019 7:29 PM
40	diversify!	10/11/2019 7:25 PM
41	department stores; groceries; restaurants	10/11/2019 7:05 PM
42	more retail (Aldi's)	10/11/2019 7:01 PM
43	everything	10/11/2019 6:55 PM
44	factory jobs	10/11/2019 6:52 PM
45	smaller sized machine shops; garment factory type (sewing) for women	10/11/2019 6:46 PM
46	NA	10/11/2019 6:13 PM
47	Small business development center with computers and tech help to get artists and other existing talent online.	10/11/2019 6:04 PM
48	We need jobs to keep people local rather than driving. Many people work in Cambridge in retail jobs.	10/11/2019 4:55 PM
49	I am retired but feel that Mora could use more industry and business for more employment opportunities.	10/11/2019 4:44 PM
50	more manufacturing	10/11/2019 4:31 PM

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51	variety	10/11/2019 4:26 PM
52	manufacturing; retail - esp. a grocery store	10/11/2019 4:22 PM
53	Factory and Retail	10/11/2019 3:23 PM
54	unsure	10/9/2019 8:21 PM
55	manufacturing expanded in the industrial park	10/9/2019 8:18 PM
56	Don't know, but something for older people to work in to supplement SSI income.	10/9/2019 8:11 PM
57	a clothing store	10/9/2019 7:57 PM
58	more county jobs	10/9/2019 7:47 PM
59	retired	10/9/2019 7:38 PM
60	Target department	10/9/2019 6:43 PM
61	need more mid-level jobs	10/9/2019 6:01 PM
62	manufacturing companies	10/9/2019 5:50 PM
63	definitely not Walmart	10/9/2019 4:59 PM
64	store like Shopko	10/9/2019 4:51 PM
65	public service, streets, parks, highway, forestry	10/9/2019 4:46 PM
66	more industry	10/9/2019 4:38 PM
67	NA	10/9/2019 4:34 PM
68	more people being hired - train them if necessary - FAIR wages and conditions	10/9/2019 4:23 PM
69	anything manufacturing and assembly	10/9/2019 4:17 PM
70	more clothing retail stores; another grocery store	10/8/2019 2:32 PM
71	more of temp services or jobs	10/8/2019 2:22 PM
72	manufacturing	10/8/2019 2:15 PM
73	more retail businesses	10/8/2019 2:10 PM
74	decent pay to be able to stay in their own towns, not have to travel so far to be able to support their families	10/8/2019 2:06 PM
75	I would like to see a larger box store employer come to Mora. With the closing of Shopko, Dollar Stores are NOT the answer. We need something with variety to keep shopping here. Dollar General is not cheap and does not help our impoverished community.	10/7/2019 11:41 PM
76	part-time felon-friendly work	10/4/2019 9:21 PM
77	more commercial development	10/4/2019 9:08 PM
78	NA	10/4/2019 9:00 PM
79	companies willing to hire and train young people so they stay in the community	10/4/2019 8:57 PM
80	More manufacturing, technology jobs, and building contracting jobs. Business taxes have increased 100% due to increase taxes due to new schools. Business cannot be sustained with such tax increases. New business will not come if taxes are high.	10/4/2019 8:53 PM
81	some that would provide many jobs like manufacturing, shopping center	10/4/2019 8:44 PM
82	retail	10/4/2019 8:33 PM
83	increase and encourage environmentally solid companies	10/4/2019 8:25 PM
84	manufacturing - more jobs with a good wage so folks do not have to travel to Minneapolis	10/4/2019 6:57 PM
85	all types - you need variety	10/4/2019 6:31 PM
86	all - anything would help	10/4/2019 6:10 PM
87	More factory jobs for people. We need another grocery store, in my opinion. We need a department store. (I do a lot of shopping in Cambridge.)	10/4/2019 6:05 PM
88	More manufacturing jobs and trades.	10/4/2019 5:25 PM
89	technology! we already have access to high-speed Internet, why don't we leverage it?	10/4/2019 8:19 AM
90	MANY! restaurants etc. The city shouldn't be so picky as to what businesses are able to go into the Industrial Park. Employment is needed badly!	10/3/2019 8:54 PM
91	manufacturing	10/3/2019 2:56 PM
92	industry with adequate wages and benefits	10/3/2019 2:44 PM
93	professional - medical, teaching, lawyers, etc.	10/3/2019 2:33 PM
94	moderately priced shoes and clothes store	10/3/2019 2:24 PM
95	more factories	10/3/2019 2:19 PM
96	retail (clothing stores, grocery); manufacturing	10/3/2019 1:51 PM
97	More stores. Sporting goods store especially.	10/3/2019 1:49 PM
98	More higher paying manufacturing	10/3/2019 1:44 PM
99	More jobs for high school grads	10/3/2019 1:40 PM
100	Factories	10/1/2019 4:29 PM
101	Higher paying professional jobs.	10/1/2019 4:25 PM
102	Maybe a Walgreens and Walmart. Taco Bell.	10/1/2019 4:20 PM
103	Places where anyone could learn how to work at.	10/1/2019 4:11 PM
104	Whatever the private sector chooses to gamble on.	10/1/2019 3:53 PM
105	Jobs and training for teens, young adults	9/28/2019 2:04 PM

City of Mora Comprehensive Plan Survey

106	A call center for administrative jobs, like Delta has in Chisholm, MN. More teen jobs that work around schedules. Jobs that offer on the job training for technical fields along with other duties such as cleaning etc.. Welding apprentice, plumbing helper, Carpentry, etc. Within licensing regulations.	9/27/2019 5:04 AM
107	Something other then what's there. Anything that pays more then \$12 a hour!	9/27/2019 12:50 AM
108	More industrial businesses, factories, a formal or family restaurant that serves more than greasy burgers.	9/26/2019 9:01 PM
109	Manufacturing	9/26/2019 7:12 PM
110	ANYTHING	9/25/2019 6:10 PM
111	More higher paid middle class jobs, not just entry level jobs or white collar.	9/25/2019 6:03 PM
112	Technology based manufacturing and design	9/25/2019 5:54 PM
113	More manufacturing facilities	9/25/2019 5:53 PM
114	NA	9/25/2019 5:50 PM
115	More creative jobs- design and development. Many small towns are creating "maker spaces" and the city could encourage creative spaces with low-cost spaces. Small business and entrepreneurs would make the city better.	9/25/2019 4:48 PM
116	Larger retail like Menards or Fleet Farm to make pricing more competitive. Manufacturing jobs, skilled trade jobs, educational jobs. What about partnering to establish a vocational school or satellite college in Mora?	9/25/2019 4:41 PM
117	Mid range salary jobs	9/25/2019 4:38 PM
118	Manufacturing, retail	9/25/2019 4:37 PM
119	We could probably use more in the industrial park	9/25/2019 3:57 PM

City of Mora Comprehensive Plan Survey

Q30 What is Mora's best or most attractive feature?

Answered: 145 Skipped: 54

#	RESPONSES	DATE
1	Vasaloppet	11/18/2019 7:05 PM
2	The Vasaloppet	11/18/2019 12:32 AM
3	I appreciate overall what is going on in Mora. We feel quite safe and comfortable.	11/15/2019 7:33 PM
4	scenary; small town feel	11/15/2019 5:26 PM
5	Its volunteer and friendly spirit; Vasaloppet radiates with it.	11/15/2019 5:17 PM
6	visitors from all over	11/15/2019 5:11 PM
7	parks; lakes	11/15/2019 5:07 PM
8	small town atmosphere	11/15/2019 4:59 PM
9	Vasaloppet	11/6/2019 4:54 PM
10	hospital	11/6/2019 3:52 PM
11	Medical facilities.	11/5/2019 4:02 PM
12	the Dala horse	10/29/2019 1:42 PM
13	A good trainable workforce located here.	10/29/2019 1:24 PM
14	the many people who work for the betterment of the community	10/25/2019 8:18 PM
15	friendly people	10/24/2019 6:14 PM
16	quite	10/24/2019 1:23 PM
17	I liked the corner of 65 & Forest with the skier statue, but now its unattractive with the car dealership & Dollar General! Move the skier!	10/24/2019 1:17 PM
18	50 miles to St. Cloud, 75 miles to cities, and 85 miles to Duluth; you can go anywhere to anything from here; Mora "home base" to life	10/23/2019 2:47 PM
19	small town flavor; affordable cost of living here; friendly people; a proactive, recreational community; love our Paradise Theater	10/22/2019 6:42 PM
20	Kids Kingdom; courthouse	10/22/2019 6:25 PM
21	Kwik trip very nice and General Dollar also	10/22/2019 6:16 PM
22	knowing the people	10/22/2019 2:23 PM
23	the people	10/22/2019 2:06 PM
24	not sure	10/20/2019 10:32 PM
25	lake and Vasaloppet	10/18/2019 3:45 PM
26	Kwik Trip!	10/18/2019 3:34 PM
27	pool and park	10/15/2019 8:30 PM
28	theatre!; Sapsucker Farm; park events - festivities	10/15/2019 8:16 PM
29	nothing much here	10/15/2019 8:07 PM
30	1 more time	10/15/2019 8:01 PM
31	aquatic center; county fair	10/15/2019 7:56 PM
32	Good schools that's why my family moved back	10/15/2019 7:51 PM
33	don't know of one	10/15/2019 7:45 PM
34	community feel	10/15/2019 7:39 PM
35	it heritage	10/15/2019 7:25 PM
36	lower taxes; quiet; safety; responsive city council (gov't) and mayor	10/15/2019 7:18 PM
37	Vasaloppet	10/15/2019 7:02 PM
38	hospital	10/15/2019 6:50 PM
39	healthcare	10/15/2019 6:46 PM
40	Its people and Lake Mora	10/15/2019 6:42 PM
41	restaurants	10/15/2019 2:50 PM
42	racas that attract visitors	10/15/2019 2:45 PM
43	our courthouse	10/15/2019 2:38 PM
44	community spirit	10/15/2019 2:27 PM
45	small-town friendliness	10/15/2019 2:23 PM
46	True Vine Lutheran Church	10/15/2019 2:18 PM
47	small town. I don't want to live in the cities. I want a small town feeling.	10/15/2019 2:13 PM
48	walking trail	10/11/2019 7:54 PM
49	friendly; much volunteering	10/11/2019 7:49 PM
50	nothing	10/11/2019 7:43 PM
51	the library	10/11/2019 7:38 PM
52	Paradise Theatre	10/11/2019 7:29 PM
53	I can't think of any. Poor shopping options and limited restaurant options.	10/11/2019 7:25 PM

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54	small community	10/11/2019 7:05 PM
55	our heritage and traditions; Vasaloppet; Dala horse; hospital	10/11/2019 7:01 PM
56	schools	10/11/2019 6:55 PM
57	downtown	10/11/2019 6:52 PM
58	hospital; nursing home complex	10/11/2019 6:46 PM
59	the country and trees	10/11/2019 6:28 PM
60	Sr. housing	10/11/2019 6:13 PM
61	It has kind, loyal volunteer-minded people.	10/11/2019 6:09 PM
62	Amazing artists live here and the city ignores them.	10/11/2019 6:04 PM
63	new hospital	10/11/2019 5:08 PM
64	Vasaloppet	10/11/2019 5:02 PM
65	small town atmosphere	10/11/2019 4:58 PM
66	City management takes such good care to making city attractive. Quick snow removal, etc. and keeping streets quite well maintained.	10/11/2019 4:44 PM
67	courthouse; school	10/11/2019 4:31 PM
68	small town living	10/11/2019 4:26 PM
69	the hospital	10/11/2019 4:22 PM
70	Small town close to the cities.	10/11/2019 3:23 PM
71	friendly people	10/9/2019 8:21 PM
72	the Dala horse and everything connected with the Vasaloppet	10/9/2019 8:18 PM
73	Sure is not the dam smoke shop! Building should have been condemned and destroyed, removed, gone. Why is it there, an eyesore? Is Al your friend? I know he is a lyer!	10/9/2019 8:11 PM
74	parks	10/9/2019 8:04 PM
75	friendly town	10/9/2019 7:57 PM
76	churches	10/9/2019 7:52 PM
77	Welia	10/9/2019 7:47 PM
78	none	10/9/2019 7:38 PM
79	Most important feature: the hospital Most attractive feature: quaint downtown and Dala horses Most iconic feature: the neon sign over the Sportmen's Cafe	10/9/2019 7:16 PM
80	bicycle trail	10/9/2019 6:43 PM
81	people	10/9/2019 6:01 PM
82	Mora Lake; parks	10/9/2019 5:56 PM
83	Mora cross country Vasaloppet ski race	10/9/2019 5:50 PM
84	I like the blue & white house north end of Main Street; paint mural on the theater	10/9/2019 4:51 PM
85	it has a little bit of everything for your average citizen	10/9/2019 4:46 PM
86	close to St. Cloud and cities	10/9/2019 4:38 PM
87	nice small town; great movie theater - Paradise	10/9/2019 4:34 PM
88	Main Street	10/9/2019 4:29 PM
89	The trees - need more regular pines, not jack pine	10/9/2019 4:23 PM
90	Lake Mora	10/9/2019 4:17 PM
91	I love the downtown area and the lake.	10/8/2019 2:32 PM
92	trails	10/8/2019 2:22 PM
93	wood playground; fairgrounds; pool	10/8/2019 2:15 PM
94	pool area	10/8/2019 2:10 PM
95	At this time, NOTHING!! Crime is up; horrible law enforcement; terrible school adendums	10/8/2019 2:06 PM
96	The liquor store? Ha! Mora has a great sense of community.	10/7/2019 11:41 PM
97	small town, simple and peaceful	10/4/2019 9:21 PM
98	hospital, parks, pool	10/4/2019 9:08 PM
99	park by the lake	10/4/2019 9:00 PM
100	the Dala horse	10/4/2019 8:57 PM
101	Vasaloppet and Dala horse, Swedish heritage	10/4/2019 8:53 PM
102	friendly	10/4/2019 8:39 PM
103	country living	10/4/2019 8:33 PM
104	friendly	10/4/2019 8:25 PM
105	friendly, caring, and work together	10/4/2019 6:57 PM
106	friendly	10/4/2019 6:39 PM
107	centrally located between metro, St. Cloud, Duluth and Brainerd	10/4/2019 6:31 PM
108	the Vasaloppet and related events	10/4/2019 6:24 PM
109	small town atmosphere; cleaning up school for Kwik Trip and bank - nice improvement	10/4/2019 6:18 PM
110	clean and welcoming feeling at its parks and businesses	10/4/2019 6:10 PM
111	Paradise Theatre; hospital	10/4/2019 6:05 PM
112	one thing are the many races we host for outside event-goers	10/4/2019 5:58 PM

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113	Local hospital and small town feel	10/4/2019 5:25 PM
114	nice people and at least where I live a low crime rate	10/4/2019 8:19 AM
115	Family	10/3/2019 8:54 PM
116	maybe the movie theater downtown	10/3/2019 2:56 PM
117	Vasaloppet	10/3/2019 2:50 PM
118	Lake Mora	10/3/2019 2:44 PM
119	Kanabec County Courthouse	10/3/2019 2:24 PM
120	the people	10/3/2019 1:59 PM
121	the Vasaloppet	10/3/2019 1:51 PM
122	It is on the corner intersection of 65 and 23, it is prime for businesses to drive through and hopefully stop.	10/3/2019 1:49 PM
123	Small town living	10/3/2019 1:44 PM
124	hospital, school	10/3/2019 1:40 PM
125	2 stop & go lights	10/1/2019 4:29 PM
126	The hospital / clinic. The new wellness center is amazing also.	10/1/2019 4:25 PM
127	The parks and bike trail. Fairgrounds.	10/1/2019 4:20 PM
128	A clean town.	10/1/2019 4:11 PM
129	Our new medical center.	10/1/2019 4:00 PM
130	Main Street	10/1/2019 3:53 PM
131	Cost of living is low. Competition to appear "upper class" is very low	9/28/2019 2:04 PM
132	Everyone comes together for their greater good. Someone is sick, we help out. There's a fire or accident, there's a benefit to help the family. There's a stray cat that no one is taking care of so the neighborhood rallies together to buy him food, play kitty daycare, get him vet care and find him a forever home. Mora always comes together in a time of need.	9/27/2019 5:04 AM
133	?	9/27/2019 12:50 AM
134	Walking down Union Street, it's quaint and it's beautiful.	9/26/2019 9:01 PM
135	The Dala horse	9/26/2019 7:12 PM
136	??	9/25/2019 6:10 PM
137	Mora Aquatic Center	9/25/2019 6:03 PM
138	The Lake, hospital and schools	9/25/2019 5:54 PM
139	Never seen children behave as bad as the kids around here!	9/25/2019 5:53 PM
140	Small community living	9/25/2019 5:50 PM
141	Low cost of living is number one.	9/25/2019 4:48 PM
142	It's history and it's ability to adapt to change...when it wants to.	9/25/2019 4:41 PM
143	Central location to st cloud, metro area, duluth	9/25/2019 4:38 PM
144	Dala Horse/ Vasaloppet/ Swedish Heritage	9/25/2019 4:37 PM
145	all we have to offer	9/25/2019 3:57 PM

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Q31 If you are a Mora resident, why did you choose to live in Mora?

Answered: 153 Skipped: 46

#	RESPONSES	DATE
1	My parents were here.	11/18/2019 7:05 PM
2	Job	11/18/2019 12:32 AM
3	We had a job which made us move to Mora.	11/15/2019 7:33 PM
4	friends and family live nearby; homes are more affordable	11/15/2019 5:26 PM
5	close to work	11/15/2019 5:17 PM
6	friendly	11/15/2019 5:11 PM
7	family	11/15/2019 5:07 PM
8	felt comfortable	11/15/2019 4:59 PM
9	a series of unfortunate events	11/6/2019 4:54 PM
10	I was born here and I like it here.	11/6/2019 4:49 PM
11	opportunity to buy a business	11/6/2019 3:52 PM
12	family	10/29/2019 1:42 PM
13	The housing unit I could afford became available.	10/29/2019 1:24 PM
14	work	10/25/2019 8:18 PM
15	We love small town friendliness.	10/24/2019 6:14 PM
16	was closest relatives	10/24/2019 1:23 PM
17	It was close to my work. I'm retired now.	10/24/2019 1:17 PM
18	50 miles to St. Cloud, 75 miles to cities, and 85 miles to Duluth; you can go anywhere to anything from here; Mora "home base" to life. Central to all our needs.	10/23/2019 2:47 PM
19	For all of the above reason's (small town flavor; affordable cost of living here; friendly people; a proactive, recreational community; love our Paradise Theater). Have raised my children here; we were active with school events, 4-H, church, Vasaloppett; know many people here	10/22/2019 6:42 PM
20	born here; nice people	10/22/2019 6:25 PM
21	quiet and friendly	10/22/2019 6:16 PM
22	go to church sent to high school,(staff unable to read this part of response)...this our town.	10/22/2019 2:23 PM
23	family	10/22/2019 2:06 PM
24	job	10/20/2019 10:32 PM
25	for fishing access	10/18/2019 3:45 PM
26	I've lived here all my life.	10/18/2019 3:34 PM
27	cheaper place to live	10/15/2019 8:30 PM
28	It offers things for my family to do without leaving town.	10/15/2019 8:16 PM
29	I don't know	10/15/2019 8:07 PM
30	if more money, would move	10/15/2019 8:01 PM
31	reasonable housing	10/15/2019 7:56 PM
32	Good schools that's why my family moved back	10/15/2019 7:51 PM
33	was born here	10/15/2019 7:45 PM
34	close to family	10/15/2019 7:39 PM
35	My husband died and I was used to shopping, banking, etc. in Mora. It was the easiest thing for me to do. There were also volunteer work for me to keep busy.	10/15/2019 7:36 PM
36	I had a sister in that lived a long time ago	10/15/2019 7:25 PM
37	purchased an apartment home 10 years ago!	10/15/2019 7:18 PM
38	family here	10/15/2019 7:02 PM
39	for my kids - close to their dad and their school (not Mora school)	10/15/2019 7:00 PM
40	to be close to family	10/15/2019 6:46 PM
41	career employment	10/15/2019 2:45 PM
42	My job brought me here.	10/15/2019 2:38 PM
43	I don't know.	10/15/2019 2:33 PM
44	friends and interest groups	10/15/2019 2:27 PM
45	My family moved here when I was young. I stayed because it's a wonderful place to raise a family.	10/15/2019 2:23 PM
46	grew up here	10/15/2019 2:18 PM
47	My husband lived here.	10/15/2019 2:13 PM
48	born there	10/15/2019 2:06 PM
49	to be close to family	10/11/2019 7:54 PM
50	grew up in Anoka; husband from Ogilvie - worked at Fingerhut 23 years	10/11/2019 7:43 PM
51	to be near relatives	10/11/2019 7:38 PM
52	Only because we had to come this far north to purchase a home that allows us to be mortgage free.	10/11/2019 7:25 PM

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53	job opportunity (hospital)	10/11/2019 7:05 PM
54	originally moved here because of employment	10/11/2019 7:01 PM
55	family	10/11/2019 6:55 PM
56	small town with a lot to offer	10/11/2019 6:52 PM
57	Its been "home" all my life.	10/11/2019 6:46 PM
58	It is quiet yet accessible to everything.	10/11/2019 6:39 PM
59	I was born here 69 years ago.	10/11/2019 6:36 PM
60	I love country living and small towns more peaceful	10/11/2019 6:28 PM
61	Sr. housing - close to city	10/11/2019 6:13 PM
62	job	10/11/2019 6:09 PM
63	I bought land on a wildlife corridor. Mora was an afterthought.	10/11/2019 6:04 PM
64	always lived here	10/11/2019 5:08 PM
65	family and healthcare	10/11/2019 5:02 PM
66	to be close to family	10/11/2019 4:58 PM
67	My parents and family live in or near Mora.	10/11/2019 4:50 PM
68	To be close to family in senior years - but find Mora a welcoming community and a good place to call home.	10/11/2019 4:44 PM
69	moved into town as I got older and able to walk most places	10/11/2019 4:31 PM
70	quiet small community	10/11/2019 4:26 PM
71	cost of housing (affordable)	10/11/2019 4:22 PM
72	Job	10/11/2019 3:23 PM
73	convenient location	10/9/2019 8:21 PM
74	employment opportunity	10/9/2019 8:18 PM
75	been here most of my life, no reason in particular	10/9/2019 8:04 PM
76	I moved here from a large city on the west coast and near my boyhood home state.	10/9/2019 7:57 PM
77	good price for house, close to work and family; we like the city trails and fishing culture; values also seem better than other areas	10/9/2019 7:47 PM
78	don't remember	10/9/2019 7:38 PM
79	My wife and I chose to move here for the opportunity to cross country ski a lot. Nordic skiing seems to be part of the cultural heritage here. We like that.	10/9/2019 7:16 PM
80	cheap and small town	10/9/2019 6:43 PM
81	house type we were looking for; friendly community; good government	10/9/2019 6:01 PM
82	seemed like a nice town at the time	10/9/2019 5:56 PM
83	Swedish heritage; Mora Vasaloppet	10/9/2019 5:50 PM
84	was born and raised here	10/9/2019 4:59 PM
85	family live here	10/9/2019 4:55 PM
86	grew up here - moved back - family	10/9/2019 4:51 PM
87	convenient to work; decent housing	10/9/2019 4:46 PM
88	job	10/9/2019 4:38 PM
89	drove through on visit 15 years ago and liked it	10/9/2019 4:34 PM
90	family connections	10/9/2019 4:29 PM
91	family	10/9/2019 4:23 PM
92	was very affordable once	10/9/2019 4:17 PM
93	We moved here because my boyfriend is from here.	10/8/2019 2:32 PM
94	dialysis center	10/8/2019 2:26 PM
95	quaint and safe	10/8/2019 2:22 PM
96	housing prices; friendly people	10/8/2019 2:15 PM
97	job	10/8/2019 2:10 PM
98	family is here	10/8/2019 2:06 PM
99	My husband was from Mora.	10/7/2019 11:41 PM
100	school is excellent and also a solid recovery community is forming here	10/4/2019 9:21 PM
101	started my first teaching job here	10/4/2019 9:08 PM
102	I wanted an apartment there	10/4/2019 9:00 PM
103	I grew up here	10/4/2019 8:57 PM
104	grew up here	10/4/2019 8:53 PM
105	born here, raised here, worked here	10/4/2019 8:44 PM
106	husband's employment	10/4/2019 8:39 PM
107	someone that would rent to me after drug felony charge	10/4/2019 8:33 PM
108	family; schools	10/4/2019 8:25 PM
109	I love this area. Mora is a clean small town. Churches, good school.	10/4/2019 6:57 PM
110	peaceful	10/4/2019 6:39 PM
111	employment	10/4/2019 6:31 PM

City of Mora Comprehensive Plan Survey

112	location, size, recreational opportunities, school, medical facility	10/4/2019 6:24 PM
113	to be by family	10/4/2019 6:18 PM
114	house was the right price and family	10/4/2019 6:10 PM
115	a job	10/4/2019 6:05 PM
116	family here	10/4/2019 5:58 PM
117	I grew up here and wanted to raise my family here.	10/4/2019 5:25 PM
118	like the area and people and small-town culture, and found a house in our price range	10/4/2019 8:19 AM
119	Family	10/3/2019 8:54 PM
120	it was due to a job change	10/3/2019 2:56 PM
121	small town atmosphere	10/3/2019 2:50 PM
122	marriage	10/3/2019 2:44 PM
123	employment opportunity	10/3/2019 2:33 PM
124	I think the city workers do a good job of keeping our town clean, streets swept, etc. I just think it's a pretty good place to live!	10/3/2019 2:26 PM
125	family	10/3/2019 2:24 PM
126	because of my health	10/3/2019 2:19 PM
127	Close to employment prior to retirement. Also there was adequate stores so didn't need to drive to cities.	10/3/2019 2:14 PM
128	job	10/3/2019 1:59 PM
129	grew up here	10/3/2019 1:51 PM
130	It is close to work and it is relatively cheap.	10/3/2019 1:49 PM
131	Schools; HAD low property tax; small town living	10/3/2019 1:44 PM
132	A job opportunity	10/3/2019 1:40 PM
133	Activity - people - jobs - family	10/1/2019 4:29 PM
134	Spouse's employment.	10/1/2019 4:25 PM
135	It's a nice quiet town. People are friendly.	10/1/2019 4:20 PM
136	My job.	10/1/2019 4:14 PM
137	I have always lived around Mora.	10/1/2019 4:11 PM
138	I grew up here. Children are here.	10/1/2019 4:00 PM
139	Quality of life.	10/1/2019 3:53 PM
140	Husbands job	9/28/2019 2:04 PM
141	I fell in love with a Mora boy at I moved here. Now we can't move until the kid graduates.	9/27/2019 5:04 AM
142	I ask my self why I stay everyday!	9/27/2019 12:50 AM
143	The School District	9/26/2019 9:01 PM
144	It was a small town when I moved here-everyone was close, helpful and that town was alive with activities all the time!	9/25/2019 6:10 PM
145	To be near family.	9/25/2019 6:03 PM
146	Home	9/25/2019 5:54 PM
147	Didn't know what I was getting myself into	9/25/2019 5:53 PM
148	Cost of living is low.	9/25/2019 5:50 PM
149	My job brought us to Mora, we stay for the low cost of housing and the school.	9/25/2019 4:48 PM
150	Small town atmosphere	9/25/2019 4:38 PM
151	Born and raised, community/family	9/25/2019 4:37 PM
152	Born here	9/25/2019 4:19 PM
153	born and raised. moved back because of sports with my kids. they have a better opportunity to play compared to the cities. plus more bang for your buck on housing. the price of our house in the cities would be WAY out of our price range	9/25/2019 3:57 PM

City of Mora Comprehensive Plan Survey

Q32 What personal or special meaning does Mora have to you?

Answered: 131 Skipped: 68

#	RESPONSES	DATE
1	? Odd question. As background we were born here, but that isn't why we stay.	11/18/2019 7:05 PM
2	Its home	11/18/2019 12:32 AM
3	I appreciate a nice home and neighbors. I also like to have good physical check-ups at the clinic and nice dental clinic.	11/15/2019 7:33 PM
4	I grew up in this area.	11/15/2019 5:26 PM
5	met husband	11/15/2019 5:11 PM
6	born and raised here; had prior businesses here; like small town living	11/15/2019 4:59 PM
7	none	11/6/2019 4:54 PM
8	I have a lot of family living here.	11/6/2019 4:49 PM
9	Still has some of the small town warmth. But this needs to be balanced with jobs and growth or the small town withers and dies.	11/5/2019 4:02 PM
10	it is where I grew up	10/29/2019 1:42 PM
11	Not being considered a new comer even though have lived in Minnesota almost 15 years.	10/29/2019 1:24 PM
12	the people of our church congregation and other friends who have reached out in friendship	10/25/2019 8:18 PM
13	I have been here 67 years and I love the town.	10/24/2019 6:14 PM
14	?	10/24/2019 1:23 PM
15	I like that the city is Swedish inspired. Love the Dala Horse.	10/24/2019 1:17 PM
16	Sweadish community rich in history but isn't looked at much anymore Vasalopet but that is February	10/23/2019 2:47 PM
17	Have lived here since 1991 (29 years). Most everything we have needed, we can find here. Have liked living here, though I grew up in a large town. Peaceful and quiet.	10/22/2019 6:42 PM
18	Memories of bands "live" and dancing. Hard to find anymore.	10/22/2019 6:25 PM
19	none	10/22/2019 6:16 PM
20	it's my town	10/22/2019 2:23 PM
21	family	10/22/2019 2:06 PM
22	grew up here	10/20/2019 10:32 PM
23	friends here	10/18/2019 3:45 PM
24	It's where I grew up!	10/18/2019 3:34 PM
25	none	10/15/2019 8:30 PM
26	This is where my husband and I have choosen to raise our family. Good library, hospital, shops within walking distance, bike trails. We enjoy staying busy in town.	10/15/2019 8:16 PM
27	a place to call home	10/15/2019 8:01 PM
28	a prideful and well maintained community	10/15/2019 7:56 PM
29	I have family here.	10/15/2019 7:51 PM
30	none	10/15/2019 7:45 PM
31	born in the area, came back many years later	10/15/2019 7:39 PM
32	I have two very special friends and I have volunteer work that I like and can keep busy.	10/15/2019 7:36 PM
33	it quiet	10/15/2019 7:25 PM
34	had relatives in Mora and now friends in Mora	10/15/2019 7:18 PM
35	my hometown	10/15/2019 7:02 PM
36	none	10/15/2019 7:00 PM
37	none	10/15/2019 6:50 PM
38	family	10/15/2019 6:46 PM
39	I'm raising a family here.	10/15/2019 6:42 PM
40	home; career; family	10/15/2019 2:45 PM
41	my friends and relationships	10/15/2019 2:38 PM
42	none	10/15/2019 2:33 PM
43	I like the connection to Mora, Sweden!	10/15/2019 2:23 PM
44	hometown	10/15/2019 2:18 PM
45	It has really become home to me. I love that everyone knows everyone and that we don't act or feel big city.	10/15/2019 2:13 PM
46	grew up here	10/11/2019 7:54 PM
47	a good place to live	10/11/2019 7:49 PM
48	nothing	10/11/2019 7:43 PM
49	lifelong home	10/11/2019 7:29 PM
50	none	10/11/2019 7:25 PM
51	family here; hospital employment; church; nice people	10/11/2019 7:05 PM

City of Mora Comprehensive Plan Survey

52	raising a family here	10/11/2019 7:01 PM
53	42 years here	10/11/2019 6:52 PM
54	Born, raised, educated and employed here most of my life. Family lives in the area also.	10/11/2019 6:46 PM
55	I grew up here. It use to be a friendly, beautiful, thriving community back in the 50s and 60s.	10/11/2019 6:36 PM
56	quiet town	10/11/2019 6:28 PM
57	grew up in Mora	10/11/2019 6:17 PM
58	not sure yet	10/11/2019 6:13 PM
59	I like my neighbors.	10/11/2019 6:04 PM
60	I grew up here.	10/11/2019 5:08 PM
61	where my grandparents lived - visiting as a child, walking downtown to the variety store and the drug store	10/11/2019 5:02 PM
62	small town	10/11/2019 4:58 PM
63	Like the people - friendly and caring; also good medical facilities; also such a large volunteer base.	10/11/2019 4:44 PM
64	home of family for 80 years	10/11/2019 4:31 PM
65	friendship	10/11/2019 4:26 PM
66	location = equal distance between surrounding family members	10/11/2019 4:22 PM
67	My children grew up in Mora and I ran a business in Mora	10/11/2019 3:23 PM
68	none	10/9/2019 8:21 PM
69	Mora is a destination because of the Vasaloppet.	10/9/2019 8:18 PM
70	?	10/9/2019 8:04 PM
71	relatives here	10/9/2019 7:57 PM
72	my wife grew up in the area	10/9/2019 7:47 PM
73	none	10/9/2019 7:38 PM
74	Sportman's Cafe; Freddie's Restaurant	10/9/2019 6:43 PM
75	Swedish traditions	10/9/2019 6:01 PM
76	I like the small friendly atmosphere	10/9/2019 5:50 PM
77	medical, church, some shopping	10/9/2019 4:51 PM
78	relatively friendly area for family setting	10/9/2019 4:46 PM
79	people	10/9/2019 4:34 PM
80	it's not south of Isanti	10/9/2019 4:17 PM
81	My boyfriend has family here, nothing for me.	10/8/2019 2:32 PM
82	close to health venues	10/8/2019 2:26 PM
83	safe	10/8/2019 2:22 PM
84	it has become my home	10/8/2019 2:10 PM
85	born & raised	10/8/2019 2:06 PM
86	A lot of family lives here.	10/7/2019 11:41 PM
87	I recovered here. My daughter and I were able to live safe and secure together.	10/4/2019 9:21 PM
88	our children were on	10/4/2019 9:08 PM
89	nice and peaceful	10/4/2019 9:00 PM
90	Swedish heritage	10/4/2019 8:53 PM
91	friends / family	10/4/2019 8:44 PM
92	I have lived in Mora 60 years. It has been a good place to live and raise a family. I have been active in many things over the years and now at 90 I am in my home yet. Glad Coborn's and clinic are here.	10/4/2019 8:39 PM
93	I came to re-evaluate and start a new life.	10/4/2019 8:33 PM
94	I was born in Kanabec County. My family history is in this county. I met my husband in Mora and raised our family here. We had a good life.	10/4/2019 6:57 PM
95	was good place to raise kids	10/4/2019 6:39 PM
96	used to drive from Pine City to Mora bakery in 1960	10/4/2019 6:24 PM
97	where people tend to care for one another	10/4/2019 6:18 PM
98	where I grew up and family did	10/4/2019 6:10 PM
99	personal and church connections; Vasaloppet	10/4/2019 6:05 PM
100	Mora still has their grip on that "home town" feeling but I am concerned about the drug situation here and lack of value to the next upcoming citizens here. We need to preserve that feeling and find ways for teenagers to "get it".	10/4/2019 5:58 PM
101	My family is here. I hold no other meaning that that.	10/4/2019 5:25 PM
102	people are friendly and helpful to strangers (me)	10/4/2019 8:19 AM
103	Growing up here in the 60's & 70's. So much nicer back then. You knew everyone and there weren't so many snooty people.	10/3/2019 8:54 PM
104	friends / people we have met through the years	10/3/2019 2:56 PM
105	living here for 74 years and raising family	10/3/2019 2:44 PM
106	met my wife here	10/3/2019 2:33 PM
107	ongoing improvement in medical facilities	10/3/2019 2:24 PM

City of Mora Comprehensive Plan Survey

108	My children were born and raised here; many friends here	10/3/2019 1:59 PM
109	grew up here	10/3/2019 1:51 PM
110	Family owns a business here.	10/3/2019 1:49 PM
111	Our first home	10/3/2019 1:44 PM
112	I have liked Mora since I was in high school and have lived here 55 years.	10/3/2019 1:40 PM
113	Comfortable	10/1/2019 4:29 PM
114	It has been home for almost 30 years.	10/1/2019 4:25 PM
115	?	10/1/2019 4:20 PM
116	It used to be a place I could buy clothes and a spool of thread. Anymore you have to go out of town.	10/1/2019 4:11 PM
117	I grew up here. Children are here.	10/1/2019 4:00 PM
118	Security.	10/1/2019 3:53 PM
119	None	9/28/2019 2:04 PM
120	I've only lived in one other town (Pine City) I moved here when I was 21. When I first moved here, Mora was not nice to me. Everyone was very clique-y and not very welcoming. But I was used to that because that's how Pine City is. I'm a loud outgoing person and people quickly learned they couldn't ignore me. I've made a lot of friends here and now it feels like home. I feel like a part of the community here and I want to see it grow and prosper.	9/27/2019 5:04 AM
121	Grew up here	9/27/2019 12:50 AM
122	That its a community that tries to invest in its younger generations while still valuing the older generations.	9/26/2019 9:01 PM
123	It is where I live	9/25/2019 6:10 PM
124	I grew up here, but couldn't wait to leave because there isn't very many opportunities. I came back for family.	9/25/2019 6:03 PM
125	Home	9/25/2019 5:54 PM
126	None. Would move if could!	9/25/2019 5:53 PM
127	It's where I grew up and want to raise my kids.	9/25/2019 5:50 PM
128	Family lives near Mora, which keeps us here. Also the housing is lower than surrounding areas.	9/25/2019 4:48 PM
129	Lived here most of my life	9/25/2019 4:38 PM
130	I'd like to raise my family in Mora	9/25/2019 4:37 PM
131	Family	9/25/2019 3:57 PM

City of Mora Comprehensive Plan Survey

Q33 Please describe your vision for Mora ten years from now:

Answered: 122 Skipped: 77

#	RESPONSES	DATE
1	new city council and school board; more restaurants and entertainment; housing for retired	11/18/2019 7:05 PM
2	A Walmart and mennards	11/18/2019 12:32 AM
3	I hope we will have a new high school building.	11/15/2019 7:33 PM
4	better looking homes; roads not potholed; more shopping	11/15/2019 5:26 PM
5	A complete hospital facility, a new school, and marketing Mora to become a destination (events / activities).	11/15/2019 5:17 PM
6	vibrant downtown with small town feel; bustling Hwy 65	11/15/2019 5:11 PM
7	to continue to provide gainful employment within a short driving distance	11/15/2019 4:59 PM
8	don't have one	11/6/2019 4:54 PM
9	Slow continued growth. Controlled so that it does not overwhelm our ability to build infrastructure to handle it.	11/5/2019 4:02 PM
10	more inclusive; trail connects across 65 by bridge or tunnel; supportive of area farmers	10/29/2019 1:42 PM
11	City population tripled to gain more government money to help with taxes. Schools are better preparing graduates for college or the work force. Crime rate remains below average for state, area, and national.	10/29/2019 1:24 PM
12	the vision that has already begun with the improvements to the downtown, schools, businesses and other....	10/25/2019 8:18 PM
13	more senior activities	10/24/2019 6:14 PM
14	worst then it is now	10/24/2019 1:23 PM
15	The city is going to look very typical of every other small town with Kwik Trip, Dollar General, etc. We need another retail store where Shopko was.	10/24/2019 1:17 PM
16	A community that is willing to grow and explore within; trails and roads to everywhere to meet all stages of life.	10/23/2019 2:47 PM
17	Miss having a store like ShopCo to fill in shopping needs. Like that we have changes going on ie. - hospital, new stores. Keep bringing in businesses.	10/22/2019 6:42 PM
18	more jobs; Walmart; live bands and dancing coming back; keep people caring about each other	10/22/2019 6:25 PM
19	busyer, built up	10/22/2019 6:16 PM
20	more jobs; better school; people getting along, good to each other; no pray - going to church any Sunday	10/22/2019 2:23 PM
21	more jobs and safer community	10/20/2019 10:32 PM
22	I would like to see Mora expand, get some new stores and businesses in here, and more senior housing.	10/18/2019 3:34 PM
23	cleaner, quieter, more senior citizens	10/15/2019 8:30 PM
24	Keep cleaning up the park - strict rules for vandalism. Add a dog park.	10/15/2019 8:16 PM
25	same as before	10/15/2019 8:07 PM
26	more crime	10/15/2019 8:01 PM
27	A lot like now. With an Aldi and not a Dollar General.	10/15/2019 7:56 PM
28	Better streets; more businesses for people to work besides dollar stores and thrift stores	10/15/2019 7:45 PM
29	don't know	10/15/2019 7:36 PM
30	a bit bigger	10/15/2019 7:25 PM
31	I do not think Mora will need nor can afford 3 new schools. The trend is less children born, more private schools, many public school systems downsizing or closing. New large schools are a long term financial mistake.	10/15/2019 7:18 PM
32	businesses to provide jobs are needed	10/15/2019 6:50 PM
33	Probably not much change. Need a new modern school to attract businesses and residents.	10/15/2019 6:46 PM
34	new high school; good jobs; less poverty; engaged population	10/15/2019 6:42 PM
35	gone on less you do something now	10/15/2019 2:50 PM
36	a place where people of all ages can safely mix and enjoy one another	10/15/2019 2:38 PM
37	Same as today, only better!	10/15/2019 2:23 PM
38	good infrastructure	10/15/2019 2:18 PM
39	Lower taxes. Help build small business. Stop adding rules and regulations to everything.	10/15/2019 2:13 PM
40	new school	10/15/2019 2:06 PM
41	Most stores will be closed. No one goes to Main Street and they are not open late enough.	10/11/2019 7:54 PM
42	vacant if no new high school and employment	10/11/2019 7:43 PM
43	expanded shopping opportunities; expanded restaurants options	10/11/2019 7:25 PM
44	lower taxes	10/11/2019 7:05 PM
45	Make it more inviting as you approach Mora (clean up the areas of unkept housing and buildings).	10/11/2019 7:01 PM
46	town is falling apart	10/11/2019 6:55 PM
47	booming downtown; new school; industry	10/11/2019 6:52 PM
48	another run down community with no tax base and finding it hard to rebuild	10/11/2019 6:36 PM

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49	better streets in trailer parks like you did in town residential area	10/11/2019 6:28 PM
50	perhaps some sort of community college or trade school	10/11/2019 6:17 PM
51	NA	10/11/2019 6:13 PM
52	Hope we have moved past the school issue.	10/11/2019 6:09 PM
53	It could be a thriving artisan destination because everyone in the younger generations makes items and grows real food in sustainable ways. The rest of the world is out of clean water and soon oxygen as well. Eyes will turn here. We can lead other communities to become sustainable or be bought by Nestles.	10/11/2019 6:04 PM
54	work opportunities	10/11/2019 5:08 PM
55	Mora will be the same then as it is now. People don't event seem to want to change.	10/11/2019 4:55 PM
56	I'm optimistic for Mora based on any improvements listed in this questionnaire. As an outsider coming here, I see many good things - a friendly community and many caring people.	10/11/2019 4:44 PM
57	Going to become more of a retirement community. Careful what we build because that will be our tax base.	10/11/2019 4:31 PM
58	Hwy 65 corridor with businesses and developed	10/11/2019 4:26 PM
59	ensuring the local residence benefit from growth & development and to be more accepting of diversity	10/11/2019 4:22 PM
60	More growth of Industry Retail and Businesses	10/11/2019 3:23 PM
61	unsure	10/9/2019 8:21 PM
62	new school; new housing on the lake; new businesses in the industrial park; hide the trailer park	10/9/2019 8:18 PM
63	?	10/9/2019 8:04 PM
64	More trails or add bike / walk lanes for walkers / bikers. Also more shopping centers and a large workout facility. I think many people (esp young people) would use a large updated workout facility.	10/9/2019 7:47 PM
65	have none	10/9/2019 7:38 PM
66	In ten years Mora should have a new high school on 9th Street. The old high school will be torn down and in its place will be a very nice housing complex with a beautiful lakefront park. A pedestrian / bike pathway will connect the existing pathway at 65 & 9th Street around the east and south sides of Mora Lake. Mora should also have its own clothing / department store. Another pipe dream: Mora Municipal Utilities should buy or lease enough acreage for a solar power garden, lessening dependence on other generators.	10/9/2019 7:16 PM
67	higher taxes for no reason to pay!!!	10/9/2019 6:43 PM
68	more rental housing; several more chain stores on Hwy 23; all downtown stores and shops full	10/9/2019 6:01 PM
69	still a small town	10/9/2019 4:55 PM
70	lower crime, cleaner housing, larger park recreation area, better access to 65 / 23 from side streets	10/9/2019 4:46 PM
71	more employment choices	10/9/2019 4:38 PM
72	Stay the way it is.	10/9/2019 4:34 PM
73	a new school campus at the Trailview site and a park area where the current high school is	10/9/2019 4:29 PM
74	smooth streets	10/9/2019 4:17 PM
75	another stop light; more shops and restaurants	10/8/2019 2:32 PM
76	diversified population; fewer republicans; fewer pro-life religious fanatics	10/8/2019 2:26 PM
77	NA	10/8/2019 2:22 PM
78	better law enforcement; less crime; better school boards; more job opportunities	10/8/2019 2:06 PM
79	I would like to see the stretch of businesses on 65 to mirror the updated hospital construction - not run down or empty businesses. And the smoke shop and its nasty sign would be gone. I would like to see thriving businesses and an increase in events.	10/7/2019 11:41 PM
80	More sober people than using. Town grows for better stores and opportunities.	10/4/2019 9:21 PM
81	hopefully a better school facility to attract families; a new store that sells clothing and other necessities that are not here now	10/4/2019 9:08 PM
82	less taxes, more businesses, less gov't regulation to enable more community involvement. Example: farmers' market so regulated it is impossible for small time vendors.	10/4/2019 8:53 PM
83	Hope there will be more jobs, grocery stores and retail plus housing	10/4/2019 8:39 PM
84	don't have one	10/4/2019 8:33 PM
85	If we don't get any more jobs, this will be a bedroom community.	10/4/2019 6:57 PM
86	small business to attract young family	10/4/2019 6:39 PM
87	a clean, comfortable small town with a good quality of life	10/4/2019 6:31 PM
88	more retail; new high school	10/4/2019 6:18 PM
89	has expanded and hopefully gotten some new businesses	10/4/2019 6:10 PM
90	I hope we have a new high school, so we can attract people to Mora. I hope we have more job opportunities to attract people.	10/4/2019 6:05 PM
91	If our town Mora can work together starting now, I believe we will have many "new" roots that want to stay here.	10/4/2019 5:58 PM
92	Adding new jobs to get new families to join the area.	10/4/2019 5:25 PM

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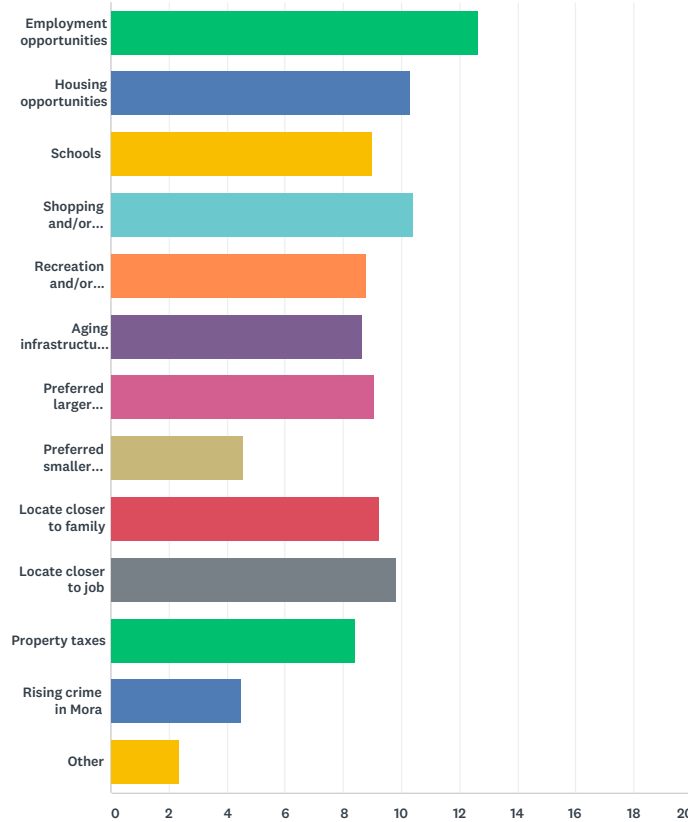
93	Still a small-town extended-family-feel community with less than 5,000 people or so, and such a cool place to be that all generations feel at home and young adults love their life here. A destination for creative arts experiences/shopping and holistic healing opportunities. Economic sustainability and balance, with innovative employee-owned anchor businesses that leverage technology to provide goods and services collaboratively with other local businesses; our success is a model for other small communities to thrive. Property taxes, if not completely abolished for residential homesteads, are transparently based on the real cost of residential services provided while the taxes on business are fair and still are enough to cover the actual services they receive. Leadership embraces change AND critical thinking/checks and balances, and exists to empower all citizens; the citizen-created Town Charter is inclusive, heartfelt, and expansive—the compass used to guide us into our future. (and yes, I'm still sore about my property tax quadrupling in the 3 years I've been here; why are my tax payments more than my mortgage now? Something's gotta give!)	10/4/2019 8:19 AM
94	The same, but hopefully I will be retired and out of here by then. Somewhere warm where I can possibly afford to live and the property taxes aren't so outrageous!	10/3/2019 8:54 PM
95	more diversified shopping - maybe chain retail store; large food store; yarn store; quilting shops	10/3/2019 2:56 PM
96	staying a small bedroom community unless industry and roads are added	10/3/2019 2:44 PM
97	better school facility; more positive attitudes; less division	10/3/2019 2:33 PM
98	would like to see a really good restaurant - too many fast food places now; another grocery store - Coborn's prices are too high	10/3/2019 1:59 PM
99	More developed with many restaurants and grocery stores to choose from	10/3/2019 1:51 PM
100	I would love to see a more bustling center with businesses and activities but in reality, I imagine they will build a bypass to ease congestion on 65/23 and the town will turn into a ghost town.	10/3/2019 1:49 PM
101	Hopefully we have a new high school and some new businesses.	10/3/2019 1:40 PM
102	At 93 I can't visionize much difference, but hope the drug situation improves. Fight it harder!	10/1/2019 4:29 PM
103	Growing and prospering with well educated children.	10/1/2019 4:25 PM
104	?	10/1/2019 4:20 PM
105	I would have to say, I don't know.	10/1/2019 4:11 PM
106	New high school. Shopping mecca.	10/1/2019 4:00 PM
107	Not sprawling, not a chemical dependency treatment magnet or social welfare destination.	10/1/2019 3:53 PM
108	Division of haves/have nots will not be as large. The perception of life will be more realistic. That people will realize the potential I. mora AND work towards achieving it.	9/28/2019 2:04 PM
109	More business (but not too much, we don't want to be Cambridge) Affordable options for groceries! More activities scheduled on weekends to get people out and about and get our downtown booming. And for heavens sake someone do a total revamp of the fair!	9/27/2019 5:04 AM
110	Something cleaner and more respectable then it is now	9/27/2019 12:50 AM
111	To welcome young families from all sorts of backgrounds and ethnicities with enough houses for them to live in. And to have enough living spaces for older folks, like apartment buildings.	9/26/2019 9:01 PM
112	It is going to hell in a handbasket-not sure that a new and improved hospital will help it now...	9/25/2019 6:10 PM
113	To be visually beautiful. To utilize our beautiful lakes with community beaches. To see people out and about using sidewalks and bike trails. To raise the morals of the community.	9/25/2019 6:03 PM
114	Place place that Mora HS graduates return to with their college degrees to live in a Beautiful small town	9/25/2019 5:54 PM
115	Hoping not to be here..	9/25/2019 5:53 PM
116	All schools are in the same place, more activities for children indoors, and less empty business buildings.	9/25/2019 5:50 PM
117	A walkable city with younger and older workers coming from other communities for jobs. An airport supporting the community well, with an FBO operating. A variety of small restaurants with healthy food. I would like a city that emulates all of the qualities of a city like Duluth, in a small town.	9/25/2019 4:48 PM
118	Consistent controlled growth in all phases of the marketplace. Business, housing, retail, education, and senior living are great places to start.	9/25/2019 4:41 PM
119	not much different than it is now	9/25/2019 4:38 PM
120	More desirable of a community, higher standard of living, less thrift stores and dollars stores, better business opportunities, more retail/shopping	9/25/2019 4:37 PM
121	Fully accessible town adequate handicap parking	9/25/2019 4:19 PM
122	fun downtown that attracts tourists	9/25/2019 3:57 PM

City of Mora Comprehensive Plan Survey

Q34 Of people you know who have moved away from Mora, what do you think their main reasons were? (Drag and drop your top three features to the top of the list by clicking and dragging the appropriate item, in order of preference, or select the appropriate number on the left of each item.

NOTE: 1 = most important)

Answered: 169 Skipped: 30



	1	2	3	4	5	6	7	8	9	10	11	12	13	TOTAL	SCO
Employment opportunities	79.02% 113	9.09% 13	9.09% 13	2.80% 4	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	143	12
Housing opportunities	8.33% 5	25.00% 15	11.67% 7	31.67% 19	13.33% 8	3.33% 2	0.00% 0	1.67% 1	3.33% 2	0.00% 0	0.00% 0	1.67% 1	0.00% 0	60	10
Schools	1.92% 1	17.31% 9	11.54% 6	13.46% 7	32.69% 17	7.69% 4	0.00% 0	1.92% 1	0.00% 0	3.85% 2	3.85% 2	5.77% 3	0.00% 0	52	9
Shopping and/or amenities	7.41% 6	37.04% 30	18.52% 15	4.94% 4	8.64% 7	16.05% 13	4.94% 4	0.00% 0	0.00% 0	0.00% 0	2.47% 2	0.00% 0	0.00% 0	81	10
Recreation and/or entertainment opportunities	3.70% 2	9.26% 5	20.37% 11	1.85% 1	5.56% 3	25.93% 14	24.07% 13	3.70% 2	5.56% 3	0.00% 0	0.00% 0	0.00% 0	0.00% 0	54	8
Aging infrastructure in Mora	8.62% 5	15.52% 9	15.52% 9	3.45% 2	1.72% 1	3.45% 2	20.69% 12	20.69% 12	8.62% 5	1.72% 1	0.00% 0	0.00% 0	0.00% 0	58	8
Preferred larger community	6.15% 4	21.54% 14	27.69% 18	0.00% 0	0.00% 0	4.62% 3	6.15% 4	18.46% 12	12.31% 8	3.08% 2	0.00% 0	0.00% 0	0.00% 0	65	9
Preferred smaller community	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	5.00% 2	20.00% 8	32.50% 13	22.50% 9	10.00% 4	7.50% 3	2.50% 1	40	4
Locate closer to family	13.25% 11	24.10% 20	26.51% 22	1.20% 1	0.00% 0	1.20% 1	3.61% 3	2.41% 2	8.43% 7	12.05% 10	4.82% 4	2.41% 2	0.00% 0	83	9
Locate closer to job	7.14% 7	30.61% 30	36.73% 36	2.04% 2	2.04% 2	0.00% 0	0.00% 0	1.02% 1	1.02% 1	12.24% 12	5.10% 5	1.02% 1	1.02% 1	98	9
Property taxes	19.12% 13	14.71% 10	20.59% 14	2.94% 2	1.47% 1	1.47% 1	2.94% 2	1.47% 1	1.47% 1	1.47% 1	29.41% 20	1.47% 1	1.47% 1	68	8
Rising crime in Mora	0.00% 0	10.87% 5	8.70% 4	0.00% 0	6.52% 3	0.00% 0	0.00% 0	0.00% 0	0.00% 0	4.35% 2	6.52% 3	63.04% 29	0.00% 0	46	4

City of Mora Comprehensive Plan Survey

Other	4.88%	2.44%	4.88%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	87.80%	36	41	2
	2	1	2	0	0	0	0	0	0	0	0	0				

City of Mora Comprehensive Plan Survey

Q35 If you answered "Other", please describe (otherwise, choose "Next" at the bottom of this page):

Answered: 6 Skipped: 193

#	RESPONSES	DATE
1	dyed	10/9/2019 7:52 PM
2	aging person moves closer to children for needed care and assistance	10/4/2019 6:58 PM
3	Dirty Law Enforcement in our county	10/3/2019 8:55 PM
4	The mind set of people in Mora is one of helplessness. Why change - is what most people think, they don't realize it is eventually better. People don't want to do the work. Once high school kids move away, they rarely come back. Unless they come from a family of poverty. Check the data.	9/28/2019 2:07 PM
5	Drugs! Poor law-enforcement	9/27/2019 12:51 AM
6	I'm guessing it's the small minded racists	9/25/2019 5:54 PM

City of Mora Comprehensive Plan Survey

Q36 Other comments:

Answered: 56 Skipped: 143

#	RESPONSES	DATE
1	Mora offers very little to the young who grow up here. When they graduate there isn't any reason to come back.	11/18/2019 7:09 PM
2	Nice for us to give our thoughts about our community.	11/15/2019 7:34 PM
3	Why not ask "Of people you know who have moved INTO Mora, what do you think their main reasons were?"	11/15/2019 5:19 PM
4	Restriction of parking vehicles on street. E.g. Vehicles only used in summer months and parked 24 x 7 until snow falls (only to be used occasionally). Speed bumps on some residential streets (children walk to school and people think the streets are for speeding, cutting corners, driving in the middle of the street and not paying attention to pedestrians). Using side streets for thru traffic.	11/15/2019 5:03 PM
5	Mora is the last stop on 65 heading north until McGregor. I believe we need to do whatever it takes to convince good businesses to open/expand in our town. If we make it convenient for people to stop and shop here they will. We have a strategic location for anyone heading north let's take advantage of it. Every dollar spent means more revenue for our community. Common sense Will tell you if we have more revenue and we have the key to improve and build on our city.	11/5/2019 4:10 PM
6	The farmers' market is a joke. I would use public transportation if it ran from Mora - St. Cloud - metro - Duluth - Brainerd. Not much for sidewalks in residential areas.	10/29/2019 1:44 PM
7	Shopko was a great loss for Mora. I shopped there at least once a week. Too much ordering online!	10/24/2019 1:18 PM
8	People would come but high school is no place to have children grow and learn. Library is old but what a place we have next door, Mora Lake, Mora Lake needs to be embraced and built upon!	10/23/2019 2:48 PM
9	We were not born into this city. We adopted it. We love that it was a city founded on pride and heritage and we are doing our part to revitalize it. I only have one point to make: I would like to see a 20-year comprehensive plan to convert "downtown" into something that will continue to generate revenue for both the business owners and for the city. One suggestion would be to convert "downtown" into "Old Town Mora / Gamla Stan Mora" full of quaint Scandinavian ambiance and appeal. This will require effort and funds from the city, not just the business owners who is already barely making ends meet. A few of the following ideas may work but I'm sure there are many more practices that have proven successful in other communities: festivals; thriving farmers markets; cobble stone sidewalks; well maintained historic buildings; monuments worthy of photographing; usable lake access with parking near the downtown area. Fall Fest was a huge success! I would love to see it expanded in the future! These types of events, and others like it, are key in sustaining the like of Old Town Mora. I am proud to call this town home.	10/22/2019 6:55 PM
10	None of my children have settled here. All down in the cities. Mostly due to lack of jobs that could be gained to do with their college degrees. Many towns are starting to have dog parks. I would really like to see one here in Mora. My yard is not fenced and my dog would enjoy being able to run free at a dog park.	10/22/2019 6:44 PM
11	Stay honest.	10/22/2019 6:25 PM
12	Please I feel we differently need something put in were Shopko was and Corbons Pharmacy needs to step it up very slow even with 15 co-works ther. Thank you	10/22/2019 6:18 PM
13	clean up the yards!! no cars, boats, ice houses in yard or driveway. enforce grass and weed cutting. it looks terrible. not let people park in their grass and create ruts... park in driveway only	10/20/2019 10:34 PM
14	Need to clean up old parts of cemeteries - the stones - so what if many years ago. It cost money to buy back then, no relatives around or alive - please. Tried to find someone - finally did but now - what a mess.	10/15/2019 8:04 PM
15	Fix the streets they are embarrassing	10/15/2019 7:46 PM
16	Beginning to feel "taxed out" of this town. Taxes have doubled in the 6 yrs we've lived here. We will have to move if it continues at this rate.	10/15/2019 7:41 PM
17	Ned McCarty 763-957-0662	10/15/2019 7:19 PM
18	Has the city considered designating some handicap street parking - maybe in front of Ace or the Crystal? There is always jaywalking there - maybe mobility issues are partly to blame? There are lots of crosswalks to use.	10/15/2019 6:43 PM
19	Wood Street is busy in the AM with young children walking to Trailview. The road needs a designated walking area from 3rd Street to 7th Street where they can get on the larger sidewalk. The traffic is hectic and dangerous to small children.	10/11/2019 7:31 PM
20	Being that Mora is the last sizable town before going farther north, one would expect a greater selection of businesses. Mora needs to actively attract businesses in order to remain viable.	10/11/2019 7:26 PM
21	Need a clothing / food discount business (ie. Walmart) to keep people buying in the community. There is no competition or selection for goods and services at this time in Mora. Too many people shopping elsewhere.	10/11/2019 6:19 PM
22	City of Mora is a good place to live, so many positives. As an outsider I see so many things - nice people, so many people stepping up to volunteering, good church activity, good city care, clean streets, excellent snow removal. Seems to me that as your people leave so many return to their roots eventually.	10/11/2019 4:47 PM
23	We need in Mora is a Aldi store in the Shopco building.	10/9/2019 8:12 PM
24	I like Mora. I'm close to the VA in St. Cloud.	10/9/2019 7:58 PM
25	roads need improvement	10/9/2019 7:53 PM
26	Please put passing lanes on highway 65 abd 23. Cars can only drive 50 mph it seems and passing is very dangerous. Adding occasional passing lanes would solve this. Thanks!	10/9/2019 7:49 PM
27	The library could be better and bigger.	10/9/2019 7:39 PM
28	We need to change and get new board members on city and school!!	10/9/2019 6:59 PM
29	Overall, Mora is a nice place to live. Thanks to all who help make this community a great place.	10/9/2019 5:57 PM

City of Mora Comprehensive Plan Survey

30	FYI the school could save some money by only sending the big color Mustang Express books to the student's family. The rest of us just throw them away.	10/9/2019 4:57 PM
31	Fix the streets - manholes should not be 2" (or more) lower than street.	10/9/2019 4:24 PM
32	Mora is not a bad town and I love our neighborhood. We don't have kids in school, so I have no comment on schools here. I'm from Wyoming and we can ride or go anywhere there and the trails here are ok, but we are limited.	10/8/2019 2:34 PM
33	need more apartment rentals for limited income seniors and families	10/8/2019 2:27 PM
34	I cannot stress enough that I hope for the city council and commission boards to reflect the community in years to come. There are some "old time" opinions that hindering our community from growing. With respect to traditions, its does not always mean that the old way of thinking and doing is how we are moving. Growing communities mean growing tax base mean growing opportunities. We can not get there if our initial decision makers and policy organizers are biased and reluctant to any time of change.	10/7/2019 11:45 PM
35	For our community to survive, must cut spending / taxes, bring in good paying desirable jobs.	10/4/2019 8:54 PM
36	An arborist or tree trimmer must go into the cemetery and clear out all of the dead branches hanging from trees.	10/4/2019 8:26 PM
37	I feel that our shopping area needs a lot of improvement. People do not like to navigate Hwy 65 in order to shop each store or business. Even Coborn's is cumbersome to get to their parking lot. We need a full length service road and organized shopping.	10/4/2019 6:59 PM
38	Too much garbage home sites have been allowed for years, no one wants to build a nice house next to trash ones.	10/4/2019 6:32 PM
39	The trailer court is looking MUCH better! Please continue cleaning out those junky trailers. I would like to see some of the cut-throughs across Hwy 65 shut off and one more stop light added (south of Forest light). Too dangerous on weekend with all the traffic on 65. Thank you!	10/4/2019 6:20 PM
40	There are a zillion things to say here but I'll limit my comments to: getting more of our community to volunteer and also getting everyone to feel needed and respected and that they count.	10/4/2019 5:59 PM
41	Term limits and transparency are critically important	10/4/2019 8:27 AM
42	1. Plowing is pathetic - Last year missed 2 days of work because they didn't plow the road for 2 days. 2. Fireworks went off all summer long sometimes until after midnight. I leave for work at 4 am after a sleepless night because I can't sleep and my dog gets anxiety from them. Some sound like gun shots on the next street over and not once have we seen any law enforcement in the area. This town is anything but peaceful!	10/3/2019 9:05 PM
43	As long as you keep adding businesses on 65, downtown will die out.	10/3/2019 2:29 PM
44	I really like Mora, but find myself going elsewhere to eat out, entertainment, shopping.	10/3/2019 2:00 PM
45	We have become a haven for the elderly but we are scaring away the 22-45 age ranges. We don't have a bustling night life and if we want that, we have to drive 1 hour away for that. We don't have a decently priced convenience store and if we want that, we have to drive 30 minutes away. We are in prime location to be the new hotspot of music/entertainment located conveniently at the midway point between the cities and Duluth and the range cities. If we don't do something now, they will end up putting up a bypass and the town will die.	10/3/2019 1:53 PM
46	We NEED more restaurants and grocery stores. Need clothing and shoe stores! Fun things for children to do. Make a nice beach at Mora Lake / fishing pier. Offer paddle boating or canoeing on Mora Lake!	10/3/2019 1:52 PM
47	Don't screw this up. This isn't a metro suburb and shouldn't be.	10/1/2019 3:54 PM
48	I don't mean to sound jaded, but I have lived here too long. I have also let vex other places and have seen the mentality of other communities. Generational poverty is alive and well here. Thought processes of "this is the way we have always done it! Why change?" is absolutely the majority. And they are loud.	9/28/2019 2:09 PM
49	They need to fix the sheriff's department and get a police department back	9/27/2019 12:52 AM
50	The city of Mora will be a ghost town in a short time. I dont have the magical answers-something should have been done long ago.	9/25/2019 6:11 PM
51	We really need amenities that encourage people to get outside and meet their neighbors: sidewalks, bike paths and public beaches.	9/25/2019 6:04 PM
52	Mora sucks. Wish I never lived here!	9/25/2019 5:55 PM
53	Vote YES and YES	9/25/2019 5:55 PM
54	If the city could do one thing to stimulate growth, it would be to encourage small business job growth. I believe the main areas that the city can enhance are the sidewalks and bike path, the airport, and developing a "maker space" for new businesses to get started.	9/25/2019 4:52 PM
55	I think there is a gap in the job pay. Outside of the school and hospital its either business owners or \$10/hour jobs	9/25/2019 4:45 PM
56	Do NOT build a road that connects the frontage road to Union St. That would not be good for downtown as people would race downtown turn at 4 way stop and go to the stop light to beat traffic on 65. I see it now from 23 if the light is red they start speeding down the frontage road and then not stop and turn back on 65	9/25/2019 4:00 PM



MEMORANDUM

TO: Planning Commission
 FROM: Beth Thorp, Community Development Director
 SUBJECT: Floodplain Management Ordinance
 MEETING DATE: January 13, 2020

SUMMARY

The Planning Commission will review comments provided by the City Attorney and City Engineer regarding the draft Floodplain Management Ordinance recommended for adoption by the commission in November 2019.

BACKGROUND INFORMATION

Following the Planning Commission's December 2019 meeting, staff provided copies of the most current draft Floodplain Management Ordinance to the City Attorney and City Engineer for review. While looking for comments on the draft ordinance in its entirety, staff explained the commission's concerns about the liability of identifying certain properties as being flood prone and asked both to provide their thoughts on the issue. Neither the City Attorney nor the City Engineer had suggestions for changes or additions to the draft, but both shared thoughts on and support for flood prone language and mapping.

Joel Jamnik of Campbell Knutson, City Attorney

Everything the City does, and doesn't do, creates potential liability. With regard to flood prone areas, labeling property as "at risk" may be stigmatizing but failing to warn of a known hazard may result in greater damages.

Steps can and should be taken to minimize liability on both sides of the program.

Adopt the map in a fully public and participatory process with multiple opportunities for notice to and feedback from property owners and a process to correct designation and mapping errors and include a means to update the designation and map periodically, and upon request, in order to adjust for changed conditions resulting from development or flood control and drainage projects, and be flexible in administering building elevation, setback or flood proofing or mitigation requirements. The city's approach seems appropriate to address these issues.

Greg Anderson of Short Elliott Hendrickson, City Engineer

I reviewed this with one of our flood plain folks and here are our thoughts:

- *In our opinion it is better to share what you know rather than having it come out later after someone has had an issue in the one of these areas. So providing the flood prone map is a good idea.*
- *We like the attorney's paragraph on adopting the map and allowing time/process to amend/adjust based on feedback from property owners/public. This provides some transparency and a more thorough process.*

- *Including the city engineer in the administration/review process is consistent with what I've seen in other cities, such as Pine City where I've been involved in several projects with respect to the flood plain and improvements.*

Staff likes the suggestion to adopt the map in a fully public and participatory process. If the commission decides to include flood prone language and mapping in the ordinance, staff will work to develop a process and timeline for public meetings. In addition to a public hearing notice, staff would notify impacted property owners with a direct mailing. In regard to establishing a process to correct designation and mapping errors and include a means to update the designation and map periodically in order to adjust for changed conditions resulting from development or flood control and drainage projects, staff has incorporated proposed language in the attached draft for the commission's consideration. This language is currently being reviewed by Matt Bauman of the DNR and his comments or suggested changes will be shared with the commission when available.

Other small changes have been made to the draft since the December meeting:

- Many of the proposed basic formatting changes have been fully incorporated so as to eliminate the comment and underlining / highlighting / strikethrough.
- The definition of Manufactured Home has been amended to reflect the new definition adopted by the city in December 2019.
- Flood prone language has been relocated from §152.022 to its own section immediately following §152.061. This conforms to the formatting for other districts. This will require reformatting of all section numbers following §152.061 and section references throughout, which has not yet been completed.
- Most references to Community Development Director in §152.101 (Permit Requirements) now include "or his/her designee" to allow other staff members with expertise, such as the City Engineer, to participate in the permitting process.

OPTIONS

1. Include flood prone language and mapping in the draft Floodplain Management Ordinance, as advised by the City Attorney and City Engineer, and recommend approval of the draft ordinance. The draft will be presented to the City Council for consideration.
2. Eliminate flood prone language and mapping from the draft Floodplain Management Ordinance, against the advisement of the City Attorney and City Engineer, and recommend approval of the draft ordinance. The draft will be presented to the City Council for consideration.
3. Continue discussions and provide staff with direction.

ATTACHMENTS

Draft Floodplain Management Ordinance

CHAPTER 152: FLOODPLAIN MANAGEMENT ORDINANCE

Section

Statutory Authorization, Findings of Fact and Purpose

- 152.001 Statutory Authorization
- 152.002 Findings of Fact and Purpose

General Provisions

- 152.010 Lands to Which Ordinance Applies
- 152.011 Incorporation of Maps by Reference
- 152.012 Abrogation and Greater Restrictions
- 152.013 Warning and Disclaimer of Liability
- 152.014 Severability
- 152.015 Definitions
- 152.016 Annexations

Establishment of Floodplain Districts

- 152.020 Districts
- 152.021 Applicability
- ~~152.022 Flood Prone Areas~~

Commented [BT1]: Moved to newly created section immediately after 152.061

Requirements for all Floodplain Districts

- ~~152.030 Permit Required~~
- 152.030 Minimum Development Standards
- 152.031 Flood Capacity
- 152.032 Storage and Processing of Materials
- 152.033 Critical Facilities

Commented [BT2]: Deleted by suggestion of Matt Bauman; covered by 152.101 (A).

Floodway District (FW)

- 152.040 Permitted Uses
- 152.041 Standards for Floodway Permitted Uses
- 152.042 Conditional Uses
- 152.043 Standards for Floodway Conditional Uses

Flood Fringe District (FF)

- 152.050 Permitted Uses
- 152.051 Standards for Flood Fringe Permitted Uses
- 152.052 Conditional Uses
- 152.053 Standards for Flood Fringe Conditional Uses

Flood Prone District (FPA)

152.XXX Flood Prone Areas

152.XXX Procedures for Amendment to Designation and Map

General Floodplain District (GF)

- 152.060 Permitted Uses
- 152.061 Procedures for Determining Floodway Boundaries and Regional Flood Elevations

Land Development Standards

- 152.070 In General
- 152.071 Subdivisions
- 152.072 Building Sites

Utilities, Railroads, Roads, and Bridges

- 152.080 Public Utilities
- 152.081 Public Transportation Facilities
- 152.082 On-Site Water Supply and Sewage Treatment Systems

Manufactured Homes and Recreational Vehicles

- 152.090 Manufactured Homes
- 152.091 Recreational Vehicles

Administration

- 152.100 Duties
- 152.101 Permit Requirements
- 152.102 Variances
- 152.103 Conditional Uses

Nonconformities

- 152.110 Continuance of Nonconformities

Violations and Penalties

- 152.120 Violation Constitutes a Misdemeanor
- 152.121 Other Lawful Action
- 152.122 Enforcement

Amendments

- 152.130 Floodplain Designation – Restrictions on Removal
- 152.131 Amendments Require DNR Approval
- 152.132 Map Revisions Require Ordinance Amendments

DRAFT

STATUTORY AUTHORIZATION, FINDINGS OF FACT AND PURPOSE

§ 152.001 STATUTORY AUTHORIZATION

The legislature of the State of Minnesota has, in Minnesota Statutes Chapter 103F and Chapter 462 delegated the responsibility to local government units to adopt regulations designed to minimize flood losses. Therefore, the City Council of the City of Mora, Minnesota, does ordain as follows.

§ 152.002 FINDINGS OF FACT AND PURPOSE

- (A) This ordinance regulates development in the flood hazard areas of the City of Mora. These flood hazard areas are subject to periodic inundation, which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base. It is the purpose of this ordinance to promote the public health, safety, and general welfare by minimizing these losses and disruptions.
- (B) National Flood Insurance Program Compliance. This ordinance is adopted to comply with the rules and regulations of the National Flood Insurance Program codified as 44 Code of Federal Regulations Parts 59 -78, as amended, so as to maintain the community's eligibility in the National Flood Insurance Program.
- (C) This ordinance is also intended to preserve the natural characteristics and functions of watercourses and floodplains in order to moderate flood and stormwater impacts, improve water quality, reduce soil erosion, protect aquatic and riparian habitat, provide recreational opportunities, provide aesthetic benefits and enhance community and economic development.

GENERAL PROVISIONS

§ 152.010 LANDS TO WHICH ORDINANCE APPLIES

This ordinance applies to all lands within the jurisdiction of the City of Mora within the boundaries of the Floodway, Flood Fringe and General Floodplain Districts. The boundaries of these districts are determined by scaling distances on the Flood Insurance Rate Map, or as modified in accordance with Section 152.021.

- (A) The Floodway, Flood Fringe and General Floodplain Districts are overlay districts that are superimposed on all existing zoning districts. The standards imposed in the overlay districts are in addition to any other requirements in this ordinance. In case of a conflict, the more restrictive standards will apply.
- (B) Where a conflict exists between the floodplain limits illustrated on the official floodplain maps and actual field conditions, the flood elevations shall be the governing factor in locating the regulatory floodplain limits.
- (C) Persons contesting the location of the district boundaries will be given a reasonable opportunity to present their case to the Planning Commission and to submit technical evidence.

§ 152.011 INCORPORATION OF MAPS BY REFERENCE

The following maps together with all attached material are hereby adopted by reference and declared to be a part of the Official Zoning Map and this ordinance:

- (A) Flood Insurance Studies:
 - (1) Kanabec County Minnesota and Incorporated Areas, dated May 1978
 - (2) City of Mora, Kanabec County, dated September 1977
- (B) Flood Insurance Rate Map panels:
 - (1) Kanabec County Panel 2702140200A, dated November 1, 1978
 - (2) City of Mora Panel 2702160001B, dated September 1, 1977
- (C) Flood Boundary Floodway Map panels:
 - (1) City of Mora Panel 270216001, dated September 1, 1977
- (D) [City of Mora Flood Prone Areas Map](#)

These materials are on file in the offices of the City of Mora Community Development Department.

§ 152.012 ABROGATION AND GREATER RESTRICTIONS

It is not intended by this ordinance to repeal, abrogate, or impair any existing easements, covenants, or other private agreements. However, where this ordinance imposes greater restrictions, the provisions of this ordinance prevail. All other ordinances inconsistent with this ordinance are hereby repealed to the extent of the inconsistency only.

§ 152.013 WARNING AND DISCLAIMER OF LIABILITY

This ordinance does not imply that areas outside the floodplain districts or land uses permitted within such districts will be free from flooding or flood damages. This ordinance does not create liability on the part of the City of Mora or its officers or employees for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made hereunder.

§ 152.014 SEVERABILITY

If any section, clause, provision, or portion of this ordinance is adjudged unconstitutional or invalid by a court of law, the remainder of this ordinance shall not be affected and shall remain in full force.

§ 152.015 DEFINITIONS

Unless specifically defined below, words or phrases used in this ordinance must be interpreted according to common usage and so as to give this ordinance its most reasonable application.

ACCESSORY USE OR STRUCTURE. A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure.

BASE FLOOD. The flood having a one percent chance of being equaled or exceeded in any given year.

BASE FLOOD ELEVATION. The elevation of the "regional flood." The term "base flood elevation" is used in the flood insurance study.

Commented [BM(3): The city's 11/5 email suggested a map would be created to identify the areas where 152.022 would be triggered.

BASEMENT. Any area of a structure, including crawl spaces, having its floor or base subgrade (below ground level) on all four sides, regardless of the depth of excavation below ground level.

CONDITIONAL USE. A specific type of structure or land use listed in the official control that may be allowed but only after an in-depth review procedure and with appropriate conditions or restrictions as provided in the official zoning controls or building codes and upon a finding that:

- (1) Certain conditions as detailed in the Zoning Code exist, and
- (2) The structure and/or land use conform to the comprehensive land use plan if one exists and are compatible with the existing neighborhood.

CRITICAL FACILITIES. Facilities necessary to a community's public health and safety, those that store or produce highly volatile, toxic or water-reactive materials, and those that house occupants that may be insufficiently mobile to avoid loss of life or injury. Examples of critical facilities include hospitals, correctional facilities, schools, daycare facilities, nursing homes, fire and police stations, wastewater treatment facilities, public electric utilities, water plants, fuel storage facilities, and waste handling and storage facilities.

DEVELOPMENT. Any manmade change to improved or unimproved real estate, including buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials.

EQUAL DEGREE OF ENCROACHMENT. A method of determining the location of floodway boundaries so that floodplain lands on both sides of a stream are capable of conveying a proportionate share of flood flows.

FARM FENCE. An open type of fence of posts and horizontally run wire, further defined by Minn. Statutes Section 344.02, Subd. 1(a)-(d), and is not considered to be a structure under this ordinance. Fences that have the potential to obstruct flood flows, such as chain link fences and rigid walls, are regulated as structures under this ordinance.

FLOOD. A temporary increase in the flow or stage of a stream or in the stage of a wetland or lake that results in the inundation of normally dry areas.

FLOOD FREQUENCY. The frequency for which it is expected that a specific flood stage or discharge may be equaled or exceeded.

FLOOD FRINGE. The portion of the Special Flood Hazard Area (one percent annual chance flood) located outside of the floodway. Flood fringe is synonymous with the term "floodway fringe" used in the Flood Insurance Study.

FLOOD INSURANCE RATE MAP. An official map on which the Federal Insurance Administrator has delineated both the special hazard areas and the risk premium zones applicable to the community. A FIRM that has been made available digitally is called a Digital Flood Insurance Rate Map (DFIRM).

FLOOD PRONE AREA. Any land susceptible to being inundated by water from any source, as identified by the city flood prone map, or as determined by the local zoning administrator or city engineer.

Commented [BT4]: ST expressed concern that this definition is too vague. BT confirmed that it's the same definition provided by the DNR and commonly used by other municipalities.

Commented [BM(5R4)]: The only location this term had been used was in the subdivision section (152.071(E)), which is consistent with the model ordinance. The language I've provided here is clarifies what a flood prone area is, and when the newly created 152.022 would be triggered.

I've added reference to a map both here and in sections 152.010 and 152.020(D) based on the city's stated intentions as discussed in an 11/5 email.

Note that I have recommended revisions to section 152.071(E) to use a term other than "flood prone" to avoid confusion.

FLOODPLAIN. The beds proper and the areas adjoining a wetland, lake or watercourse which have been or hereafter may be covered by the regional flood.

FLOODPROOFING. A combination of structural provisions, changes, or adjustments to properties and structures subject to flooding, primarily for the reduction or elimination of flood damages.

FLOODWAY. The bed of a wetland or lake and the channel of a watercourse and those portions of the adjoining floodplain which are reasonably required to carry or store the regional flood discharge.

LOWEST FLOOR. The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, used solely for parking of vehicles, building access, or storage in an area other than a basement area, is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of 44 Code of Federal Regulations, Part 60.3.

MANUFACTURED HOME. ~~A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities.~~ A structure, transportable in one (1) or more sections, which when erected on site is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a single family dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. The term "manufactured home" does not include the term "recreational vehicle."

Commented [BT6]: Definition updated to match December 2019 text amendment to zoning code.

NEW CONSTRUCTION. Structures, including additions and improvements, and placement of manufactured homes, for which the start of construction commenced on or after the effective date of this ordinance.

OBSTRUCTION. Any dam, wall, wharf, embankment, levee, dike, pile, abutment, projection, excavation, channel modification, culvert, building, wire, fence, stockpile, refuse, fill, structure, or matter in, along, across, or projecting into any channel, watercourse, or regulatory floodplain which may impede, retard, or change the direction of the flow of water, either in itself or by catching or collecting debris carried by such water.

ONE HUNDRED YEAR FLOODPLAIN. Lands inundated by the "Regional Flood" (see definition).

PRINCIPAL USE OR STRUCTURE. All uses or structures that are not accessory uses or structures.

REACH. A hydraulic engineering term to describe a longitudinal segment of a stream or river influenced by a natural or man-made obstruction. In an urban area, the segment of a stream or river between two consecutive bridge crossings would most typically constitute a reach.

RECREATIONAL VEHICLE. A vehicle that is built on a single chassis, is 400 square feet or less when measured at the largest horizontal projection, is designed to be self-propelled or permanently towable by a light duty truck, and is designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use. For the purposes of this ordinance, the term recreational vehicle is synonymous with the term "travel trailer/travel vehicle."

REGIONAL FLOOD. A flood which is representative of large floods known to have occurred generally in Minnesota and reasonably characteristic of what can be expected to occur on an average frequency in

the magnitude of the 1% chance or 100-year recurrence interval. Regional flood is synonymous with the term "base flood" used in a flood insurance study.

REGULATORY FLOOD PROTECTION ELEVATION (RFPE). An elevation not less than one foot above the elevation of the regional flood plus any increases in flood elevation caused by encroachments on the floodplain that result from designation of a floodway.

REPETITIVE LOSS. Flood related damages sustained by a structure on two separate occasions during a ten year period for which the cost of repairs at the time of each such flood event on the average equals or exceeds 25% of the market value of the structure before the damage occurred.

SPECIAL FLOOD HAZARD AREA. A term used for flood insurance purposes synonymous with "One Hundred Year Floodplain."

START OF CONSTRUCTION. Includes substantial improvement, and means the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement that occurred before the permit's expiration date. The actual start is either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, foundations, or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

STRUCTURE. Anything constructed or erected on the ground or attached to the ground or on-site utilities, including, but not limited to, buildings, factories, sheds, detached garages, cabins, decks manufactured homes, recreational vehicles not considered travel ready as detailed in Section 152.091 (B) of this ordinance and other similar items.

SUBSTANTIAL DAMAGE. Means damage of any origin sustained by a structure where the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT. Within any consecutive 365-day period, any reconstruction, rehabilitation (including normal maintenance and repair), repair after damage, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures that have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either:

- (1) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or

- (2) Any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure." For the purpose of this ordinance, "historic structure" is as defined in 44 Code of Federal Regulations, Part 59.1.

§ 152.016 ANNEXATIONS

The Flood Insurance Rate Map panels adopted by reference into Section 152.011 above may include floodplain areas that lie outside of the corporate boundaries of the City of Mora at the time of adoption of this ordinance. If any of these floodplain land areas are annexed into the City of Mora after the date of adoption of this ordinance, the newly annexed floodplain lands will be subject to the provisions of this ordinance immediately upon the date of annexation.

ESTABLISHMENT OF FLOODPLAIN DISTRICTS

§ 152.020 DISTRICTS

- (A) Floodway District. The Floodway District includes those areas within Zones A10, A11 delineated within floodway areas as shown on the Flood Insurance Rate Maps and Flood Boundary and Floodway Maps adopted in Section 152.011. For lakes, wetlands and other basins, the Floodway District also includes those areas that are at or below the ordinary high water level as defined in Minnesota Statutes, Section 103G.005, subdivision 14.
- (B) Flood Fringe District. The Flood Fringe District includes areas within Zones A10, A11 on the Flood Insurance Rate Map and Flood Boundary and Floodway Maps adopted in Section 152.011, but located outside of the floodway. For lakes, wetlands and other basins, the Flood Fringe District also includes areas mapped in Zones A or A10, which are below the 1% annual chance (100 year) flood elevation but above the ordinary high water level as defined in Minnesota Statutes, Section 103G.005, subdivision 14.
- (C) General Floodplain District. The General Floodplain District includes those areas within Zone A that do not have a floodway delineated as shown on the Flood Insurance Rate Map adopted in Section 152.011.
- (D) Flood Prone District. The Flood Prone District includes those areas that are outside of Zones A, A10, and A11 as shown on the Flood Insurance Rate Maps and Flood Boundary and Floodway Maps, but are identified as Flood Prone on the City of Mora Flood Prone Areas Map adopted in Section 152.011.

Deleted: zones

Commented [BM(7)]: This section should detail a map to further clarify when and where 152.022 would be triggered.

Deleted: , but are

§ 152.021 APPLICABILITY

Where Floodway and Flood Fringe Districts are delineated on the floodplain maps, the standards in Sections 152.040 – 152.053 will apply, depending on the location of a property. Locations where Floodway and Flood Fringe Districts are not delineated on the floodplain maps are considered to fall within the General Floodplain District. Within the General Floodplain District, the Floodway District standards in Sections 152.040 – 152.043 apply unless the floodway boundary is determined, according to the process outlined in Section 152.061. In no cases shall floodplain development adversely affect the efficiency or unduly restrict, or reduce the capacity of the channels of floodways of any tributaries to the main stream, drainage ditches, or any other drainage facilities or systems.

Commented [BT8]: Added by consensus of PC

REQUIREMENTS FOR ALL FLOODPLAIN DISTRICTS

~~§ 152.030~~ PERMIT REQUIRED

~~A permit must be obtained from the Community Development Director to verify if a development meets all applicable standards outlined in this ordinance prior to conducting the following activities:~~

- ~~(A) The erection, addition, modification, rehabilitation, or alteration of any building, structure, or portion thereof. Normal maintenance and repair also requires a permit if such work, separately or in conjunction with other planned work, constitutes a substantial improvement as defined in this ordinance.~~
- ~~(B) The construction of a dam, on-site septic system, or any fence not meeting the definition of a farm fence outlined in Section 152.015 of this ordinance.~~
- ~~(C) The change or extension of a nonconforming use.~~
- ~~(D) The repair of a structure that has been damaged by flood, fire, tornado, or any other source.~~
- ~~(E) The placement of fill, excavation of materials, or the storage of materials or equipment within the floodplain.~~
- ~~(F) Relocation or alteration of a watercourse (including stabilization projects or the construction of new or replacement culverts and bridges), unless a public waters work permit has been applied for.~~
- ~~(G) Any other type of "development" as defined in this ordinance.~~

Commented [BT9]: Deleted by suggestion of Matt Bauman; covered by 152.101 (A).

~~§ 152.030~~ MINIMUM DEVELOPMENT STANDARDS

All new construction and substantial improvements must be:

- (A) Designed (or modified) and adequately anchored to prevent floatation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
- (B) Constructed with materials and utility equipment resistant to flood damage;
- (C) Constructed by methods and practices that minimize flood damage; and
- (D) Constructed with electrical, heating, ventilation, ductwork, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

Deleted: 1

~~§ 152.031~~ FLOOD CAPACITY

Floodplain developments must not adversely affect the hydraulic capacity of the channel and adjoining floodplain of any tributary watercourse or drainage system.

Deleted: 2

~~§ 152.032~~ STORAGE AND PROCESSING OF MATERIALS

The storage or processing of materials that are, in time of flooding, flammable, explosive, or potentially injurious to human, animal, or plant life is prohibited.

Deleted: 3

~~§ 152.033~~ CRITICAL FACILITIES

Deleted: 4

Critical Facilities, as defined in Section 152.015, are to be located, so that the lowest floor is not less than two feet above the regional flood elevation, or the 500 year flood elevation, whichever is higher.

FLOODWAY DISTRICT (FW)

§ 152.040 PERMITTED USES

The following uses, subject to the standards set forth in Section 152.041, are permitted uses if otherwise allowed in the underlying zoning district or any applicable overlay district:

- (A) General farming, pasture, grazing, farm fences, outdoor plant nurseries, horticulture, forestry, sod farming, and wild crop harvesting.
- (B) Industrial and commercial loading areas, parking areas, streets, trails, airport landing strips, railroads, bridges, culverts, utility transmission lines and pipelines.
- (C) Open space uses, including but not limited to private and public golf courses, tennis courts, driving ranges, archery ranges, picnic grounds, boat launching ramps, swimming areas, parks, wildlife and nature preserves, game farms, fish hatcheries, shooting preserves, hunting and fishing areas, and single or multiple purpose recreational trails.
- (D) Residential yards, lawns, gardens, parking areas, and play areas, provided these uses do not include associated accessory structures.
- (E) Grading or land alterations associated with stabilization projects.

§ 152.041 STANDARDS FOR FLOODWAY PERMITTED USES

- (A) The use must have a low flood damage potential.
- (B) The use must not involve structures or obstruct flood flows. The use must not cause any increase in flood damages, nor any increase in flood elevations in areas where a floodway has been established, as certified by a registered professional engineer.
- (C) Any facility that will be used by employees or the general public must be designed with a flood warning system that provides adequate time for evacuation if the area is inundated to a depth and velocity such that the depth (in feet) multiplied by the velocity (in feet per second) would exceed a product of four upon occurrence of the regional (1% chance) flood.

§ 152.042 CONDITIONAL USES

The following uses may be allowed as conditional uses following the standards and procedures set forth in Section 152.103 of this ordinance and further subject to the standards set forth in Section 152.043, if otherwise allowed in the underlying zoning district.

- (A) Structures accessory to primary uses listed in 152.040 (A) – (C) above and primary uses listed in 152.042 (B) – (C) below.
- (B) Extraction, fill and storage of soil, sand, gravel, and other materials.
- (C) Marinas, boat rentals, permanent docks, piers, wharves, water control structures, and navigational facilities.

- (D) Storage yards for equipment, machinery, or materials.
- (E) Fences that have the potential to obstruct flood flows.
- (F) Levees or dikes intended to protect agricultural crops for a frequency flood event equal to or less than the 10-year frequency flood event.

§ 152.043 STANDARDS FOR FLOODWAY CONDITIONAL USES

- (A) A conditional use must not cause any increase in flood damages, nor any increase in flood elevations in areas where a floodway has been established, as certified by a registered professional engineer.
- (B) Fill; Storage of Materials and Equipment:
 - (1) Fill, dredge spoil, and other similar materials deposited or stored in the floodplain must be protected from erosion by vegetative cover, mulching, riprap or other acceptable method. Permanent sand and gravel operations and similar uses must be covered by a long-term site development plan.
 - (2) Temporary placement of fill, other materials, or equipment which would cause an increase to the stage of the 1% percent chance or regional flood may only be allowed if the City Council has approved a plan that assures removal of the materials from the floodway based upon the flood warning time available.
- (C) Accessory Structures. Accessory structures, as identified in Section 152.042 (A), may be permitted, provided that:
 - (1) Structures are not intended for human habitation;
 - (2) Structures will have a low flood damage potential;
 - (3) Structures will be constructed and placed so as to offer a minimal obstruction to the flow of flood waters;
 - (4) Structures must be elevated on fill or structurally dry floodproofed and watertight to the regulatory flood protection elevation. Certifications consistent with Section 152.101 (B) shall be required.
 - (5) As an alternative, an accessory structure may be floodproofed in a way to accommodate internal flooding. To allow for the equalization of hydrostatic pressure, there shall be a minimum of two openings on at least two sides of the structure and the bottom of all openings shall be no higher than one foot above grade. The openings shall have a minimum net area of not less than one square inch for every square foot of enclosed area subject to flooding, have a net area of not less than one square inch for every square foot of enclosed area subject to flooding, and shall allow automatic entry and exit of floodwaters without human intervention. A floodproofing certification consistent with Section 152.101 (C) shall be required.
- (D) Structural works for flood control that will change the course, current or cross section of protected wetlands or public waters are subject to the provisions of Minnesota Statutes, Section 103G.245.

- (E) A levee, dike or floodwall constructed in the floodway must not cause an increase to the 1% chance or regional flood. The technical analysis must assume equal conveyance or storage loss on both sides of a stream.

FLOOD FRINGE DISTRICT (FF)

§ 152.050 PERMITTED USES

Permitted uses are those uses of land or structures allowed in the underlying zoning district(s) that comply with the standards in Sections 152.051. If no pre-existing, underlying zoning districts exist, then any residential or nonresidential structure or use of a structure or land is a permitted use provided it does not constitute a public nuisance.

§ 152.051 STANDARDS FOR FLOOD FRINGE PERMITTED USES

- (A) All structures, including accessory structures, must be elevated on fill so that the lowest floor, as defined, is at or above the regulatory flood protection elevation. The finished fill elevation for structures must be no lower than one foot below the regulatory flood protection elevation and the fill must extend at the same elevation at least 15 feet beyond the outside limits of the structure. Elevations must be certified by a registered professional engineer, land surveyor or other qualified person designated by the community.
- (B) Accessory Structures. As an alternative to the fill requirements of Section 152.051 (A), structures accessory to the uses identified in Section 152.050 may be designed to accommodate the inundation of floodwaters, meeting the following provisions:
- (1) The accessory structure constitutes a minimal investment and satisfy the development requirements in Section 152.031.
 - (2) Any enclosed accessory structure shall not exceed 576 square feet in size, and only be used for parking and storage. Any such structure shall be designed and certified by a registered professional engineer, or be designed in accordance with the following floodproofing standards:
 - (a) To allow for the equalization of hydrostatic pressure, there shall be a minimum of two openings on at least two sides of the structure and the bottom of all openings shall be no higher than one foot above grade. The openings shall have a minimum net area of not less than one square inch for every square foot of enclosed area subject to flooding, and shall allow automatic entry and exit of floodwaters without human intervention.
- (C) The cumulative placement of fill or similar material on a parcel must not exceed 1,000 cubic yards, unless the fill is specifically intended to elevate a structure in accordance with Section 152.051 (A) of this ordinance, or if allowed as a conditional use under Section 152.052 (C) below.
- (D) All service utilities, including ductwork, must be elevated or water-tight to prevent infiltration of floodwaters.
- (E) All fill must be properly compacted and the slopes must be properly protected by the use of riprap, vegetative cover or other acceptable method.

Commented [BT10]: Added back in with 152.052 (C)

- (F) All new principal structures must have vehicular access at or above an elevation not more than two feet below the regulatory flood protection elevation, or must have a flood warning /emergency evacuation plan acceptable to the City Council.
- (G) Accessory uses such as yards, railroad tracks, and parking lots may be at an elevation lower than the regulatory flood protection elevation. However, any facilities used by employees or the general public must be designed with a flood warning system that provides adequate time for evacuation if the area is inundated to a depth and velocity such that the depth (in feet) multiplied by the velocity (in feet per second) would exceed a product of four upon occurrence of the regional (1% chance) flood.
- (H) Manufactured homes and recreational vehicles must meet the standards of Sections 152.090 and 152.091 of this ordinance.

§ 152.052 CONDITIONAL USES

The following uses may be allowed as conditional uses following the standards and procedures set forth in Section 152.103 of this ordinance and further subject to the standards set forth in Section 152.053, if otherwise allowed in the underlying zoning district(s).

- (A) The placement of floodproofed nonresidential basements below the regulatory flood protection elevation. Residential basements, are not allowed below the regulatory flood protection elevation.
- (B) The cumulative placement of more than 1,000 cubic yards of fill when the fill is not being used to elevate a structure in accordance with Section 152.051 (A) of this ordinance.
- (C) ~~The use of methods other than fill to elevate structures above the regulatory flood protection elevation. This includes the use of: stilts, pilings, filled stem walls, or above-grade, internally flooded enclosed areas such as crawl spaces or tuck under garages, meeting the standards in Section 152.053 (E).~~

Deleted: (OPTIONAL)

Commented [BT11]: Optional language; PC consensus to eliminate

Commented [BM(12R11)]: You've eliminated this, but kept 152.053(E). These work together. Either keep them both or delete them both.

Commented [BT13R11]: Language added back in by consensus of PC

§ 152.053 STANDARDS FOR FLOOD FRINGE CONDITIONAL USES

- (A) The standards for permitted uses in the flood fringe, listed in Sections 152.051 (C) – (H), apply to all conditional uses.

~~Basements are subject to the following:~~

- ~~(1) Residential basement construction is not allowed below the regulatory flood protection elevation.~~
- ~~(2) Non-residential basements may be allowed below the regulatory flood protection elevation provided the basement is structurally dry floodproofed in accordance with classifications in the State Building Code. Structurally dry floodproofing must meet the FP1 or FP2 floodproofing classification in the State Building Code, which requires making the structure watertight with the walls substantially impermeable to the passage of water and with structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy.~~

Commented [BT14]: PC consensus to keep

Commented [BM(15R14)]: All of B is duplicative and can be deleted.

(B)(1) is regulated through 152.051(A), which states "all structures...must be elevated...so that the lowest floor, as defined, is at or above the regulatory flood protection elevation"

(B)(2) is regulated through (C).

Commented [BT16R14]: Language shown eliminated based on Bauman's comments.

- (B) All areas of non-residential structures, including basements, to be placed below the regulatory flood protection elevation must be floodproofed in accordance with classifications in the State Building

Code. Structurally dry floodproofing must meet the FP1 or FP2 floodproofing classification in the State Building Code, which requires making the structure watertight with the walls substantially impermeable to the passage of water and with structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. A floodproofing certification consistent with Section 152.101 (C) shall be required.

- (C) The placement of more than 1,000 cubic yards of fill or other similar material on a parcel (other than for the purpose of elevating a structure to the regulatory flood protection elevation) must comply with an approved erosion/sedimentation control plan.
- (1) The plan must clearly specify methods to be used to stabilize the fill on site for a flood event at a minimum of the regional (1% chance) flood event.
 - (2) The plan must be prepared and certified by a registered professional engineer or other qualified individual acceptable to the City Council.
 - (3) The plan may incorporate alternative procedures for removal of the material from the floodplain if adequate flood warning time exists.
- (D) ~~Alternative elevation methods other than the use of fill may be utilized to elevate a structure's lowest floor above the regulatory flood protection elevation. The base or floor of an enclosed area shall be considered above-grade and not a structure's basement or lowest floor if: 1) the enclosed area is above-grade on at least one side of the structure; 2) it is designed to internally flood; and 3) it is used solely for parking of vehicles, building access or storage. These alternative elevation methods are subject to the following additional standards:~~
- (1) Above-grade, fully enclosed areas such as crawl spaces or tuck under garages must be designed to internally flood and include a minimum of two openings on at least two sides of the structure. The bottom of all openings shall be no higher than one foot above grade, and have a minimum net area of not less than one square inch for every square foot of enclosed area subject to flooding unless a registered professional engineer or architect certifies that a smaller net area would suffice.
 - (2) Floodproofing certifications consistent with Section 152.101 (C) shall be required. The structure shall be subject to a deed-restricted nonconversion agreement with the issuance of any permit.

Deleted: (OPTIONAL)

Commented [BT17]: Optional language; PC consensus to keep

GENERAL FLOODPLAIN DISTRICT (GF)

§ 152.060 PERMITTED USES

- (A) The uses listed in Section 152.040 of this ordinance, Floodway District Permitted Uses, are permitted uses.
- (B) All other uses are subject to the floodway/flood fringe evaluation criteria specified in Section 152.061 below. Sections 152.040 – 152.043 apply if the proposed use is determined to be in the Floodway District. Sections 152.050 – 152.053 apply if the proposed use is determined to be in the Flood Fringe District.

§ 152.061 PROCEDURES FOR DETERMINING FLOODWAY BOUNDARIES AND REGIONAL FLOOD ELEVATIONS

- (A) Requirements for Detailed Studies. Developments greater than 50 lots or 5 acres, or as requested by the Community Development Director, shall be subject to a detailed study to determine the regulatory flood protection elevation and the limits of the Floodway District. The determination of the floodway and flood fringe must be consistent with accepted hydrological and hydraulic engineering standards, and must include the following components, as applicable:
- (1) Estimate the peak discharge of the regional (1% chance) flood.
 - (2) Calculate the water surface profile of the regional flood based upon a hydraulic analysis of the stream channel and overbank areas.
 - (3) Compute the floodway necessary to convey or store the regional flood without increasing flood stages more than one-half (0.5) foot. A lesser stage increase than 0.5 foot is required if, as a result of the stage increase, increased flood damages would result. An equal degree of encroachment on both sides of the stream within the reach must be assumed in computing floodway boundaries, unless development or geographic features warrant other analysis, as approved by the Department of Natural Resources.
- (B) Alternative Methods. For areas where a detailed study is not available or required, the regional flood elevation must be identified to determine the boundaries of the special flood hazard area. The Community Development Director must use the best available data to determine the regional flood elevation. The entire floodplain must be treated as floodway until there is a floodway determination.
- (1) In those areas of the Special Flood Hazard Area where the floodway has not been determined, allowable uses are restricted to those identified in Sections 152.040 and 152.042. The proposed development must not increase flood stages more than one-half foot, as determined by a professional engineer or by using accepted engineering practices approved by the Community Development Director. A stage increase less than one-half foot must be used if increased flood damages would result.
 - (2) If buildings or other development prohibited in floodways are proposed, a floodway/flood fringe determination is required to verify the development is within the flood fringe. The floodway /flood fringe determination must be done by a professional engineer or by using other accepted engineering practices approved by the Community Development Director. Any such proposal must assume a 0.5 foot stage increase for the purposes of determining the regulatory flood protection elevation to accommodate for future cumulative impacts.
- (C) The Community Development Director will review the submitted information and assess the technical evaluation and the recommended Floodway and/or Flood Fringe District boundary. The assessment must include the cumulative effects of previous floodway encroachments. The Community Development Director may seek technical assistance from an engineer or other expert person or agency, including the Department of Natural Resources. Based on this assessment, the Community Development Director may approve or deny the application.

- (D) Once the Floodway and Flood Fringe District boundaries have been determined, the Community Development Director must process the permit application consistent with the applicable provisions of Sections 152.040 – 152.053 of this ordinance.

FLOOD PRONE DISTRICT (FPA)

§ 152.XXX FLOOD PRONE AREAS

If a proposed building site is in a flood prone area, all new construction and improvements shall be designed (or modified) to:

- (A) Minimize flood damage within the flood prone area.
- (B) Locate and construct all utilities and facilities, such as sewer, gas, electrical, and water systems, to minimize or eliminate flood damage.
- (C) Provide adequate drainage to reduce exposure to flood hazard.
- (D) Anchor any structure to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
- (E) Incorporate materials and utility equipment resistant to flood damage.
- (F) Use methods and practices that minimize flood damage.
- (G) Incorporate electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

152.XXX PROCEDURES FOR AMENDMENT TO DESIGNATION AND MAP

- (A) The flood prone designation on the City of Mora Flood Prone Areas Map must not be removed unless it can be shown that the designation is in error or that conditions have changed resulting from development or flood control and drainage projects and it can be demonstrated that the land is no longer susceptible to being inundated by water from any source. Special exceptions to this rule may be permitted by the City of Mora if it is determined that, through other measures, lands are adequately protected for the intended use.
- (B) The City of Mora may, from time to time or upon request, review the City of Mora Flood Prone Areas Map in order to adjust for changed conditions.
- (C) An application for map amendment shall be obtained from and submitted to the Community Development Director. All amendments to the map shall be reviewed by the Planning Commission and approved by the City Council.

LAND DEVELOPMENT STANDARDS

§ 152.070 IN GENERAL

Recognizing that areas susceptible to flood risk may exist outside of the designated floodplain districts, the requirements of this section apply to all land within the city.

§ 152.071 SUBDIVISIONS

Commented [BM18]: These provisions are simple and straightforward. They'd provide minimal restrictions on development, but would put applicant on notice that there's a risk.

Commented [BM19]: I've crossed out this word based on what I think is intended. A "substantial improvement" evaluation, would only be carried out for structures in the officially mapped floodplain.

Commented [BT20]: This section was rough drafted by staff and is currently being reviewed by the DNR. Staff will share the DNR's comments / suggested changes when available.

Commented [BM21]: With the addition of 152.022, you have a new application of the term "flood prone area."

Further analysis of other areas susceptible to flood risk is a federal requirement for subdivisions. While the feds use the term flood prone, I have suggested different terminology in this section so as to not confuse the areas regulated by 152.022.

Deleted: floodprone

No land may be subdivided which is unsuitable for reasons of flooding or inadequate drainage, water supply or sewage treatment facilities. Manufactured home parks and recreational vehicle parks or campgrounds are considered subdivisions under this ordinance.

- (A) All lots within the floodplain districts must be able to contain a building site outside of the Floodway District at or above the regulatory flood protection elevation.
- (B) All subdivisions must have road access both to the subdivision and to the individual building sites no lower than two feet below the regulatory flood protection elevation, unless a flood warning emergency plan for the safe evacuation of all vehicles and people during the regional (1% chance) flood has been approved by the City Council. The plan must be prepared by a registered engineer or other qualified individual, and must demonstrate that adequate time and personnel exist to carry out the evacuation.
- (C) For all subdivisions in the floodplain, the Floodway and Flood Fringe District boundaries, the regulatory flood protection elevation and the required elevation of all access roads must be clearly labeled on all required subdivision drawings and platting documents.
- (D) In the General Floodplain District, applicants must provide the information required in Section 152.061 of this ordinance to determine the regional flood elevation, the Floodway and Flood Fringe District boundaries and the regulatory flood protection elevation for the subdivision site.
- (E) ~~All proposals~~ must be reviewed to assure that:
 - (1) All such proposals are consistent with the need to minimize flood damage within ~~any area susceptible to flood risk~~.
 - (2) All public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage, and
 - (3) Adequate drainage is provided to reduce exposure of flood hazard.

Deleted: If a subdivision proposal or other proposed new development is in a floodprone area, any such proposal

Deleted: the flood prone area

§ 152.072 BUILDING SITES

If a proposed building site is in a floodprone area, all new construction, including the placement of manufactured homes, must be:

- (A) Designed (or modified) and adequately anchored to prevent floatation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
- (B) Constructed with materials and utility equipment resistance to flood damage.
- (C) Constructed by methods and practices that minimize flood damage.
- (D) Constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
- (E) Approved by the City Engineer.

UTILITIES, RAILROADS, ROADS, AND BRIDGES

§ 152.080 PUBLIC UTILITIES

All public utilities and facilities such as gas, electrical, sewer, and water supply systems to be located in the floodplain must be floodproofed in accordance with the State Building Code or elevated to the regulatory flood protection elevation.

§ 152.081 PUBLIC TRANSPORTATION FACILITIES

Railroad tracks, roads, and bridges to be located within the floodplain must comply with Sections 152.040 – 152.053 of this ordinance. These transportation facilities must be elevated to the regulatory flood protection elevation where failure or interruption of these facilities would result in danger to the public health or safety or where such facilities are essential to the orderly functioning of the area. Minor or auxiliary roads or railroads may be constructed at a lower elevation where failure or interruption of transportation services would not endanger the public health or safety.

§ 152.082 ON-SITE WATER SUPPLY AND SEWAGE TREATMENT SYSTEMS

Where public utilities are not provided:

- (A) On-site water supply systems must be designed to minimize or eliminate infiltration of flood waters into the systems and are subject to the provisions in Minnesota Rules Chapter 4725.4350, as amended.
- (B) New or replacement on-site sewage treatment systems must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, they must not be subject to impairment or contamination during times of flooding, and are subject to the provisions in Minnesota Rules Chapter 7080.2270, as amended.

MANUFACTURED HOMES AND RECREATIONAL VEHICLES

§ 152.090 MANUFACTURED HOMES

- (A) New manufactured home parks and expansions to existing manufactured home parks are prohibited in any floodplain district.
- (B) Placement or replacement of manufactured home units is prohibited in the Floodway District.

§ 152.091 RECREATIONAL VEHICLES

New recreational vehicle parks or campgrounds and expansions to existing recreational vehicle parks or campgrounds are prohibited in any floodplain district. Recreational vehicles placed in existing recreational vehicle parks, campgrounds or lots of record in the floodplain must be travel ready, meeting the following criteria:

- (A) The vehicle must have a current license required for highway use.
- (B) The vehicle must be highway ready, meaning on wheels or the internal jacking system, attached to the site only by quick disconnect type utilities commonly used in campgrounds and recreational vehicle parks.
- (C) No permanent structural type additions may be attached to the vehicle.

- (D) Accessory structures may be permitted in the Flood Fringe District, provided that they constitute a minimal investment, do not hinder the removal of the vehicle should flooding occur, and meet the standards outlined in Sections 152.031 and 152.051 (B).

ADMINISTRATION

§ 152.100 DUTIES

The Community Development Director or other official designated by the City Council shall administer and enforce this ordinance.

§ 152.101 PERMIT REQUIREMENTS

- (A) Administrative Permit Required. An administrative permit must be obtained from the Community Development Director, or his/her designee, or other official designated by the City Council prior to conducting the following activities:
- (1) The erection, addition, modification, rehabilitation, or alteration of any building, structure, or portion thereof located within any floodplain district. Normal maintenance and repair also requires a permit if such work, separately or in conjunction with other planned work, constitutes a substantial improvement as defined in this ordinance.
 - (2) The use or change of use of a building, structure, or land.
 - (3) The construction of a dam or fence that blocks flood flows, or on-site septic system (in conjunction with any other permits required by the city).
 - (4) The change or extension of a non-conforming use.
 - (5) The repair of a structure that has been damaged by flood, fire, tornado, or any other source.
 - (6) The placement of fill, excavation of materials, or the storage of materials or equipment within the floodplain.
 - (7) Any other type of development as defined in this Section not otherwise considered a conditional use.
- (B) Application for Administrative Permit. Applications for administrative permits must be submitted to the Community Development Director on forms provided by the Community Development Director. Applications shall include the following materials as applicable:
- (1) A site plan showing all pertinent dimensions, existing or proposed buildings, structures, and significant natural features having an influence on the application.
 - (2) Location of fill or storage of materials in relation to a stream channel.
 - (3) Copies of any required municipal, county, state, or federal permits or approvals.
 - (4) Other relevant information requested by the Community Development Director, or his/her designee, as necessary to properly evaluate the permit application.

Commented [BM(22)]: With the relocation of this section, you can delete section 152.030.

Commented [BT23R22]: 152.030 now shown deleted

- (C) Certification. The applicant is required to submit certification by a registered professional engineer, registered architect, or registered land surveyor that the finished fill and building elevations were accomplished in compliance with the provisions of this ordinance. Floodproofing measures must be certified by a registered professional engineer or registered architect as being in compliance with applicable floodproofing standards in the State Building Code. Accessory structures designed in accordance with Section 152.051 (B) of this ordinance are exempt from certification, provided sufficient assurances are documented.
- (D) Certificate of Zoning Compliance for a New, Altered, or Nonconforming Use. No building, land or structure may be occupied or used in any manner until a certificate of zoning compliance has been issued by the Community Development Director, or his/her designee, stating that the use of the building or land conforms to the requirements of this ordinance.
- (E) Recordkeeping of First Floor Elevation, Certifications, and As-Built Documentation. The Community Development Director must maintain records in perpetuity documenting:
- (1) The elevation of the lowest floor (including basement) of all new structures and alterations or additions to existing structures in the floodplain. The Community Development Director shall also maintain a record of the elevations to which structures and alterations or additions to structures are floodproofed.
 - (2) All certifications referenced in Section 152.101 (C) of this ordinance as applicable.
 - (3) Elevations complying with Section 152.051 (A) of this ordinance. The Community Development Director must also maintain a record of the elevation to which structures and alterations to structures are constructed or floodproofed.
- (F) Notifications for Watercourse Alterations. Before authorizing any alteration or relocation of a river or stream, the Community Development Director, or his/her designee, must notify adjacent communities. If the applicant has applied for a permit to work in public waters pursuant to Minnesota Statutes, Section 103G.245, this will suffice as adequate notice. A copy of the notification must also be submitted to the Chicago Regional Office of the Federal Emergency Management Agency (FEMA).
- (G) Notification to FEMA When Physical Changes Increase or Decrease Base Flood Elevations. As soon as is practicable, but not later than six months after the date such supporting information becomes available, the Community Development Director, or his/her designee, must notify the Chicago Regional Office of FEMA of the changes by submitting a copy of the relevant technical or scientific data.

Commented [BT24]: PC consensus to keep

§ 152.102 VARIANCES

- (A) Application for Variance. An application for a variance to the provisions of this ordinance will be processed and reviewed in accordance with applicable State Statutes and Section 150.035 of the Zoning Code.
- (B) Adherence to State Floodplain Management Standards. A variance must not allow a use that is not allowed in that district, permit a lower degree of flood protection than the regulatory flood

protection elevation for the particular area, or permit standards lower than those required by state law.

- (C) Additional Variance Criteria. The following additional variance criteria of the Federal Emergency Management Agency must be satisfied:
- (1) Variances must not be issued within any designated regulatory floodway if any increase in flood levels during the base flood discharge would result.
 - (2) Variances may only be issued upon:
 - (a) A showing of good and sufficient cause; and
 - (b) A determination that failure to grant the variance would result in exceptional hardship to the applicant; and
 - (c) A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
 - (3) Variances may only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- (D) Flood Insurance Notice. The Community Development Director, or his/her designee, must notify the applicant for a variance that:
- (1) The issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage; and
 - (2) Such construction below the base or regional flood level increases risks to life and property. Such notification must be maintained with a record of all variance actions.
- (E) General Considerations. The Planning Commission and City Council shall consider the following factors in granting and imposing conditions on variances to floodplain requirements:
- (1) The potential danger to life and property due to increased flood heights or velocities caused by encroachments;
 - (2) The danger that materials may be swept onto other lands or downstream to the injury of others;
 - (3) The proposed water supply and sanitation systems, if any, and the ability of these systems to minimize the potential for disease, contamination and unsanitary conditions;
 - (4) The susceptibility of any proposed use and its contents to flood damage and the effect of such damage on the individual owner;
 - (5) The importance of the services to be provided by the proposed use to the community;
 - (6) The requirements of the facility for a waterfront location;
 - (7) The availability of viable alternative locations for the proposed use that are not subject to flooding;

- (8) The compatibility of the proposed use with existing development and development anticipated in the foreseeable future;
 - (9) The relationship of the proposed use to the Comprehensive Land Use Plan and flood plain management program for the area;
 - (10) The safety of access to the property in times of flood for ordinary and emergency vehicles;
 - (11) The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters expected at the site.
- (F) Submittal of Hearing Notices to the Department of Natural Resources (DNR). The Community Development Director, or his/her designee, must submit hearing notices for proposed variances to the DNR sufficiently in advance to provide at least ten days' notice of the hearing. The notice may be sent by electronic mail or U.S. Mail to the respective DNR area hydrologist.
- (G) Submittal of Final Decisions to the DNR. A copy of all decisions granting variances must be forwarded to the DNR within ten days of such action. The notice may be sent by electronic mail or U.S. Mail to the respective DNR area hydrologist.
- (H) Record-Keeping. The Community Development Director, or his/her designee, must maintain a record of all variance actions, including justification for their issuance, and must report such variances in an annual or biennial report to the Administrator of the National Flood Insurance Program, when requested by the Federal Emergency Management Agency.

§ 152.103 CONDITIONAL USES

- (A) Application for Conditional Use. An application for a conditional use permit under the provisions of this ordinance will be processed and reviewed in accordance with Section 150.036 of the Zoning Code.
- (B) Factors Used in Decision-Making. The Planning Commission and City Council shall consider all relevant factors specified in other sections of this ordinance and the following factors in granting and imposing conditions on Conditional Uses:
- (1) The potential danger to life and property due to increased flood heights or velocities caused by encroachments;
 - (2) The danger that materials may be swept onto other lands or downstream to the injury of others;
 - (3) The proposed water supply and sanitation systems, if any, and the ability of these systems to minimize the potential for disease, contamination and unsanitary conditions;
 - (4) The susceptibility of any proposed use and its contents to flood damage and the effect of such damage on the individual owner;
 - (5) The importance of the services to be provided by the proposed use to the community;
 - (6) The requirements of the facility for a waterfront location;
 - (7) The availability of viable alternative locations for the proposed use that are not subject to flooding;

- (8) The compatibility of the proposed use with existing development and development anticipated in the foreseeable future;
 - (9) The relationship of the proposed use to the Comprehensive Land Use Plan and flood plain management program for the area;
 - (10) The safety of access to the property in times of flood for ordinary and emergency vehicles;
 - (11) The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters expected at the site.
- (C) Conditions Attached to Conditional Use Permits. In addition to the standards identified in Sections 152.043 and 152.053, the Planning Commission and City Council may attach such conditions to the granting of conditional use permits as it deems necessary to fulfill the purposes of this ordinance. Such conditions may include, but are not limited to, the following:
- (1) Limitations on period of use, occupancy, and operation.
 - (2) Imposition of operational controls, sureties, and deed restrictions.
 - (3) Requirements for construction of channel modifications, compensatory storage, dikes, levees, and other protective measures.
- (D) Submittal of Hearing Notices to the Department of Natural Resources (DNR). The Community Development Director, or his/her designee, must submit hearing notices for proposed conditional uses to the DNR sufficiently in advance to provide at least ten days' notice of the hearing. The notice may be sent by electronic mail or U.S. Mail to the respective DNR area hydrologist.
- (E) Submittal of Final Decisions to the DNR. A copy of all decisions granting conditional uses must be forwarded to the DNR within ten days of such action. The notice may be sent by electronic mail or U.S. Mail to the respective DNR area hydrologist.

NONCONFORMITIES

§ 152.110 CONTINUANCE OF NONCONFORMITIES

A use, structure, or occupancy of land which was lawful before the passage or amendment of this ordinance but which is not in conformity with the provisions of this ordinance may be continued subject to the following conditions. Historic structures, as defined in Section 152.015 of this ordinance, are subject to the provisions below.

- (A) A nonconforming use, structure, or occupancy must not be expanded, changed, enlarged, or altered in a way that increases its flood damage potential or degree of obstruction to flood flows except as provided in Section 152.110 (B) below. Expansion or enlargement of uses, structures or occupancies within the Floodway District is prohibited.
- (B) Any addition or structural alteration to a nonconforming structure or nonconforming use that would result in increasing its flood damage potential must be protected to the regulatory flood protection elevation in accordance with any of the elevation on fill or floodproofing techniques (i.e., FP1 thru

Commented [BM(25)]: Do you wish to treat structures in the Flood Prone District as nonconformities? This would subject them to substantial damage and substantial improvement evaluations.

If you would like to exempt structures currently in the Flood Prone district from these nonconformity standards (particularly D and E), you should add a provision stating as such.

FP4 floodproofing classifications) allowable in the State Building Code, except as further restricted in Section 152.110 (D) below.

- (C) If any nonconforming use, or any use of a nonconforming structure, is discontinued for more than one year, any future use of the premises must conform to this ordinance.
- (D) If any structure experiences a substantial improvement as defined in this ordinance, then the entire structure must meet the standards of Sections 152.040 – 152.053 of this ordinance for new structures, depending upon whether the structure is in the Floodway or Flood Fringe District, respectively. If the proposed development, including maintenance and repair during the previous 365 days, plus the costs of any previous alterations and additions since the first Flood Insurance Rate Map exceeds 50 percent of the market value of any nonconforming structure, the entire structure must meet the standards of Sections 152.040 – 152.053 of this ordinance.
- (E) If any nonconformity is substantially damaged, as defined in this ordinance, it may not be reconstructed except in conformity with the provisions of this ordinance. The applicable provisions for establishing new uses or new structures in Sections 152.040 – 152.053 will apply depending upon whether the use or structure is in the Floodway or Flood Fringe, respectively.
- (F) If any nonconforming use or structure experiences a repetitive loss, as defined in Section 152.015 of this ordinance, it must not be reconstructed except in conformity with the provisions of this ordinance.

VIOLATIONS AND PENALTIES

§ 152.120 VIOLATION CONSTITUTES A MISDEMEANOR

Violation of the provisions of this ordinance or failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with grants of variances or conditional uses) constitute a misdemeanor and will be punishable as defined by law.

§ 152.121 OTHER LAWFUL ACTION

Nothing in this ordinance restricts the City of Mora from taking such other lawful action as is necessary to prevent or remedy any violation. If the responsible party does not appropriately respond to the Community Development Director within the specified period of time, each additional day that lapses will constitute an additional violation of this ordinance and will be prosecuted accordingly.

§ 152.122 ENFORCEMENT

Violations of the provisions of this ordinance will be investigated and resolved in accordance with the provisions of Section 150.999 of the Zoning Code. In responding to a suspected ordinance violation, the Community Development Director and City Council may utilize the full array of enforcement actions available to it including but not limited to prosecution and fines, injunctions, after-the-fact permits, orders for corrective measures or a request to the National Flood Insurance Program for denial of flood insurance availability to the guilty party. The City of Mora must act in good faith to enforce these official controls and to correct ordinance violations to the extent possible so as not to jeopardize its eligibility in the National Flood Insurance Program.

Commented [BT26]: PC consensus to keep for now

Deleted: <#>Any substantial improvement to a nonconforming structure requires that the existing structure and any additions shall meet the requirements of Sections 152.040 – 152.053 for new structures, depending upon whether the structure is in the Floodway or Flood Fringe District.¶

AMENDMENTS

§ 152.130 FLOODPLAIN DESIGNATION – RESTRICTIONS ON REMOVAL

The floodplain designation on the Official Zoning Map must not be removed from floodplain areas unless it can be shown that the designation is in error or that the area has been filled to or above the elevation of the regulatory flood protection elevation and is contiguous to lands outside the floodplain. Special exceptions to this rule may be permitted by the Department of Natural Resources (DNR) if it is determined that, through other measures, lands are adequately protected for the intended use.

§ 152.131 AMENDMENTS REQUIRE DNR APPROVAL

All amendments to this ordinance must be submitted to and approved by the Commissioner of the Department of Natural Resources (DNR) prior to adoption. The Commissioner shall approve the amendments prior to city approval.

§ 152.132 MAP REVISIONS REQUIRE ORDINANCE AMENDMENTS

The floodplain district regulations must be amended to incorporate any revisions by the Federal Emergency Management Agency to the floodplain maps adopted in Section 152.011 of this ordinance.

EFFECTIVE DATE: This ordinance shall be in full force and effect from and after its passage and approval and publication, as required by law and/or charter.

Adopted by the City Council of the City of Mora, Minnesota this ____ day of _____, 2019.

Alan Skramstad
Mayor

ATTEST:

Lindy Crawford
City Administrator



MEMORANDUM

TO: Planning Commission
 FROM: Beth Thorp, Community Development Director
 SUBJECT: Text Amendment Pertaining to Fences
 MEETING DATE: January 13, 2020

SUMMARY

The Planning Commission initiated a text amendment pertaining to the regulation of fences. A public hearing was conducted on December 9, 2019 and the commission tabled the item in order to continue developing the desired regulations. The commission will again consider draft language.

BACKGROUND INFORMATION

The commission conducted the required public hearing and considered draft language at its December 2019 meeting. After taking public testimony and discussing the draft language, the commission motioned to table the item in order to further develop the language with direction to:

- Establish a difference between permanent / boundary fences and temporary / interior yard fences.
- Limit the required fence permit and related requirements to boundary fences.

The commission also discussed at length what distance from the property boundary constitutes a boundary fence. With the goal of properly identifying the exact property boundary and ensuring that fences do not encroach on neighboring properties, one thought was to call any fence in the required setback a boundary fence. For reference most residential setbacks are: front yard – 30', side yard – 8', and rear yard 20' or 30'.

Following the December 2019 meeting, staff revisited the current definition of Fence contained in the Zoning Code: *any partition, structure, wall or gate erected as a divider, barrier or enclosure and located along the boundary, or within the **required yard***. It seems that the city is already utilizing the required setback (aka, the required yard) as a measure of distance when defining a fence. However, staff has added proposed language to the attached Addendum A which explains in greater detail the difference between permanent / boundary fences and temporary / interior yard fences.

Staff researched fence regulations from several other regional and metro communities while developing the proposed language. While there seems to be a pretty even split between communities that require a permit and those that don't, I only found one other community that established a difference between types of fence for permitting purposes: Fence and Garden Fence (limited to 3' height). While this example didn't match the commission's direction perfectly, it was useful in creating a distinction. I didn't find any examples of communities that require permits for boundary fences but not interior yard fences. But, again, the city's current definition of Fence already refers to fences that are either on the boundary line or within the required yard / setback, so the interior yard issue is resolved.

The attached Addendum A shows language proposed for deletion as ~~stricken~~, language proposed to be added as underlined (reviewed by commission in December 2019), and language proposed to be added since the December 2019 meeting is underlined and highlighted in yellow.

OPTIONS & IMPACTS

1. Recommend approval of the text amendment as presented or revised. If adopted by the City Council the most significant impacts to property owners will be the requirement to obtain a fence permit prior to installation and locate property irons. The proposed text amendment will improve the city's ability to enforce fence regulations and reduce or prevent property disputes.
2. Recommend denial of the text amendment. If the City Council follows the commission's recommendation, the city's current regulations will remain in effect. With no required fence permit, staff is often challenged with the difficult task of enforcing the city's regulations after installation.
3. Table the request for further consideration.

RECOMMENDATION

Motion to adopt Resolution NO. PC2020-0102.

ATTACHMENTS

Resolution NO. PC2020-0102

RESOLUTION NO. PC2020-0102

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORA, MINNESOTA,
RECOMMENDING APPROVAL OF A TEXT AMENDMENT TO CITY OF MORA CODE
OF ORDINANCES, TITLE XV LAND USAGE, CHAPTER 150 ZONING CODE
PERTAINING TO THE REGULATION OF FENCES**

WHEREAS, the City of Mora Planning Commission finds that it is in the public interest to amend regulations pertaining to fences and walls as contained in §150.012 Yards and Open Space (C) (2) and has initiated the text amendment process; and

WHEREAS, notice was provided and on December 9, 2019, the Planning Commission conducted a public hearing to consider the proposed text amendment, at which it heard from the Community Development Director and invited members of the public to comment; and

WHEREAS, the Planning Commission motioned to table the proposed text amendment at its December 9, 2019 meeting and again considered the amendment at its January 14, 2020 meeting; and

WHEREAS, the Planning Commission has found the text amendment to be in the best interest of the city and all other interested parties.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF MORA, MINNESOTA, AS FOLLOWS:

That the Planning Commission recommends approval of a text amendment to City of Mora Code of Ordinances, Title XV Land Usage, Chapter 150 Zoning Code, §150.012 (C) (2), as attached in Addendum A. Language proposed to be deleted is shown ~~stricken~~ and language proposed to be added is shown underlined.

Adopted by the Planning Commission of the City of Mora, Minnesota,
this 13th day of January, 2020.

Todd Sjoberg _____
Chad Gramentz _____
Mike Johnson _____

Karen Onan-Wakefield _____
Sara Treiber _____

Chair

ATTEST: _____

Beth Thorp
Community Development Director

§ 150.012 YARDS AND OPEN SPACE.

(A) *Reduction prohibited.* No yard or other open space shall be reduced in area or dimension so as to make such yard or other open space less than the minimum required by the Zoning Code, and if the existing yard or other open space as existing is less than the minimum required, it shall not be further reduced.

(B) *Application to only one (1) dwelling or group.* No required yard or other open space allocated to a building or dwelling group shall be used to satisfy minimum lot area requirements for any other building.

(C) *Non-encroachments.* The following shall not be considered to be encroachments on yard and setback requirements.

(1) Chimneys, flues, fire escapes, bays, leaders, sills, pilasters, lintels, ornamental features, cornices, eaves, gutters and the like, provided they do not extend more than one and one-half (1-1/2) feet into a yard.

(2) Fences. No fence or wall shall be erected, enlarged, expanded, altered, relocated, maintained or repaired in any yard, unless it ~~shall first meet~~s the requirements of this section.

(a) Permit Required.

(1) No permanent fence or wall shall be erected or altered in any yard without a fence permit. For the purposes of this section a permanent fence is defined as any permanent partition or structure erected as a dividing marker, barrier or enclosure encircling either wholly or any portion of a parcel or grouping of parcels and either wholly or partially located in the required setback area. Permanent fences may also be referred to as perimeter fences or boundary fences.

Permanent fences located within a parcel and entirely outside of the required setback area do not require a fence permit. This may include, but is not limited to, fences installed around gardens or kennels. However, if any portion of the fence is located in the required setback area, a fence permit is required.

Private swimming pools, as defined by §150.290, must be installed in accordance with §150.291 – 150.294, including the installation of a safety fence. The safety fence shall be reviewed as part of the required building permit and shall not require the issuance of a fence permit.

Temporary fences do not require a fence permit. For the purposes of this section a temporary fence is defined as one which has no footings and is easily removable, and may include, but are not limited to, barricade fences or fences placed around construction sites. Unless otherwise authorized by the Zoning Administrator, temporary fences may not be installed for a period of more than ninety (90) days. Temporary fences are subject to (b) through (f) below.

(2) Application shall be made to the city along with a fee for fence permit according to the City's adopted fee schedule.

(3) A site plan shall be submitted with the permit application. The site plan shall be drawn to scale and include lot dimensions, location of existing structures, location of the proposed fence or wall, height(s) of the proposed fence or wall, and setback(s) of the proposed fence or wall from adjacent property boundaries.

(4) A footing inspection is required after all postholes are dug and before posts are installed. All property irons adjacent to the fence or wall are to be shown and visible to the inspector at the time of the footing inspection.

(5) Locating property irons is the property owner's responsibility. The irons can be found by using a certificate of survey and a metal detector or by utilizing the services of a registered land surveyor to locate the irons or replace missing irons.

(6) A final inspection may be required upon completion of the fence or wall installation at the inspector's discretion.

~~(a)~~ (b) Construction.

(1) No residential fence or wall shall be constructed of any electrically charged element, unless located underground (for example, invisible or underground pet fencing), or barbed wire. Areas utilized for agricultural purposes (for example, pasture or cropland) shall be exempt from this section.

(2) No commercial or industrial fence or wall shall be constructed of any electrically charged element except that barbed wire or similar security fencing may be used above a height of six and one-half (6 ½) feet when incorporated with a fence or wall which has been issued a building permit.

(3) No permanent fence or wall shall be constructed or temporary fence installed without first verifying the location of all public utilities. Arranging utility locates through Gopher State One Call is the property owner's responsibility.

~~(b)~~ (c) Material.

(1) All permanent fences shall be constructed of either stone, brick, finished wood, durable vinyl or other durable plastic materials, ornamental non-corrosive aluminum or iron, or chain link.

(2) The finished side of the fence, or that side of the fence without exposed supports or posts, shall face the neighboring properties or streets.

(3) Materials such as chicken wire, straight wire fencing, tarps, or snow fence, or materials originally intended for other purposes, unless prior approval is granted by the Zoning Administrator, will not be allowed, except that snow fence will be allowed as a temporary fence when used exclusively for snow-related purposes.

~~(c)~~ (d) Maintenance. Every fence or wall shall be maintained in a good and safe condition at all times. Every damaged or missing element, including slats in slatted chain link fences, of any fence or wall shall be repaired or replaced immediately.

~~(d)~~ (e) Height.

(1) *Side or rear yards.* No fence or wall located in a side or rear yard shall be of a height exceeding six (6) feet in residential districts or eight (8) feet in commercial and industrial districts, measured from its top edge to the ground at any point, except as required by any landscaping or screening requirements of this chapter or upon approval of a variance by the City Council.

(2) *Front yards.* No fence or wall located in a front yard shall be of a height exceeding four (4) feet, measured from its top edge to the ground at any point, except as required by any landscaping or screening requirements of this chapter.

(3) Any fence exceeding six (6) feet in height shall require a building permit.

(4) Fences used as backstops for municipal / institutional athletic fields shall be exempt from the height requirements in this chapter provided a building permit is issued.

~~(e)~~ (f) Setbacks.

(1) A fence shall be set back at least two (2) feet from the property line or, upon mutual consent in writing from the neighboring property owner(s), may be placed on the property line. Proof of consent

shall be provided to the city at the time of permit application. A fence may connect to a neighboring fence upon consent from the neighboring property owner. Proof of consent shall be provided to the city at the time of permit application.

(2) No fence, wall, hedge or other screening device shall be permitted to encroach on any public right-of-way.

(3) A fence located adjacent to a public alley shall be set back a minimum of three (3) feet from the property line.

(4) No fence or wall exceeding thirty-six (36) inches in height above the center line grade of the street shall be permitted within twenty-five (25) feet of any street corner formed by the intersection of the property lines.

~~(3)~~ (5) Fences may be constructed within an unimproved drainage or utility easement, though future work within the easement may result in the removal of the fence at the owner's expense. No fence shall be located in an improved drainage or utility easement (pond, utility pipe, etc.).

(4) (6) No fence shall obstruct the flow of water nor divert water onto a neighboring property.

~~(5)~~ (7) The property owner is responsible for locating property lines and easements and placing the fence in accordance with all applicable setbacks.

(3) Trees, shrubs, plants, terraces, steps, stoops, or similar uncovered structures which do not extend above the height of the main floor level of the principal structure and do not exceed to a distance of less than four (4) feet from any lot line. Yard lights or security lights or other sources of light provided the direct source of light does not shine on or adversely affect the adjacent residential properties.