



FRAZEE

MINN

APOLIS

ST. LOUIS

**COMPREHENSIVE  
PLAN 2035**  
CITY OF FRAZEE  
MINNESOTA

**GUIDING FRAZEE FOR THE  
NEXT 15 YEARS**

Adopted October, 2019





## RESOLUTION NO. 1014-19A

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FRAZEE, MINNESOTA, APPROVING THE ADOPTION OF THE 2019 COMPREHENSIVE PLAN

**WHEREAS**, the City Council has designated as one of the duties of the Planning Commission to write and revise its Comprehensive Plan when it finds need to do so; and

**WHEREAS**, the current Comprehensive Plan for the City of Frazee was adopted by the City Council in 2006; and

**WHEREAS**, the Planning Commission determined it would be in the interest of the City and its residents to provide an update to the 2006 Comprehensive Plan, and;

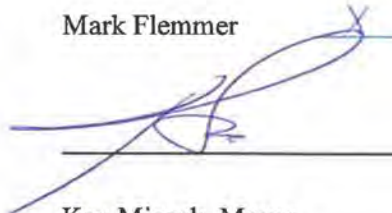
**WHEREAS**, the Planning Commission, with the assistance from Staff, community members and Sourcewell began the process of updating the Comprehensive Plan in the spring of 2018; and


**WHEREAS**, after reviewing the proposed document and taking public testimony, the Planning Commission recommended approval of the adoption of the Comprehensive Plan.

**NOW THEREFORE, BE IT RESOLVED**, that the City of Frazee City Council has reviewed the proposed 2019 Comprehensive Plan on October 14, 2019 and does hereby approve its adoption.

Adoption of this resolution this 14<sup>th</sup> of October 2019 by the City Council of Frazee

Vote	Yes	No
Ken Miosek	<u>X</u>	<u>      </u>
Nicole Strand	<u>X</u>	<u>      </u>
Mark Kemper	<u>X</u>	<u>      </u>
Mike Sharp	<u>X</u>	<u>      </u>
Mark Flemmer	<u>X</u>	<u>      </u>

  
Ken Miosek, Mayor

  
Denise Anderson, Administrator



## Acknowledgements

### CITY COUNCIL

Ken Miosek, Mayor  
Mike Sharp  
Mark Flemmer  
Nicole Strand  
Mark Kemper

### PLANNING COMMISSION

Karen Gray  
Nicole Strand  
Mike Sharp  
Tyler Trieglaff  
Ben Riewer  
Brad Solberg

### CITY STAFF

Denise Anderson, Administrator  
Marian Estenson, Deputy City Clerk  
Tyler Trieglaff, Chief of Police  
Larry Stephenson, Superintendent of Public Works  
Jolene Tappe, Event Center Manager

### STEERING COMMITTEE

Alesia Jopp  
Karen Pifher  
John Olson  
Ken Miosek  
Matt Bronder  
Mike Sharp  
Paul Thon  
Ted Anderson  
Thaddeus Helmers  
Hunk Ludtke

**THANK YOU** to all who participated in the visioning and development process of this Comprehensive Plan. Your guidance, insight, direction, and local knowledge were instrumental in the planning process. A project of this magnitude leverages the knowledge of local residents and depends on it to achieve the goals of the plan. Your excitement and passion for your city will serve you well as you work toward the aspirations in this plan!



Table of Contents

INTRODUCTION .....1

SECTION 1: HEALTHY COMMUNITIES .....13

Chapter 1: Park, Open Space & Recreation .....15

Chapter 2: Transportation .....23

Chapter 3: Natural Resources .....31

SECTION 2: COMMUNITY VISION .....39

Chapter 4: Land Use .....41

Chapter 5: Community Design .....55

Chapter 6: Small Town Character .....61

SECTION 3: QUALITY OF LIFE .....69

Chapter 7: Housing .....71

Chapter 8: Economic Development .....79

Chapter 9: Community Services & Facilities .....87

Chapter 10: Public Safety .....93

NEXT STEPS .....98



Vision Statement

The City values its **history** and aspires to continue to be a **welcoming, safe, visionary community** that enables its citizens to enjoy the walking and bicycling trails, lakes, and rivers in the heart of the lakes area. These amenities will help attract and retain community members and **continue fostering a high quality of life for all ages.**



# Introduction



## OVERVIEW

The City of Frazee is immersed in lakes country within Becker County. Frazee is known as a bedroom community nestled between Perham and Detroit Lakes, offering residents a successful school district, affordable housing options, and abundant recreation opportunities only a short distance from U.S. Highway 10. All are elements that build the foundation of Frazee’s identity. Founded in 1868, the City of Frazee was once known for its booming logging industry and bustling sawmill. In recent years, Frazee has been known for its large stake it had in the turkey industry. Tom the turkey and his mate are iconic statues that welcome visitors to community, but also serve as indicators that speak to the city’s history and artistic nature.

The 1,270 residents (ACS 2016) are within close proximity to employment centers such as Detroit Lakes, Perham, and the Fargo-Moorhead area, by utilizing U.S. Highway 10. The city is a short distance off the highway, which provides an opportunity to expand commerce, employment, housing, and recreation opportunities.

The Otter Tail River meanders through the community, creating rolling topography and scenic viewsheds. The North Country Trail traverses through the city, offering hikers endless trail miles, also serving as a trailhead for users. Town Lake offers floating, recreation, and water activities for residents and tourists only a short distance from downtown.

Frazee is abundant with an eager volunteer base willing to lend a helping hand to city initiatives. The city’s residents are one of its leading assets! With a successful, thriving school district and quaint neighborhoods, the city offers a high quality of life with a rich, historic foundation.

The comprehensive plan seeks to emphasize the city’s identity, capitalize on its assets, address core values, and provide the steps needed to attain the community’s vision for the future. The Frazee Comprehensive Plan will serve as the blueprint for future growth and development, while taking strides to preserve the city’s character and enhance the quality of life of residents.

## PURPOSE OF THE COMPREHENSIVE PLAN

The comprehensive plan is a leading policy tool that provides a series of steps to help achieve the shared community vision. This plan will help citizens and local leaders work together more efficiently to guide future growth and development within the city.

This document will provide the policy framework that the city will use to help guide future decision-making efforts. In addition, it honors and emphasizes past planning efforts and paints a future vision created by community input and public participation. The content in this plan is the blueprint for Frazee and will guide the use of every parcel in city limits, both public and private. All land use decisions need to be determined by the goals and strategies outlined in this plan. The goals, strategies, and action steps will help provide direction as to how to solve for current issues, future trends, and the desires and aspirations of the community.

**This plan should be used as a guide to shape the City of Frazee.** This plan offers an inventory of existing

conditions, documents specific opportunities and constraints, and identifies a series of specific goals and strategies aimed at addressing these issues while fulfilling the community’s vision for the future. Once the plan is adopted by the City Council, efforts to implement the plan’s vision, goals, and action items begin. This living document should be used for day-to-day activities of city officials and staff, and they should reference the document as needed to justify specific actions. This plan should be easily accessible to elected officials and city staff. Finally, this plan should be explicitly referenced in land use decisions. Comprehensive plans are generally intended to provide direction for 15- to 20-year time horizons; however, plans are most effective when updated every five years.

“

I LOVE THE SMALL TOWN FEEL. I KNOW MY NEIGHBORS AND THE PEOPLE IN THE COMMUNITY, AND WE GET THINGS DONE. THE PUBLIC BEACH IS GREAT FOR MY KIDS!

*-Community Survey Respondent*



**THE CORE PURPOSE OF THIS PLAN FOR THE CITY OF FRAZEE IS:**

**First**, it provides the legal basis for land use regulations such as zoning and subdivision control.

**Second**, it provides a long-range vision that will guide decision-making efforts to 2035.

**Finally**, it is a guide for elected officials to use when drawing conclusions. The goals and strategies in this document were formed from the aspirations of residents through a series of outreach and participation opportunities.

While the plan provides information and guidance, its execution relies heavily on city staff and elected officials’ initiative, discretion, and understanding to fulfill this plan’s overall vision, goals, strategies, and programming efforts.

**CITY LEADERSHIP:** The Frazee City Council, Planning Commission, boards and advisory committees will use the plan to establish working goals, inform priorities, and support the directives in the CIP and city budget, and provide the basis for defending future policy decisions.

**RESIDENTS & BUSINESS OWNERS:** Residents, property owners, developers, and business owners will use the plan to understand the city’s vision for the future, goals, and policies for development and redevelopment in the city.

**CITY STAFF:** Staff will use the plan in day-to-day decision making to inform the zoning ordinance and regulations, and develop programming around the planning elements within.

**COMMUNITY GROUPS & VOLUNTEERS:** Civic groups, volunteers, and institutions will use the plan to coordinate initiatives to align with the goals within the plan, seek funding opportunities, and identify community improvement strategies, and partnership opportunities to advance the vision of the plan.

**YOUR PLAN AS A WORKBOOK**

This plan will replace the city’s 2006 Comprehensive Plan. Within this plan are a multitude of recommendations, goals, strategies, and action items meant to implement the vision. The plan is a living document, one that should be reviewed periodically to ensure that the city is tackling the plan’s priorities. Use this plan as a workbook of sorts, a place where you should feel comfortable making notes, edits, identifying content and highlighting important sections. Throughout the plan you’ll find areas where checkmarks are left blank, meant for you to complete or check once you’ve accomplished that task. These notes and comments are extremely important for when the city is ready to amend or update this plan in the future.

**AUTHORITY TO PLAN**

The state of Minnesota gives its communities the legal authority to adopt a plan, according to Minnesota Planning Act, Statute sections 462.351 to 462.353. These statutes create a single, uniform procedure that applies to all cities. The comprehensive plan provides the legal framework to enact land use control and other municipal actions to implement long-term growth and development regulation strategies. The city’s land use (zoning) ordinances and official zoning map should be updated to conform to the comprehensive plan pursuant to adoption.

**PLANNING PROCESS**

In 2018, the city began the comprehensive plan update. A steering committee was formed to provide oversight, input, and guidance throughout the planning process. This steering committee was comprised of local business owners, residents, topic experts, and local officials. This group represented a broad cross section of the community, yet was small enough to be action oriented in its decision making. The committee reviewed a broad range of information and facilitated numerous engagement opportunities.

**ENGAGEMENT**

The steering committee, project leaders, and city staff facilitated two visioning sessions and a citywide survey to garner feedback for the content in this plan. The committee helped compile the information, and a list of leading themes and principles was identified and addressed in a later section of this chapter. In addition to the feedback gathered, residents provided guidance and preferences on a set of scenarios, statements, and futuristic questions that ultimately formed the foundation of the goals and strategies for each chapter.

**PLANNING ELEMENTS**

The plan is broken into three fundamental areas: 1) healthy communities; 2) community vision; and 3) quality of life. A set of planning elements, or chapters, is organized under three sections.



**SECTION 1:  
HEALTHY COMMUNITY:**

Park, Open Space, & Recreation  
Transportation  
Natural Resources

**SECTION 2:  
COMMUNITY VISION:**

Land Use  
Community Design  
Small-town Character

**SECTION 3:  
QUALITY OF LIFE:**

Housing  
Economic Development  
Public Safety  
Community Services & Facilities

**GOALS**

A set of goals for each planning element was developed for this comprehensive plan update. The goals were formed through public input and comment, but also influenced by the content in the 2006 comprehensive plan. The steering committee meticulously reviewed each goal and finalized the language to ensure that each was appropriately scaled and tailored for the City of Frazee. Goals are intended to serve as guidelines for the comprehensive plan. These goals were developed to represent general statements that identify community aspirations or desired conditions.

**STRATEGIES**

Then, a set of strategies follows each goal. A *strategy* describes a general course of action made toward achieving each of the goals in the specific plan element. Strategies speak to the underlying values, principles, or context of each goal and are often place-specific. The committee meticulously reviewed the content over a course of various workshops, and each strategy was carefully evaluated and reviewed.

**ACTIONS**

Finally, a set of directives and tasks was developed to support each strategy, known as *actions*. These actions are higher level in nature, meant to generally identify project-related items, programming needs, personnel/department responsibility, and steps on how to achieve each goal.



ORGANIZATION AND LEADING THEMES

This plan is broken into three fundamental themes: 1) healthy communities, 2) community vision, and 3) quality of life. The following is a general overview of the purpose behind each leading theme:

**Healthy communities:** Communities that make the healthy choice the easy choice.

**Community vision:** A broad statement expressed by the community. This statement can be a compilation of ideas to be used as a guide for development of more specific goals and strategies. The image of the community or areas as defined by factors - built environment, natural features, types of housing, architectural style, services, etc.

**Quality of life:** The general well-being of individuals and societies. Quality of life has a wide range of contexts, including the fields of housing, health care, employment, etc.

HOW TO USE THE PLAN

Each of the sections of this plan has many uses and applications. The community profile data, and corresponding report, can be useful in the preparation of grant applications. The policy framework located throughout each planning chapter should be consistently referred to by the City Council as it reviews permit applications and requests for public improvements. The City Council and staff should use the action plan in the implementation chapter as a starting point in each year’s budgetary process. Concurrent with budgeting appropriations, the policy framework and action plan should assist the city in developing an annual work program to guide staff in a manner that is consistent with the content in the plan. Finally, developers and landowners should refer to the goals and strategies of the plan when considering development or redevelopment opportunities.

Once the plan is adopted by the City Council, efforts to implement the plan’s vision, goals, and strategies begin. This living document should be used for the day-to-day activities of city officials and staff and should be referenced as needed to justify specific actions. This plan should be easily accessible to elected and appointed officials and city staff. This plan should be explicitly referenced in land use decisions.

The plan provides specific recommendations that directly manage the city’s growth and development. To utilize the full potential of the plan, it should be used to:

GUIDE CITY OFFICIALS AND STAFF TO ASSIST WITH A VARIETY OF TASKS:

- Communication of the city’s vision for the future.
- Establishment of regulatory changes and permitting.
- Acquisition and use of land.
- Capital improvement planning.
- Development and infrastructure decisions.

GUIDE BUSINESSES, PROPERTY OWNERS, AND RESIDENTS IN ASSISTING THEM IN:

- Determining potential property use.
- Understanding possible land use changes in the surrounding area.
- Establishing reasonable land use expectations.
- Understanding future infrastructure improvements.
- Improving and investing in property.

GUIDE DEVELOPERS WITH PROPERTY ACQUISITION AND THE COORDINATION OF PLANS WITH CITY GOALS, REGULATIONS, AND INFRASTRUCTURE PLANS.

ASSIST AND COORDINATE WITH NEIGHBORING JURISDICTIONS WITH ISSUES AND TOPICS OF MUTUAL INTEREST.

THE FRAZEE STORY

Frazee, the native home of early American mound builders, was settled by Europeans in 1868, earning the city the distinction of being the first area settled in Becker County. According to the Frazee, Minnesota, Centennial History Book, R.L Frazee came to the Third Crossing in 1872, bought the Cambell-Chilton sawmill, established a flour mill, general store, and blacksmith shop, and purchased all the land in Section 35 lying west and north of the Otter Tail River and Detroit Lake. He was “an enterprising, public-spirited benefactor, who established the city and gave financial and material aid in its infancy. He was one of the foremost and wealthiest men in northwestern Minnesota...who endured the hardships of building this fine community.”

The original plat of the community was made in 1857 and the original town was named Detroit, yet would also be referred to as Third Crossing. The following year, Becker County made its way to the political state map, but didn’t become formally organized until 1871, when Detroit officially became a village. Two years later the town site was surveyed by W.C. Darling and was renamed Frazee, which officially became incorporated in 1891.

When the Hobart Depot and Weymouth Hotel moved to Frazee in 1874, the City of Frazee developed quickly. (It was said the food at the Weymouth was so good that the Northern Pacific Railroad Line scheduled regular stops to partake in its culinary delights.) With the depot and a lucrative flour mill, combined with a booming logging industry, Frazee was Becker County's largest city until the logging boom fizzled out at the turn of the century. At its peak, however, Frazee's population climbed to a little over 2,000 people in the late 1880s.







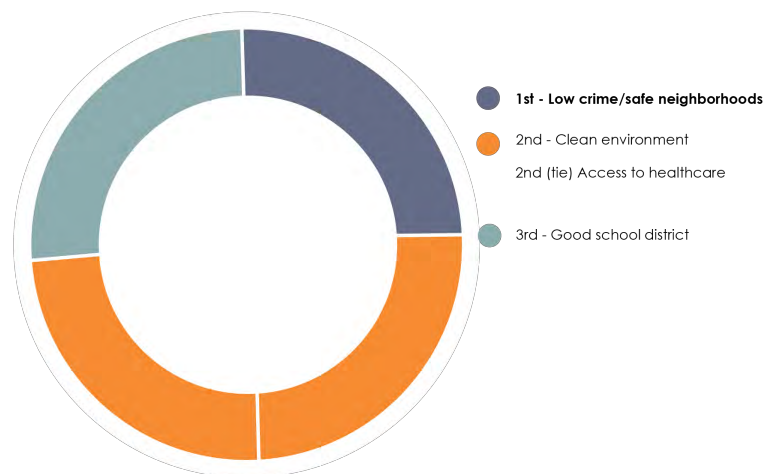
## WHAT WE HEARD

An essential part of the comprehensive plan update process is to seek input from residents, visitors, business owners, city leaders, and volunteers in the community. A community survey and community vision session were two platforms the project team used to gather feedback and direction from residents. Various layers and strategic outreach efforts were key to gathering input from residents.

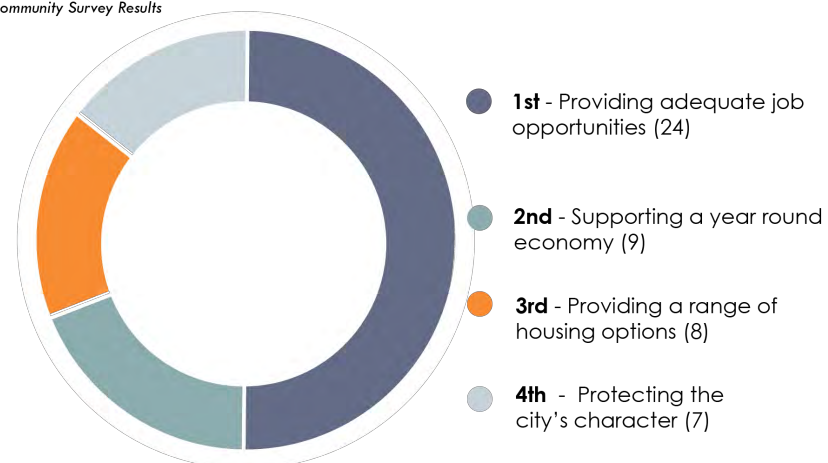
The topic of healthy communities was explored in the general survey where a common set of themes was identified. Participants ranked the following elements that make for a healthy community. *Low crime and safe neighborhoods* were the single most important element that residents felt made a healthy community. The second element was a clean environment, followed by a tie of access to health care and a good school district.

Residents were asked about future growth and development in the city. Respondents ranked adequate job opportunities as the number one greatest challenge for the future. Second was supporting a year-round economy. The graphic on the right illustrates the additional concerns noted in the survey.

**Q14:** Rank the list of factors that make for a healthy community:  
*Community Survey Results*



**Q30:** When it comes to growth and development, what is Frazee's greatest challenge?  
*Community Survey Results*



“

I LIKE LIVING IN FRAZEE BECAUSE IT'S A BEDROOM COMMUNITY FOR THOSE WORKING IN OTHER COMMUNITIES SUCH AS DETROIT LAKES AND PERHAM.

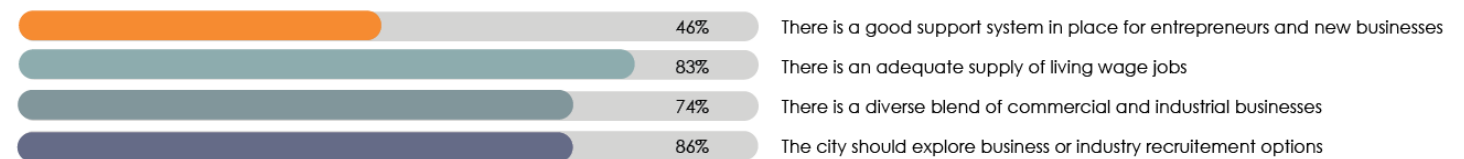
*-Community Survey Respondent*

“

I LIKE THAT I CAN GET MOST OF WHAT I NEED RIGHT IN TOWN. I LIKE THAT I CAN PARK EASILY AND THAT PEOPLE KNOW MY NAME. WE HAVE EVERYTHING WE NEED IN EASY TRAVEL DISTANCE.

*-Community Survey Respondent*

**Q31:** To what extent do you agree with each of the following economic development statements?



A significant portion of the public input process involved the various steering committee meetings where members provided input that helped guide the questions asked in the survey. Eight meetings were held during 2018-19. The survey asked residents their opinions on and aspirations for the business climate, downtown, and business retention and recruitment efforts. Residents were clear: They feel the city should explore business or industry recruitment options. The steering committee voiced the importance of recruiting businesses and job creation, and this is addressed in the economic development chapter. As a part of the survey residents were asked about the existing business climate. As highlighted in the previous infographics, residents want to have adequate job opportunities and support a year-round economy.

Eighty-three percent of survey participants disagreed that there is an adequate supply of living-wage jobs and 74 percent of respondents disagreed that there is a diverse blend of commercial and industrial businesses.

Residents were asked a series of questions to identify the assets of the community, with 75 responding to the survey. One particular question was geared toward identifying elements that should be promoted and highlighted to attract new families and businesses. The survey evaluated Frazee residents' opinions on the elements that *make Frazee a great place to live*. The number one response was a tie: a *safe and successful public school system* and the *easy access to the city's rivers and surrounding lakes* (58 percent). The next leading element that makes Frazee a differentiator is the attractive and natural environment (54 percent). The survey results also gauged the walkability level of the community. Residents responded highly of the walkability and the safety of the neighborhoods and streets.

**Q11:** What are some things that make Frazee a great place to live?







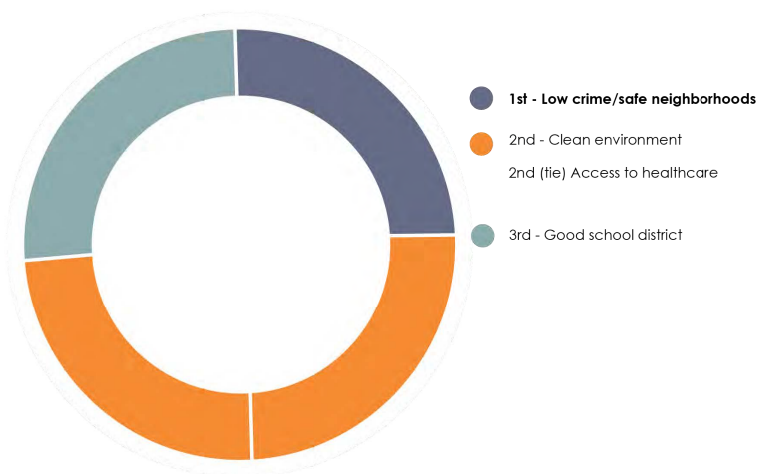
## WHAT WE HEARD

An essential part of the comprehensive plan update process is to seek input from residents, visitors, business owners, city leaders, and volunteers in the community. A community survey and community vision session were two platforms the project team used to gather feedback and direction from residents. Various layers and strategic outreach efforts were key to gathering input from residents.

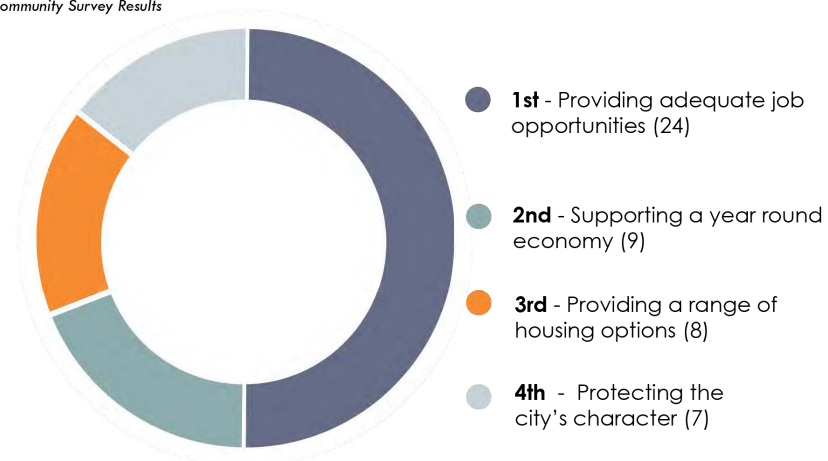
The topic of healthy communities was explored in the general survey where a common set of themes was identified. Participants ranked the following elements that make for a healthy community. *Low crime and safe neighborhoods* were the single most important element that residents felt made a healthy community. The second element was a clean environment, followed by a tie of access to health care and a good school district.

Residents were asked about future growth and development in the city. Respondents ranked adequate job opportunities as the number one greatest challenge for the future. Second was supporting a year-round economy. The graphic on the right illustrates the additional concerns noted in the survey.

**Q14:** Rank the list of factors that make for a healthy community:  
*Community Survey Results*



**Q30:** When it comes to growth and development, what is Frazee's greatest challenge?  
*Community Survey Results*



“

I LIKE LIVING IN FRAZEE BECAUSE IT'S A BEDROOM COMMUNITY FOR THOSE WORKING IN OTHER COMMUNITIES SUCH AS DETROIT LAKES AND PERHAM.

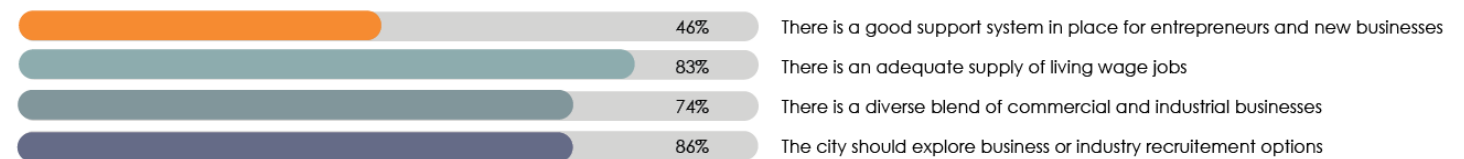
*-Community Survey Respondent*

“

I LIKE THAT I CAN GET MOST OF WHAT I NEED RIGHT IN TOWN. I LIKE THAT I CAN PARK EASILY AND THAT PEOPLE KNOW MY NAME. WE HAVE EVERYTHING WE NEED IN EASY TRAVEL DISTANCE.

*-Community Survey Respondent*

**Q31:** To what extent do you agree with each of the following economic development statements?



A significant portion of the public input process involved the various steering committee meetings where members provided input that helped guide the questions asked in the survey. Eight meetings were held during 2018-19. The survey asked residents their opinions on and aspirations for the business climate, downtown, and business retention and recruitment efforts. Residents were clear: They feel the city should explore business or industry recruitment options. The steering committee voiced the importance of recruiting businesses and job creation, and this is addressed in the economic development chapter. As a part of the survey residents were asked about the existing business climate. As highlighted in the previous infographics, residents want to have adequate job opportunities and support a year-round economy.

Eighty-three percent of survey participants disagreed that there is an adequate supply of living-wage jobs and 74 percent of respondents disagreed that there is a diverse blend of commercial and industrial businesses.

Residents were asked a series of questions to identify the assets of the community, with 75 responding to the survey. One particular question was geared toward identifying elements that should be promoted and highlighted to attract new families and businesses. The survey evaluated Frazee residents' opinions on the elements that *make Frazee a great place to live*. The number one response was a tie: a *safe and successful public school system* and the *easy access to the city's rivers and surrounding lakes* (58 percent). The next leading element that makes Frazee a differentiator is the attractive and natural environment (54 percent). The survey results also gauged the walkability level of the community. Residents responded highly of the walkability and the safety of the neighborhoods and streets.

**Q11:** What are some things that make Frazee a great place to live?







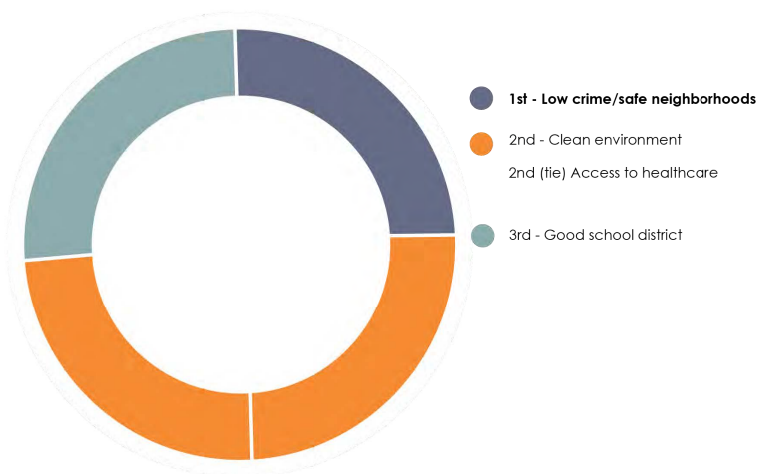
## WHAT WE HEARD

An essential part of the comprehensive plan update process is to seek input from residents, visitors, business owners, city leaders, and volunteers in the community. A community survey and community vision session were two platforms the project team used to gather feedback and direction from residents. Various layers and strategic outreach efforts were key to gathering input from residents.

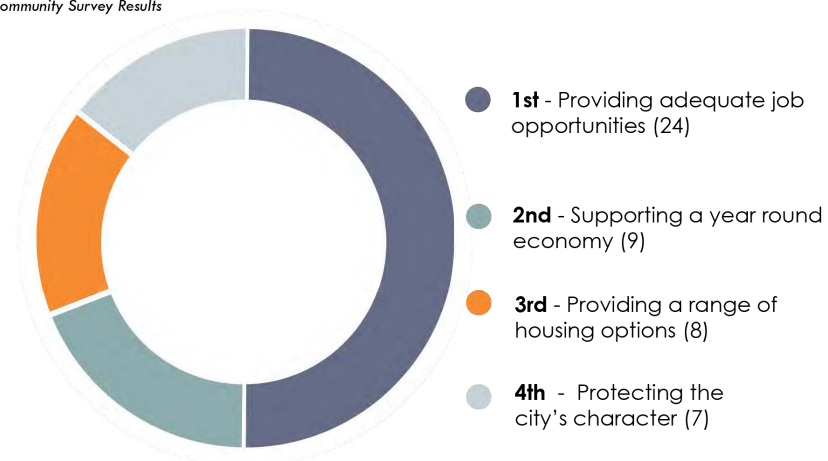
The topic of healthy communities was explored in the general survey where a common set of themes was identified. Participants ranked the following elements that make for a healthy community. *Low crime and safe neighborhoods* were the single most important element that residents felt made a healthy community. The second element was a clean environment, followed by a tie of access to health care and a good school district.

Residents were asked about future growth and development in the city. Respondents ranked adequate job opportunities as the number one greatest challenge for the future. Second was supporting a year-round economy. The graphic on the right illustrates the additional concerns noted in the survey.

**Q14:** Rank the list of factors that make for a healthy community:  
*Community Survey Results*



**Q30:** When it comes to growth and development, what is Frazee's greatest challenge?  
*Community Survey Results*



“

I LIKE LIVING IN FRAZEE BECAUSE IT'S A BEDROOM COMMUNITY FOR THOSE WORKING IN OTHER COMMUNITIES SUCH AS DETROIT LAKES AND PERHAM.

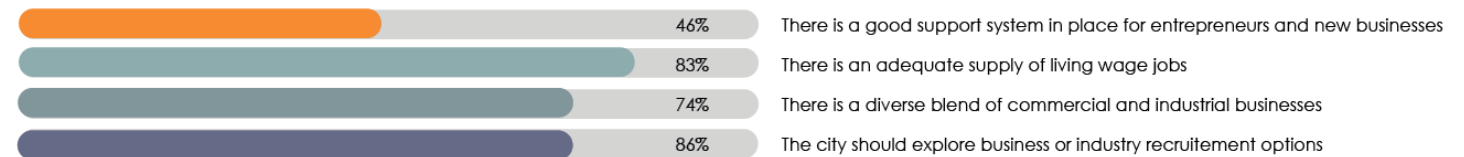
*-Community Survey Respondent*

“

I LIKE THAT I CAN GET MOST OF WHAT I NEED RIGHT IN TOWN. I LIKE THAT I CAN PARK EASILY AND THAT PEOPLE KNOW MY NAME. WE HAVE EVERYTHING WE NEED IN EASY TRAVEL DISTANCE.

*-Community Survey Respondent*

**Q31:** To what extent do you agree with each of the following economic development statements?



A significant portion of the public input process involved the various steering committee meetings where members provided input that helped guide the questions asked in the survey. Eight meetings were held during 2018-19. The survey asked residents their opinions on and aspirations for the business climate, downtown, and business retention and recruitment efforts. Residents were clear: They feel the city should explore business or industry recruitment options. The steering committee voiced the importance of recruiting businesses and job creation, and this is addressed in the economic development chapter. As a part of the survey residents were asked about the existing business climate. As highlighted in the previous infographics, residents want to have adequate job opportunities and support a year-round economy.

Eighty-three percent of survey participants disagreed that there is an adequate supply of living-wage jobs and 74 percent of respondents disagreed that there is a diverse blend of commercial and industrial businesses.

Residents were asked a series of questions to identify the assets of the community, with 75 responding to the survey. One particular question was geared toward identifying elements that should be promoted and highlighted to attract new families and businesses. The survey evaluated Frazee residents' opinions on the elements that *make Frazee a great place to live*. The number one response was a tie: a *safe and successful public school system* and the *easy access to the city's rivers and surrounding lakes* (58 percent). The next leading element that makes Frazee a differentiator is the attractive and natural environment (54 percent). The survey results also gauged the walkability level of the community. Residents responded highly of the walkability and the safety of the neighborhoods and streets.

**Q11:** What are some things that make Frazee a great place to live?







## MAINTAIN

As a part of the public input process a set of themes were identified where residents would like to maintain. These general themes helped to form the goals and strategies. Residents would like to **maintain** the following characteristics into the future:

### SCHOOL PRIDE

Survey respondents addressed their overwhelming support for the school district. Though the comprehensive plan does not directly address the relationships between the city and the district, it can address some of the underlying needs: economic development, community services, housing, community image, etc. Survey respondents noted the importance of a good school district as the top component for a healthy community. Nearly 58 percent of survey respondents agree they *have access to a great school district* and nearly 32 percent strongly agreed.

### COMMUNITY GATHERINGS AND EVENTS

Respondents support efforts to continue the abundance of community events that occur throughout the year. It's evident that these events and gatherings contribute to a high quality of life for Frazee residents.

### SMALL-TOWN FEEL

Participants championed their passion for the small-town character and sense of place. Respondents noted the importance of local businesses, community events, downtown building architecture, and walkability as traits that contribute to the small-town feel.

### NATURAL BEAUTY, PARKS, AND THE ENVIRONMENT

The area lakes and the Otter Tail River offer residents abundant recreational opportunities as well as serve as a tourism driver for the city. Residents seek to enhance the existing network by improving the city beach and building awareness and access opportunities to the area trails. Participants noted access to rivers and lakes as one of the most important elements that make Frazee a great place to live.



## CHANGE

A set of characteristics was identified where residents would like to change as an updated plan is developed. Residents would like to **change** the following characteristics:

### BLIGHT AND MAINTENANCE

Vacant and blighted housing and rental properties play a role in the image of the community, and respondents support efforts to enhance and revitalize neighborhoods. Programs directed toward elderly homeowners, people in need, renters, and property owners to help upkeep their property should be developed. Numerous mentions of overall city maintenance and code enforcement were brought up in the survey and directly relate to this general topic.

### EXPAND HOUSING CHOICES

Participants support efforts to address blight and improve housing conditions in existing neighborhoods, as well as support exploring options to provide affordable and lifecycle housing options. Respondents noted their wish to add more single-family homes, senior housing, and townhomes.

### SAFETY AND SECURITY

In addition to addressing housing conditions, survey respondents seek to improve safety measures throughout the community. Though the comprehensive plan doesn't specifically address crime and safety, design solutions and/or theories can be identified in the implementation chapter.

### BUSINESS DEVELOPMENT

Residents noted the importance of bringing more businesses to the city. Particularly, residents indicated the lack of employment opportunities and a need for quality-paying jobs. Participants ranked providing adequate job opportunities as the greatest challenge for the city's growth and development.

### DOWNTOWN ENHANCEMENTS

Numerous downtown establishments were championed as a part of the survey. Respondents noted their interest in more downtown activities, especially after business hours. Participants are seeking ways to improve the downtown and offerings to attract workers, visitors, and residents to utilize the downtown. Residents feel a range of restaurants, attractions and activities, and shopping options needs to be improved.



ECONOMIC

TOTAL WORKERS



614

PRIVATE WAGE WORKERS



81%

SELF EMPLOYED



6%

AVERAGE COMMUTE



22

(MINUTES)

INCOME

HOUSEHOLD MEDIAN  
INCOME



\$50,238

INCOME GROWTH  
RATE



52%

SINCE 2010

MEDIAN FAMILY  
INCOME



\$40,556

LEADING INDUSTRY



26%

EDUCATION SERVICES, HEALTHCARE  
SOCIAL ASSISTANCE

POPULATION

TOTAL POPULATION



1,390

POPULATION INCREASE



3%

SINCE 2010

MEDIAN AGE



38.5

PERCENT OVER THE  
AGE OF 65:



20%

HOUSING

TOTAL HOUSEHOLDS



510

TOTAL HOUSING  
UNITS



573

OCCUPANCY RATE



89%

VACANCY RATE



11%

MEDIAN HOUSE PRICE



\$101,100

Source: MN Demographer's Office, American Community Survey (ACS), 2016



A scenic landscape featuring a river flowing through a wooded area. A wooden bridge with a railing crosses the river in the foreground. The background shows a dense forest of trees with autumn foliage. The sky is overcast.

# SECTION 1: HEALTHY COMMUNITIES

**The built environment and conditions in a community influence the health of its residents.** Thoughtful planning and design can improve community health, which is the core of a healthy environment and can lead to increased quality of life, greater social engagement, and to an overall healthy community. This chapter focuses on three overarching elements: The first element is the park, open space and recreation, which emphasize

a framework the community can use to promote and foster a system of parks, open space, and recreation. The second element in the healthy communities section is transportation. The transportation element focuses on a balanced and safe transportation system that promotes a walkable, bicycle-friendly environment, as well as ensures efficiencies along the roadway network. The final element in the chapter is natural resources. This element aims to

promote the conservation and protection of the environment and guide the use of natural resources. The healthy communities section seeks to connect the physical environment in Frazee, while looking to improve and expand on the physical and natural resources in the community to improve the overall health of the community.

## IN THIS SECTION:

- CHAPTER 1 | Park, Open Space & Recreation
- CHAPTER 2 | Transportation
- CHAPTER 3 | Natural Resources



# 02: Park, Open Space & Recreation



## OVERVIEW

Parks, open space, and recreation play an integral part in the values and community fabric of Frazee. The natural amenities in and around the city provide current and future opportunities for recreational offerings. This element of the comprehensive plan sets a framework for goals, strategies, and action items to guide the programming, management, and development of the parks, recreation, and open space system in Frazee over the upcoming years.

## WHAT WE HAVE

In its current system, Frazee has eight parks that make up 26 acres of park land. In addition, Frazee has land available for recreation, trails, and open space, and much of this land is adjacent to water. In partnership with multiple agencies, Frazee has been able to achieve Bicycle Friendly Community status through the League of American Bicyclists as well as implement elements of its Safe Routes to School Plan. The city is planning and developing trails locally and regionally. Planned trail development includes a multiuse path along Minnesota Highway 87 from Turkey Park to the Frazee

High School and eventual connection to the Heartland Trail. In addition to off-street trail development, the city has developed an on-street bicycle network consisting of pavement markings and signage. The city plans to expand its on-street network in the future to improve its Bicycle Friendly Community status.

Among the biggest recreational assets in the community are the many water connections within the town. The Otter Tail River provides opportunities for canoeing and kayaking, as well as river walks and passive recreation opportunities, such as nature and bird watching. The city also has an in-town beach, fishing pier and docks on Town Lake. The community identified the city beach as one of Frazee's greatest recreational assets. In recent years, the city has invested in a municipal campground and ice-skating rink and plans to grow these amenities overtime.

The City of Frazee is proud to have a solid, long-standing relationship with the Frazee-Vergas School District. Municipal park and recreation facilities are supplemented by school athletic fields and gymnasiums.

## WHAT WE HEARD

The area lakes and the Otter Tail River offer residents abundant recreational opportunities and serve as a tourism driver for the city. Residents seek to enhance the existing network by improving the city beach and building awareness and access to area parks and trails. Participants noted access to rivers and lakes as one of the most important elements that make Frazee a great place to live.

Area lakes and rivers offer residents abundant recreational opportunities, as well as serve as a tourism driver for the city. When asked what are some things that make Frazee a great place to live, most respondents in the community survey indicated access to rivers and lakes and an attractive setting and natural environment make Frazee a great place to live.

“ WE HAVE THE NORTH COUNTRY TRAIL AND THE HEARTLAND TRAIL THAT COULD POTENTIALLY INTERSECT IN OUR LITTLE COMMUNITY. THESE TRAIL CONNECTIONS COULD CREATE A NICE OASIS FOR TRAVELERS.

*-Community Survey Respondent*

## KEY ACTION ITEMS

- Create marketing materials to promote the parks, open spaces, and recreation assets through multiple advertising channels.
- Identify and map future trails in the city.
- Continue to work on regional or state park designation for the Ness property.
- Work with Statewide Health Improvement Partnership (SHIP) on a rental program for kayaks and canoes.
- Construct or purchase canoe and kayak storage racks where residents can annually rent space to store canoes or kayaks.
- Complete the MN Highway 87 multi-use trail from Turkey Park to Frazee High School.
- Complete the Heartland Trail from Acorn Lake to Frazee Turkey Park.
- Review implementation strategies and projects in the Safe Routes to School (SRTS) plan.
- Work with SHIP staff to review the Bicycle Friendly Community scorecard and look to improve the identified areas such as on-street pavement markings.



The Otter Tail River system and Town Lake are key physical, environmental, and recreational features of the city. The community identified that development in Frazee should be connected to these resources to provide both economic and recreational value to the community. Many community members associate the quality of life in Frazee with the natural features of the area. These features were identified as elements that should be incorporated into the recreational system to promote civic pride and community character. Additional efforts to create marketing materials to promote Frazee’s parks, open space, and recreation were also highlighted during the planning process.

Residents were encouraged with the trail development that has occurred in town and emphasized future trail development as an opportunity for the community. Residents highlighted the prospect of adding a regional park, as discussions are taking place in regard to acquiring the Ness property. In addition, the community expressed interest in connecting and having more access to the Otter Tail River through walking trails, canoeing, and kayaking.

Q15: I AM WITHIN WALKING OR BIKING DISTANCE TO PARKS, OPEN SPACES, AND WALKING/BIKING TRAILS:



Q16: THERE ARE ADEQUATE BIKE FACILITIES (BIKE LANES, BIKE PARKING, ETC.)



Q27: CITY PARKS AND TRAILS MEET MY, OR MY FAMILY'S, DAILY RECREATIONAL NEEDS:



PARK CLASSIFICATIONS

The National Recreation and Park Association (NRPA) and the American Academy for Park and Recreation Administration (AAPRA), in partnership, have developed park and trail system standards to serve as guidelines for communities as they develop their park and trail systems. The following outlines park classifications based on the Level of Service (LOS). For the purpose of this plan, the following classifications will serve only as general guidelines and a tool to plan for future park needs.

Park service adequacy is evaluated in three ways:

**Facilities by classification:** Parks are classified into different categories to determine the levels and areas they serve.

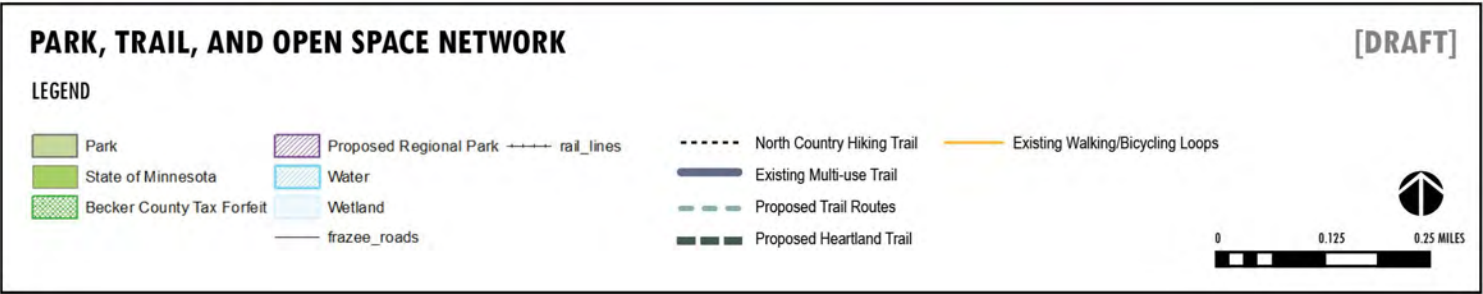
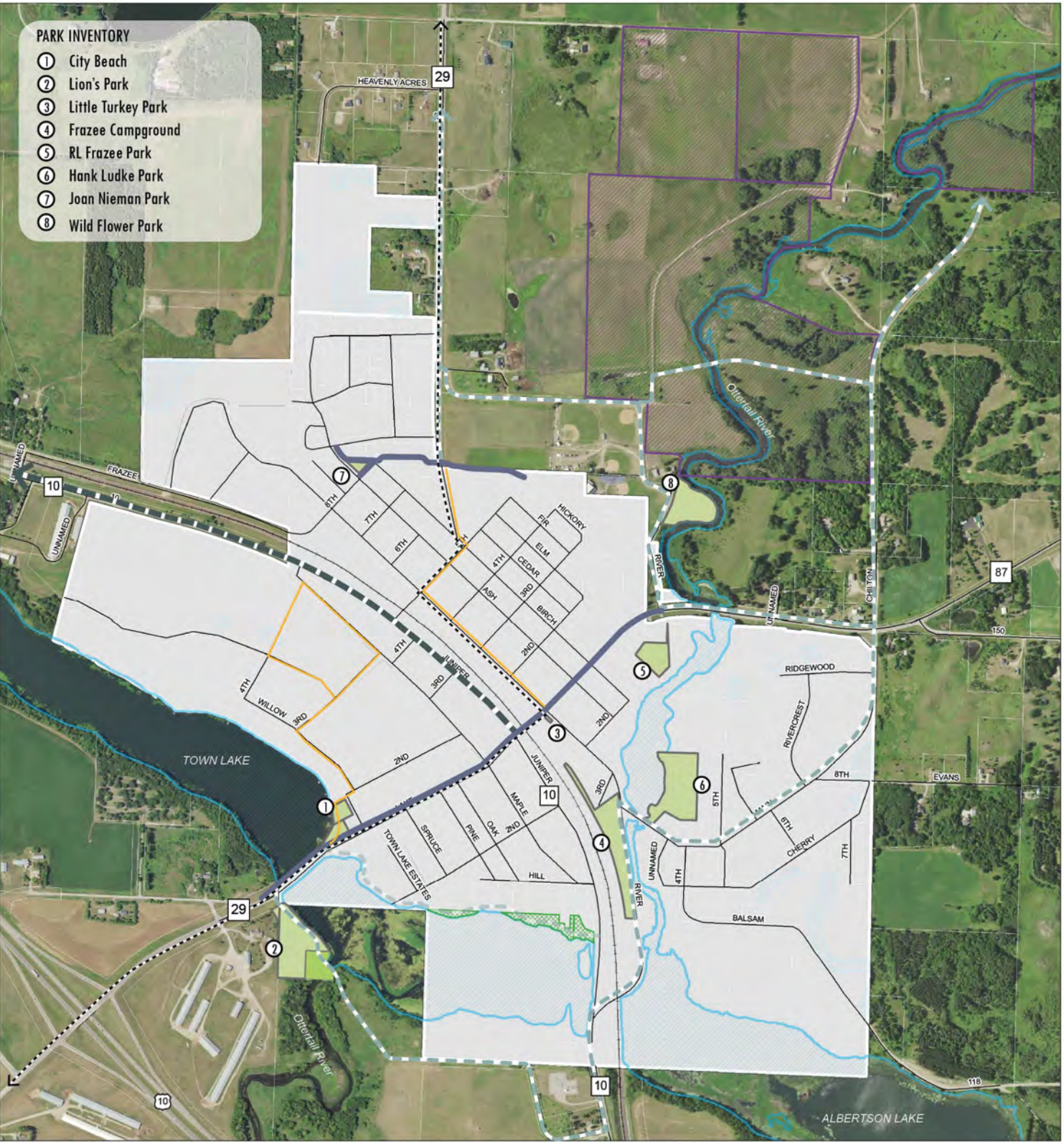
**Facilities by Geographic Distribution:** The service radius of each facility is analyzed to identify geographical gaps in service.

**Facilities in Relation to Population Service Standards:** National standards for the provision of park and recreation facilities are applied to the present system.

CLASSIFICATIONS:

**Mini-park** — The smallest park classification used to address unique recreational needs (i.e., pocket park) is the mini-park. The location criterion is less than a quarter mile distance in a residential setting. The size criterion is 2,500 square feet to one acre.

**Neighborhood park** — This park system serves as the recreational and social focus of the neighborhood. The neighborhood park provides both active and passive recreational opportunities for all age groups living in the surrounding neighborhoods. The location criterion is a quarter-mile to a half-mile in service area needs. The typical size is 5 to 10 acres.





**Community park** — This park classification is larger in size and serves a broader focus. Typically, a neighborhood park provides recreational opportunities to residents living a quarter- to a half-mile from the facility. This classification provides both active and passive recreation opportunities. The location criteria should serve two or more neighborhoods with a half-mile to three-mile service radius. The recommended size is between 30 and 50 acres (size may be determined as needed to accommodate desired uses).

**Special use park** — This classification covers a broad range of parks and recreational facilities orientated

toward a single purpose such as social, cultural, or historical. Examples include arboretums, public gardens, or performing arts facilities.

**Greenways** — Greenways link park networks together in an effort to create a cohesive system that emphasizes the natural environment. The location of these networks is primarily based on the availability of land. Typical greenways are linear in nature and follow natural corridors.

**Open space** — This classification is broadly defined and can include woodlands, wetlands, floodplains, sloughs, open fields, etc.

CITY OF FRAZEE PARK INVENTORY		
Park Name	Park Classification	Existing Acres
City Beach	Community	1.29
Lion’s Park**	Community	13.07
Little Turkey Park	Mini	< 2,500 sq.ft
Frazee Campground	Special Use	3.94
RL Frazee Park	Neighborhood	1.45
Hank Ludke Park	Community	4.53
Joan Nieman Park	Neighborhood	0.22
Eagle Lake Park**	Community	4.50
Wild Flower Park**	Open Space	2.70
TOTAL ACRES		31.46 acres

*\*\*Denotes parks outside city limits*

TRENDS

Outdoor recreation is a component of physical fitness, a major focus of preventative care. Outdoor recreation leads to a better quality of life physically, mentally, and socially. A snapshot of the outdoor recreation industry today reveals increasing sales, new activities, and growth in participation at both ends of the spectrum: activities that are closer to home and require little gear, such as walking, and those that usually require a great time commitment, a more adventurous attitude, and more highly technical gear, such as climbing, kayaking, and backpacking. The exact role public lands, recreational facilities, and outdoor activities will have in the future of health and wellness care is uncertain. However, the view

that recreation can be a means of maintaining wellness will be a constant feature of programming and investment in park-related facilities over time.

Locally, residents indicated the need for more investments made in multimodal efforts specifically walking and biking. This follows regional trends where communities have highlighted the need for an interconnected trail system and improved nonmotorized amenities. Similarly, many communities want an interconnected trail network that provides loops as well as connects people to amenities and services — especially in the summer months.



FOR THE FUTURE

Within this plan are goals and strategies for parks, open space, and recreation. This includes continued improvements of existing parks, facilities, and preservation of open space and natural resources. Included are actions and projects for the city to implement to provide ample recreational opportunities for all citizens, while planning for growth, and addressing recreation trends and opportunities. The goals and strategies will guide decision makers to provide parks and recreational facilities that create a balanced system across the community and respond to the various needs of residents. Through the planning process, the following priorities were identified for Frazee:

- Maintaining existing passive and active parks and recreation facilities
- Addressing the need for walkable neighborhoods and parks in all parts of the city
- Acquiring adequate land for future park development
- Developing recreational facilities that are equitably distributed throughout the city
- Enhancing access and awareness of Frazee’s recreation and natural resource opportunities
- Providing better interconnectivity between the parks and trails locally and regionally

- Providing best practice management and stewardship of Frazee’s natural resources;

These priorities impact not only the park, open space, and recreation element of the comprehensive plan, but have larger impacts on the community’s overall growth and development. Park amenities influence the economic prosperity and quality of neighborhoods, land use decisions, growth management efforts, and the health and livability of residents. Therefore, it is vital to realize that addressing these needs in an effective manner will benefit the wellness and welfare of current and future residents.



# PARK, OPEN SPACE & RECREATION

## Goals & Strategies

### GOAL 1 | Provide Frazee residents of all ages and abilities adequate recreation and open space by preserving, maintaining, and enhancing a quality system of parks, open space, and recreational facilities that satisfy the needs of current and future residents of Frazee.

STRATEGIES	ACTION ITEMS	PRIORITY
Provide a minimum level of service of 10 acres of public park land per 1,000 residents.	Determine the land acreage level of service for Frazee.	M
	Commit to public park land. The city shall meet and maintain the park land acreage level of service standards set in this plan.	M
Upgrade recreation facilities identified in this plan.	Construct new building at the Town Lake Beach. The building could include bathrooms, shower facilities, a concession stand, a picnic shelter, and an area to store rental kayaks.	M
	Develop and implement a plan to improve parking and pedestrian safety at the Town Lake Beach.	M
	Construct a skating trail at the R.L. Frazee Park.	M
	Establish a capital improvement/maintenance fund for parks and related facilities/equipment.	M
Ensure that Frazee residents have access to park land, open space, and trails within a walkable distance (up to half mile).	Through mapping and GIS software, identify areas of town that are beyond the half-mile distance. Look to increase park land, open space, and trails in those area.	M
Utilize Frazee's parks, open space, recreational assets, and opportunities as a marketing strategy for the community.	Create marketing materials to promote Frazee's parks, open space, and recreational assets through multiple advertising channels.	H
Potential park funding methods, such as park dedications, impact fees, developer contribution, density transfers, homeowners' association provisions, and general fund allocations, where appropriate, shall be used to assist the city in acquiring park land and developing recreational facilities. This includes bonds, grants, and loans.	-	L
Connect residents to destinations and services through open space corridors, parks, and trail networks.	Identify and map future trails in Frazee.	H
Work with Greater Minnesota Regional Parks and Trails Commission on Regional Park designation.	Continue to work on regional or state park designation for the Ness property.	H

PRIORITY KEY: H = High M = Medium L = Low O = Ongoing

STRATEGIES	ACTION ITEMS	PRIORITY
Take measures to prevent and deter vandalism.	Identify areas of town that are prone to vandalism and look for ways to prevent vandalism.	M
Create a city map with icons that illustrates activities and locations within the city.	Create an activity map that's available online as well as in paper format.	M

### GOAL 2 | Enhance Frazee's city beach, lakes, and rivers.

STRATEGIES	ACTION ITEMS	PRIORITY
The city shall promote recreational opportunities through the following actions: 1. Boat traffic originating from public ramps shall be managed to promote public safety within lake waters and to protect and maintain lake water quality. 2. The city shall protect, conserve, and enhance natural shoreline, aquatic, and wildlife habitat. 3. Explore kayak and canoe rental opportunities.	Ensure signage is displayed promoting water safety and boating rules as well as DNR rules regarding aquatic invasive species.	H
	Work with Statewide Health Improvement Program (SHIP) on rental programs for kayaks and canoes.	
The city shall continue to provide access to lakes within Frazee through the following activities or programs: 1. Continue to provide and maintain public beach access at Town Lake. 2. Continue to provide and maintain at least one public boat launch facility to Town Lake. 3. Encourage an adequate range of recreational opportunities for the residents and visitors of the community. 4. Enhance canoe access areas and promote launch opportunities.	Annually review beach access at Town Lake to identify any safety or maintenance needs.	H
	Construct or purchase canoe and kayak storage racks where community members can annually rent space to store canoes or kayaks.	H

### GOAL 3 | Provide Frazee residents of all ages and abilities adequate recreation and open space by preserving, maintaining, and enhancing a quality system of parks, open space, and recreational facilities that satisfy the needs of current and future residents of Frazee.

STRATEGIES	ACTION ITEMS	PRIORITY
Plan and promote walking and biking by working with local, state, and federal partners to plan, fund, and construct a network of trails that connect to regional trails such as the Heartland State Trail.	Complete Minnesota Highway 87 multiuse path from Turkey Park to the Frazee High School.	H
Support the development of a Regional Trails System.	Complete Heartland Trail from Acorn Lake to the Frazee Turkey Park.	H
Prioritize programs and projects identified in the Frazee Safe Routes to School (SRTS) Plan.	Review the implementation strategies and projects in the SRTS plan.	M
Continue to pursue advancement from bronze to silver within the League of American Bicyclists for Bicycle Friendly Community (BFC) status.	Work with the Statewide Health Improvement Program to review the BFC scorecard and look to improve in areas such as on-street pavement markings.	M



# 03: Transportation



## OVERVIEW

This chapter serves as a guide for the development and improvement to the City of Frazee’s transportation network. The city’s transportation network is the sum of different components working together for the movement of people and goods. Maintaining and enhancing Frazee’s road systems is foundational in serving the complex needs of its residents, tourists, and local economy. Frazee’s road system provides both mobility and access to a variety of destinations, including employment centers, housing, services, and recreation. Frazee has begun responding to the increased interest in multimodal transportation with a focus on bicycling, walking, and trail development. The increased planning and implementation of multimodal transportation development has assisted the mobility needs of both the aging and millennial populations. Recent multimodal planning in Frazee has focused on nonmotorized transportation; however, in recent years there has been an increasing interest in planning for and integrating vehicles, such as golf carts and side-by-sides, into the transportation system.

## WHAT WE HAVE

Frazee has invested in planning and worked toward implementing a bicycle network within Frazee. The city has achieved bronze status with the League of American Bicyclists for Bicycle Friendly Community (BFC) and in partnership with the school district to have a Safe Routes to School Plan. Although not constructed at the time of this plan’s adoption, Minnesota Highway 87 will be reconstructed through town with a multiuse path from Turkey Park to the Frazee High School. This will improve access and increased exposure to U.S. Highway 10 and connections to future trail development. Frazee has a combination of state, county, and local roads in the community. Minnesota Highway 87 serves as a major corridor through the community and provides access into the city from U.S. Highway 10. Other primary routes in and through town include Becker County Road 29 and Becker County Road 10. The Burlington Northern Santa Fe (BNSF) Railroad operates a class 1 rail line through the community. Approximately 49 trains per day pass through two at grade rail crossings in the city

## WHAT WE HEARD

The primary mode of transportation in Frazee is the automobile. Frazee residents indicated that streets are generally well maintained, roads are well connected to the transportation system, and there are adequate traffic calming measures in place, such as signage and enforcement. Respondents in the community survey indicated the need for additional modes of transportation, such as walking and biking. When asked, “Which transportation alternative do you feel the city should invest in?”, the majority agreed they would like the city to improve the existing roadways for vehicles and amenities for bicycling and walking. Of these three, improved amenities and increased opportunities for bicycling ranked the highest.

## KEY ACTION ITEMS

- Develop a pavement management plan.
- Identify potential future trail networks and research funding opportunities.
- Research, draft, and adopt a golf cart use ordinance with appropriate policies and procedures.
- Coordinate with MnDOT’s Rail Office and MnDOT District 4 to evaluate a rail quiet zone through town.



When asked, “What areas does Frazee need improvement on?” residents identified as priorities: access to public transportation, biking/hiking exposure, and being inviting and appealing from U.S. Highway 10. Some of the transportation obstacles residents noted were blighted areas, the need for a coordinated truck route through town, and trains, specifically train whistles. Residents indicated easy access to U.S. Highway 10 and being a bedroom community to Detroit Lakes and Perham as assets.

**Q16: THERE ARE ADEQUATE COLLECTOR AND FRONTAGE ROADS CONNECTING THE CITY:**



**Q16: THERE ARE ALTERNATIVE TRANSPORTATION MODES IN TOWN THAT PEOPLE CAN UTILIZE (WALKING, BIKING, TRANSIT, ETC.):**



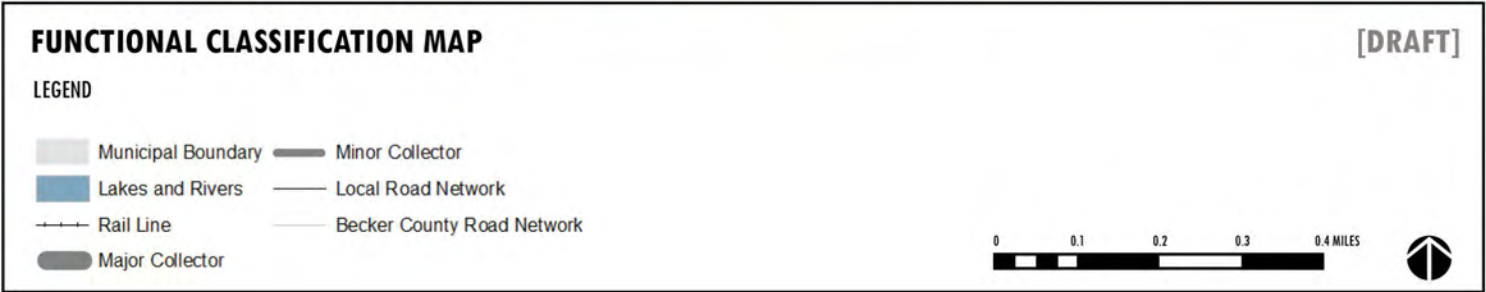
**Q16: STREETS ARE GENERALLY WELL MAINTAINED:**



**Q16: THERE ARE ADEQUATE TRAFFIC CALMING MEASURES (SPEED LIMIT SIGNS, SIGNAGE, ETC.):**



City of Frazee Functional Roadway Classification Map				
Characteristics	Arterial	Major Collector	Minor Collector	Local Streets
Streets:	-	MN Highway 87, Becker County Road 29 (W. Birch Ave., 5 <sup>th</sup> St N.W., W. Main Ave.)	Becker County Road 10 (Juniper Ave., old Highway 10)	All others
Service Performed:	Traffic movement with minimal direct access	Traffic movement with limited direct access	Traffic movement and limited direct access	Direct access
Typical Trip:	Within state, regional, and inter-city areas	Within city and county	Between and within neighborhoods	Within neighborhoods







## TRENDS

Frazee recognizes the importance of a multimodal transportation system. In 2012, the City of Frazee established a Complete Streets Policy that prioritized planning for all modes of transportation. The Minnesota Department of Transportation (MnDOT) defines “Complete Streets” as “an approach to road planning and design that considers and balances the needs of all transportation users.” Complete Streets improves the transportation system’s safety and functionality for all users. Its main premise is for people to get around safely and efficiently from point A to point B, using whatever mode of travel they choose. The Complete Streets approach helps maximize the use of public roadways and right-of-way to provide a comprehensive and connected multimodal transportation system. Some of the Complete Street options available to communities include:

- Paved shoulders
- Sidewalks
- Bicycle lanes or dedicated bikeways
- Pedestrian refuge medians or bump-outs
- Truck-mountable curbs in roundabouts
- Signal retiming
- Updated striping

The community also has recognized the link between transportation and school safety through the planning and implementation of its Safe Routes to School Plan. The Safe Routes to School Program (SRTS) is a national program and in Minnesota is administered through MnDOT. The goal of SRTS is to improve safety, reduce traffic, and improve air quality near schools through a multidisciplinary approach that is structured around the 6 E’s: evaluation, education, encouragement, equity, enforcement and engineering. The Frazee-Vergas School District and City of Frazee should continue to evaluate and implement the SRTS plan.

As rural communities experience the seismic demographic shifts taking place all throughout the nation, trails are becoming an increasingly prominent feature of many transportation systems. With approximately 75 million individuals in the baby boom generation in, at, or nearing retirement, demand for retirement and senior housing is on the rise. Often, connection to trails is a feature of retirement communities where the trail provides seniors with healthy, affordable recreation opportunities, as well as an alternative mode of transportation to and from shopping, volunteering, or recreation centers.

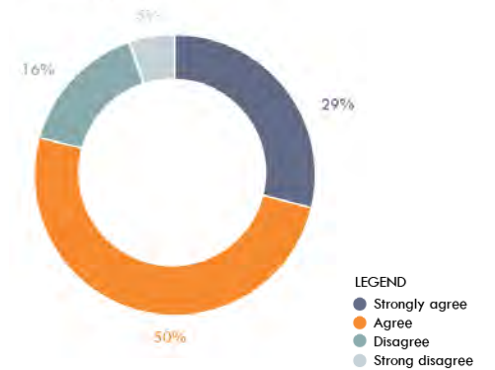
## FOR THE FUTURE

Conversely, the millennial generation is even larger, with an approximate 80 million individuals. Millennials are often characterized as having an emphasis on sustainability, the environment, and consciousness of their own physical health. Therefore, it’s no wonder that so many millennials are avid trail users, given that trails promote environmental sustainability by providing transportation alternatives to the automobile. Trails allow individuals affordable transportation options as an alternative to owning and operating automobiles, and trails provide young and old with healthy, affordable recreational opportunities. Furthermore, studies increasingly confirm that trails make communities more sustainable by creating attractive spaces for a broad spectrum of users, which promotes economic development.

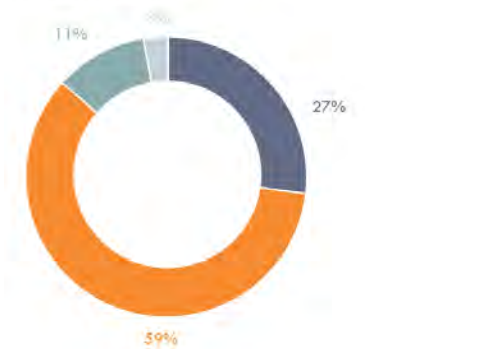
Residents have indicated a strong desire for and interest in nonmotorized transportation, such as walking and biking. As future road and bridge projects are planned and designed, a strong effort should be made to incorporate walking and biking amenities into the projects. The community indicated the desire to improve Main Street and the overall image of town, and this can be done through catalyst projects such as the Minnesota Highway 87 reconstruction. The city should take advantage of major reconstruction projects to incorporate elements such as streetscaping and art into the design. As the use of low-speed vehicles, such as golf carts and side by sides, increases in popularity, the city may want to draft and adopt a golf cart use ordinance with policies and procedures. The city is encouraged to develop a pavement management plan to assist in prioritizing future investments, which leads into the creation of a Community Investment Plan (CIP). Frazee should continue to coordinate with the Minnesota Department of Transportation to evaluate a rail quiet zone through town.

**Q17: In your opinion, which transportation alternatives do you feel the city should invest in?**

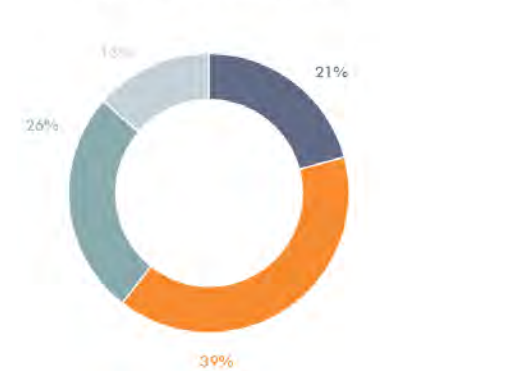
**BICYCLING** - Improve amenities and increase opportunities.



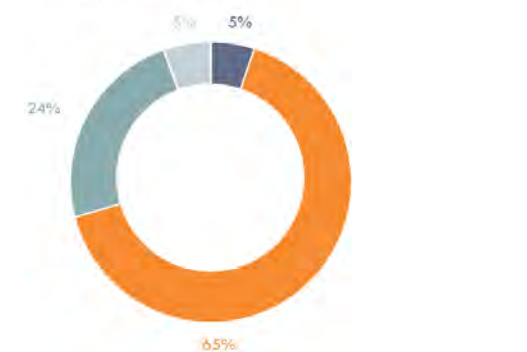
**PEDESTRIANS** - Improve amenities and increase opportunities.



**TRANSIT** - Increase transit opportunities.



**IMPROVEMENT** - Improve existing roadways for vehicles.





# TRANSPORTATION

## Goals & Strategies

**GOAL 1** | The City of Frazee desires to ensure a balanced and safe transportation system that promotes a walkable, bicycle-friendly environment, as well as ensure efficiencies along the roadway network.

STRATEGIES	ACTION ITEMS	PRIORITY
The city will review and follow its Complete Streets Policy (adopted 2012).	Planning Commission and City Council review the Complete Streets Policy and by 2022, update the policy to reflect any changes.	O
The city shall coordinate with all appropriate local, regional, state, and federal agencies regarding the location, classification, planning, and construction of transportation system improvements within the city.	Develop a pavement management plan.	H
Plan and promote walking and biking by working with local, state, and federal partners to plan, fund, and construct a network of trails to increase the nonmotorized transportation system.	Identify potential future trail networks and research funding opportunities.	H
Landscape along roadways to promote walking and enhance city beautification.	As street projects are planned and constructed, ensure landscaping elements are considered for the project.	H
The city shall plan and promote for low-speed vehicles, such as golf carts, ATVs, and side by sides within the city.	Research, draft, and adopt a low-speed vehicle ordinance with policies and procedures.	M
	Create awareness through publications, advertising, and signage that promote the use of low-speed vehicles.	M
The city will explore a rail quiet zone.	Coordinate with MnDOT’s Rail Office and MnDOT District 4 staff to evaluate a rail quiet zone through town.	L

**GOAL 2** | The City of Frazee desires to ensure a balanced and safe transportation system that promotes a walkable, bicycle-friendly environment, as well as ensure efficiencies along the roadway network.

STRATEGIES	ACTION ITEMS	PRIORITY
Roadway safety — the city will periodically review MnDOT’s Crash Locations Web Application to determine if any high-crash intersections or facilities are within the city. If needed, the city will initiate a study to identify potential improvements to increase the safety of the roadway or intersection.	Periodically review crash location information. Look to improve high crash intersections and roadways through local, county, state, or federal programs.	M

STRATEGIES	ACTION ITEMS	PRIORITY
The Frazee Police Department will periodically provide a crash summary report to the City Council and city staff. If determined appropriate by City Council and city staff, a study will be initiated to identify potential strategies (i.e., engineering, enforcement, education, or technology) to address the safety issues associated with the crashes.	-	M

**GOAL 3** | The city will pursue innovative funding strategies to implement a balanced and safe transportation system.

STRATEGIES	ACTION ITEMS	PRIORITY
The city shall continue to fund transportation improvements, operation, and maintenance costs for local, pedestrian, and bicycle facilities through available sources of revenue, which include, but are not limited to: 1. State and federal funds. 2. General revenue funds. 3. Special grants. 4. The city may jointly fund projects with other entities as appropriate.	Continue to work with West Central Initiative Foundation, Statewide Health Improvement Program and BikeMN on funding opportunities.	O
The city will continue to develop its partnership with MnDOT and Becker County to ensure that the city’s transportation needs are incorporated into future projects by Becker County and MnDOT.	Actively participate in project planning with MnDOT and Becker County.	O

**GOAL 4** | Explore public transit service options in Frazee.

STRATEGIES	ACTION ITEMS	PRIORITY
The city will coordinate with Becker County Transit and other transit service providers.	Determine transit service needs in the community.	M

PRIORITY KEY  
**H** = High  
**L** = Low  
**M** = Medium  
**O** = Ongoing



# 04: Natural Resources



## OVERVIEW

As awareness and importance of natural resources and their relationship to the quality of life have increased, so has the concern for protecting these assets. Protecting the city’s valuable natural and historic resources is one of the common themes identified throughout the planning process.

The quality of life in Frazee is tied to the natural and historic features of the area. Wetlands, open space, river, and lakes comprise much of the city’s area. Natural resources play a part in the city’s public wealth and should be managed as any other asset.

## WHAT WE HAVE

The Otter Tail River and Town Lake are key physical and environmental features of the city. Beyond city limits, the Frazee area has multiple environmental resources surrounding the community. These resources consist mainly of wetlands, rivers, streams, lakes, and open spaces. The City of Frazee is fortunate to have an abundance of wetland resources. Wetlands provide

several important functions, including removing sediments and nutrients from water runoff. Wetlands are particularly effective at filtering out the fine sediments that degrade water quality. By providing stormwater storage, wetlands help prevent flooding and related erosion. Wildlife, including migratory waterfowl, use wetlands as habitat. Lakes and wetlands may serve as breeding grounds for fish. As an ecotone, or edge environment between land and water, wetlands offer unique opportunities for education and research.

“

THERE’S GREAT ENERGY AROUND PARKS AND RECREATION ON UPDATING THEIR APPEARANCE AND ACCESS TO THEM IN THE RECENT YEARS.

*-Community Survey Respondent*

The community’s natural environment is one of the most significant resources in Frazee. Lakes and rivers provide recreational opportunities, including swimming, boating, and fishing. Water quality is vital to the enjoyment of these activities. Clean water allows water sports without risk to public health, and many species of desirable game fish cannot tolerate poor water quality. Location on or near a lake enhances property values, and all property values benefit from the number of lakes around the city. Lakes have great scenic value, both from private and public properties. The area lakes and rivers also serve as habitat for fish, waterfowl, and many other plant and animal species.

Given the lakes, wetlands, and open space in the city and surrounding area, it is no surprise that Frazee is home to a variety of wildlife. Viewing wildlife and identifying plants provide recreational opportunities and enjoyment to many residents and contribute to the quality of life and identity of Frazee.

## KEY ACTION ITEMS

- Identify lake and riverbanks where replanting native vegetation could help with surface runoff.
- Ensure boat and river accesses have aquatic invasive species signage and print materials to educate the public on rules and best practices.
- Regain “Tree City” status.
- Identify existing wells that need to be sealed.
- Determine ownership of land along the river and research easement opportunities for walking paths.
- Identify areas of potential open space that the city would like to preserve and maintain the park-like and small town feel of the community.

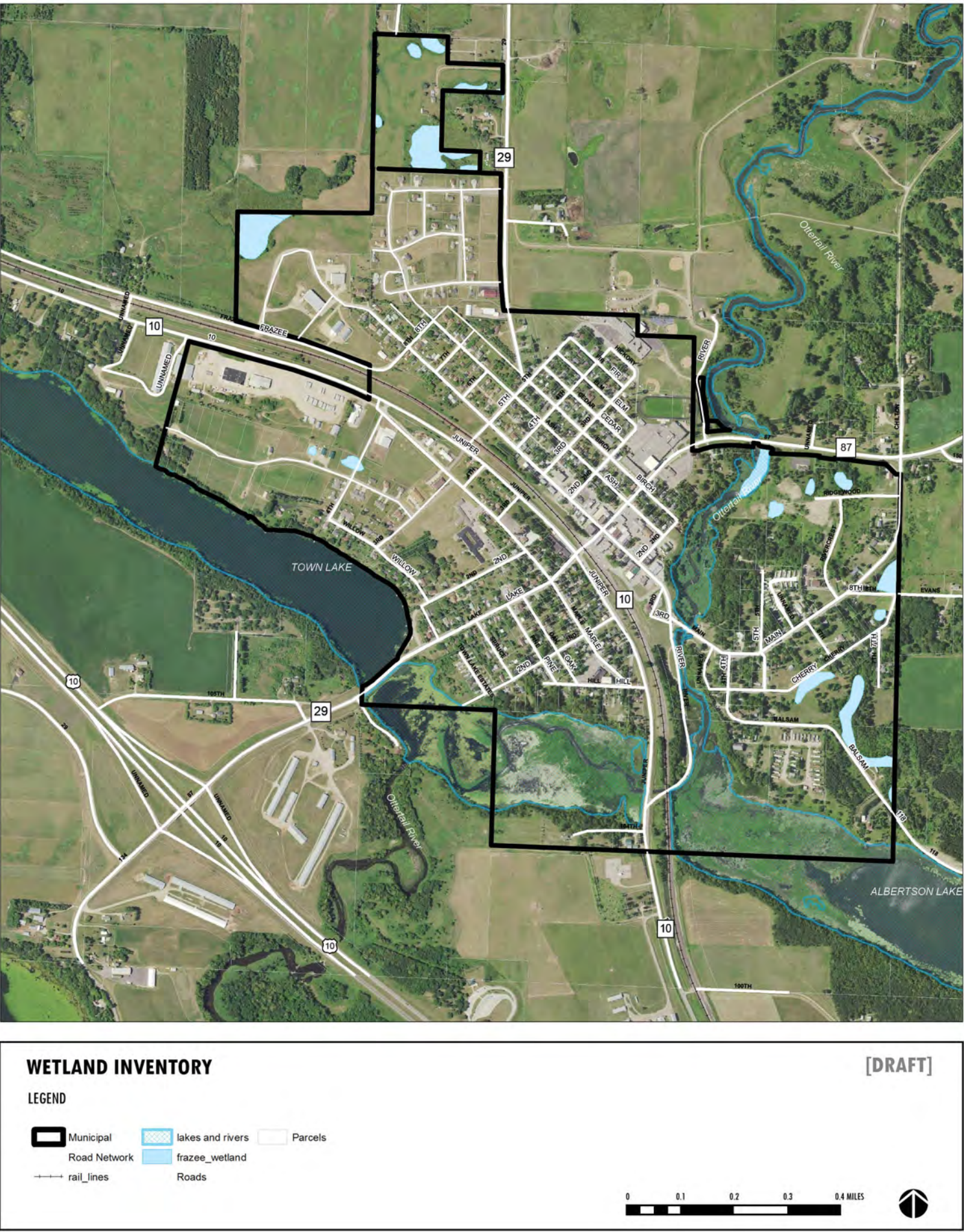
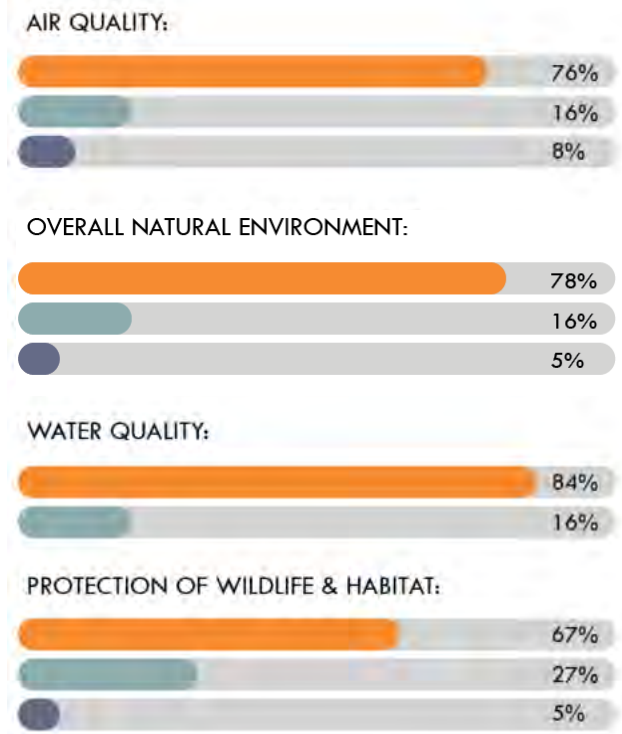
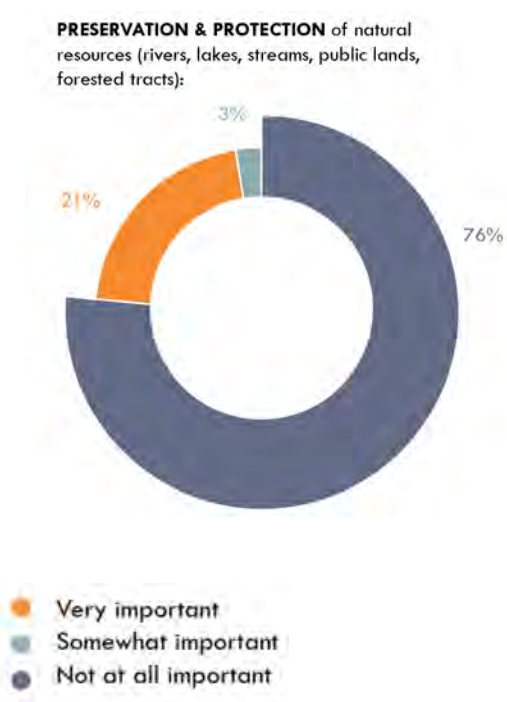




### WHAT WE HEARD

Frazee is in the center of a tourism area. Residents indicated the desire to utilize the area’s natural resources as an economic tourism driver. The community survey highlighted support of the natural and environmental systems to promote and attract quality investment in the community. Respondents indicated access to rivers and lakes as the most important element that makes Frazee a great place to live. Like neighboring communities, residents would like to capitalize on the natural resources of the area.

Responders in the community survey highlighted the protection of water quality as the most important environmental factor. Seventy-five percent of respondents also ranked the preservation and protection of natural resources (rivers, lakes, streams, public lands, forest tracts, etc.), air quality, and overall quality of the natural environment as very important. Community residents strongly indicated the need to protect natural resources and the environment for future generations.







## TRENDS

One factor in protecting water quality is managing surface water runoff. Landscaping adjacent to wetlands and lakes can have an impact on the water quality. If a manicured lawn is maintained right up to the wetland boundary, runoff containing fertilizer can overwhelm the wetlands’ capacity for processing nutrients. Along lakeshores, many private property owners have extensively modified the natural vegetation and slopes to create a lawn area. The lack of a natural vegetative buffer increases runoff, sediment, and nutrient transport to the lake, contributing to algae blooms and other water quality problems.

Insecticides and other chemicals used for lawn maintenance can also harm habitat. Recent research has identified that long-term exposure to concentrated pesticides is dangerous to human health, especially children. In response, many communities have adopted ordinances limiting the use of pesticides on public property, particularly in parks and turf areas where children play. Pesticides applied on lawns and turf areas can also be carried into lakes, streams, and wetlands and can have a negative impact on these ecosystems.

The protection of natural vegetation in shoreland areas, especially along lakes and streambanks, is critical to maintaining water quality and wildlife habitat. Good

shoreland management requires the protection of natural vegetation in shore impact zones, steep slopes, and bluff areas.

Shoreland vegetation (native trees, shrubs, forbs, grasses) provides numerous ecological benefits, including:

- Minimizes the erosive impact of raindrops.
- Holds soils and limits soil erosion from surface runoff, which is important since high-velocity or concentrated runoff volumes can readily erode soils.
- Removes nutrients in runoff, which would degrade water quality.
- Binds and strengthens the soil column with deep, dense roots that prevent and reduce the likelihood of bank or slope failure.
- Provides diverse fish and wildlife habitat.
- Provides privacy and helps screen shoreland development.
- Provides natural and aesthetic views.
- Reduces erosion by protecting the banks against wave energy.



**Cities play an important role in the management and protection of wetland resources.** City involvement in wetland management consists of collaborating with local soil and water districts; the construction and maintenance of city infrastructure; the development review process; and the management of city-owned lands. City ordinances and surface water management plans should include provisions and standards relevant to wetland management, including flood plain management, erosion control, vegetation management, standards for treatment of runoff, and best management practices.

Aquatic invasive species management is mostly coordinated through the Minnesota DNR. In partnership, the city and DNR should ensure boat and river accesses have aquatic invasive signage, waste receptacles at boat access and print materials to educate the public on rules and best practices. Education material on invasive species is available from the DNR and the University of Minnesota Extension.

The Minnesota DNR also regulates the Shoreland Management Program, which provides for orderly development of shoreland and protects lakes and rivers from pollution by individual sewage treatment systems and nonpoint sources. The intent of this program is to encourage development of shorelands in ways that enhance water quality and preserve scenic resources. The program implements the Shoreland Management Act, which regulates all land within 1,000 feet of a lake

and 300 feet of a river.

The standards for any given lake or river vary depending on the classification. The DNR provides three classifications of lakes: Natural Environment, Recreational Development, and General Development. Rivers have six primary classifications: Remote, Forested, Transition, Agriculture, Urban, and Tributary. In addition, some rivers have special classifications other than those listed above. These include: state or federal Wild and Scenic Rivers, Critical Area Rivers, Trout Streams, and Special River Management Districts.

## FOR THE FUTURE

Protecting natural resources and the environment was identified as a major priority for Frazee. The community has identified areas of importance if wants to focus on to preserve the natural features of the area. From managing surface runoff, to combating aquatic invasive species, the community would like to preserve and maintain the park-like and small-town feel. In addition, the city should consider adding additional open space for conservation and recreation. Building up on the natural assets of lakes and rivers, Frazee has an opportunity to utilize its natural resources for tourism and economic opportunities while preserving the natural environment, which is significant to Frazee’s identity.



# NATURAL RESOURCES

## Goals & Strategies

**GOAL 1** Provide for the preservation, conservation, and appropriate management of the city's natural resources so that its economic, educational, environmental, social, and aesthetic values are preserved and enhanced for future generations.

STRATEGIES	ACTION ITEMS	PRIORITY
The city shall implement surface water quality improvement projects that minimize debris, nutrient, and bacteriological contamination of the lakes to include street and sediment trap cleaning, retention systems and replanting native aquatic vegetation.	Identify lake and riverbanks where replanting native vegetation could help with surface water runoff.	O
Soil and silt material disturbed by clearing and construction activities shall remain onsite and away from lakes and rivers through application of soil protection methods.	Inspect construction activities for proper techniques to ensure soil and silt remain on the construction site.	O
Soil erosion created by wind and stormwater runoff shall be reduced through the application of construction practices that retain soils onsite to the greatest extent practical.	Inspect construction activities for proper techniques to ensure soil and silt remain on the construction site.	O
Tree and vegetation protection standards shall prevent the clearing of land or the removal of trees, particularly within shoreline areas, except when authorized by the city.	-	O
Temporary stormwater drainage systems, such as swales and berms, shall be installed with new construction and clearing activities to capture direct surface water runoff.	Review DNR Shoreland Management Policy.	O
The city will take progressive action to combat aquatic invasive species.	Ensure boat and river accesses have aquatic invasive signage and print material to educate the public on rules and best practices.	O
The city will continue to research wind and solar as energy options.	-	O
Implement the existing wellhead protection plan using the Drinking Water Supply Management Area (DWSMA) to protect the City's water source and groundwater.	Identify existing wells that need to be capped.	H
Adopt a tree policy for boulevard trees to help build the city's capacity for becoming a Tree City or honoring the general premise of this program.	Regain Tree City status	M

**GOAL 2** To protect and preserve wetlands.

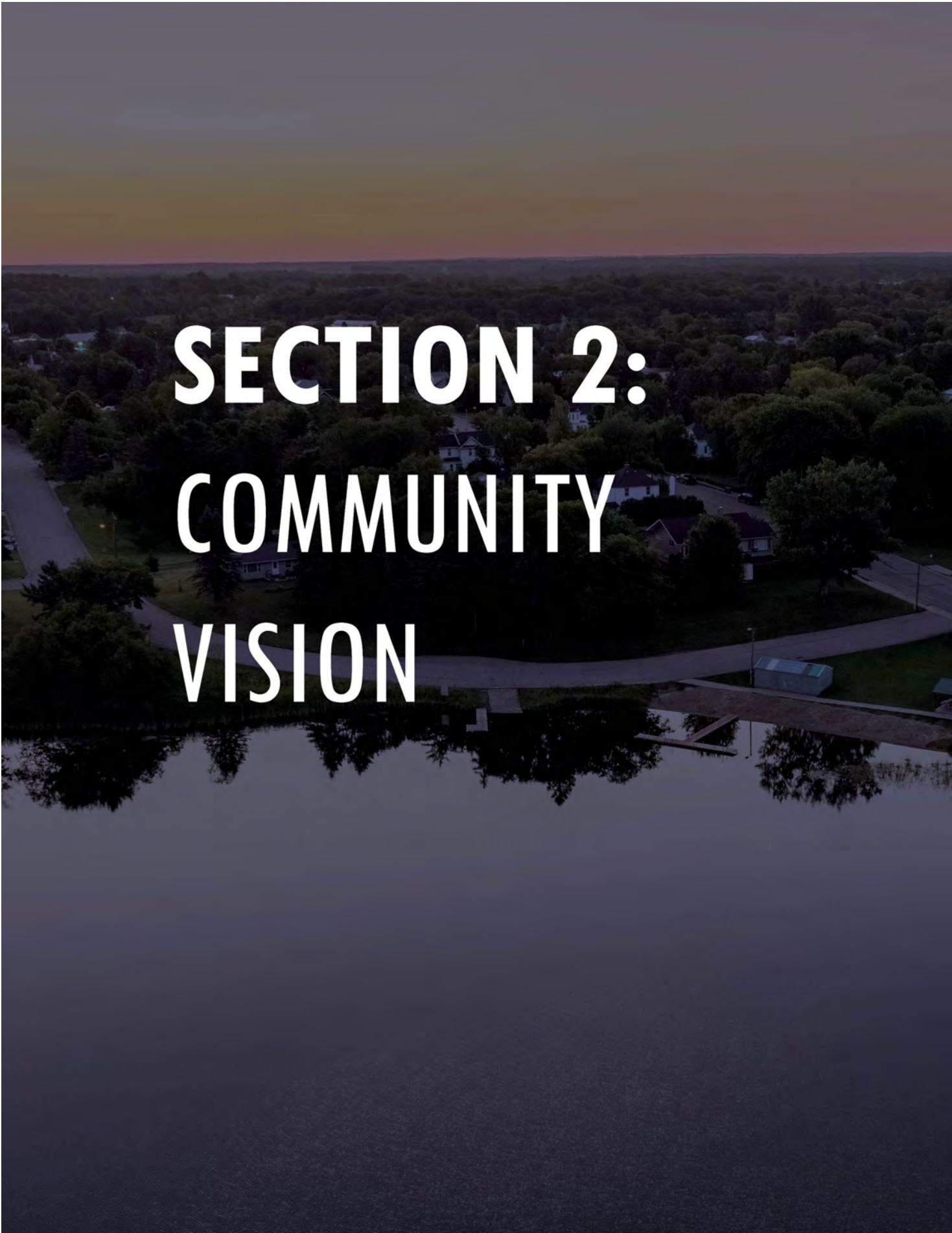
STRATEGIES	ACTION ITEMS	PRIORITY
The city shall conserve and protect the remaining natural systems through appropriate land use designations. All future development or redevelopment of land affecting natural resources shall be consistent with the City of Frazee's comprehensive plan.	-	O
Conservation of future land shall be placed on all riverfront wetlands or other adjacent environmentally sensitive lands as a condition or requirement of development approval for all properties containing any designated wetland.	Determine ownership of land along river and research easement opportunities for walking paths.	H
Partner with the Soil and Water Conservation District (SWCD) on river buffer programs.	Learn about the buffer program and other programs the SWCD offers. Explore opportunities where these programs could be implemented.	M

**GOAL 3** Protection of natural resources to preserve and protect our natural resources to enhance livability and community health.

STRATEGIES	ACTION ITEMS	PRIORITY
The city shall periodically consider the usefulness and availability of state and federal grant programs for the acquisition of lands for conservation areas or passive recreation.	Identify areas of potential open space that the city would like to preserve to maintain the park-like and small-town feel of the community.	O
Enhance environmental stewardship and water quality improvements through energy-efficient infrastructure and best management practices.	Promote and implement, when practical, energy efficient infrastructure in private and public development.	O

PRIORITY KEY  
**H** = High  
**L** = Low  
**M** = Medium  
**O** = Ongoing





# SECTION 2: COMMUNITY VISION

Many factors combine to create a community's vision. The vision can be a blend of special geography, architecture, history, and economic activity. In Frazee, land use, community design and small-town character are the planning elements that outline the community vision section.

The land use element is the centerpiece of the comprehensive plan because it coordinates the central themes and information found in the majority of the plan's elements. The land use element impacts circulation, housing, public services and infrastructure, safety, economic development, parks and open spaces, and others. The land use element provides a framework for all decisions and actions related to the use of land.

The second element in the chapter

is community design. This element looks to preserve and promote community, cultural, and aesthetic elements that identify Frazee as a special place to live and work. The community design element promotes and incorporates unique and functional design components within new developments, public spaces, and streetscapes to enrich areas throughout Frazee while enhancing visual character of the city.

Small-town character is the third element in the community vision section. Small-town character is regularly viewed through a social lens and is often intuitively felt. Often community character incorporates components such as community involvement, festivals and events, investment in the arts, and historic preservation. Small

town character can also be seen through parks, sidewalks, and bike trails; iconic and cherished buildings; public art displays; well-kept properties and homes.

Collectively, the community vision section is an expression of the community's vision in terms of both the physical and social environment. The goals and strategies in the chapter look to preserve and enhance the rural character of Frazee through the application of planning, design and future land use decisions.

## IN THIS SECTION:

CHAPTER 4 | Land Use

CHAPTER 5 | Community Design

CHAPTER 6 | Small-town Character





# 04: Land Use

## OVERVIEW

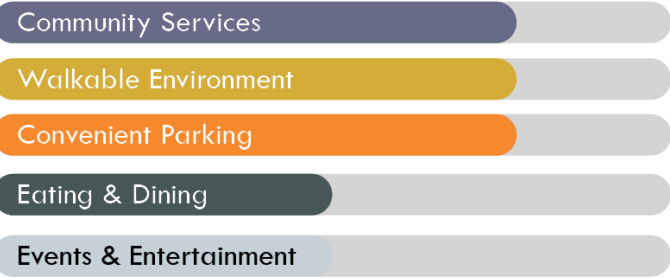
The land use element is the centerpiece of the comprehensive plan because it coordinates the central themes and information found in the majority of the plan's elements. The land use element impacts circulation, housing, public services, and infrastructure, safety, economic development, parks and open spaces, and others. This chapter is comprised of text and maps that are intended to guide the land use, zoning, and physical development of the city to meet the desires and aspirations of the community.

The primary purpose of this chapter is to provide a blueprint for future land uses and development patterns over the next 15 years. This chapter is a policy tool; therefore, public and private decision makers depend on it to guide individual actions such as land purchases, project siting, and the review and adoption process. This chapter will help the Planning Commission and City Council respond to individual development and redevelopment requests.

## WHAT WE HAVE

Today, the City of Frazee covers nearly 1.1 square miles in size (705 acres). The development pattern of the city is reflective of its historic past with grid-like streets and traditional core neighborhoods with an older housing stock. The Otter Tail River and the railroad were influential in the city's development, as well as the city's main highways. The downtown is nestled along two of the city's main transportation corridors and within close walking proximity to the river.

### Q22: WHAT DO YOU VALUE MOST ABOUT DOWNTOWN?



Evaluating the existing land use patterns within the city provides understanding about predominant development types, as well as potential deficiencies. A land use analysis can provide insight into the preservation of open space, protect community character, preserve sensitive environmental features, and identify redevelopment opportunities.

The predominant land use category in the city is residential, followed by commercial. The following land use chart outlines the types of land uses and their corresponding acreages:

CLASSIFICATION	Acres	Percent
Agriculture	28	4
Low-density residential	414	59
Medium-density residential	12	2
High-density residential	8	1
Central business district	13	2
Commercial	58	8
Industrial	12	2
Public/semi-public	32	5
Park/open space	11	1
Water	76	10
Right-of-way	41	6
TOTAL	705	100

## KEY ACTION ITEMS

- When making land use decisions, review the zoning map and Future Land Use Map (FLUM).
- Adopt and implement a FLUM.
- Review and expand the zoning map to include additional zoning classifications.
- Identify, map, and market infill redevelopment opportunities.
- Review the land use map to identify what areas are most cost effective to extend city services and utilities.
- Encourage landscaping and streetscaping with construction and street projects.
- Consider walking and biking as part of new or redevelopment projects.
- Consider adding a commercial transition zone on MN 87 toward US 10.





## EXISTING LAND USE CATEGORIES:

**Residential:** Residential land use makes up the largest single land use category in the city. This general classification accounts for nearly 437 acres (62 percent).

**Low-density residential:** This category consists of primarily owner-occupied, detached homes, but also includes duplexes, townhomes, and manufactured home parks. Low-density housing comprises nearly 95 percent of the total residential acres.

**Medium-density residential:** The category consists of multi-family housing units that consist of duplexes, apartments, nursing homes, townhomes, and row houses. Multifamily makes up approximately 2 percent of the residential acreage.

**High-density residential:** This category is comprised of apartment complexes, making up nearly 1 percent of the total residential acreage.

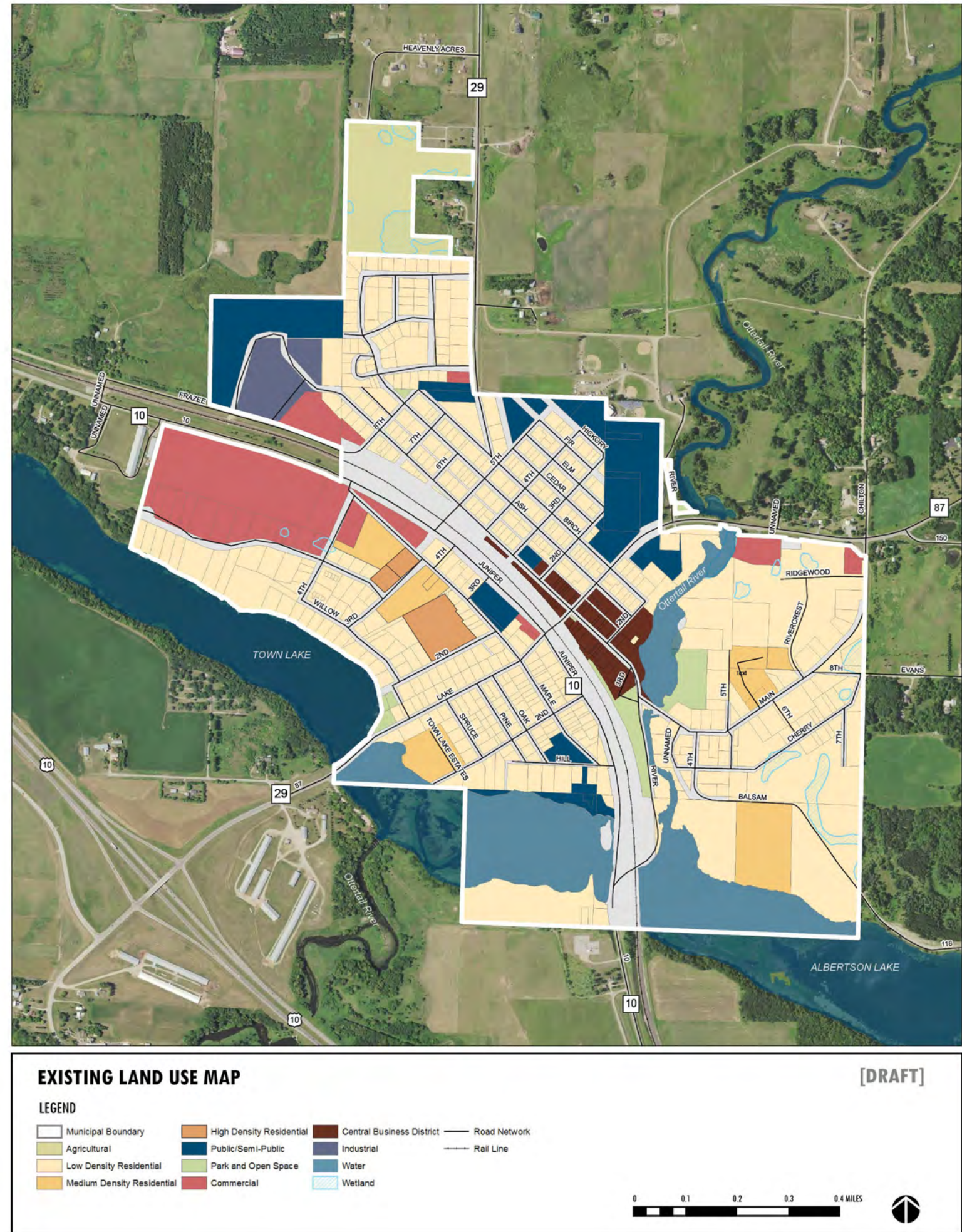
**Commercial:** This category consists of commercial businesses and services including retail, dining establishments, professional offices, and commercial facilities. This land use comprises nearly 58 acres (nearly 8 percent) of the city's acreage.

**Industrial:** This category identifies portions of the city that contain industrial uses and comprises 12 acres (about 1.6 percent) of the city's land area. Industrial uses include manufacturing, warehousing, assembly, and similar businesses.

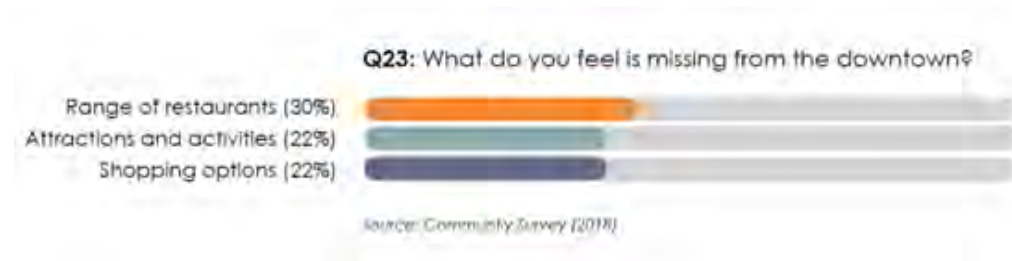
**Public/Civic:** This category includes all publicly owned spaces, such as the school, city buildings, pumping stations, and public facilities. It also includes churches, cemeteries, etc. This land use comprises nearly 32 acres (about 5 percent) of the city.

**Park and open space:** This category includes all parks and open spaces within the city. The district comprises nearly 11 acres (nearly 1 percent).

**Agriculture:** This category is dedicated to active agricultural land, or for land designated for preservation and transition, as well as very low-density housing. This category comprises 28 acres (about 4 percent).







## WHAT WE HEARD

As a part of the plan’s development, community input was gathered and used to craft the goals and policies in this chapter. As a part of the community survey, the following general themes were identified:

### MAINTAIN AND ENHANCE THE SMALL-TOWN FEEL

Participants championed their passion for the small-town character and sense of place. Respondents noted the importance of local businesses, community events, downtown building architecture, and walkability as traits that contribute to the small-town feel.

### PROTECT OUR NATURAL RESOURCES AND ENVIRONMENT

The area lakes and the Otter Tail River offer residents abundant recreational opportunities but also serve as a tourism driver for the city. Residents seek to enhance the existing network by improving the city beach and building awareness and access opportunities to the area trails. Participants noted “access to rivers and lakes” as one of the most important elements that make Frazee a great place to live.

### EXPAND HOUSING CHOICES

Participants support efforts to address blight and improve housing conditions in existing neighborhoods, as well as support exploring options to provide affordable and lifecycle housing options. Respondents noted their wish to add more single-family homes, senior housing and townhomes.

### COMMERCIAL AND INDUSTRIAL DEVELOPMENT

Residents noted the importance of bringing more businesses to the city. Particularly, residents indicated the lack of employment opportunities and a need for quality paying jobs. Participants noted providing

adequate job opportunities as the greatest challenge for the city when it comes to growth and development.

### DOWNTOWN ENHANCEMENTS

Numerous downtown establishments were championed as a part of the survey. Respondents noted their interest in more downtown activities, especially after business hours. Participants are seeking ways to improve the downtown and offerings to attract workers, visitors, and residents to utilize the downtown. Residents feel the range of restaurants, attractions, activities, and shopping options needs to be improved.

Regarding future development, residents expressed a desire to provide larger lots. People also supported residential development in existing neighborhoods as well as toward the edges of the community. Contributors to the survey expressed uncertainty (or responded as “neutral”) when asked if the city should encourage patio home and multifamily options for future development, yet responded that more senior living options are needed.

When asked about housing availability, respondents felt that more affordable housing options were needed throughout the community (46 percent). In addition, contributors agreed that more single-family homes were needed (67 percent) and 38 percent of participants felt that more multifamily homes were needed. Readers should refer to the housing chapter to learn of housing needs throughout the community. The future land use portion of this chapter addresses the types of future development.

## TRENDS

### SMART GROWTH PRINCIPLES

The City of Frazee can seek to integrate a set of framework aimed to create walkable main streets, preserve natural features, and support economic growth and opportunity. Smart Growth principles provide a set of strategies that can be applied to both expanding and contracting economies. When these strategies are integrated into city policy, the community’s vision for the future can be more predictable, helping developers and the broader stakeholder community understand the larger aspirations of the community. This set of strategies can benefit the entire community by enhancing local heritage and resources and by jointly participating in the development and conservation of the community.

- Encourage mixed land uses.
- Take advantage of compact design.
- Create a range of housing opportunities and choices.
- Create walkable communities.
- Foster distinctive, attractive community with a strong sense of place.
- Preserve open space, farmland, natural beauty, and critical environmental areas.
- Strengthen and direct development toward existing communities.
- Provide a variety of transportation options.
- Make development decisions predictable, fair, and cost-effective.
- Encourage community and stakeholder collaboration in development decisions.

Collectively, these strategies for development can help the city achieve the vision of a vibrant, small-town community that is addressed throughout this plan. One way to structure a Smart Growth approach is to use three goals as a leading framework for future growth:

**Support the rural landscape** – preserve the landscapes that community members value.

**Help existing places thrive** – take care of assets such as the downtown, existing infrastructure, and places that the community values.

**Create great new places** – build and enhance neighborhoods and vibrant places that people don’t want to leave.

**Growing:** These goals can help with development by providing a framework to ensure that rural quality of life is supported (and enhanced).

**Not growing:** Leaders can use these goals to articulate a vision for the future and prioritize appropriately.

**Livability features that benefit everyone:**

**Compactness:** helps make a community walkable, decreases automobile dependence, and supports a socially vibrant public realm.

**Integration of Land Use:** enables people to live closer to or within walking distance of work, community activities, and the services they need.

**Housing Diversity:** helps ensure that suitable housing is available for each stage of life.

**Transportation Options:** allows older adults to remain independent, mobile, and engaged in their community.

*-Roadmap to Livability, AARP*





## COMMUNITIES FOR ALL AGES

For years we have designed places where people live in different categories, i.e., where young adults live, where families live, and where seniors live. Communities today are seeking ways to develop places where people of all ages can thrive. This should be especially true for the City of Frazee. *A truly livable community should and can be intergenerational* (Where we Live, AARP). Frazee’s population is young, at the low median age of 34 (ACS, 2016). Residents often cite the successful school district, access to rivers and lakes, attractive setting, and safe neighborhoods as reasons they enjoy the city. Frazee acts a bedroom community of Detroit Lakes and Perham, so these significant attributes are what people want in communities and provide a competitive advantage, particularly for seniors, on moving to Frazee. However, through strategic investment and visioning, the city can improve *livability*. Boomers, Gen X’ers, and millennials want to live in towns that provide affordable housing choices, quality health care, walkable downtowns with prospering businesses, which are walkable with inviting outdoor spaces. Frazee can put policies in place to strategically attract various generations to the city.

## GROWTH PRIORITIES

The city can take active strides to improve quality of life by determining and identifying areas intended for growth and those that should be preserved. The following areas are illustrated on the future land use map, but further explanation is offered to provide the rationale and action steps toward development and preservation.



### DEVELOPMENT PRIORITIES:

#### INFILL REDEVELOPMENT

Infill development is the practice of building within, leveraging existing utilities, streets, and infrastructure. Infill targets vacant, underutilized, or abandoned areas that are largely developed. This type of practice adds value to the community while bringing economic, social, environmental, and public health benefits to the community.

**The comprehensive plan is a tool to ensure that growth is better, not just bigger.** Infill development is seen as a critical solution to accommodate additional housing and other infrastructure needs of a growing population. When done well, it can foster more walkable and connected neighborhoods and greater access to daily needs and services.

The housing study has identified future demand within the city. Future development consideration should include medium-density residential to accommodate independent senior living and assisted living options and facilities; single-family homes for a range of buyers; and quality, market-rate apartments. As a part of the community survey, residents were asked about a mixed-

use complex in the downtown, fit with businesses on the main floor and apartments on the top. Residents were supportive of this concept, which would fill the need of downtown infill development, as well as quality market-rate apartment options.

#### DOWNTOWN

The downtown will continue to serve as the beating heart of the community, and the revitalization of this amenity is important to residents, as well as achieving the outputs in this plan. The downtown, or central business district, offers a variety of land uses such as commercial, mixed-use, civic, residential, and park/open space. In past decades, new buildings have been constructed and their build-to lines vary and stagger. Buildings in the downtown are generally one to two stories, with many structures having more than one use. A diverse, mixed-use downtown is important in creating a successful district.



Gateway Transition

The city seeks to expand development along Minnesota Highway 87 toward U.S. Highway 10 on the west side of the city. This highway corridor serves as a main gateway into the city, eventually routing visitors and residents right to the heart of the community, the central business district. A gateway transition category is recommended to guide a mix of land uses such as commercial, retail, restaurant, light industrial, professional offices, public, and institutional. Future development along this corridor should be well designed, due to its high visibility from the highway and should highly encourage walkability through appropriately designed intersections, sidewalks, trees, and street design.

PRESERVATION  
Otter Tail River Corridor

The city should work to develop and maintain the Otter Tail River system as a primary recreation area and destination for residents. The Otter Tail River system is a key physical, environmental, and recreational future of the city. Development should connect to this resource to provide value, both economic and recreational. Development must be done in a manner that preserves the environmental qualities of this system. As the city expands and attracts entrepreneurs, seniors and families, this amenity will play a significant role in the city’s success. The city should strive to:

- Develop a paved and natural trails network
- Identify tent camping areas along the river
- Improve signage and wayfinding to route hikers on the North Country trail to the park
- Enhance water quality
- Improve opportunities for river-related recreation.
- Increase access points for recreational users
- Enhance preservation of native plants and habitat protection efforts for wildlife

FOR THE FUTURE

The future land use plan guides the community’s development and redevelopment toward a desired land use pattern and identifies a series of areas for future growth. Together with the text, the future land use map will provide guidance for the city’s land use policies and development decisions. The future land use plan provides a reasonable level and predictability with public and private investments.

The categories used in the 2019 plan are like those used in the 2006 plan, with the exception that the residential categories have been broken down into more clearly defined categories, rather than one large residential classification.

City officials, staff, business owners, and residents should understand that the future land use classifications are designed with a range of densities. Land use and densities are proposed as the “maximum allowed,” and do not exclude lower-intensity uses or densities. Recommended land uses are not on a per-parcel basis, but rather on gross areas.



FUTURE LAND USE

**Rural Residential/Agricultural:** This land use category includes residential subdivisions already platted or developed within the city or extra-territorial areas. Density for the RR/A zoning is 2-5 acres.

**Low-Density Residential:** This land use category includes traditional residential neighborhoods that include predominately single-family, detached homes. Also allowed in this category would be two-family dwellings. Allowable density is 1-4 units per acre.

**Medium-Density Residential:** This land use category includes primarily attached housing types such as apartments, townhomes, row houses, senior living facilities, as well as provides for single-family homes. Allowed density would be 4-8 units per acre.

**High-Density Residential:** This is primarily intended to provide for multifamily apartments at infill locations within the city. Allowed density would exceed 8-15 units per acre.

**Commercial:** The commercial land use category applies to outside the central business district. The commercial land use provides retail goods, services, office use, and

auto-oriented commercial development.

**Central Business District:** This category applies to the downtown district. This category allows for a mix of uses such as commercial, retail, food establishments, offices, and limited, upper-level residential.

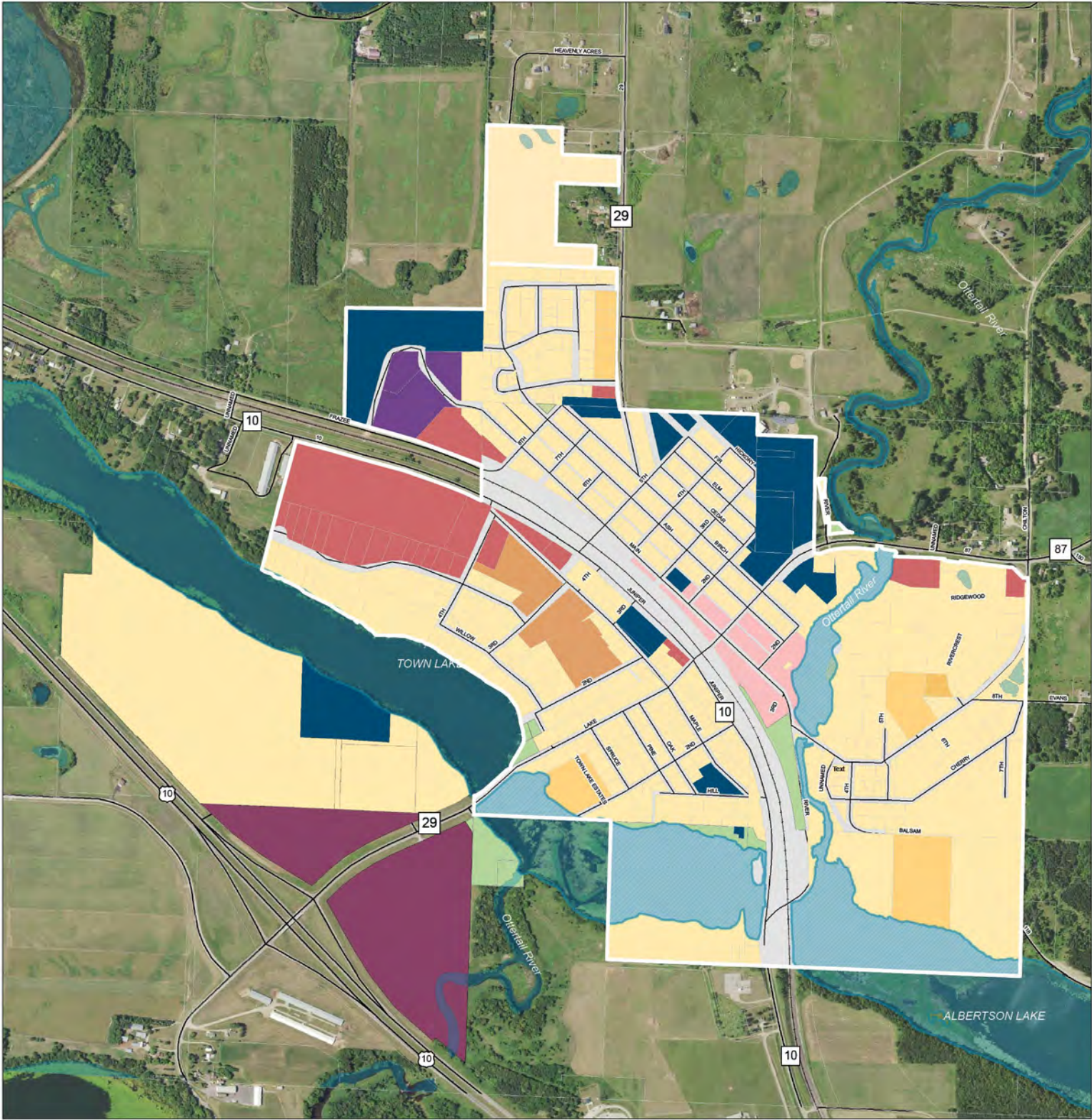
**Gateway District:** This category includes a mixture of commercial, retail, office, lodging, and multifamily residential, primarily suited for along arterial streets.

**Industrial:** This category allows for a wide range of industrial uses such as manufacturing, warehousing, distribution and processing facilities, as well as heavy commercial use.

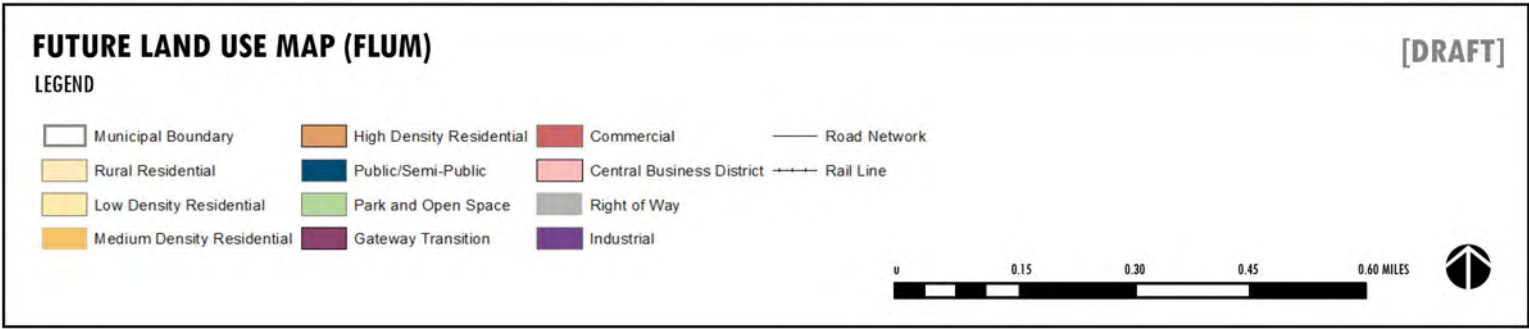
**Park and Open Space:** Land suited for recreation and leisure.

**Public and Civic Use:** This category identifies publicly owned community facilities and properties.





Page left intentionally blank.





# LAND USE

## Goals & Strategies

**GOAL 1** | Implement a land use and development framework based upon Smart Growth principles that will:

STRATEGIES	ACTION ITEMS	PRIORITY
Preserve and protect natural resources.	When making land use decisions, review the zoning map and Future Land Use Map (FLUM).	O
Promote an efficient and environmentally sensitive pattern of development.	-	O

**GOAL 2** | The City of Frazee shall regulate land uses to maintain and protect its small-town character by embracing its history, cultural and community assets, and natural resources.

STRATEGIES	ACTION ITEMS	PRIORITY
Ensure that future land use designations are compatible with adjacent land uses both within and outside the city boundary.	Review and expand zoning map to include additional zoning classifications.	O
The city shall administer land development regulations consistent with the future land uses in this element.	-	O
Support neighborhood planning and development that create physical and economic revitalization of neighborhoods and enhance public safety to maintain the stability and character of city neighborhoods.	-	H
Land use shall be regulated by the adopted Future Land Use Map.	Adopt and implement a Future Land Use Map to designate future land uses that regulate uses, densities, and intensities that enhance Frazee’s neighborhoods and districts; stimulate tourism and the local economy; and are compatible with the city’s small-town character.	H

**GOAL 3** | Encourage development and redevelopment that is well-planned and sustainable.

STRATEGIES	ACTION ITEMS	PRIORITY
Identify areas and stage development in a manner that minimizes costs of providing public services.	Review the land use map to identify what areas are most cost effective to extend city services and utilities.	O
Encourage and focus efforts to improve the aesthetics and walkability of downtown and neighborhoods.	Encourage landscaping and streetscaping with construction and street projects.	O
Cluster activities in an effort to easily access a variety of services in one focused location via bicycling, walking, and other modes of transportation.	Consider walking and biking as part of new or redevelopment projects.	O
Support the infill and redevelopment of areas within the city in an effort to leverage existing infrastructure investment.	Identify, map, and market infill redevelopment opportunities	M

**GOAL 4** | Plan for mixed-use land use patterns that are walkable and bikeable.

STRATEGIES	ACTION ITEMS	PRIORITY
Plan for the mix of land uses to support a pedestrian- and bicycle-friendly environment and encourage an active lifestyle.	Consider adding a commercial transition zone on Minnesota Highway 87 toward U.S. Highway 10.	O
Incorporate safe, accessible, and attractive design features within mixed land use patterns.	Review new construction for building design and aesthetics. Provide recommendations that complement this goal.	O
Encourage the co-location of civic buildings and schools within walkable districts and neighborhoods.	-	L

PRIORITY KEY  
**H** = High  
**L** = Low  
**M** = Medium  
**O** = Ongoing



# 05: Community Design



## OVERVIEW

The City of Frazee often references its quality of life and small-town character and the role it plays in making the community so quaint. This recurring theme is an important element that Frazee residents wish to see protected and enhanced in the future. Tight-knit neighborhoods where people are within walking distance to daily needs and services, neighborhood size and scale, downtown architecture, and appropriately sized neighborhood streets all contribute to this small-town feeling. This chapter seeks to address the physical (and social) elements and design components that make up the physical image of the city.

A well-designed community is a place where people want to live, move to, recreate, and invest in. Rural design goes beyond aesthetics; it fosters economic activity and development, contributes to quality of life, and can even improve the health of its residents.

The content in this plan seeks to enhance the central business district and commercial areas, as well as provide guidance for new growth and development.

Emphasis is given to residential neighborhoods, the downtown, and street design.

## NEIGHBORHOOD ELEMENTS

**Buildings in good repair:** Residents would like to see a concerted effort to improving the exterior façade of homes, as well as take active steps to eliminate blight. It’s not recommended to introduce design standards, but it’s encouraged to support good judgement when homeowners are contemplating imperfections that make neighborhoods quaint and charming versus those that only indicate lack of investments.

**Trees:** Most of the neighborhoods are lacking formal street trees; however, as the city aged, many of the neighborhoods developed tree canopies. These canopies provide a sense of enclosure, adding a significant value to the neighborhoods. As trees begin to die off, the city should encourage residents to replace them.

When street reconstruction occurs, the city should plant boulevard trees as a part of the project or work with the developer on appropriate selection and installation.

**Parks and open spaces:** The city offers a variety of parks and open spaces, mainly along the river corridor, but also public spaces by the school. These green spaces add significant value to our neighborhoods and are also considered the front door to our community. The city should incorporate playground maintenance and replacement fees in the city budget, as well as strive to integrate design elements and themes that connect these parks to the neighborhood context, or network as a whole.

## TRANSPORTATION ELEMENTS

**Signage:** It’s important that signage does not overshadow the landscape and is appropriately sized for the neighborhood context. Thought should be given to sign placement, size, theme, and the overall design. Signage can add significant value to neighborhoods when tied in with a common design theme.

## KEY ACTION ITEMS

- Develop a summer activity that promotes Frazee, such as a weekly or monthly turkey or minnow race event.
- Coordinate a summer concert series downtown.
- Work with the EDA on a community brochure.
- In coordination with SHIP, host an annual bike rodeo.
- Inventory vacant buildings and storefronts and include contact information.
- As future street projects are constructed, consider upgrading street lighting to pedestrian-oriented lighting.
- Promote farmers’ markets or craft fairs events in the downtown.
- Research and develop an information resource guide on potential resources to assist with the renovation.
- Develop an art program that integrates art into existing infrastructure such as painting utility boxes.





## TRANSPORTATION

**Street design:** A sense of enclosure when assessing street design is an essential element in creating safe and welcoming residential streets. Whether the neighborhood is historic, includes narrow travel lanes, tree canopies, or lot setbacks, all contribute to local street design and the level of comfort that residents, drivers, and homeowners feel. Appropriately scaled streets can force traffic to move more slowly, allow people to comfortably walk and bike through neighborhoods, encourage play in the front yards, and residents to sit on their porches. By taking strides to make our streets geared more toward pedestrians, we can accomplish a small-town feel by encouraging interaction among residents.

**Sidewalks:** Residents would like to see increased opportunities for walking and biking. These networks link people to area parks, the school, the downtown, everyday services, and their homes. Sidewalks and trails can provide safe places for exercise, as opposed to walking on the street, which can encourage interaction between community members. Safe crossing at major roadways is an essential component to creating walkable neighborhoods. For example, installing bump outs or using pavers can help distinguish the crosswalk from the road.

**Lighting:** Lighting can play a role in making the pedestrian feel more comfortable when designed to be closer to pedestrian height but can also add significant value in the historic downtown or neighborhoods when tied in with a common design theme.

**Signage:** It's important that signage does not overshadow the landscape and is appropriately sized for the neighborhood context. Thought should be given to sign placement, size, theme, and the overall design. Signage can add significant value to neighborhoods when tied in with a common design theme.

## DOWNTOWN

**Walkability:** Residents would like to see efforts taken to revitalize the downtown. The city can invest in the necessary infrastructure to make the downtown more walkable such as sidewalks, streetlighting, and crosswalks. Efforts to improve the comfort of the downtown are also needed. Examples include adding sidewalk furniture, themed signage, and wayfinding to local destinations; outdoor seating and patio dining, plantings; and appropriately scaled lighting. Street width also plays a significant role in the comfort of the pedestrian in the downtown. Bump outs and mid-block crossings can aid in minimizing the length traveled by the pedestrian at intersections.

**Building façade:** The exterior condition of historic buildings plays a role in the vibrancy of the downtown. Priorities that need exterior maintenance should be identified, and the city should work with property owners on maintenance needs, either through programming or volunteer efforts. A multitude of façade materials reflect the community's history, culture, and heritage.

## FOR THE FUTURE

Through redevelopment proposals, residential development, and citywide projects, the character of the community is likely to develop through regulations and zoning requirements. However, elements of the city's character are likely to develop organically as downtown business owners expand, community events evolve and grow, and recreational activity is enhanced. The city has an opportunity to take an active step in its physical development. The following steps are recommended to move the goals and strategies forward:

**Market analysis:** A key step in downtown revitalization is envisioning who will use the downtown. The city should further study how local residents might utilize the downtown even more than they do and what might prevent them from driving to Perham or Detroit Lakes for most of their shopping and entertainment needs. A market analysis would be a great tool in answering this set of questions. A market study can help determine the feasibility of other markets outside of Frazee. The market study could help the city identify special businesses or features the downtown area might possess.

**Branding and promotional campaign:** Branding and promotional work of the community should be a partnership approach with local community clubs, area chambers of commerce, and the city. By sharing a collective, organized message, the city can market the community's assets — the physical, natural, and social elements — to existing and future residents and local business community as well as use it as a recruitment tool.

**Programming:** Physical design elements are important in creating or revitalizing our neighborhoods, downtown and community as a whole. Through thoughtful design we engage residents, build trust, form relationships within the community, and ultimately create a sense of community. Community programming and events are an important element of creating community pride and connections. The city should continue to market the existing events, festivals, and parades, as well as identify new events and celebrations that can be built into local programming efforts.



# COMMUNITY DESIGN

## Goals & Strategies

**GOAL 1** | Continue to organize and implement a robust program of events and activities that promote, celebrate, and protect the town's local character, history, businesses, residents, schools, and neighborhoods to enhance quality of life and enrich community culture.

STRATEGIES	ACTION ITEMS	PRIORITY
Collaborate with area chambers of commerce to aid in downtown programming and area tourism.	When making land use decisions, review the zoning map and Future Land Use Map (FLUM).	O
Support the community club and community partners to organize and implement a robust program of events and activities to celebrate, champion, and promote Frazee's unique sense of place.	Develop a summer activity that promotes Frazee such as a weekly or monthly turkey or minnow race event.	O
	Coordinate a summer concert series downtown.	O
Continue to craft brand, logo, and marketing materials for Frazee and downtown/Main Street that reflect the themes and priorities outlined in this plan.	Work with Economic Development Authority (EDA) on a community brochure.	O
Host and support events that focus on active living and healthy community principles as well as access to healthy food options and urban agriculture.	In coordination with the SHIP program, annually host a bike rodeo.	O

**GOAL 2** | Focus efforts on revitalizing the downtown into a vibrant center of the community, with physical elements necessary to attract visitors and residents.

STRATEGIES	ACTION ITEMS	PRIORITY
Encourage programming to allow small business owners and entrepreneurs to utilize downtown vacant buildings and storefronts.	Inventory vacant buildings and storefronts and include contact information.	O
Improve the pedestrian environment by adding signage, lighting, boulevard trees, and shade structures.	As future street projects are constructed, consider upgrading street lighting to pedestrian-oriented lighting.	O
Utilize pop-up events that will foster creativity, facilitate collaboration, and attract residents to the downtown.	Promote farmers' markets or craft fairs events in the downtown.	O
Support the renovation or replacement of existing buildings within the downtown that do not meet acceptable code compliance levels.	Research and develop an information resource guide on potential resources to assist with renovation.	O

**GOAL 3** | Promote and incorporate unique, functional community design components within new developments, public spaces, and streetscapes to enrich areas throughout the city to create distinctive character, and ensure a citywide, pedestrian-friendly environment.

STRATEGIES	ACTION ITEMS	PRIORITY
Incorporate and integrate art and local flavor into downtown and certain neighborhoods.	Incorporate and integrate art and local flavor into downtown and certain neighborhoods.	H

PRIORITY KEY  
**H** = High  
**M** = Medium  
**L** = Low  
**O** = Ongoing



# 06: Small-Town Character



## OVERVIEW

Often the perception of community character and *feel* of the city is the reason people choose places to live and spend their leisure time. A sense of community is characterized by an emotional connection to a place and its residents. Where a sense of community exists, residents value their connection to the area, care about the city’s well-being and its people, and are invested in its future. By identifying the measurable qualities that attribute to the small-town character of Frazee, city officials and local leaders can develop a common language and understanding, and take appropriate action to plan, preserve, and enhance the physical and social characteristics of the city.

The city is comprised of well-maintained neighborhoods and older homes, a meandering river and city beach, lakes, numerous churches, a quaint downtown, rolling topography, and open spaces. It’s easy to associate the various elements that contribute to the community’s character. This chapter addresses the core concepts of *character* and ways the city can enhance and protect such elements through

volunteerism, as well as how it can regulate future development through land use policies and zoning. A strong sense of community is often intuitively *felt*. However, it can also be seen through busy parks, sidewalks, and bike trails; iconic and cherished historic buildings; public art displays; well-kept properties and homes; and street fairs and parades.

For the purposes of this chapter a three-pronged approach is taken in measuring community character: **built form, natural features, and social connection.**

“ I LOVE OUR COMMUNITY TOGETHERNESS LIKE THE RESCUE AND FIRE DEPARTMENT PANCAKE FEEDS AND THE CORN FEED. I ALSO LOVE A FEW OF THE OLD BUILDINGS.

-Community Survey Respondent

**Built form:** includes the physical characteristics of a neighborhood or town, including pattern of development, style of buildings, streets, and open spaces. Built form can also be much more specific, such as the heights and widths of buildings; distance, and relationships from the storefront and the street; intersections; and the variation of heights, widths, and distances across the community.

**Natural features:** include water bodies, rivers, wildlife, vegetation, topography, and open space — including those places and spaces physically improved through development. Natural features also tell us how active the community is when people use the trails, traverse the rivers, and play in the parks.

**Social connection:** speaks to the social wealth or social capital within a community. Volunteerism is often an indicator of strong social capital, as well as public participation and engagement in civic activities and government. Social interaction occurs in successful neighborhoods, in cafes, school events, potlucks, and through local programming.

## ACTION ITEMS

- Update lighting standards in the city’s zoning ordinance.
- Encourage the removal, replacement, or retrofit of light fixtures that contribute to light pollution.
- Update ordinances to establish minimum green space standards for development.
- Promote and plan for art along the multi-use trail along Minnesota Highway 87.
- Establish “coffee with council” once a month.
- Work with the Lakes Region Art Council to learn about its programs and funding opportunities.
- Identify art opportunities and funding resources available for developers.
- Work with Becker Count Historical Society and develop a database for historic buildings and landmarks.

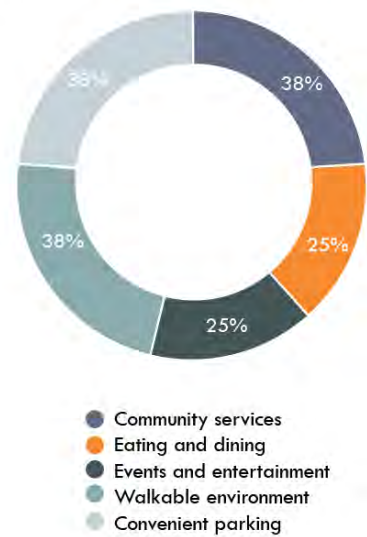




### WHAT WE HEARD

As a part of the community input process, residents shared elements that makes Frazee a great place to live. Many of the elements touch on the built, natural, and social aspects of the community. A common characteristic identified as a part of the engagement process was maintaining the small-town feel of the community. Participants noted that community events, downtown building architecture, the turkey mascot and statues, and walkability are all traits that point to the community's character.

Q22: WHAT DO YOU VALUE MOST ABOUT DOWNTOWN?



Q30: WHEN IT COMES TO GROWTH AND DEVELOPMENT, WHAT IS THE CITY'S GREATEST CHALLENGE?



### TRENDS

#### Placemaking

Great places foster successful social networks and can benefit multiple stakeholders at once. A great place cannot be measured by its physical characteristics alone, but it must serve the people who use it; function must always trump form. *Placemaking* inspires people to collectively reimagine and reinvest in public spaces as the heart of every community. The act of placemaking is much more than promoting better design; it's identifying the social characteristics that define a place.

By developing the city around a place, or strategically investing in neighborhoods around social centers, the city can take active strides in transforming public spaces that contribute to residents' health, well-being, and happiness. The city should work with community members and stakeholders in identifying existing spaces to be retrofitted or plan for the development of a new space.

#### Help Existing Places Thrive

The city can benefit from building on and enhancing previous investments, whether that be a once-walkable neighborhood, historic buildings, or landmarks. By leveraging existing investment, we can set the stage for thriving places. The concept of helping existing places thrive is not only an economic development strategy, but a quality-of-life improvement. Residents and business owners value a community that offers a variety of factors that contribute to a high quality of life, such as a downtown district with restaurants, green and open space, options for walking and biking, public art, and community centers.

“  
WHEN PEOPLE OF ALL AGES, ABILITIES, AND SOCIO-ECONOMIC BACKGROUNDS CAN NOT ONLY ACCESS AND ENJOY A PLACE, BUT ALSO PLAY A KEY ROLE IN ITS IDENTITY, CREATION, AND MAINTENANCE, THAT IS WHEN WE SEE GENUINE PLACEMAKING IN ACTION.”



“

TWO THINGS THAT SHOULD STAY THE SAME IS OUR SMALL TOWN FEEL AND THE GREAT BUSINESSES IN TOWN.

*-Community Survey Respondent*

“

THE HIGH LEVEL OF THE COMMUNITY'S INVOLVEMENT OF ITS CITIZENS AND THE SPIRIT OF WELCOMENESS; IT OFTEN SHOWS.

*-Community Survey Respondent*

## FUTURE

The City of Frazee can strategically plan for the physical and social elements of the city. Planning can aid in supporting everyday relationship building through improving the built and natural environments. Planning can also reinforce local history and geography.

### BUILT

**Make neighborhoods more walkable:** Take strides to improve social interactions through physical design and policies. A significant benefit of walkable neighborhoods is that neighbors pass each other on the sidewalks often, forming friendships and bonds. The city can make neighborhoods more walkable in a number of ways:

*TO DO: Slow down traffic; build and maintain sidewalks; build shortcuts to parks, local destinations, and stores; encourage porches on new construction; plant boulevard trees on streets.*

**Create sociable downtowns:** The downtown is the hub of the community and center for social interaction. Seek ways to make the downtown sociable and comfortable. This can be done through pop-up opportunities, which are temporary, or through land use and zoning practices.

*TO DO: Slow traffic; construct bump outs at intersections; offer places to sit; construct storefront canopies for shelter and boulevard trees; sidewalk cafes and outdoor seating; small plazas for places to sit and eat lunch.*

### NATURAL

**Enhance walking and biking options:** Nonmotorized trail options are important for connectivity, from a transportation mode, and healthy lifestyles. Seek ways to connect people to destinations and make the trail network welcoming for users by adding wayfinding and appropriate trail widths. The city can ensure trail development through a variety of ways.

*TO DO: Develop natural surface trails in the park; require new development to include trails; build and maintain sidewalks; create walking loops in the city.*

**Connect people to water:** Providing equitable access to the city's river and area lakes can provide community pride and environmental stewardship. The city can connect residents and visitors to the city's natural resources in a variety of ways.

*TO DO: signage and wayfinding; river access; kayak and canoe launches; passive trail networks through natural areas; park pavilions; wildlife viewing areas; riverfront trails.*



### SOCIAL

**Neighborhood block parties:** Social gatherings are a way for neighbors to meet and converse with each other and celebrate their neighborhoods. Block parties are normally associated with a neighborhood activity or the launch of a new program and require generally minimal coordination.

*TO DO: Encourage yearly gatherings; allocate time for traffic control; encourage community potlucks; identify volunteer opportunities or local service projects; make how-to instructions for residents.*

**Encourage community festivals and parades:** Festivals are significant social events that reinforce the sense of community and neighborhood bonds. Festivals and celebration can change the perception of place, fostering a sense of pride among residents and visitors. Such festivals can also highlight a unique tradition or aspect of the city. Such events do not have to solely include a large event.

*TO DO: Seek opportunities to highlight local foods; hold a community concert; spruce up the community; integrate temporary public art; encourage farmers' markets.*

**Support public art:** Public art can be many things and encourage a unique sense of place. Public art installations can be a single piece, or a broad communitywide program. Community art can also be regulated in new developments or in overlay districts

*TO DO: Seek local ways to tell stories: poems on the sidewalk, chalk walls, downtown murals, bike rack sculptures, wrapped utility boxes, turkey footprints in sidewalks.*

**Volunteer day:** can be coordinated by a volunteer organization; participants can assist the city with a singular or multiple projects that span a community. Participation in an event forms public pride and trust, as well as forms new relationship and social connectedness with residents.

*TO DO: Clean up a park; complete a habitat restoration project along the river; build a playground; help elderly or disabled residents with household repairs, exterior painting, or leaf cleanup.*



# SMALL-TOWN CHARACTER

## Goals & Strategies

**GOAL 1** | Preserve open space and natural features in Frazee that contribute to the town's scenic community character.

STRATEGIES	ACTION ITEMS	PRIORITY
Recognize and preserve views of the night sky as an important natural and scenic resource in Frazee.	Update lighting standards in the city's zoning ordinance.	O
	Encourage the removal, replacement, or retrofit of light fixtures that contribute to light pollution.	O
Create a connected network of open spaces in Frazee that is accessible to the community for outdoor recreation and other use and enjoyment as a key aspect of local community character.	-	O
Ensure that all new development, including scenic open space, contributes to and enhances Frazee's character.	Update ordinances to establish minimum green space standards for development.	H

**GOAL 2** | Strengthen the social fabric of the Frazee community.

STRATEGIES	ACTION ITEMS	PRIORITY
Encourage opportunities for social interaction and community activity through the creation of well-designed, accessible public spaces throughout the city, and by encouraging commercial uses that support community interaction, such as cafes and restaurants, performance and arts spaces, and child activity centers.	Promote and plan for art along the multiuse trail along Minnesota Highway 87.	O
Support the work of community institutions, government agencies and nonprofits that provide support services to Frazee residents.	-	O
Encourage and support communitywide and cultural events, including performing arts, that bring Frazee's population together.	-	O
Encourage all members of the community in the public decision-making process through concerted outreach efforts that target a variety of groups.	Establish coffee with council once a month.	M

**GOAL 3** | Support arts, cultural activities, and amenities in Frazee.

STRATEGIES	ACTION ITEMS	PRIORITY
Support public art in Frazee, including elements such as murals, sculpture, art installations, and temporary art that enhance the visual quality of the town environment and communicate Frazee's sense of place and community character.	Work with Lakes Region Art Council to learn about its programs and funding opportunities.	O
Encourage the inclusion of public art or publicly accessible display space in public and private development.	Encourage the inclusion of public art or publicly accessible display space in public and private development.	O

**GOAL 4** | Preservation and conservation of historic buildings and landmarks.

STRATEGIES	ACTION ITEMS	PRIORITY
Maintain accurate inventories of eligible historic properties in city databases using all available technologies so properties can be considered in planning and development actions.	Work with Becker County Historical Society and develop a database for historic buildings and landmarks.	L

PRIORITY KEY  
**H** = High  
**L** = Low  
**M** = Medium  
**O** = Ongoing





# SECTION 3: QUALITY OF LIFE

**“Quality of Life” means many things to many people.** For the purpose of Frazee’s Comprehensive Plan, the term “quality of life” was crafted based on community input and responses throughout the planning process. The quality of life section is centered around four elements: housing, public safety, economic development, and community services and facilities. The overarching theme for this chapter is to provide an enhanced community experience for Frazee residents and businesses.

The housing element discusses trends and needs that can guide housing development within the city. This element provides details on housing and neighborhoods and includes strategies for neighborhood conservation,

redevelopment of neighborhood centers, and housing needs.

Economic development is the second element in the quality of life section. This element strives to promote a diverse, sustainable, and proactive economic environment that incorporates all elements of the city’s identity, focusing on community, culture, and commerce.

The third element in the section is community services and facilities. This element connects city facilities and infrastructure as they relate to the vital role that public services and facilities play in shaping community life.

The final element in the quality of life section is public safety. This

element focuses on providing a safe environment that contributes to the safety and security of the community. This element connects public safety as it relates to desirable neighborhoods, attracting quality businesses, and providing a safe and positive image of the city.

Quality of life issues are those that impact where people want to live, work, and play and are important factors for cities to promote in a competitive marketplace. More than anything else, an outstanding quality of life both attracts new residents and employers and convinces those already here to remain.

## IN THIS SECTION:

CHAPTER 7 | Housing

CHAPTER 8 | Economic Development

CHAPTER 9 | Community Services and Facilities

CHAPTER 10 | Public Safety



# 07: Housing



## OVERVIEW

Housing is not a one-size-fits-all service. Housing choices and needs change as life progresses from young, single adults to families to elderly. Housing is an important component in the city. Frazee’s residential neighborhoods are one of the community’s most important assets. The degree to which housing is maintained by owners, the attractiveness of neighborhoods, the type of housing available, and the value of residential property are all important factors that determine the overall status of Frazee’s residential sector. While Frazee’s residents are encouraged by new development, they are also concerned about the city’s aging housing stock, the appearance of certain neighborhoods and homes, the lack of housing suitable for seniors, the increase in rental housing, and the need to ensure that new development occurs in an orderly, efficient manner.

## WHAT WE HAVE

According to the Frazee Housing Study (2015), there are an estimated 564 units in the community. The state demographer’s office estimates there are 570 housing

units in Frazee with approximately 66 percent classified as owner-occupied and 44 percent classified as renter-occupied. Eleven percent of the total housing units are considered vacant.

Housing stock in Frazee was built primarily in 1939 or earlier (30.55 percent) followed by 15 percent of the housing built between 1990 and 1999 and 15 percent built between 1950 and 1959. The housing study estimates that unit structures in Frazee are broken down by:

- 68 percent (391) one-unit (attached and detached)
- 14 percent (80) mobile home
- 6.8 percent (39) three or four units
- 5.9 percent (34) 10-19 units
- 1.9 percent (11) five to nine units
- 1.4 percent (8) 20 or more units

Frazee does have acreage to expand as well as additional room for new construction on the north side of the city in the Red Willow Heights development. The Frazee Economic Development Authority offers various

incentives for any new homes constructed within city limits, including free water, sewer, and garbage consumption for one full year. The city will charge only the base fee for water and sewer per month, in addition to covering the cost for a garbage tote for one year. The Frazee Care Center provides assisted living as well as independent living apartments known as senior villas for aging adults.

In 2015, Community Partners Research, Inc., was hired by the City of Frazee to complete a comprehensive study of housing market conditions in the city and the surrounding area. The housing study includes an in-depth analysis of the housing component in Frazee. The analysis includes existing conditions, future trends, demographics, and projections. The housing study should be used as a supporting document to the comprehensive plan. In addition, findings and recommendations of the housing study address specific strategies and action items that should be reviewed by the city.

## KEY ACTION ITEMS

- Update the city’s housing study.
- Create a form to send to property owners if corrective actions are needed to address substandard housing and provide a list of funding opportunities and programs available for housing rehabilitation.
- Create a database that records property maintenance code violations for tracking and followup.
- Develop a resource guide that promotes available resources and include this information on the city’s website.
- Identify and list parcels for senior and elderly housing.
- Form a committee to evaluate a rental density code and perform an analysis of density in Frazee.





“

ENCOURAGE REMODELING, PERHAPS WITH LOAN HELP. PROVIDE FRAZEE BUCKS FOR LAWN OF THE MONTH AS AN EXAMPLE OF INCENTIVES.

-Community Survey Respondent

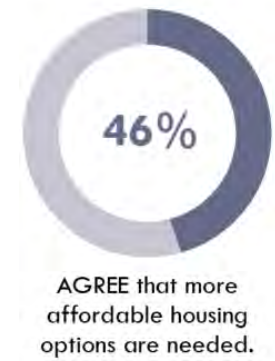
**Respondents noted their wish to add more single-family homes, senior housing, and townhomes.** When asked what type of housing development should be encouraged in the city, respondents indicated the need for more senior housing and single-family homes on less than half-acre lots as the two highest priorities. Community members highlighted the Red Willow Development and property on or near Town Lake as housing areas the city should continue to examine. The need for senior living facilities was also emphasized in detail. Opportunities for managed and assisted living facilities in Frazee were identified as not only a great opportunity, but a need in the community as many of the current facilities have waiting lists.

### WHAT WE HEARD

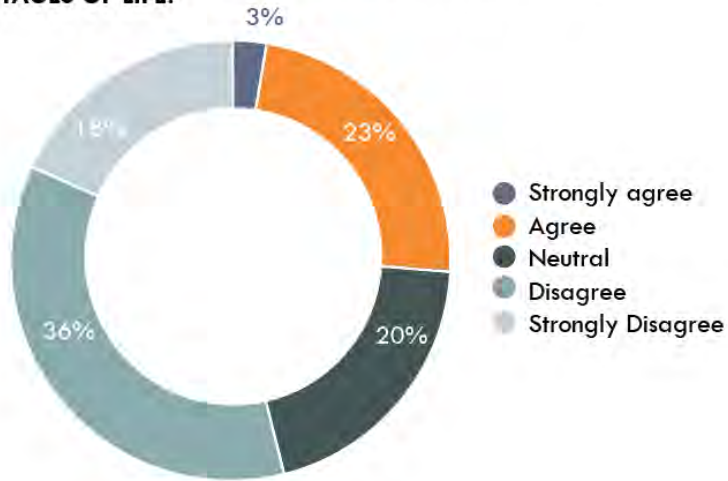
For Frazee to be a vibrant community that attracts outside investment, the existing housing that is unkept or in disrepair needs to be addressed. Property maintenance and nuisance code enforcement were the major prevailing theme throughout the planning process.

Vacant and unkept housing and rental properties play a role in the image of the city, and the community supports efforts to enhance and revitalize neighborhoods. Programs directed to elderly homeowners, renters, and property owners to help upkeep their property were mentioned throughout the public engagement process. Numerous mentions of overall city maintenance and code enforcement were brought up in the survey and community open houses that directly related to property conditions. Over 68 percent of respondents in the community survey strongly agreed that the property maintenance code should be enforced by the city. Participants support efforts to address nuisance properties and improve housing conditions in existing neighborhoods, as well as support options to provide affordable and lifecycle housing.

Respondents voiced concerns about adding more rentals on Main Street and would like to see the existing apartments be upgraded. Community members acknowledged the need for rental housing in the community but would like to see more quality rentals and stronger enforcement for unkept or nuisance rental properties. Members of the community indicated the desire for the city to work with landlords in a cooperative manner by communicating desires and expectations.



### Q17: THERE IS AN ADEQUATE SUPPLY OF QUALITY HOUSING CHOICES FOR PEOPLE OF ALL AGES, INCOMES, AND STAGES OF LIFE.







## TRENDS

Understanding and planning for housing needs in a community relates directly to the demographic profile. Households generally transition through several lifecycle stages that include entry-level households, first-time homeowners, move-up buyers, empty nesters, and seniors. As the area population ages, Frazee should plan and promote housing for all income levels and ages. Having a variety of housing options will give Frazee an economic and housing diversity that will strengthen the community over the long-term.

**Entry-Level Households:** People within the 18-24 age cohort typically rent a house or apartment as they normally do not have the income needed to purchase a home. Many people in this age category move frequently, making them more hesitant to purchase.

**First-Time Homeowners:** This group is typically in their 20s and 30s and usually transitioning from renting apartments or joint living conditions. Traditionally they are often young families or single. These homeowners are prone to moving within several years of their first home purchase due to increased financial resources, occupation advancement, and family structure changes.

**Move-Up Buyers:** Move-up buyers are typically in their

30s and 40s and are transitioning from a small, less expensive home that they had purchased at an earlier time. This is an important age group in terms of an economic growth perspective.

**Empty Nesters:** Empty nesters are typically in their 50s and 60s. Often, their children have moved out of their homes and the square footage is much larger than needed. Empty nesters often want to live in a smaller house, such as a townhome, that requires less maintenance and upkeep.

**Seniors:** Those in their 70s and older are looking for low-maintenance, manageable, or assisted living housing. As the population ages, Frazee should continually ensure that it has adequate housing to meet the needs of seniors.

Maintenance and rehabilitation of existing housing stock help maintain quality and aesthetically pleasing neighborhoods. Individual homeowners may find these improvements costly and time consuming and may lack the skills or ability to complete on their own. Many programs are available to remove such barriers and provide the financial and technical support for homeowners who wish to make home and property improvements, including historic preservation and restoration.



## FOR THE FUTURE

The housing study highlights the future demand for quality market rate apartments, senior rental options, newer properties, and independent senior housing with services with assisted living needs. With the aging population, the city should place a high importance on retaining this age cohort. It is essential to work to attract developers to build affordable patio homes, twin homes, or townhomes for empty nesters and seniors.

The city should consider updating its housing study. An updated housing study will provide a more in-depth analysis of the housing conditions as well as strategies to assist in development, redevelopment, and the maintenance needs of the community.

With many homes requiring major repair, the city may want to seek rehabilitation funding. The primary funding source for concentrated neighborhood rehabilitation is the Small Cities Development Program (SCDP), which is administered by the Minnesota Department of Employment and Economic Development (DEED). This program is usually targeted toward a specific neighborhood in order to eliminate nuisance properties. However, if there is a grouping of homes in need of major repair, it might be possible to receive funding through this program. Ongoing efforts to clear severely substandard structures are

encouraged. This will help enhance the appearance and appeal of the community as a residential location. Additionally, United Community Bank (UCB) has partnered with the city to assist homeowners in updating their homes and increasing the value of their property while enhancing the housing stock in the community. UCB partners with eligible homeowners by providing low-interest loans for qualified home improvement projects.

Enforcement of property maintenance codes was emphasized during the planning process. Creating and maintaining a database for violations and establishing a follow-up process were identified as major areas of importance in the community. Code enforcement can often require dedicated time and resources. The city may want to consider hiring a permanent or a contracted part-time position that focuses on code enforcement and substandard housing issues. Based on community input, dedicating resources to address substandard housing and unkept properties should be a priority for the city. With a consistent code enforcement program, the community eventually will see substandard housing and unkept properties improved and maintained to an acceptable standard. This type of improvement will enhance the image of the community and the likelihood for greater investments made in the city.



# HOUSING

## Goals & Strategies

### GOAL 1

Eliminate substandard housing conditions. Frazee shall implement activities and programs that eliminate and prevent substandard housing conditions as measured by the following strategies.

STRATEGIES	ACTION ITEMS	PRIORITY
Continue to ensure that new housing construction, as well as remodeling or rehabilitation of existing residences, conforms to city ordinances and the land use map.	Ensure zoning map and ordinances are followed.	O
Attempt to contact owners of substandard housing units to communicate necessary corrective actions and inform property owners of available federal, state, and local housing assistance programs for housing rehabilitation.	Create a form and process as well as provide a list of funding opportunities and programs available to homeowners.	O
Require rehabilitation of deteriorated or unsafe housing as a threat to the safety of occupants or the welfare of the community. If the extent of deterioration prevents rehabilitation, or if the property owner is unwilling to improve an unsafe structure, the city shall require the house to be demolished.	-	O
Support educational efforts to provide homeowners and landlords with information on property maintenance and available resources.	Develop a resource guide that promotes available resources. Include this information on the city's website.	O
Evaluate the overall condition of the city's housing resources and commit necessary means to reconcile identified issues.	Update the city's housing study.	H
Enforce and address code compliance issues and examine the feasibility of new regulatory programs to improve and protect the appearance of city neighborhoods.	Review city ordinances to ensure the language meets the needs of the city.	H
Annually monitor the city's capability to responsively remedy code enforcement violations.	Create a database that records violations for tracking and follow up.	H

### GOAL 2

The useful life of existing housing stock shall be conserved through effective implementation of laws, ordinances, and programs directed toward preserving neighborhood quality, including conservation of natural and historic resources, maintenance of community facilities, and code enforcement activities.

STRATEGIES	ACTION ITEMS	PRIORITY
Maintain an active code enforcement program to identify housing that fails to comply with the minimum specifications governing building construction, electrical facilities, water and wastewater systems, construction, fire protection, flood prevention, and housing. Where structures fail to meet minimum standard specifications, the city shall duly notice the violation and stipulate conditions for bringing the structure into compliance.	-	O

STRATEGIES	ACTION ITEMS	PRIORITY
Where structures fail to meet minimum standard specifications, the city shall duly notice the violation and stipulate conditions for bringing the structure into compliance.	-	O
Ensure public facilities and services are engineered to support a quality residential environment.	-	O
Continue to ensure compatibility of proposed development with adjacent and surrounding residential uses through recognition of existing neighborhoods and minimizing the impacts created by new development.	-	O

### GOAL 3

To create and maintain a well-balanced community that provides affordable housing with a diverse mix of housing types and values for a variety of age and income groups.

STRATEGIES	ACTION ITEMS	PRIORITY
Promote the development of housing alternatives specially designed for seniors and elderly, including, but not limited to, adult living facilities and adult foster care homes. Sites for elderly housing shall be approved only if such sites have access to appropriate infrastructure and are located on a paved street.	Identify a list of parcels/properties for senior and elderly housing.	O
Maintain and increase housing opportunities for income-restricted residents, such as seniors and disabled.	Work with the Minnesota Housing Partnership and Becker County HRA to discuss housing opportunities in Frazee.	O
Encourage rehabilitation and/or replacement of substandard housing.	-	H
Explore a rental density code to limit the concentration of rental properties within the city.	Form a committee to evaluate a rental density code and perform an analysis of the rental density in Frazee.	M

### GOAL 4

Maintain and improve the quality of existing housing stock in residential neighborhoods.

STRATEGIES	ACTION ITEMS	PRIORITY
Encourage reinvestment, preservation, and maintenance of the existing housing stock to limit the conversion of existing affordable housing units to rental housing.	-	O
Preserve and expand quality housing stock for all income levels.	-	O

PRIORITY KEY  
**H** = High  
**L** = Low  
**M** = Medium  
**O** = Ongoing



# 08: Economic Development



## OVERVIEW

The economy plays a pivotal role in maintaining a high quality of life within a community. A healthy economy creates living-wage jobs and provides opportunities to all residents.

Economic development, broadly defined, refers to the process of local wealth creation, shown by growth in jobs, income, and investment, and supported by improvements in the social, built, and natural environments. The Economic Development Element highlights the economy based on the input received during the planning process. Also included are goals and strategies designed to improve the economic conditions in Frazee.

## WHAT WE HAVE

The Frazee Economic Development Authority promotes economic growth in Frazee, while Becker County Economic Development Authority promotes economic growth in Frazee and throughout Becker County. The Frazee Economic Development Authority assists with manufacturing/industrial location opportunities, as

well as potential small business/downtown sites and does have an established Tax Increment Financing (TIF) District. The Becker County Economic Development Authority provides additional programs and incentives for business development.

The Frazee Area Community Club serves as a membership organization that exists primarily to represent and promote the interests of its member businesses and the Frazee community. The Community Club works to develop and deepen local relationship networks to promote business activity, as well as supports numerous community events throughout the year.

Frazee’s downtown has a number of advantages that can be capitalized on, the primary of which is that the development pattern is that of the quintessential downtown. Having been a former railroad stop, it developed in the grid pattern typical of the era, which lends itself well to a pedestrian-oriented downtown. Being off the highway, the area retains a unique charm and small-town feel, yet is highly accessible to those outside of the community.

According to the American Communities Survey, 59.6 percent of the Frazee population 16 and over were employed and 39 percent were not currently in the labor force. An estimated 79.8 percent of employed people were private wage and salary workers; 14.7 percent were federal, state, or local government workers; and 5.5 percent were self-employed.

## WHAT WE HEARD



Residents noted the importance of bringing more businesses to the city. Particularly, residents indicated the lack of employment opportunities and a need for quality-paying jobs. Participants ranked providing adequate job opportunities as the greatest challenge for the city when it comes to growth and development.

## KEY ACTION ITEMS

- Proactively meet with business owners to understand their needs, challenges, and opportunities.
- Identify and map redevelopment opportunities.
- Promote educational opportunities through community education classes.
- Use promotional videos and materials to market the city.
- Look into rezoning the land along MN Highway 87 into Frazee to support economic development.
- Consider partnering with the University of Minnesota Extension to conduct a businesses retention and expansion study.





Numerous downtown establishments were championed as a part of the survey. Respondents noted their interest in more downtown activities, especially after business hours. Participants seek ways to improve the downtown and offerings to attract workers, visitors, and residents to utilize the downtown. Residents feel a range of restaurants, attractions, activities, and shopping options needs to be improved. When asked if residents would like to see an activity center for youth in the downtown approximately 80 percent of respondents said yes.

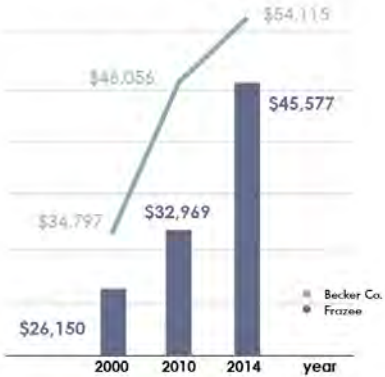
Community members expressed the desire to maintain an attractive downtown area, which focuses on improving the appearance of the streetscape. The community indicated that some buildings are rundown and space around them is not properly maintained. Furthermore, respondents indicated that unkept properties in the downtown hinder future investments while portraying a negative image of the downtown core.

Respondents believe the location and access to U.S. Highway 10 are an economic asset for the community. Frazee lies just from U.S. Highway 10, a rural high-

capacity freeway that regionally connects the Minneapolis/St. Paul metropolitan area with the Fargo/Moorhead metropolitan area. Minnesota Highway 87 crosses U.S. Highway 10 and runs through downtown Frazee, providing ease of access to businesses and residential areas. In addition, an abundance of available land and sites for manufacturing, industrial, small business, and the downtown was identified as an asset to the community.

Infrastructure expansion toward U.S. Highway 10 and the Industrial Park was discussed as an opportunity by residents during the planning process. Respondents indicated the desire to develop toward U.S. Highway 10, but it was mentioned that one of the challenges to this approach is the cost of extending utilities. Community members also indicated the topography and location of the Frazee Industrial Park make delivering infrastructure services, such as sewer and water, to many of the available sites within the park costly.

City of Frazee  
Median Household Income (MHI) (2014)



Source: US Census, Frazee Housing Study (2015)

There is a good support system in place for entrepreneurs and new businesses.



There is an adequate supply of living wage jobs.



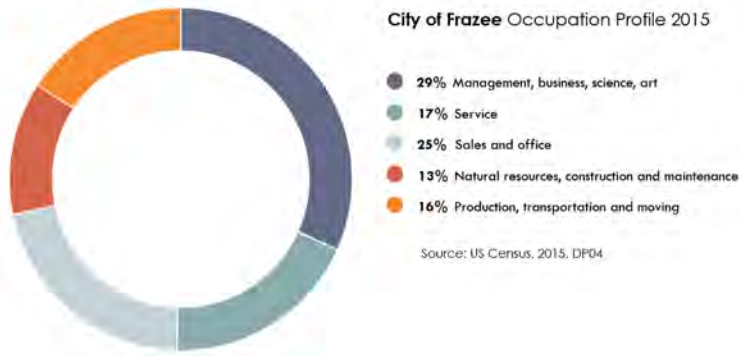
### TRENDS

As commuting trends have changed both in terms of distance traveled, as well as gains in telecommuting, the choices where people live and work are increasingly becoming based on factors such as community amenities and recreational opportunities. This has a direct impact on the workforce within a community. More and more communities are understanding that vibrant downtowns promote economic development, as well as retain workforce in an area. Without vibrant downtowns, residents are forced to drive many miles for most products, services, and entertainment.

In rural communities, new jobs tend to be infrequent, so being able to work from home using the internet enables many to have a career while living in smaller communities. Therefore, access to the internet is one of the most necessary elements to help smaller communities compete and thrive economically.

In recent years, the job market has increasingly favored the worker, as the ratio of adults in the workforce

continues to increase compared to available jobs. In Minnesota by 2024, it's projected there will be 3.1 million available jobs for a projected 2.7 million working adults ages 18-64. In the coming years, a greater number of migrants, both domestic and international, will be necessary to meet the state's workforce needs and support economic activity.







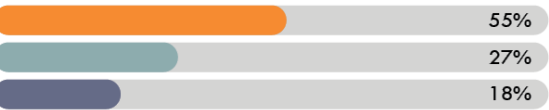
TOURISM

Frazee is located within the Becker and Otter Tail County Lakes Region, a statewide tourism destination, and thus has the potential to capture part of the tourism market available in the area. Given the unique geography and natural resources in and around Frazee, tourism could be a great opportunity to grow economic development in the community. While natural resources such as lakes and rivers play an important role in the region, Frazee has begun to plan for trails both locally and regionally. Leveraging trails and trail development to promote Frazee as a “trail town” can help boost tourism for the city and open additional opportunities for economic growth.

With the Minnesota Highway 87 reconstruction and multiuse path project coming to Frazee, the city should consider rezoning the land along Minnesota Highway 87 to support economic development. One way to do this is providing a service commercial land use district.

This type of land use provides for a broad range of retail and service businesses that are typically adjacent to residential areas that focus on maintaining traditional aesthetic characteristics.

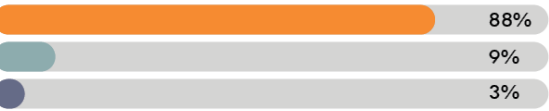
Q23: There are sufficient wayfinding and signage for tourists to local city amenities:



Frazee is a welcoming and attractive place for visitors:



Visitors can spend an entire day doing activities in the city:



Disagree Neutral Agree

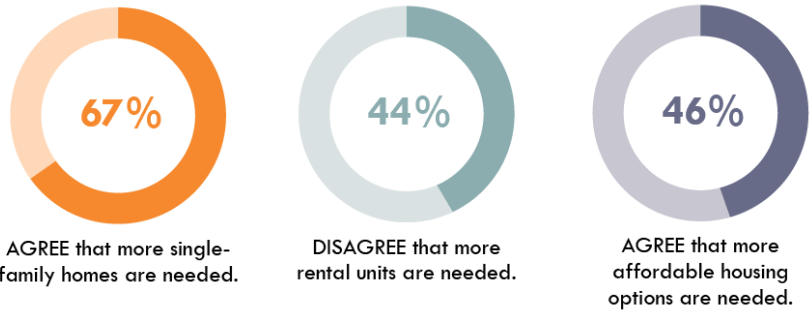
“ WE NEED SIGNS ADVERTISING WHAT WE HAVE IN TOWN. I’D LOVE TO KNOW WHERE OUR TRAILS START AND MAPS THAT SHOW MILEAGE. DO WE HAVE TRAILS FOR RUNNING, CROSS-COUNTRY SKIING, SNOWMOBILES, CANOEING AND KAYAKING? -Community Survey Respondent



FOR THE FUTURE

The Frazee Economic Development Authority works hard to attract new businesses, while assisting in the growth of existing ones. The city should continue to deploy and research various financing and incentive programs, such as a business loan program, small cities development forgivable loan program, building incentives, commercial development site inventory, industrial development site inventory, manufacturing rental, entrepreneur technical assistance, and tax increment financing. The city should continue to foster its relationship with Minnesota Department of Employment and Economic Development. Through this relationship, further programming, such as state financing and tax incentives, is available.

In addition to the programming option noted above, the city should further develop clear land use and develop guidance to encourage diverse and desirable industrial and business uses to locate in the community. Second, the city should see the benefit in the investment in public infrastructure improvements and amenities that will enhance the community’s image and attractiveness, to prospective businesses, entrepreneurs, and employees. As the city develops and promotes economic development strategies, it should continue to market and promote Frazee, business incentives, and available sites within the community.





# ECONOMIC DEVELOPMENT

## Goals & Strategies

**GOAL 1** | Focus city resources toward those businesses that currently provide employment and tax base in Frazee.

STRATEGIES	ACTION ITEMS	PRIORITY
Plan for and pursue redevelopment opportunities.	Identify and map redevelopment opportunities.	O
Encourage an economic environment that supports and fosters business expansion in the community.	Encourage an economic environment that supports and fosters business expansion in the community.	H
Support business development that increases the tax base and adds quality jobs.	Consider partnering with the University of Minnesota Extension to complete a business retention and expansion study for Frazee.	M

**GOAL 2** | Develop strategic initiatives and coordinated efforts that support job creation and economic growth.

STRATEGIES	ACTION ITEMS	PRIORITY
Actively promote Frazee as a thriving place to live, work, and reside.	-	O
The city's land use and other regulatory practices shall be flexible and adaptive to promote economic development opportunities, provided that required infrastructure is made available.	-	O
The city shall promote well-designed and efficient development and redevelopment of vacant and underutilized industrial and commercial lands.	-	O
Encourage entrepreneurs and start-up businesses to locate in Frazee proper.	-	O
Support efforts to redevelop parcels along major corridors.	-	O
Support efforts to improve the downtown core to transform it into a central social district.	-	O
Encourage development that promotes and enhances tourism.	-	O
Leverage the Trail Town model of economic development.	-	O

**GOAL 3** | Promote skill development for residents of all ages through training efforts and education.

STRATEGIES	ACTION ITEMS	PRIORITY
Promote and support quality education for all ages of people living within the community.	Promote education opportunities through community education classes.	O
Support training services that help meet the needs of the citizens and businesses within the community.	-	O
Conduct an analysis of training needs throughout the community.	-	M

**GOAL 4** | Retain and increase the number of visitors that come to Frazee.

STRATEGIES	ACTION ITEMS	PRIORITY
Advertise and market tourism-related amenities in the city and surrounding areas.	Use promotional videos and materials to market the city.	H
Continue to leverage trails and trail development to promote Frazee as a trail town.	-	H
Keep travel experiences fresh and current by marketing existing and new outdoor recreation, arts, cultural heritage experiences, and amenities.	-	M
Identify and safeguard valuable natural resources and outdoor heritage through education, preservation, and conservation efforts.	-	M

PRIORITY KEY  
**H** = High  
**L** = Low  
**M** = Medium  
**O** = Ongoing



# 09: Community Services & Facilities



## INTRODUCTION

The availability, affordability, and quality of community services are important indicators of the city's overall quality of life. Planning for community facilities and services should take into account current community needs, as well as projected changes in the needs of the community and future growth.

While a lot of infrastructure is municipally owned, it can also include privately owned capital assets, including electrical networks (generation sites, cable, conduit, and equipment), oil or natural gas pipelines and hookups, or rail lines. Increasingly, communities are also considering high-speed internet to be akin to a public utility: essential for any community to compete in the global economy. Therefore, broadband fiber and the subsequent last-mile connections would also be considered infrastructure.

In short, infrastructure is comprised of the hardware and capital assets that enable us to enjoy the wide array of modern amenities that are crucial to our way of life but oftentimes go unnoticed.

## WHAT WE HAVE

The City of Frazee's Public Works Department is responsible for providing clean drinking water, safe roads, and proper treatment of wastewater for all Frazee residents. These services are vital for community life. The Public Works Department has the following divisions: sanitary sewer and treatment system, water supply, road maintenance, and stormwater management.

The water tower in Frazee was built in 1999 and has a 300,000-gallon capacity. The water tower is supplied by two, 6-inch wells, 185 feet deep, each with a 650-gallon-per-minute water pumping ability. A special filtration system removes iron and manganese from the water. Fluoride is then added (as required by law).

The Frazee wastewater treatment facility consists of three, 9-acre aerated ponds, 15 feet deep each. The ponds discharge water into six, 3-acre rapid infiltration basins. The facility has a design flow of 645,000 gallons per day, is currently at 1/4th of its capacity, and is located on old U.S. Highway 10, east of town near U.S. Highway 10.

The Public Works Department is also responsible for street maintenance, such as patching potholes, snowplowing, and street sweeping, along with maintenance of street lighting and street signs. Otter Tail Power provides approximately 90 percent of electric utilities for the city. Lake Region Electric provides electric utilities for a small portion of town. The services adequately meet the needs of the residents, businesses, and industry.

## WHAT WE HEARD

Underground infrastructure generally works in the background of a community and often goes unnoticed. Although essential to residents and businesses, it wasn't brought up in detail during the comprehensive planning process. In general, most respondents tied infrastructure needs to youth, recreation, and stormwater management for the protection of the environment. Many respondents discussed improvements to activities downtown, specifically a youth center, skating rink, and improved amenities in parks throughout the community. In addition, community members identified improvements to walking and bicycling infrastructure, which are covered in more detail in the parks, open space, and recreation chapter, as well as the transportation section.

## KEY ACTION ITEMS

- Develop a report that identifies deficient utility and facility needs in the city.
- Conduct a water rate study.
- Provide conservation tips on local water bills.
- Review and update city ordinance language to ensure consistency.
- Develop a five-year Capital Improvement Plan (CIP).





One area of infrastructure that was identified as a need was improved internet access throughout the community. It was noted that Frazee could benefit from a collection of accurate internet data around served, underserved, and unserved parts of the community. Residents identified access to quality internet as an important need for the community, especially in terms of telecommuting and business activities, educational benefits, and telehealth.

## TRENDS

Many communities are shifting their focus of expanding the infrastructure network to focusing on infill development. Infill development is a smart growth principle by capitalizing on existing transportation and utility infrastructure, which saves money. Redevelopment in infill locations can use vacant buildings, parking lots, or other underused sites for new amenities, homes, and businesses near existing neighborhoods.

Replacement and maintenance of city infrastructure is generally the largest expense for most communities. Because of the large expense of infrastructure, planning and identifying future needs and funding for those needs

are critical. Through Capital Improvement Plans (CIP) and Infrastructure Management Programs, cities are identifying, budgeting for, and scheduling street maintenance, alley maintenance, drainage maintenance, sidewalks, traffic signals, pavement markings, and other infrastructure-related projects.



## FOR THE FUTURE

Maintaining high-quality infrastructure is essential to the economic vitality and quality of life of communities. A good capital planning and budgeting process helps communities make smart investments in infrastructure and, therefore, investments in the future. One way to accomplish this is through the development of a Community Investment Plan. The CIP should be used to identify, prioritize, and assign funding to major capital expenditures such as land, buildings, public infrastructure, parks, and equipment. Within the CIP, the city should develop a report that identifies deficient utility and facility needs.

Tied very closely to the CIP plan is understanding current and future needs relating to water and wastewater. The city should consider performing a water and sewer rate study. The goal of the rate study is to ensure that the revenues cover the cost of services, meet the debt coverage and reserve requirements, and provide revenue for capital improvements.

As water resources and conservation of natural resources are essential to livability and environmental protection of Frazee, the city should continue to educate residents and businesses on water conservation. Water conservation encompasses the policies, strategies, and activities made to manage fresh water as a sustainable resource, to protect the water environment, and to meet current and future demand.



# COMMUNITY SERVICES & FACILITIES

## Goals & Strategies

- GOAL 1** | Promote public health and safety through public facilities to ensure the provision of high-quality, healthful, effective, reliable, and necessary services for coordinated sanitary sewer, potable water, solid waste, drainage, and natural groundwater aquifer recharger to city residents, customers, and visitors, while ensuring protection and preservation of the environment.

STRATEGIES	ACTION ITEMS	PRIORITY
Prioritize infrastructure investment based on existing facilities with deficiencies first, replacement and retrofitting of facilities second, and future facility needs third.	Develop a report that identifies deficient utility and facility needs in the city.	O
Maximize use of existing facilities to maximize efficiency, minimize cost, and minimize impact on the natural environment.	-	O
Coordinate with natural gas and power companies for improvements and expansion throughout the community.	-	O

- GOAL 2** | Secure a reliable, high-quality water supply to meet the existing and future needs of the community.

STRATEGIES	ACTION ITEMS	PRIORITY
Comply with all state and federal laws and regulations relating to potable water.	-	O
The city shall encourage water conservation through informational programs and maintenance of the system.	Provide conservation tips on local water bills.	O
The city shall prioritize securing an interest in a high-quality, long-term water supply that is financially feasible and reliable to serve Frazee.	Conduct a water rate study.	H
Ensure water service operations remain financially self-supporting.	-	H

- GOAL 3** | Maintain adequate public facilities and services to meet the health, safety, education, and leisure needs of all Frazee residents.

STRATEGIES	ACTION ITEMS	PRIORITY
Continue to provide proper maintenance and annual capital improvements to existing structures to maintain them for long-term use.	Develop a Community Investment Plan (CIP).	O
Encourage library services that are accessible to the community and are enough to meet user demands.	Conduct a community survey to understand needs and wants of the community.	M

- GOAL 4** | Encourage alternative broadband infrastructure to increase the number of households that are served by high-speed internet services.

STRATEGIES	ACTION ITEMS	PRIORITY
Promote and support private/public partnerships that fund improved high-speed internet access throughout the region for telecommuting and business activities, educational benefits, and telehealth.	Ensure the collection of accurate data around served, underserved, and unserved areas.	O
Explore options for improving telecommunication services in Frazee, with high-speed internet being a high priority, including potential development of a broadband/fiber master plan and policy requiring installation of conduit where needed.	-	O

- GOAL 5** | Develop and maintain a wastewater collection system that meets the existing and future needs of the community.

STRATEGIES	ACTION ITEMS	PRIORITY
The city shall require that all new development: 1. Connects to the public wastewater system and pays a connection fee. 2. Constructs the appropriate wastewater infrastructure. 3. Complies with adopted plans and standards for wastewater management.	Review and update city ordinance language to ensure consistency.	O
The city shall require the wastewater management system to comply with all applicable federal, state, and regional regulations and programs.	-	O
The city shall require a property to be located within the city limits prior to receiving city wastewater services.	-	O
The city shall require wastewater fees to be adequate to fund the operations and maintenance of the system.	-	H

- GOAL 6** | Develop and maintain a stormwater system that protects development, water resources, and wildlife habitat.

STRATEGIES	ACTION ITEMS	PRIORITY
The city shall require the stormwater management system to comply with all applicable federal, state, and regional regulations and programs.	-	O
The city shall require properties to be located within the city limits prior to receiving city stormwater services.	-	O
The city shall develop sustainable funding mechanisms: 1. For stormwater system maintenance. 2. To improve deficiencies within the existing system. 3. To implement stormwater system improvements identified in the Capital Improvement Plan.	-	O
The city shall maintain streams and wetlands in their natural state, to the extent necessary, to protect their stormwater conveyance and treatment functions.	-	H

PRIORITY KEY: H = High M = Medium L = Low O = Ongoing



# 10: Public Safety



## OVERVIEW

The public safety element of the comprehensive plan is intended to provide an overview of public safety issues and opportunities affecting residents of Frazee. By focusing on community engagement, trust, and the sense of safety in the community, law enforcement, fire and emergency rescue services play an important role in the community and the overall quality of life in Frazee.

Providing a safe environment for residents and business is one of the most important fundamental elements a city can strive for. Many people choose where to live or open a business based on safety and sense of safety in a community. When asked, “What is the most important factor in deciding where to live?” respondents in the Frazee community survey ranked safe neighbors as the most important factor.

Overall public safety and perception of public safety play an important role in the overall health safety and welfare of residents and to the business community. Committing to high levels of police, fire, and rescue services has a direct impact on the overall safety, as well as image and identity of the community.

## WHAT WE HAVE

The City of Frazee has three divisions of public safety that include: police, fire, and a rescue squad. The police department is currently operating with three full-time officers who focus on deterring crime, stopping crimes in progress, investigating crimes, and serving as first responders for emergencies and situations that threaten public safety.

The Frazee Fire Department is served by 25 volunteer firefighters who perform a variety of emergency services for situations including: car accidents; hazmat situations; rescues such as rope rescues, water and ice rescues; confined space rescue; as well as putting out a variety of fires.

The volunteer rescue squad is comprised of 24 volunteer members who provide emergency and specialty rescue services to the residents and visitors of the community.

## WHAT WE HEARD

Safety and security were areas the community identified as needing change. As efforts to address housing conditions are evident in the community

survey, the responses often tied safety or perception of safety to housing conditions and unkept properties. When residents were asked if they feel safe in their community during all times of the day, 55 percent either agreed or strongly agreed with this statement. There is an opportunity to enhance public safety and improve safety measures throughout the community. The comprehensive plan doesn’t specifically address crime or crime data, but the perception of crime and safety concerns was identified and documented during the planning process.

The community supported continued participation from public safety members in events, such as sporting games, presence in schools, and community gatherings. Respondents identified the desire to re-establish and enhance annual block parties and community National Night Out events. It was documented that neighborhood and community gatherings strengthen trust within the community and build a sense of safety by enhancing interactions with other residents and public safety personnel.

## KEY ACTION ITEMS

- Encourage and coordinate annual block parties that include police and fire department participation.
- Provide information through local newspapers and utilize social media to inform residents on public safety matters.
- Develop an inventory of existing equipment and technology to prioritize replacement for police, fire, and the rescue squad.
- Recruit volunteer firefighter and rescue squad personnel through traditional outreach methods, as well as through social media.
- Explore compensation opportunities for the rescue squad.
- Annually organize informational year-end policy call summary to identify trends to help guide the allocation of public resources.





The Steering Committee specifically mentioned the continued support for both the fire department and rescue squad. These services are staffed with volunteers and it was noted the importance to actively recruit new volunteers, while maintaining current members. Also mentioned was the desire to investigate compensation opportunities for the rescue squad like the fire department’s compensation structure.

**TRENDS**

Volunteerism is often both shrinking and aging. According to the National Fire Protection Association (NFPA), nationally, volunteer fire services comprise approximately 65 percent of the fire department’s population. Rural agencies in particular need to increase their use of human capital available to recruit and retain volunteers, while also focusing on prevention, public education, and code adoption to reduce the number and severity of fires and fire related needs. Like the fire service, volunteer rescue squads also face many of the same volunteer challenges in recruiting and retaining members.

Rural police departments face similar challenges in the retention of officers but are often tied to budgetary constraints. Many smaller communities use part-time officers to supplement staffing needs. The use of part-

time officers can be efficient from a budgetary standpoint, but often leads to higher turnover rates as officers seek full-time employment elsewhere.

Nationally, police departments face new threats and challenges, along with increased scrutiny from the public and the media. The law enforcement profession has responded with significant changes, such as new policies to promote improved police-community relations, deploying new technologies that help police do their jobs, while also changing the way they interact with the community, and developing a deeper understanding of the connection between education and enforcement.

# PUBLIC SAFETY

## Goals & Strategies

**GOAL 1** | Sustain the quality of life in Frazee by providing an environment that promotes a sense of security and safety.

STRATEGIES	ACTION ITEMS	PRIORITY
Encourage public safety through participation in ongoing education, crime prevention, and fire prevention programs.	Encourage public safety through participation in ongoing education, crime prevention, and fire prevention programs.	M
Promote volunteerism and encourage residents to be involved in solving crime within the community.	Include residents and landlords in solving and addressing crime problems.	O
The city will provide timely information on emerging criminal trends and activities to the community and educate citizens on methods to reduce their vulnerability to crime.	Provide information through local newspapers and utilize social media to inform residents.	O
The Frazee Police Department will enhance the public trust and strengthen relationships through proactively engaging stakeholders in the community to include: neighborhoods, businesses, youth, the Frazee-Vergas Independent School District, and residents.	The Frazee Police Department will enhance the public trust and strengthen relationships through proactively engaging stakeholders in the community to include: neighborhoods, businesses, youth, the Frazee-Vergas Independent School District, and residents.	O

**GOAL 2** | Enhance Frazee's Police Department to reduce the occurrence of crime through the analysis of criminal trends, the effective allocation of staffing, and a well-trained and equipped workforce.

STRATEGIES	ACTION ITEMS	PRIORITY
The Frazee Police Department will seek to understand community concerns through enhanced interaction in the community.	Continue police presence at sporting events and other social activities in Frazee.	O
The city will explore opportunities to purchase new equipment through grant funds.	Actively research grant programs and develop a resource inventory with identified funding opportunities.	O
When needed, the city will purchase and place in service equipment/technology designed to enhance the delivery of police services.	Develop an inventory of existing equipment and technology to prioritize replacement.	O
	Discuss the installation of cameras at strategic locations throughout the city to deter criminal activity (e.g., vandalism of parks)	O



STRATEGIES	ACTION ITEMS	PRIORITY
Gather and organize police call and response data.	Annually put together informative year-end police call summary to identify trends to help guide the allocation of police resources.	H
Improve traffic safety by well-planned educational programs targeting inexperienced and aging drivers to enhance motorist safety.	Create awareness and promote programs such as 55 Alive.	M

**GOAL 3** | The Frazee Fire Department will seek to reduce property loss from fire and disasters through the adherence of modern response principles, strategic planning, and well-trained and equipped staff.

STRATEGIES	ACTION ITEMS	PRIORITY
The city will actively recruit volunteer firefighters, while being progressive in retention of current firefighters.	Recruit volunteer firefighters through traditional outreach methods as well as social media.	O
The fire department will continue to strengthen relationships with surrounding fire departments to facilitate mutual aid and training opportunities.	Communicate training opportunities and department news with surrounding fire departments.	O
The city will explore opportunities to purchase new equipment through grant funds.	Actively research grant programs and develop a resource inventory with identified funding opportunities.	O
When needed, the city will purchase and place in service equipment/technology designed to enhance the delivery of fire services.	Develop an inventory of existing equipment and technology to prioritize replacement.	O

**GOAL 4** | The Frazee rescue squad will seek to provide emergency service, medical services, and technical rescue through response principles, strategic planning, and well-trained and equipped staff.

STRATEGIES	ACTION ITEMS	PRIORITY
The city will actively recruit volunteer rescue squad members, while being proactive in the retention of current members.	Recruit volunteers through traditional outreach methods, as well as social media.	O
The city will explore opportunities to purchase new equipment through grant funds.	Develop an inventory of existing equipment and technology to prioritize replacement.	O
When needed, the city will purchase and place in service equipment/technology designed to enhance the delivery of rescue services.	Actively research grant programs and develop an inventory with identified funding opportunities.	O
The city will explore compensation opportunities for the rescue squad.	Form a committee that will evaluate compensation opportunities and develop a report for the City Council to review.	M

PRIORITY KEY  
H = High  
L = Low  
M = Medium  
O = Ongoing



OVERVIEW

The comprehensive plan is meant to be a working document that results in enhancements to the City of Frazee. In a sense, the plan presents a "blueprint" for action that provides direction and assists decision makers with short-and long-range choices.

The preparation of this plan update included involvement from a cross-representation of city staff, city officials, residents, and the business community. Implementation will involve city departments, boards, City Council, nonprofits, businesses, and citizens. It will also require participation of Becker County and other area partners.

Implementing the actions and strategies identified in the plan is crucial to achieving the goals of the plan and improving the quality of life for residents, tourists, and the business community in the Frazee community. The balance of this chapter includes guidance on managing and using the plan.

KEY FINDINGS

The key findings of this section highlight the themes identified throughout public engagement process and should serve as a high-level guide when making decisions. The findings were identified by

characteristics the community would like to maintain and what characteristics the community would like to see improved.

MAINTAIN

Community Gatherings and Events

Support efforts to continue the abundance of community events that occur throughout the year. Community events and gatherings contribute to a high quality of life in Frazee.

Small Town Feel

The community championed a passion for the small-town character and sense of place. Residents noted the importance of local businesses, community events, downtown building architecture, and walkability as traits that contribute to the small-town-feel.

School Pride

Many noted the importance of a good school district as the top component for a healthy community.

Natural Beauty, Parks, and the Environment

The area lakes and the Ottertail River offer abundant recreational opportunities as well as serve as a tourism driver for the city. Area rivers and lakes makes Frazee a great place to live.





**IMPROVE**

**Unkept Properties**

Vacant and unkept housing and rental properties play a role in the image of the community, and the community supports efforts to enhance and revitalize neighborhoods.

**Expand Housing Choices**

Participants support efforts to address blight and improve housing conditions in existing neighborhoods, as well as support exploring options to provide affordable and lifecycle housing options.

**Safety and Security**

The community seeks to improve safety measures throughout the community.

**Business Development**

Residents noted the importance of bringing more businesses to the city.

**Downtown Enhancements**

Residents show an interest in more downtown attractions, activities, and businesses downtown.

**PLAN MANAGEMENT**

The comprehensive plan should be monitored on a regular basis, and when necessary, it should be revised

or updated. This section outlines the guidance for monitoring the plan’s effectiveness and maintaining its relevancy.

**Monitor the Plan**

The comprehensive plan should be monitored for implementation effectiveness and relevancy. As stated in the Objectives and Strategies section, this should happen on a formal basis no less than once per year.

**Update the Plan**

A major update of the comprehensive plan should be scheduled by the City Council following a formal recommendation from the Planning Commission and administration. The update should be considered at least every five years. In the interim, key milestones may be reached that necessitate an update sooner than a five-year cycle. Such milestones should be considered by the Planning Commission and administration on a case-by-case basis.

There may be circumstances that warrant formal amendment of the plan. Amendments to the plan should be made only with careful consideration and compelling justification. The Steering Committee that crafted this plan was clear that the recommendations of the plan represented a strong, long-term vision and that changes should not be made lightly.

**HOW TO USE THE PLAN**

The plan is intended to be used daily as public and private decisions are made concerning development, redevelopment, capital improvements, economic incentives, and other matters affecting the city. The following is a summary of how decisions and processes should align with the goals and strategies of the plan.

**Annual Work Programs and Budgets**

Individual city departments and administrators should be cognizant of the recommendations of the plan when preparing annual work programs and budgets.

**Development Approvals**

Administrative and council approvals of development proposals, including rezoning and subdivision plats, should be a central means of implementing the comprehensive plan. Decisions by the Planning Commission, City Council, Parks Committee, and other boards or committees under the city umbrella should reference relevant comprehensive plan recommendations and strategies. The zoning code and subdivision regulations should be updated in response to regulatory strategies presented in the plan.

**Capital Improvement Plan**

A capital improvement plan (CIP) should be prepared consistent with the comprehensive plan’s strategies and infrastructure recommendations.

**Private Development Decisions**

Property owners and developers should consider the goals and strategies of the comprehensive plan in their land planning and investment decisions. Public decision makers will be using the plan as a guide in their development deliberations such as zoning matters and infrastructure requests. Property owners and developers should be cognizant of and complement the plan’s recommendations.

**Consistent Interpretation**

City Council should collaborate with the Planning Commission to ensure clear and consistent interpretation of major items in the plan.





### OBJECTIVES AND STRATEGIES

Outlined below are three objectives and nine strategies to help manage implementation of the plan.

#### Monitor and share implementation progress

Strategies

- Prepare an annual report that summarizes the status of plan implementation and outlines annual accomplishments and priorities.
- Hold a special public meeting on a regular basis to review the city’s success in implementing the plan.
- Schedule meetings with the Planning Commission periodically to address the status of plan implementation and discuss other long-range planning issues.
- Develop a formal training program for council and committee members. Training should focus on land use law, meeting procedures, organizational dynamics and how to use the plan.

#### Develop the Necessary Regulatory Tools for Implementation

Strategies

- Update the City’s code to implement this plan.
- Coordinate development with surrounding local units of government.

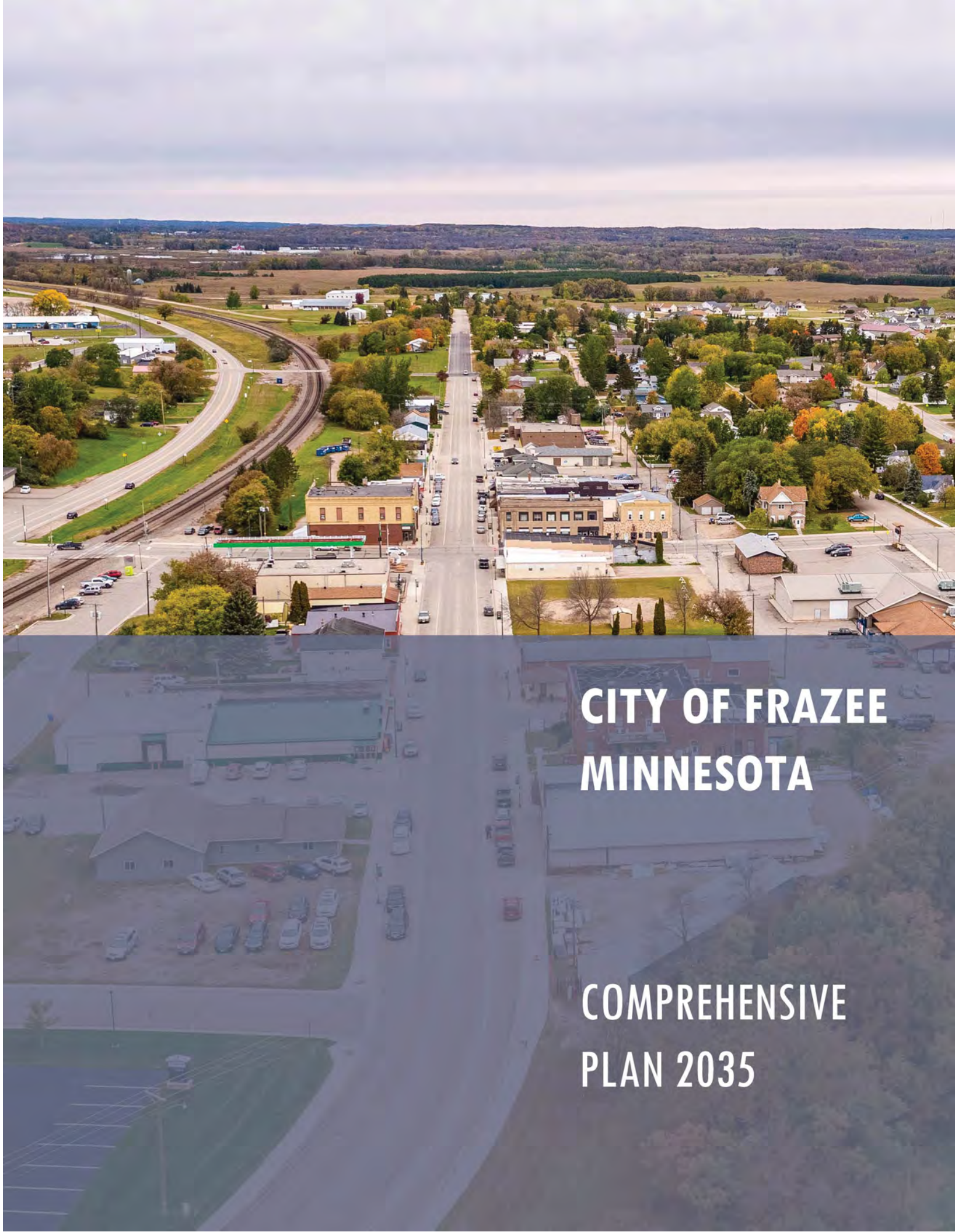
#### Require Concurrence with The Comprehensive Plan

Strategies

- Require concurrence in rezoning and other major development approvals.
- Require staff reports to reference the comprehensive plan.

### ACTION ITEMS

Action items are initiatives that will lead to tangible and intangible outcomes and results. Within each section of the plan are action items that include programs, projects, and tasks meant to achieve the goals and strategies of the comprehensive plan.



CITY OF FRAZEE  
MINNESOTA

COMPREHENSIVE  
PLAN 2035