



# *Stevens County Comprehensive Plan*

*Adopted: January 2017*



# Table of Contents

<b>Introduction .....</b>	<b>3</b>
<b>The Planning Process .....</b>	<b>4</b>
<b>County Location and Overview .....</b>	<b>6</b>
<b>Brief History of Stevens County .....</b>	<b>6</b>
<b>History of the University of Minnesota-Morris.....</b>	<b>9</b>
<b>Current and Future Trends .....</b>	<b>11</b>
<b>General Population.....</b>	<b>12</b>
<b>School Enrollment .....</b>	<b>13</b>
<b>Housing Units and Households.....</b>	<b>13</b>
<b>Age .....</b>	<b>14</b>
<b>Housing Occupancy.....</b>	<b>16</b>
<b>Quality of Life.....</b>	<b>16</b>
<b>Recreation and Tourism .....</b>	<b>17</b>
<b>Economic Development .....</b>	<b>18</b>
<b>Stevens County’s Major Employers .....</b>	<b>19</b>
<b>Agriculture .....</b>	<b>21</b>
<b>Land Use/Zoning Regulations.....</b>	<b>23</b>
<b>Transportation and Infrastructure.....</b>	<b>23</b>
<b>Natural Resources .....</b>	<b>24</b>
<b>Community Vision.....</b>	<b>24</b>
<b>Goals &amp; Policies .....</b>	<b>26</b>
<b>Specific Planning Areas.....</b>	<b>30</b>
<b>Agricultural and Natural Resource Planning Area.....</b>	<b>30</b>
<b>Areas Surrounding Cities.....</b>	<b>31</b>
<b>Future Land Use and Annexation .....</b>	<b>33</b>

<b>Plan Implementation and Maintenance .....</b>	<b>37</b>
<b>Appendix A: Detailed Demographic Data .....</b>	<b>38</b>
<b>Community Profile: Stevens County and Surrounding Counties.....</b>	<b>39</b>
<b>Community Profile: Stevens County Cities.....</b>	<b>44</b>
<b>Community Profile: Stevens County Townships.....</b>	<b>50</b>
<b>Appendix B: Maps .....</b>	<b>61</b>

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# Stevens County Comprehensive Plan

## Introduction

This Comprehensive Plan was written to provide a way for the County to step back and take a look at where it has been, identify and explore the current issues and trends, and help make decisions intended to shape its future in a positive manner. The Plan is intended to serve as a tool to guide decision-making by the County Board, the various County departments and other organizations and agencies involved in decisions affecting public policy throughout the County.

It is important, however, to note that a Comprehensive Plan does not constitute actual regulations, ordinances or decisions on specific issues or applications that come before the County. The Comprehensive Plan is not a regulatory document and cannot be relied upon solely when reviewing specific permit applications or proposals. Rather, it is a document that outlines the general policies and goals of the County that should be considered as the County reviews, creates and amends ordinances and regulations, considers County Board resolutions on specific issues and establishes procedures for policy-making.

Without a Comprehensive Plan in place – and the thoughtful and deliberate discussions that lead to its adoption – a community is more likely to make decisions in a reactionary manner without consideration of how such decisions fit together to move in a desired direction. While policy decisions will always ultimately be determined by elected and appointed officials working together in the context of specific issues before them, a Comprehensive Plan helps decision-makers take into consideration how their decisions will fit in (or not) with a larger vision and plan. Furthermore, a Comprehensive Plan can help provide a way for current decision-makers to communicate to their future counterparts what they envisioned for the County and establish a baseline from which future planning and amendments to the Comprehensive Plan can be made.

The decision to develop this Comprehensive Plan was borne out of the recognition of a number of factors affecting the County:

1. That Stevens County, like other agriculturally-based counties throughout the nation, is experiencing changes related to the increasing mechanization of agriculture, the consolidation and enlargement of feedlots, and greater concerns regarding the potential for ground and surface water impacts from agricultural and other activities. These changes can create conflicts and undesired consequences if not carefully managed, and an effort to identify and plan for these changes is essential;
2. That the County's residents desire a broader range of employment, shopping, housing and cultural opportunities. Creating these opportunities will require coordinated and cooperative efforts involving leaders from the public, private and non-profit sectors, as well as with the county's cities;



3. That unplanned, scattered growth without careful planning can often result in unintended and unnecessary conflict, increased taxes and public expenditures, lost opportunities and ultimately less satisfaction; and
4. That the County has the responsibility to its residents and landowners to find an appropriate balance in land use issues that makes efficient use of public resources, preserves sensitive natural resources, respects the environmental and social character of an area, provides landowners with reasonable use of their property, and protects property values by minimizing conflict between various land uses.

## The Planning Process

The process of developing this Comprehensive Plan was begun in early 2014 with the approval of the County Board of Commissioners. A Task Force consisting of 12-14 people was set up shortly thereafter with the intention of involving a broad spectrum of government, area business and community leaders. The Task Force reviewed public input gathered during the process, provided direction as to what should be included in the plan and how it should be presented, and debated the various issues brought up during the process. This Committee performed the bulk of the work that resulted in the final adopted Plan.

Public input was sought in a variety of ways throughout the Planning Process. As the Task Force prepared for its first meeting in August 2014, a public hearing was held to gather input from the general public as to what it saw as working well – and not so well – in the County. They were asked to identify what they perceived as the primary challenges and opportunities facing the County and the issues that they saw as being important both now and into the near future. A written survey was also made available to the general public during this time via a web page and by making written copies available at various County departments where the public was most likely to visit. The availability of this survey was made known through press releases to area newspapers and radio stations.

In addition to the survey being available to the general public, a separate survey was sent to the cities and townships of Stevens County. As with the public survey, the intent was to gather input from the elected officials of these communities to not only guide the development of the plan, but also to provide an inventory of some of the resources and regulations that existed within these communities and provide a way to communicate this in one document.

Another method used to collect input and ideas for the Comprehensive Plan was a series of one-on-one interviews with community leaders who were asked to talk about their experience working and living in the County and the issues and trends they saw as important to the County's success over time. The list of interviewees included:

- ) Arne Kildegaard, Director, Center for Small Towns
- ) Douglas Stahman, General Manager, West Central Environmental Consultants
- ) Dr. Lee Johnston, Director, West Central Research and Outreach Center

- ) Jim Krosch, Stevens County SWCD Supervisor and Farmer
- ) Dale Livingston, Environmental Health & Safety Specialist, University of Minnesota-Morris
- ) Dale Ennen, Owner, Ennen Repair
- ) Dr. Jacqueline Johnson, Chancellor, University of Minnesota-Morris

In order to assess the input gathered from the public , the County's cities and townships, and the stakeholder interviewees, the Comprehensive Plan Task Force held 8 separate meetings over the course of about two years and eventually made a recommendation to the County's Planning Commission, which held a public hearing to discuss, debate and solicit public input on the Plan. After making the desired changes to the draft Plan, a final draft was recommended for approval to the County Board of Commissioners, which adopted the final Comprehensive Plan after two separate hearings and an additional modification on January 17, 2017.

While the plan is intended to plan for growth over a twenty-year timeframe, it is recognized and understood that adaptations will be necessary on a regular basis to accommodate changing conditions and new challenges. Furthermore, it is understood that this plan does not cover all of the possible land use and related issues facing the County and that future amendments to the Plan may include completely new sections or necessary changes in direction.

## County Location and Overview

Stevens County is located in West Central Minnesota approximately 20-30 minutes from the South Dakota border and had an estimated population of about 9,800 in 2014. The County seat is Morris [estimated pop. 5,357 in 2014], which serves as the primary retail and employment center for the County as well as the site of the University of Minnesota-Morris campus. Nearby regional centers include Alexandria, MN (45 miles to the northeast from Morris), Willmar (56 miles to the southeast), Saint Cloud, MN (93 miles to the east) and Watertown, SD (100 miles to the southwest). The nearest large metropolitan areas include Fargo/Moorhead (110 miles to the north), Minneapolis/Saint Paul, MN (170 miles to the southeast) and Sioux Falls, SD (180 miles to the south.)

Historically, the County's economy and culture have been based primarily on agriculture. The County ranks high among the state's counties in both dry edible bean and dairy production. It also contained nearly 319,000 acres of cropland in 2007 and more than 340,000 acres of total farmland.<sup>1</sup> The County's farmers, along with the various related businesses and industries, have served as the County's economic backbone since its beginnings and continues to this day.

The University of Minnesota has also contributed significantly to the County's local economy and culture – with the presence of both the University of Minnesota-Morris and the West Central Research and Outreach Center (WCROC). Home to more than 1,800 students, the University, its faculty and students are an important element in the community and throughout the region.

While the landscape is dominated by agricultural uses and prairies, the County is also home to a number of small, mostly shallow and mostly undeveloped lakes, including Pomme de Terre (Perkins) Lake and the Pomme de Terre River, which runs through the County from north to south and eventually drains into the Minnesota River. For the most part, these lakes are undeveloped and have not historically served as lakeshore suitable or desirable for residential development. Perkins Lake north of Morris, and to a lesser extent, Long Lake east of Morris, have experienced some residential development in the form of primarily year-round homes.

## Brief History of Stevens County<sup>2</sup>

The earliest years of known human history in the County included being the home of the Sioux tribe, whose range extended throughout the eastern Dakotas, Minnesota and Northern Iowa. The Sioux subsisted throughout the region from the abundant hunting and fishing opportunities, with records indicating the presence of large buffalo herds, elk, deer, lynx, coyotes, wolves and bear.

The earliest European influence on the area appeared to be Norseman, as several Viking artifacts have been found in the area. French traders also passed through the state in later Centuries, trading fur and

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<sup>1</sup> 2012 Census of Agriculture, United States Department of Agriculture.

<sup>2</sup> Historical information includes information from the MN Historical Society and "The History of Stevens County" by Edna Mae Busch.

pelts with the Sioux and other tribes. While the earliest accounts showed friendly trade between the Sioux and early European settlers, there was a constant fear of conflict from early settlers here and other areas of westward expansion. The US Government responded initially by working out treaties with the various Native American tribes regarding agreed-upon territories and payments to the tribes. Ultimately, however, the US Government and settlers violated many of these treaties and payments were delayed due to the needs of the Civil War, causing hardship and starvation among the Sioux. In the end, these led to the Dakota War of 1862 (also known as the Sioux Uprising). As this uprising ended, the tribes were largely sent to reservations – although remnants of the tribe came back and continued to have conflicts with the Chippewa – including an 1868 battle that is said to have killed over 120 Sioux and Chippewa and left a number of Indian burial mounds throughout the landscape – including one that is identified as one of the largest in the state.

The County itself was formally established on February 20, 1862 – about four years after the State of Minnesota was formed – and appears to have either been named after Col. John H. Stevens, said to have built the first house in what is now Minneapolis, or after statesman Isaac Ingalls Stevens, who led a commission in the late 1850s for the survey of the railroad from Minnesota to the Pacific Coast.

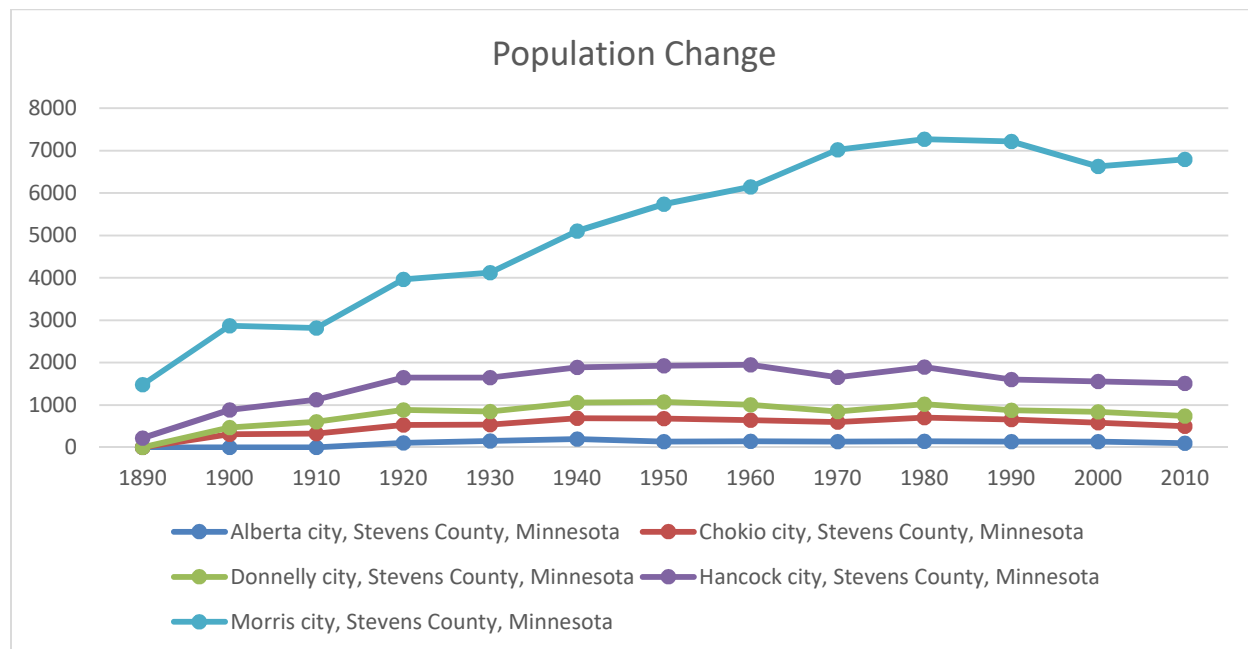
With the fear of conflict slowly subsiding after the Sioux Uprising in the summer of 1862, the initial development of the towns and transportation networks that we are familiar with today began to be formed. The earliest transportation network mostly consisted of trails and ox-cart paths connecting Minneapolis/St. Paul to the US Army forts in the Dakotas and sources of goods to the northwest. Trails, (often following trails previously used by the Sioux) were mostly traveled by the US Army passing through the area to reach forts in the Dakotas. Crude, two-wheeled paths for ox carts were developed to bring furs and buffalo hides from the northwest to Minneapolis and other cities along the way, which were then bartered for other supplies. It is said that caravans of ox carts traveled in trains of 300-500 carts during their annual trips through the area. River crossings were non-existent and had to be forded where possible until bridges were constructed many years later. For a period of time, stage lines also met the needs of those living in the county's settlements, with four separate routes out of Morris in 1877 – carrying passengers to Sisseton, Alexandria, Glenwood and Ortonville.

The primary contribution of Stevens County to the nation's growing economy, like many other communities throughout Western and West-Central Minnesota, was agricultural products. It wasn't until the expansion of the railroads and the encouragement to larger-scale farming that this activity began in earnest and the population began to grow more significantly. The first railroad in the County was recorded to have come to the area in 1871 – connecting Morris with Willmar and beyond to Minneapolis/Saint Paul. By 1880, the railroad had built the east-west line through Alberta and Chokio to replace the historic Wadsworth Trail that connected St. Cloud with Sisseton, South Dakota, and Morris became a starting point for the transport of government supplies to Fort Wadsworth (later called Fort Sisseton) and other forts to the north.

In the subsequent several decades, the population of the County and its cities grew substantially. Between 1880 and 1900, the County grew from less than 4,000 residents to more than 8,700 according to Census records. By 1930, the County had grown to 10,185 residents. After incorporating in 1878, the village of Morris grew from 743 in 1880 to 1,266 in 1890 to 1,934 in 1900 and 2,474 by 1930. Hancock grew from 91 in 1880 to 218 in 1890 and 798 by 1930. Donnelly and Chokio recorded their first 164 and 309 residents by 1900 and grew to 354 and 420 respectively by 1920 before declining slightly by 1930.



Alberta began its history in 1920 with 109 residents and grew to 153 by 1930. Other developments within the County during this time included the opening of the West Central School of Agriculture in 1910.



The next major development in transportation for the County and its residents was the construction of the state highway system and Interstate 94. The State Highways as we know them today were originally constructed as gravel roads in the 1920s and were gradually paved throughout the 1930s and 1940s. Interstate 94 was constructed in the late 1960s through Stearns and Douglas counties. The development and improvement of the state highway system did help contribute to some increase in the County's population. Between 1920 and 1960, the population of the County grew from 9,778 to 11,262. The use of the first combine in the County in 1929, the opening of the Morris Airport in 1941 and the opening of the University of Minnesota-Morris in 1960 also coincided with this time period of improved travel and growing population. The construction of Interstate 94, however, had little impact on the overall population – with the population actually decreasing slightly to 11,218 in 1970, rising again slightly to 11,322 in 1980 and then beginning a steady decline to the 2010 population of 9,726.

## History of the University of Minnesota-Morris

The University of Minnesota, Morris makes its home on a 125-year old campus. The first buildings housed an American Indian boarding school, first administered by the Sisters of Mercy order of the Catholic Church and later by the United States Government. The school closed in 1909, and the campus was transferred to the State of Minnesota with the stipulation that American Indian students “shall at all times be admitted to such school free of charge for tuition,” a policy still proudly honored.

In 1910, the University of Minnesota established the West Central School of Agriculture (WCSA) on the Morris campus, which educated area high school students in a boarding school environment until 1963. It is this time period that garnered the campus its placement on the National Register of Historic Places as the West Central School of Agriculture and Experiment Station Historic District. Handsome Prairie School structures, such as Behmler Hall and the Education building, built during the WCSA years and designed by well-known state architect Clarence H. Johnston, Sr., continue to serve the campus well.

In the late 1950s, when the University of Minnesota announced that agricultural schools would be phased out, a grassroots citizens movement convinced the Minnesota Legislature that creating a distinct public liberal arts college within the University of Minnesota system on the Morris campus would be a good investment for the state. In September 1960, the University of Minnesota, Morris opened its doors and began fulfilling its institutional vision to be an affordable, undergraduate, intentionally small, residential, public liberal arts college.

With an enrollment of more than 1,800 students and more than 121 teaching faculty, the campus attracts students from throughout Minnesota, 32 other states, and 16 foreign countries. The “Morris experience” emphasizes faculty/student collaborative research, study abroad opportunities, and service learning.

Morris is a national leader in green initiatives—wind energy, biomass energy, Pride of the Prairie local, sustainable food projects. Its goal is to be a carbon neutral campus.

In 2010, the University of Minnesota, Morris celebrated its 50-year anniversary and marked the 100-year anniversary of the opening of the West Central School of Agriculture.

Source: <http://www.morris.umn.edu/about/history>

## The Morris Indian Boarding School

For 22 years, from 1887 to 1909, a Native American boarding school was located on the site of the current UMM campus. Morris residents can still see two of these early buildings, a dormitory and the Superintendent's House, which are still standing.

More than 2,000 children attended the school during its history. It was established in 1887 by the Catholic Sisters of Mercy, who ran it under contract with the U.S. government. In 1896 the federal government began to operate the school. Called the Morris Industrial School for Indians, it was at times the largest Indian boarding school in Minnesota.

The Morris school was one of a series of government boarding schools nationwide. They were an important part of a national policy to "assimilate" or blend Indians into Euro-American society. It was believed this would not happen unless Native Americans left their own culture behind. A radical aspect of this strategy was to separate children from their homes for long periods of time and send them to boarding schools where they were "taught" to become Euro-American.

Children as young as kindergarten age attended the Morris school. The children were allowed to speak only English. They were required to dress and style their hair like Euro-Americans. Sometimes they were not allowed to return home over the summer, in part to keep them from being overly-influenced by their own cultures.

Many Indian parents resisted sending their children to boarding schools. Others sent their children to spare them from the severe poverty of reservations. While the choice was difficult, few educational alternatives were available.

The school taught typical subjects like reading and math, plus "practical" skills. The boys were taught farming, blacksmithing, and carpentry, and the girls were taught cleaning, cooking, sewing, and laundry. Some older students were placed at local farms and businesses as apprentices.

Some former students of federal Indian boarding schools have bad memories of the experience. Others recall their education as beneficial and remember warm interactions with fellow Indian students. In some cases, attending a boarding school started a family tradition of higher education.

Most students who came to Morris were Ojibwe, either from the Turtle Mountain reservation in North Dakota, or from Minnesota Ojibwe communities such as White Earth. Lakota and Dakota students from South Dakota also attended.

In 1909 the school was closed. The government was placing more emphasis on reservation schools. There was some improvement in Indian education in the 1930s, but it was not until the early 1970s that Native Americans began to succeed in the slow process of reforming schools so that children could be taught something about their own history, language, and culture.

When the school at Morris closed, the U.S. government gave the campus to the State of Minnesota for use as an agricultural school. Because the Indian school existed as part of treaty obligations, the federal government required that Native Americans be admitted to any future school on the grounds on terms of equity with white students and that their tuition be waived. This policy is maintained by Minnesota statute. Today there are about 125 Native American students studying at UMM.

The Indian school boys dormitory still stands. It is a two story brick building on the UMM campus that was built in 1899. It is now headquarters of UMM's Minority Student Program.

The Superintendent's House is also standing. It is a large woodframe house at 540 W. 5th Street in Morris. It was built on the campus in 1905 and moved to its current location about 1937.

Source: <http://ci.morris.mn.us/mhrc/articles/mrsIndSchl.shtml>

## Current and Future Trends

As Stevens County explores the issues and trends that may have an impact over the next twenty years or more, it is important to consider what has been occurring in the recent past for both the County itself and in surrounding communities. Since the trends affecting the County are occurring largely on a regional basis, it is essential that the County's leaders and residents understand that what occurs in Stevens County is not only affected by what is occurring within its borders, but also beyond its borders. This requires looking at what has been taking place not only in the counties, cities and townships, but even more broadly in surrounding counties and in nearby regional centers such as the Alexandria, St. Cloud, and Willmar as well as metropolitan areas including Fargo/Moorhead, Minneapolis/St. Paul and Sioux Falls.

There are three primary demographic characteristics that are especially important to consider in helping the County decide how best to plan for its future. These are:

1. How many people will be living in the County in the future?
2. What type of characteristics will that population have and how will it impact the type and amount of infrastructure and services demanded?
3. What will be the source of employment and income for the population of the County?

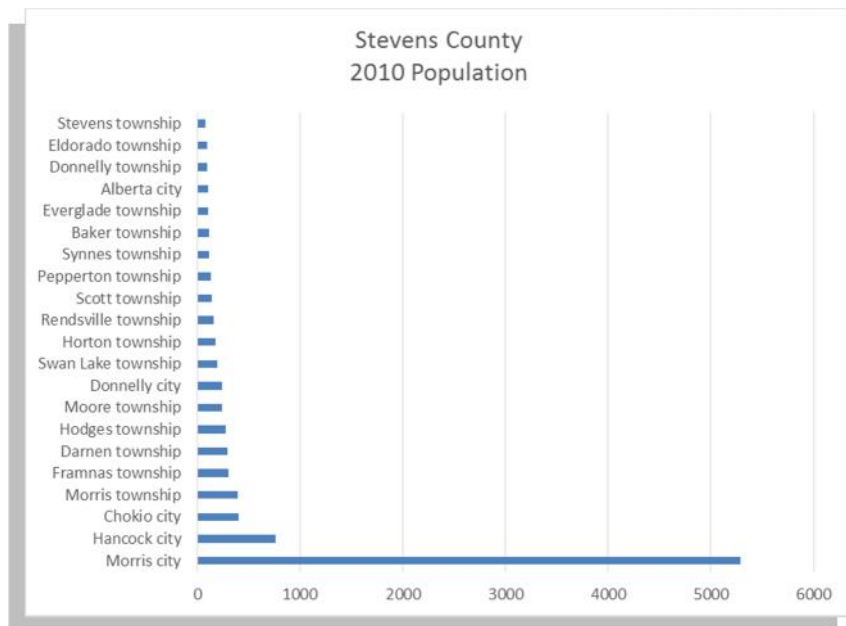
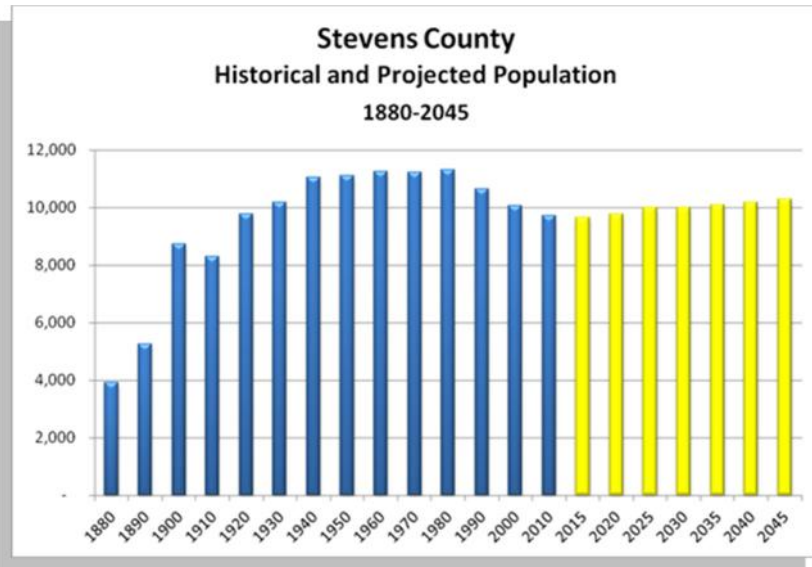
Knowing the answers to these questions is not an exact science by any means, but it is possible to make reasonable predictions that will help to provide the basic information needed to plan ahead for the various infrastructure and service needs of the community as well as to guide development in ways that preserves the unique cultural, economic and environmental resources within the County.

The Planning Process for the development of this Plan sought to obtain input from a broad cross-section of the County's residents, business owners and other stakeholders. In reviewing and discussing this input, the County's Comprehensive Plan Task Force identified a number of common themes regarding the issues and trends that are facing the County. A summary of the issues and trends identified in each of these areas is provided in this section.



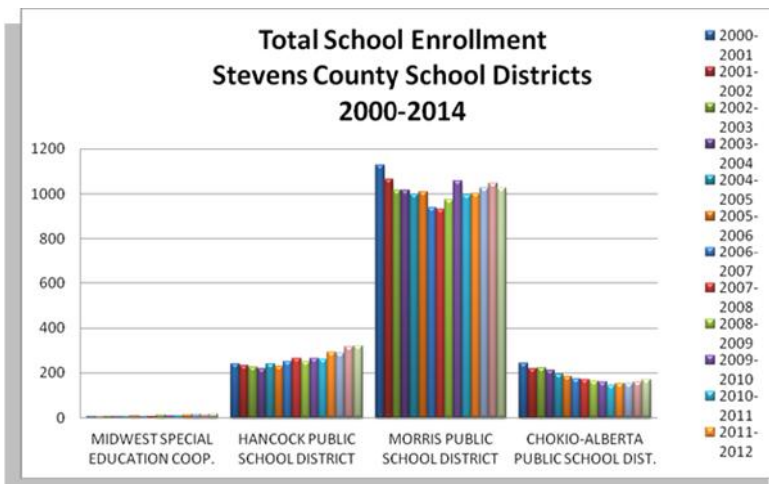
## General Population

- ) The population of Stevens County, like much of the country, experienced significant growth in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Between 1880 and 1940, the population grew from about 3,900 to about 11,000.
- ) From 1940 to 1980, the County continued to grow, but at a much slower rate - peaking at 11,322 in 1980.
- ) Since 1980, the County's population has declined by 14.1% - from 11,322 to 9,726 in 2010.
- ) Over 54% of the County's population is located in the City of Morris.
- ) Seventy percent (70%) of the County's population is located within its cities.
- ) About 83% of the County's population is located in the cities and four townships nearest to the City of Morris.



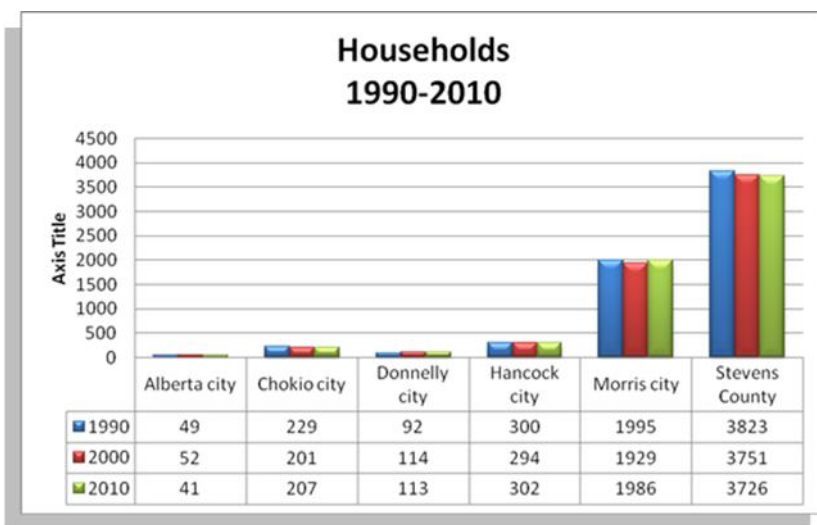
## School Enrollment

- ) Enrollment in area schools has experienced uneven changes in enrollment between 2000 and 2010.
- ) The Chokio-Alberta District has generally declined in enrollment until leveling off and beginning to increase in recent years.
- ) The Hancock and the Midwest Special Education Coop districts have generally experienced a steady increase in enrollment over that time period.
- ) The Morris District experienced generally declining enrollment until 2007 and then began to restore some of those losses through 2014.



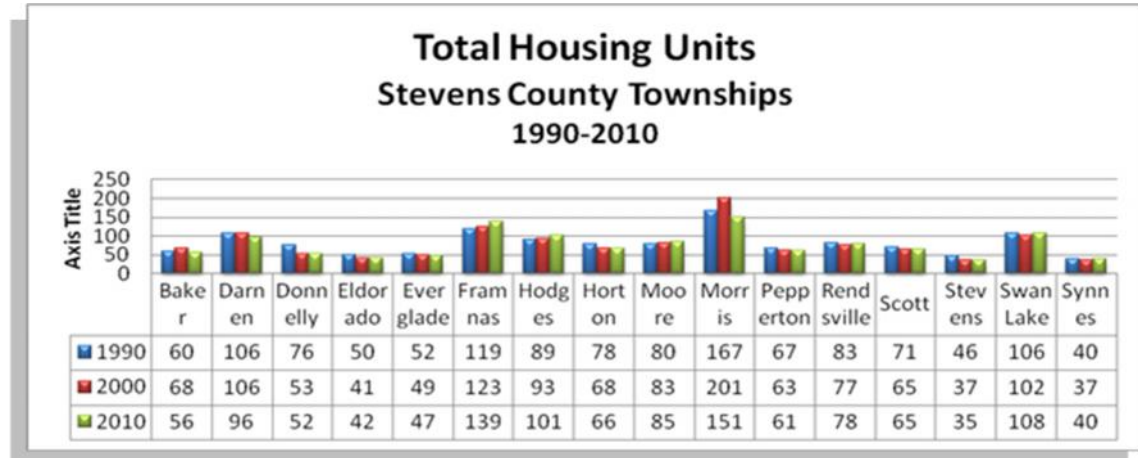
## Housing Units and Households

- ) The total number of housing units (a residential structure – whether occupied or vacant) located in the County increased by about 52 units between 1990 and 2010 – a 1.3% increase.
- ) The total number of households (a residential structure that is occupied by one or more persons – whether owned or rented) declined by 2.5% between 1990 and 2010 – dropping from 3,823 to 3,726.
- ) 53% of the county's housing is located in the City of Morris – whether measuring housing units or households (2010). 70-71% are located in one of its cities and about 82-83% are located in the cities and four townships nearest to the City of Morris.
- ) Many areas of the County saw the number of housing units decrease – particularly in the



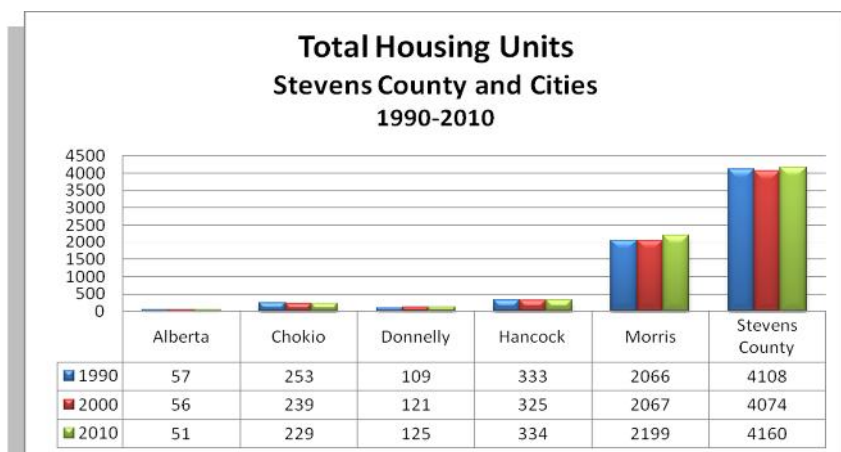
Townships. Framnas (+20), Hodges (+12), Moore (+5) and Swan Lake (+2) were the only townships to see the number of units increase.

- ) Similarly, Hodges (+13), Swan Lake (+9), Framnas (+6) and Moore (+5) were the only townships to see the number of households increase.



- ) Housing unit changes were uneven across the cities of the County. Alberta and Chokio saw decreases of about 10% in their housing units. Hancock dropped 8 housing units between 1990 and 2000, but gained 7 back by 2010. Donnelly (+15%) and Morris (+6%) both experienced relatively significant growth. In absolute numbers, the greatest increase in housing units occurred in the City of Morris, which saw its number increase from 2,066 in 1990 to 2,199 in 2010 (+133 units).

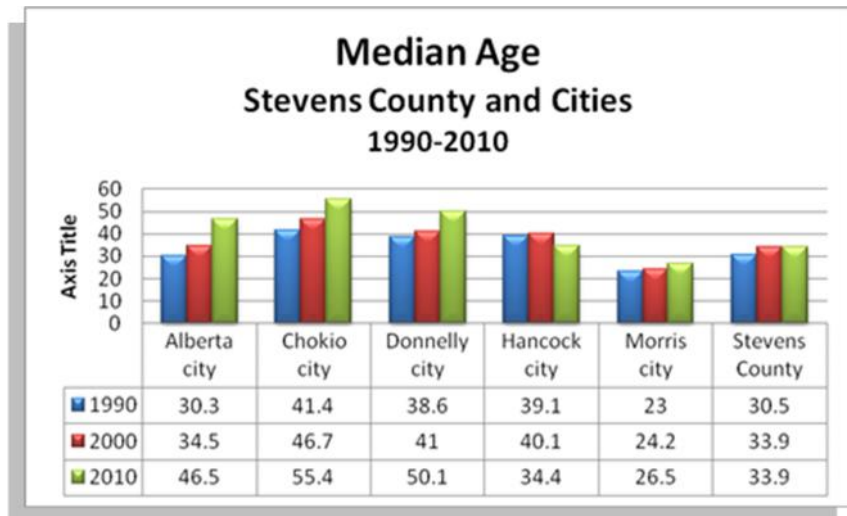
- ) The number of households in the county's cities decreased slightly (-0.6%) between 1990 and 2010, with Alberta (-16.3%) and Chokio (-9.6%) seeing the greatest decreases. Donnelly (+22.8%) experienced a significant increase. Morris (-0.5%) and Hancock (+0.7%) remained relatively flat.



## Age

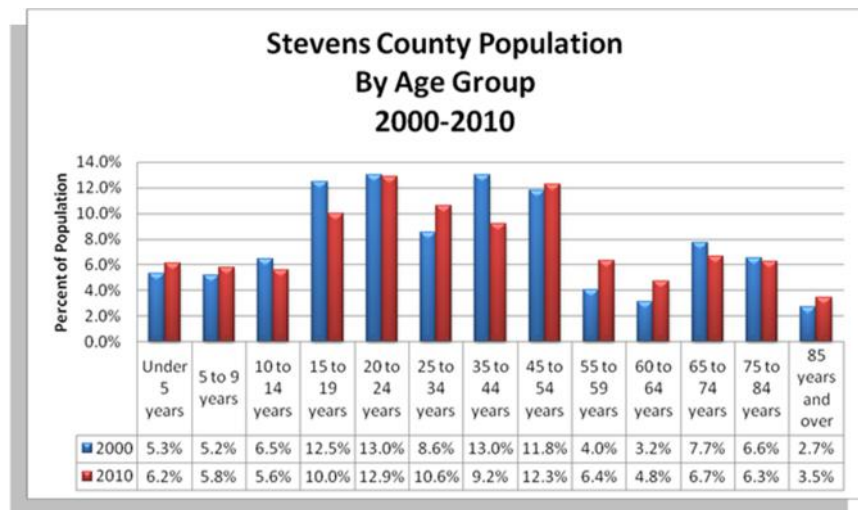
- ) Overall, the population of the county aged between 1990 and 2000, with the median age increasing from 30.5 years in 1990 to 33.9 years in 2000. Between 2000 and 2010 the median age remained flat.

) The median age of the population in the cities of Alberta (30.3 to 46.5), Chokio (41.4 to 55.4) and Donnelly (38.6 to 50.1) increased significantly over the 1990-2010 time period. Morris (23 to 26.5) also increased, but less significantly and overall it remains a relatively young population due to the large student population. Hancock (39.1 to 34.4) was the only city that became younger overall.



) Across all age groups, between 2000 and 2010, the County saw increases in the percentage of its population that were young children (0-9 years old), adults most likely to have young children (25-34 years old) and those most likely to be approaching or in the “empty nest” age groups (55-64 years old). The percentage of people over the age of 85 also increased.

) A decreasing percentage of the population included teenage and young adult persons (10-24 years old) and those most likely to start careers (25-44 years old). The percent of the population most likely to be retired (65-84 years old) also decreased.

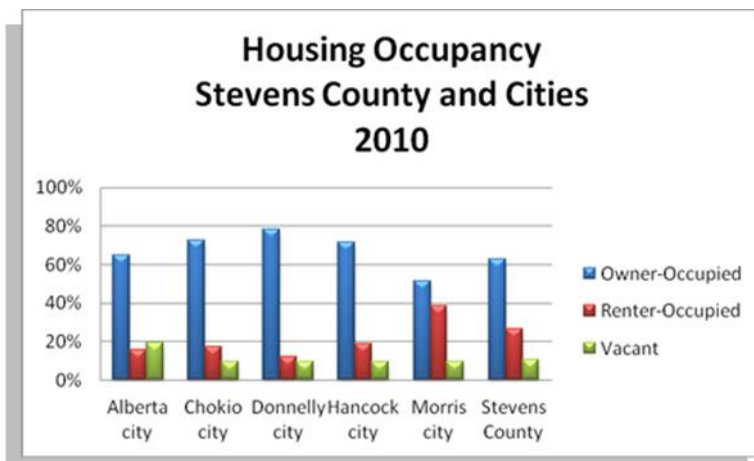




## Housing Occupancy

- Between 1990 and 2010, the number of owner-occupied housing units within the County has remained relatively steady at between 62 and 65%. Renter-occupied housing has decreased somewhat from about 30.5% in 1990 to 26.6% in 2010. Vacant housing units have increased from 5.2% to 10.4% in the same period.

- There has been a longstanding concern regarding the affordability of housing and rentals – particularly in the City of Morris. Figures from the US Census Bureau indicate that the median gross rent in Morris (\$519) is actually less than the same figure for any of the other cities in the county (\$535-\$556) or the county as a whole (\$527). This



may be misleading, however, in that the median rent in Morris reflects a high number of persons who pay less than \$200 (22.4% of all renters) in monthly gross rent – in part due to student rentals which include a relatively low *per person* monthly rent cost, but a relatively high overall cost per rental unit.

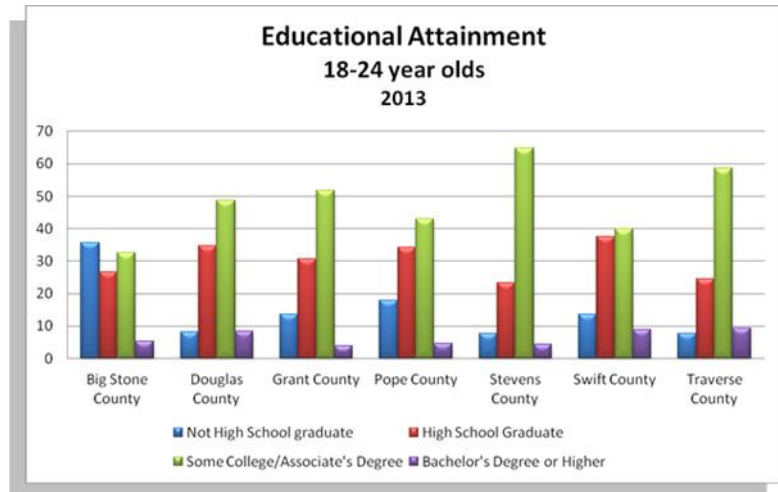
- Rental housing, in particular, is in shorter supply in the City of Morris due to the high demand from those associated with the University.
- Housing values (2012) for owner-occupied households are highest in the City of Morris, averaging \$144,300. Values in other cities average from about \$48,000 to \$75,000.
- The City of Morris has a relatively high percentage of rental housing units (39% in 2010) compared to the County as a whole (27%) and other cities in the county (12-19%). Despite the high percentage of rental housing, the impact of student demand for rental housing has made it difficult for families to find larger rental apartments (3 or more bedrooms).
- A lack of affordable and quality housing can serve as a barrier to people moving into the County.
- While aging residents in the County moving out of their homes can often open up housing for others, the housing stock is often of smaller homes that are less appealing to new residents and especially families with school-age children.
- The aging stock of housing and its relatively small size has made it difficult for homeowners to financially justify investments in upkeep and improvements.

## Quality of Life

- County residents generally feel that the county is a great community in which to live and raise families due to its quality schools, low crime and a relatively low degree of regulation.

) Health care services in the area are plentiful and of high quality, making the area particularly attractive to current and future elderly residents.

) Residents and employees working in the area have expressed a desire to have more amenities to make the area more attractive and enjoyable for families, University faculty and young adults – a community pool, lower housing costs (especially in Morris) and a greater variety of shopping options are commonly mentioned.



) There is recognition that there is a need to be more welcoming to new residents coming into the County – especially young families with children and immigrants from different cultures.

) The University of Minnesota –Morris exerts a significant influence on the broader community, but there remains a feeling of disconnect between residents of the County and the University.

) While County residents would generally like additional options for restaurants and retail businesses, they do not want to become so large that it negatively impacts the small town character and rural character in the County.

## Recreation and Tourism

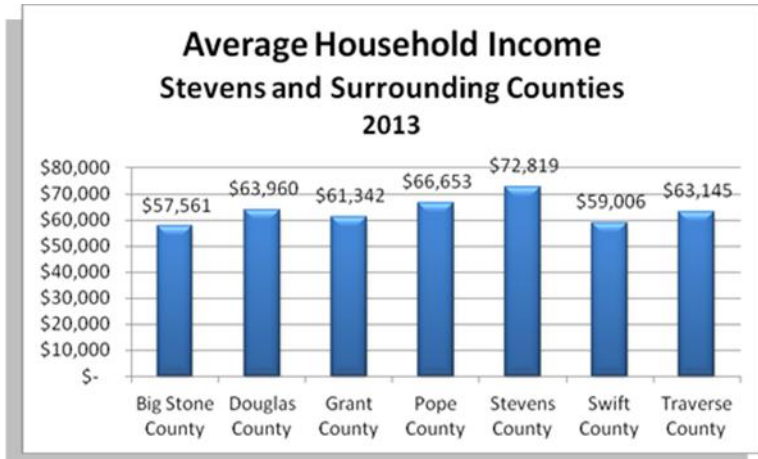
) County residents and officials generally do not see tourism as a major economic driver for the community. Still, there is a desire to improve the quality of services that could help increase tourism. These include high quality hotels, a desire for a community pool, additional recreational opportunities such as bike and dirt bike/ATV trails, and a greater variety of restaurants and places to shop.

) The area enjoys a quality supply of campgrounds that are frequently used for fishing, family reunions and tourists, but are not overly crowded.

) Existing recreational/tourism-related businesses, such as golf courses, the movie theater and the bowling alley, are important to the community but struggle to remain economically viable.

## Economic Development

- Stevens County exists within a larger regional housing and employment market that extends into surrounding counties. According to data from the American Community Survey, about 20-25% of the people that work in Stevens County commute in from other counties. Likewise, over 8-10% of the people that live in Stevens County work outside of the county.



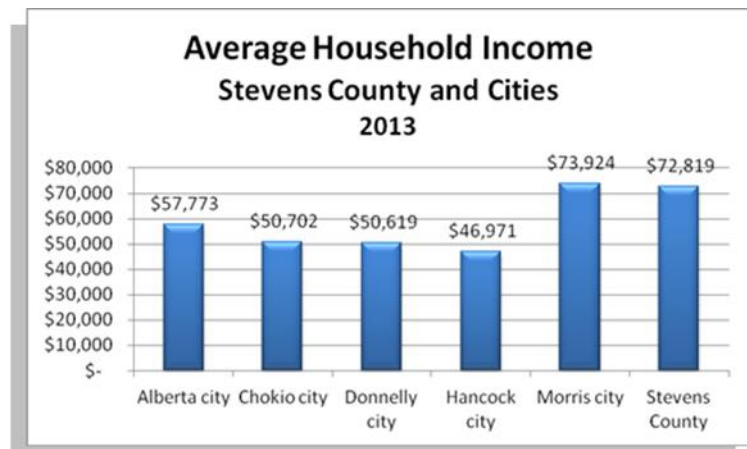
- Manufacturing, government, agriculture and health care all represent significant sources of employment and tax base for the County. However, some businesses and farms are having difficulty filling positions due to a lack of trained employees.

- The health of the agricultural sector of the economy has been the backbone of the County for many decades. Ongoing trends in the agricultural economy, however, are leading to larger farms with more automation and less employment.

- The county has a need to expand its tax base and diversify its economy if it wishes to better withstand cyclical downturns in the agricultural economy. An effort has begun to find additional land that can be used to attract and retain industrial businesses.

- While the availability of well-paying jobs has been helped by the expanding presence of manufacturing companies, the University, livestock production, health care and others, additional job opportunities will be necessary to keep recent high school or college graduates in the community.

- There is a general feeling that there are numerous opportunities for the businesses and residents of the County to work with the University in mutually beneficial ways. There remains, however, a feeling of disconnect that hinders this potential. Renewable energy research and development would appear to be one area where there could be greater collaboration.



- Maintaining a strong local economy requires an effort to both attract new employers and retain those which are already here. This includes both large and small businesses.

- J A number of business owners and residents feel that the degree of regulation hinders the retention, expansion and attraction of businesses.
- J Some county residents and officials would like to promote and support the local arts community to help make the area more attractive to tourists and residents while supporting the local economy.
- J Some in the County are concerned that there is a lack of a common vision for the future within the County – amongst elected and appointed officials as well as residents and business owners. Some of this concern stems from a feeling that the cities, townships and County – as well as the University and local businesses – are engaging in “turf protection” rather than working more closely together. Further, there seems to be a shift in political leadership away from those who have historically had agricultural ties to those with non-agricultural backgrounds – which may further create challenges in developing a shared vision for the County’s future.

Stevens County’s Major Employers <i>Employers (10 largest)</i> <b>Employer Product/Services Employees</b>						
2012				2015		
1.	Superior Industries LLC	Conveyor/Crushing Equipment	387	Riverview LLP	Agriculture	410 (100 on work visa)
2.	University of Minnesota Morris	Education	350	Superior Industries LLC	Conveyor/Crushing Equipment	400
3.	Stevens Community Medical Center	Health Care	323	University of Minnesota Morris	Education	383
4.	WestMor Industries LLC	Petro-Chemical Equipment	253	St. Francis Health Services (includes West Wind Village)	Health Care	328
5.	Morris Area Schools	Education	227	Stevens County Medical Center	Health Care	301
6.	Riley Brother's Construction	Construction	154	WestMor Industries LLC	Petro-Chemical Equipment	300
7.	Saint Francis Health Services	Health Care	133	Hancock Concrete Products Inc.	Drainage Products	200
8.	Riley Brother's Paving (no longer located in Morris/Stevens County)	Road Construction	130	Morris Area School District	Education	185

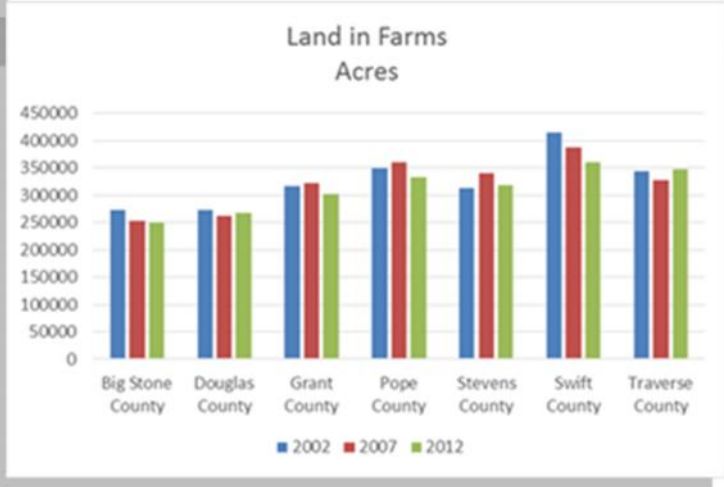
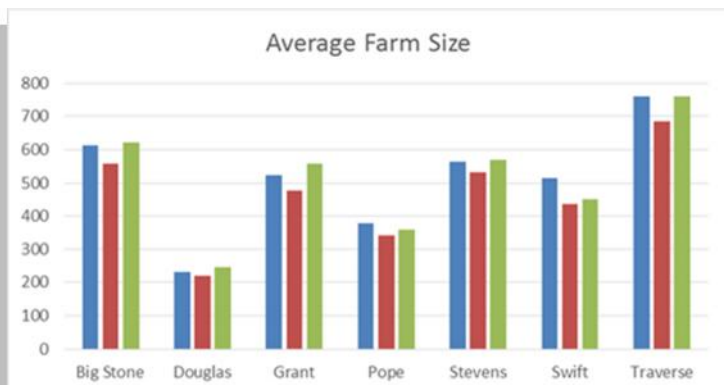
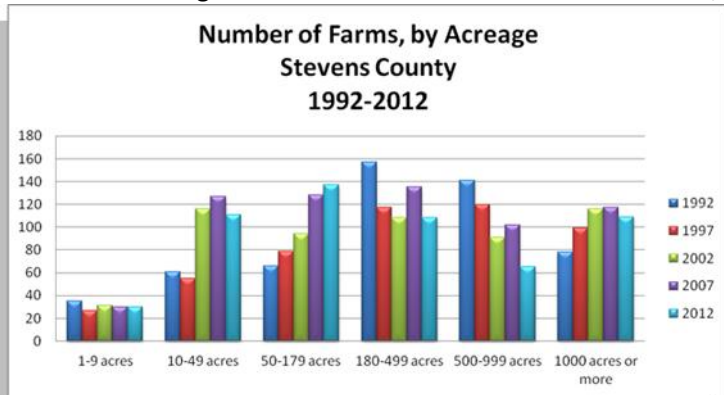


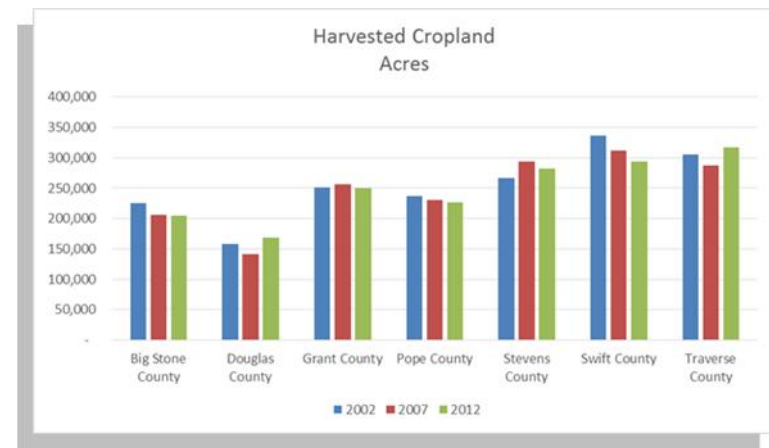
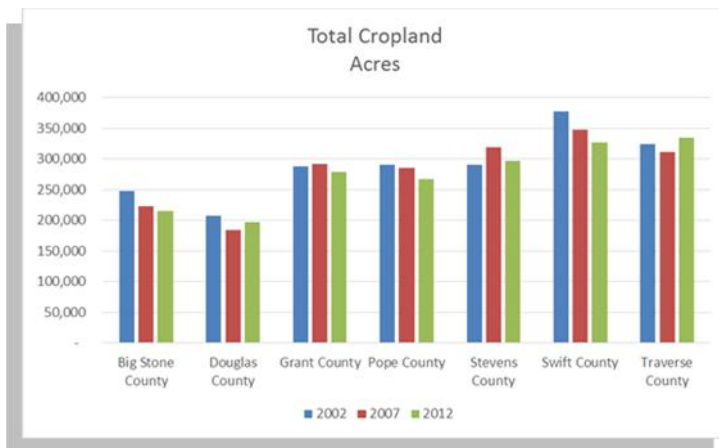
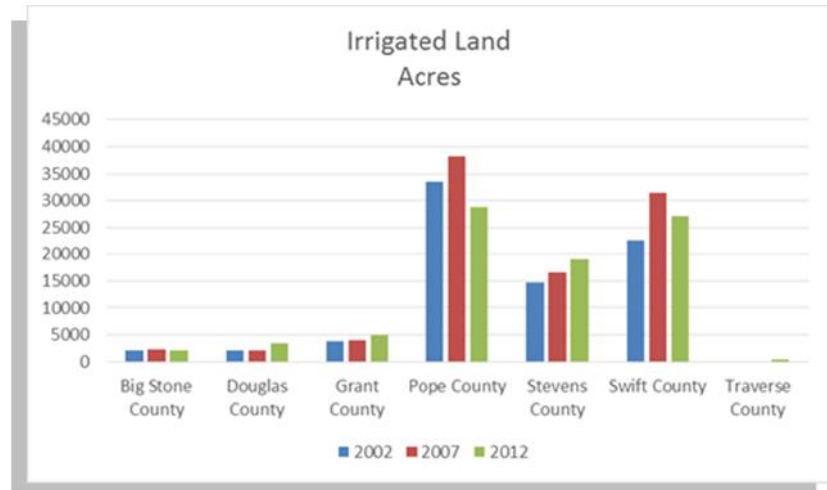
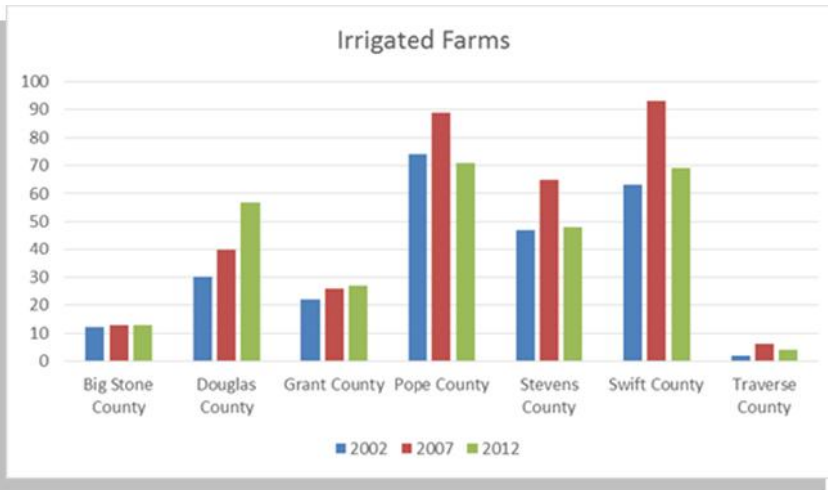
<b>9.</b>	Stevens County	Government	111	Riley Brother's Construction	Road Construction	160
<b>10.</b>	Hancock Concrete Products Inc	Drainage Products	84	Stevens County	Government	87

Source: City of Morris

## Agriculture

- ) The number of small locally owned and operated farms has generally been decreasing as the size of farms becomes larger. This has led to a feeling that there is a lack of trust between small, local farms and large outside farms.
- ) The County has been experiencing greater and greater sizes of feedlots – especially dairy.
- ) As farms and feedlots have grown in size, the need to care for and protect the quality of both ground and surface water has increased.
- ) There is significant potential for conflict between farming and residential areas – particularly when new residents less familiar with agriculture move into the area.
- ) It is important that the County maintain a high-quality and efficient transportation network so that farmers can bring their products to market.
- ) The relationship between local farmers and the West Central Research and Outreach Center (WCROC) has changed significantly over the last 40-50 years, but remains an important relationship.
- ) Land prices for farmland have generally increased recently, but there is a recognition that these values tend to be cyclical and can change quickly.





## Land Use/Zoning Regulations

- J Like many counties with a strong agricultural presence, Stevens County is experiencing growing conflict between the needs and practices of farmers and feedlot operators and the needs and desires of residents.
- J There has been a number of instances of “spot development” where residential and commercial/industrial development has occurred in or near what would be productive agricultural land. This has, in some cases, led to the conflict mentioned above. In other cases, it has little impact when it is built in wooded areas or what is otherwise less productive portions of the field.
- J An increasing number of rural residents appear to be coming from non-agricultural backgrounds and are not familiar with the sights, sounds and odors associated with farming.
- J A 1978 annexation agreement between the City of Morris and Stevens County limits development in areas surrounding the City to one home per 40-80 acres. This agreement has not always been strictly enforced and has led to some confusion among city and county officials as well as landowners. Some feel that the agreement serves as a barrier to development in the area.
- J There has been concern regarding a number of neighborhoods in the City which were originally served with private sewer systems and the financial difficulty of eventually providing those areas with city sewer. Allowing for more residential development in areas likely to at some point be annexed may increase this challenge if not managed properly.
- J The County has never had a map depicting how it would like to manage agricultural, residential and commercial/industrial growth. There is a feeling that an effort to do so, while likely controversial, may help to provide some order to development that would avoid some land use conflicts and allow for reasoned discussion outside of the context of any one controversial issue. This has become more prevalent with the increasing conflict and debate regarding the increasing number and size of large feedlots.
- J A number of Townships have historically administered their own zoning ordinances, although state law requires that they be at least as restrictive as the Stevens County Zoning Ordinance. In more recent years, other Townships have begun discussing the implementation of their own zoning regulations – particularly in relation to limiting the size or location of large feedlots.
- J The cities within the county generally want any new residential or commercial/industrial development to occur within their boundaries. At the same time, townships often seek to allow for some limited development outside of cities – especially if the land is not as valued for agricultural uses.
- J The County’s Zoning Ordinance was largely developed in the 1970s and has become outdated and unnecessarily complicated. There is a general desire that zoning regulations should be simplified and that care should be taken to not over-regulate development.

## Transportation and Infrastructure

- J Generally speaking, the infrastructure in Stevens County is aging and is, or soon will be, in need of costly maintenance or replacement. This includes the County’s network of streets, roads and highways as well as sewer and water infrastructure within its cities.

- )] Statewide, the costs associated with maintaining and building transportation infrastructure is increasing while the ability of the state and local governments to generate sufficient revenue seems to be waning.
- )] A number of communities throughout the state have begun discussing whether they can afford to continue maintaining roads at their current levels. For instance, some Townships and other local governments have discussed whether certain roads should be converted back to gravel surfacing due to the costs of resurfacing and rebuilding bituminous surfacing.
- )] A quality network of roads is crucial to the local economy – both for bringing agricultural products to market and for facilitating industrial and other economic development.
- )] County residents and businesses generally are satisfied with the frequency and quality of day-to-day maintenance that occurs – such as grading/dust control on gravel roads and snow plowing.

## Natural Resources

- )] County residents and officials are expressing concern about the need to maintain and improve the quality of the County’s lakes and streams. Various best management practices for farming and the operation of feedlots have been mentioned to help provide adequate protections against contaminated runoff. The need to ensure that private septic systems are compliant with current regulations are also often discussed as a way to improve water quality.
- )] Increasing amounts of agricultural irrigation, large feedlots and other industrial development such as ethanol plants, have all been sources of concern in recent years regarding their impact on the availability and quality of ground water.
- )] The Stevens County Soil and Water Conservation District (SWCD) is already monitoring wells throughout the County and is planning to install more. The monitoring is generally limited to the volume of groundwater and recharge rates, but not water quality.
- )] Stevens County’s lakes tend to be more susceptible to poor water quality, partly due to their relatively shallow depths and their large watersheds.
- )] There is increasing concern about the presence of invasive species in the state’s lakes and rivers. While Stevens County has not yet had significant amounts of invasive species, there is a need to take preventative measures so as to avoid contamination.
- )] The County has not historically had ongoing, active associations of lakeshore landowners (“Lake Associations”). These generally form only around specific, temporary issues.
- )] A significant portion of the development that exists around the County’s lakes are year-round homes for residents. Statewide, the trend has been for small lakeshore cabins to be expanded or replaced with larger homes as the value of shoreland properties increases and owners seek to retire to their lakeshore property.

## Community Vision

A community vision is a shared idea of what a community would like to become over a period of years. The vision may include a broad range of issues – including how and where new development occurs, a desire to preserve unique cultural or ecological features, or an attempt to revitalize a community’s

employment base or housing stock. In essence, a community vision answers the question “What kind of community do we want to create over the next twenty years?”

While the process of developing a shared community vision – one that most people in Stevens County can support - can be difficult, it is one of the most important factors in determining whether a community is able to address challenges and respond to opportunities in an effective manner. Without defining a vision of where it should be going, community leaders – whether they are in business, government, service organizations, non-profits or simply a group of concerned residents - end up reacting to change or working in an ineffective, disconnected manner.

By contrast, a well-defined vision and plan for achieving that vision puts a community in a position to manage change and coordinate activities throughout the community to achieve much more than they otherwise would. While there are many economic, social and ecological factors over which a community has little control, there is much that a community can do to shape and guide its future.

Based on input received from the public and the County’s cities and townships, one-on-one interviews with community stakeholders and discussion and debate by the County’s Comprehensive Plan Task Force, the Stevens County Board of Commissioners has adopted the following Vision Statement:

#### **STEVENS COUNTY VISION**

Stevens County envisions a future where its people have the freedom and resources necessary to pursue productive lives, healthy families, a vibrant community life and meaningful opportunities for work and income. In achieving these goals, the County’s residents will continue to enjoy and sustain the quality of the County’s many natural resources.

**Land Use:** The County’s land use policies will have appropriately balanced the individual rights of landowners and the needs of the community as a whole. Areas will have been identified as the best suited for agricultural, residential, commercial/industrial and other land uses and regulated where necessary to prevent conflicts that would degrade their value to landowners and to the County as a whole. Land use regulations will have been reviewed and updated where necessary to ensure that unnecessary or ineffective regulations are removed or amended and new regulations instituted when necessary to achieve the goals of this Plan.

**Economic Development:** Stevens County will have a strong, vibrant and adaptive local economy that provides meaningful employment and income opportunities. Agriculture will continue to be the primary base of the local economy, but well-paying jobs in manufacturing, livestock production and medical services will have grown as a percentage of overall employment. Residents and visitors will also experience an increase in the number of retail shopping, restaurants and services such that a greater share of local and outside income will be earned and spent within the County. The County will have worked with its cities, nonprofit



organizations, business associations, and research-based organizations to take advantage of new opportunities, technologies and practices to grow and diversify its economy – including opportunities related to renewable energy and new uses for food and fiber materials.

**Housing:** Existing and potential residents of Stevens County will have ample choices available to them for safe, affordable and attractive housing and residential neighborhoods – both inside and outside of cities. Relatively dense clusters of housing will have been directed to within or nearby the County’s cities to ensure adequate access to necessary infrastructure while preventing conflict with agricultural and other rural land uses. Rural areas less suitable to agricultural use will have been made available for low-density residential development. Shoreland areas, where appropriate, will have been developed in a manner which allows landowners to enjoy the use and proximity of the lakeshore while ensuring that the resource is adequately protected for future generations.

**Transportation:** Stevens County will have ensured that its transportation network meets the needs of its residents, businesses and the agricultural industry in a safe, efficient and effective manner. Long-term maintenance and construction costs will have been factored into local budgeting so as to ensure that the system is well-maintained into the future even if state and federal contributions to the network decline. The construction of new transportation infrastructure will only be done after careful cost-benefit analyses that shows an increase in local tax revenues from properties adjacent or nearby the improvements will be adequate to maintain the infrastructure over time.

**Natural Resource:** The County will have identified unique or sensitive natural features of its landscape, both above and below ground, and developed strategies in conjunction with local landowners, businesses and others to adequately manage these resources for use by future generations. Such decisions will have been made after careful consideration of the best available scientific and economic information regarding the impacts of land uses on these resources and an understanding of the impacts that policies will have on individual property rights.

**Intergovernmental Cooperation:** Stevens County’s elected and departmental officials will have developed strong and ongoing relationships with the County’s cities and townships, the University of Minnesota-Morris and other University-based organizations, and other governmental and non-governmental organizations throughout the region. These relationships will help the community as a whole to address persistent challenges, take advantage of opportunities in a timely manner and improve the overall quality of life for residents.

## Goals & Policies

- J Support the maintenance and growth of a safe, affordable and attractive housing market that provides opportunities for residents at all stages of life.
  - o Work with cities to identify gaps in the current housing market and identify how and where to best fill them (for instance, developing strategies to create newer, larger homes, more affordable rental units for non-students, etc.)
  - o Work with housing developers to reduce unnecessary barriers and costs to constructing new housing. Explore the provision of credits that help reduce costs while achieving other goals, such as energy efficiency and updating of failing septic systems or installation and sealing of private wells. Reduce or eliminate procedural barriers, where possible, in the implementation of publicly-funded housing incentives.
  - o Work to find ways to efficiently redevelop or remodel older, smaller homes to meet the needs of today's housing market.
  - o Identify strategies to ensure that buyers of homes can make improvements that will generate a reasonable return on the investment.
  - o Work with (HRAs, UMM, employers, etc. to coordinate and regularly update tracking of useful housing/rental data so that the County, its cities/townships and area housing organizations are aware of gaps in the housing market, trends affecting the desirability of its housing stock, needs for home improvement incentives, areas for redevelopment, vacant or foreclosed lots, etc.
- J Work with the county's cities, townships and school districts to develop a coordinated plan for maintaining existing - and providing for additional - recreational and entertainment opportunities throughout the County for residents and visitors, particularly in areas in and around cities. Particular areas of focus shall include:
  - o Community pool/splash park
  - o Youth sports
  - o Trails (bike, ATV, walking, running, etc.
  - o Parks
  - o Camping
- J Collaborate with the county's cities and townships to create coordinated economic development strategies that identify the unique strengths of the area and help to promote the County as a desirable place for residents, businesses and visitors.
  - o Develop strategies to provide additional retail and shopping opportunities, particularly in areas in and around cities within the County.

- Ensure safe, attractive and clean lodging facilities for visitors.
  - Support and become involved in efforts to attract and train workers to fill needs in local industry.
  - Support strategies for Stevens County to become a leader in agricultural research, agricultural production, and agricultural-commodity processing.
  - Seek out opportunities to expand the County's involvement in the provision of renewable energy – both within and outside of the community. Coordinate with the University of Minnesota and its research organizations to take advantage of new technologies and processes that make use of food and fiber resources for new products.
  - Support efforts to provide arts and cultural opportunities in the area, including those that can be coordinated with the University of Minnesota, area arts organizations, churches, business and service organizations (American Legion, VFW, American Cancer society, Boy/Girl Scouts, Lions Club, churches, Chamber of Commerce, etc.. Encourage private organizations to establish a regularly updated “community calendar” to identify and promote events taking place within the County.
  - Work to maintain the area's strong health care resources and provide additional services and resources as needed.
  - Encourage economic development in the areas that make the most efficient use of existing infrastructure and services and accommodates efficient and orderly expansion of such infrastructure when appropriate.
- J) Coordinate with the county's cities and townships, as well as the Minnesota Department of Transportation, in ensuring the transportation network serves the needs of the county's agricultural operations, residents, businesses and employers.
- Make efficient use of existing infrastructure prior to building new infrastructure. Seek to promote new development along existing infrastructure, when appropriate, before allowing development in areas that would require new infrastructure.
  - Identify areas particularly susceptible to transportation-related hazards and work to minimize such risks.
    - Areas with high crash rates
    - Train derailments
    - Train-crossing intersections
  - Develop road construction standards consistent with safety studies, etc. Identify where noise-related concerns, such as from train traffic or engine braking, are most likely or prevalent and seek ways to reduce these impacts.

- Conduct accurate cost-benefit analyses for new infrastructure projects that are based on sound assumptions and focus as much on local tax base impacts as broader social or economic benefits.
- Continue to maintain an inventory of the county's infrastructure to help plan future improvements and maintenance (e.g. track year built, when maintenance is expected to be necessary, when replacement is expected to be necessary, anticipated costs for maintenance/replacement activities, etc.)
- ) Support policies and programs to create a welcoming environment for new residents of the County, focusing particularly on transitioning recent immigrants into the community.
- ) Seek opportunities to strengthen the bond between the county's residents and businesses and the University of Minnesota-Morris.
  - Cultural connections.
  - Educational opportunities.
  - Pipeline for student interns and graduates to work at area businesses and organizations.
  - Connecting area industry and organizations with University research resources.
- ) Work with the county's cities to ensure adequate and well-coordinated public safety services (sheriff, police, fire, ambulance, etc.)
- ) Ensure that land use regulations (e.g. zoning/subdivision ordinances) are clear, promote greater certainty in the land development process, and are consistent with the goals of the County and the well-being of the community.
  - Regularly review ordinances for needed amendments.
  - Ensure that zoning regulations are well-coordinated with the county's cities in regulating areas adjoining cities or that are most likely to be annexed in the future.
  - Ensure that zoning regulations are well-coordinated with the county's townships to address their unique desires and needs as much as possible.
  - Consider the development of a detailed Future Land Use Map to help guide future policy decisions and action on requests for rezoning of property.
- ) Work with area school districts to maintain and improve educational outcomes for area children, address new challenges associated with immigrant students, and ensure a safe, effective learning environment for all students.
- ) Work to ensure that all development is conducted in a manner which reasonably protects the county's water resources, wildlife habitat and other natural resources.

- Identify areas with particularly sensitive natural resources and create maps so that they are readily available to individuals, businesses and regulatory agencies during the development and/or use of land.
  - Wetlands
  - Areas with groundwater sensitivities to pollution
  - Steep slopes
  - Highly erodible soils
  - Groundwater recharge areas
  - Flood prone areas (including flash flood-prone areas)
  - Etc.
- ⌋ Maintain and improve lines of communication with the county's cities and townships.
- ⌋ Maintain and improve lines of communication with the State of Minnesota and federal government, including elected representatives of the area.
- ⌋ Encourage the active participation of the county's residents, businesses and organizations in policy-making.
  - Make use of the County's website, social media, newspaper/radio media and other appropriate forums to communicate with the public and provide opportunities for meaningful input.
- ⌋ Continue to exercise prudence in budgetary and taxation practices and policies and seek public investments and spending whichever leverages the greatest benefit to the taxpayers.

## Specific Planning Areas

### Agricultural and Natural Resource Planning Area

(Generally, areas more than two miles from the boundaries of the City of Morris and one mile from other cities)

- ⌋ Support intensive and non-intensive agricultural operations and farmsteads as the primary land use in these areas so as to maintain them as an important source of employment, income and economic activity within the County.
- ⌋ Identify and develop strategies for protecting sensitive natural resources – including groundwater, surface water and the air – from the impacts of agricultural and other rural activities.

- ) Protect productive agricultural lands within these areas from encroachment by incompatible land uses that would lead to conflict, maintain property values and avoid unnecessary public expenditures.
- ) Seek to maintain and create policies which support a wide variety of farm sizes and types so as to ensure a stable and diverse local agricultural economy and minimize the negative impacts from downturns in the agricultural cycle.
- ) Seek to support and attract businesses which supply the local agricultural economy with equipment, parts and services.
- ) Continue to assess the impacts of large animal feedlot operations on the local economy, ground and surface water quality, air quality and the character of the community and take these into consideration as the County reviews such operations for approval.
- ) Continue and strengthen the county's ties with the West Central Research and Outreach Center (WCROC) so as to ensure a mutually beneficial relationship between the WCROC and local farmers.
- ) Maintain and develop an efficient and supportive transportation system that ensures farms adequate access to local, regional and international markets for their products.
- ) Actively coordinate with local farms, state and federal regulatory agencies, and other interested parties to protect the county's ground and surface water resources.
- ) Identify and protect aggregate/mineral resources as much as possible.

## Areas Surrounding Cities

(Generally, areas within one mile of cities or as otherwise established by mutual agreement between cities, the county and affected Townships)

- J Support residential, non-intensive agricultural and limited commercial/industrial land uses as the primary use of land within these areas.
  - o Discourage large-scale feedlots (1000 animal units or greater), except when otherwise found appropriate or acceptable.
  - o Allow for smaller farms in these areas, such as hobby farms, organic farming, etc.
- J Provide for a sufficient buffer between intense agricultural activities and urban and suburban development in the areas near cities so as to minimize conflicts that devalue property.
- J Actively support coordination between townships, cities and the County in the development of land use regulations and other policies that support strong and vibrant cities while still allowing appropriate residential, commercial and industrial development to occur within Townships.
- J Seek policies that minimize the potential for conflict between land uses outside of city boundaries with those inside of city boundaries.



- ) Maintain the county's rural character as much as possible as land is developed in this area.
- ) Work with landowners, townships and cities to consider zoning map and/or text amendments to allow for development types and densities in areas surrounding cities. Work to ensure such amendments result in development patterns consistent with already existing or planned development within those cities or otherwise appropriate to the particular area.
- ) Support well-planned transitions during any future annexations so that it can be conducted in a coordinated, efficient and cooperative manner.

## Future Land Use and Annexation

One of the key purposes of a Comprehensive Plan is to guide, in a coordinated manner, future decisions regarding land use, transportation, economic development, housing, agriculture, and natural resource management. While commonly planned and regulated as distinct and separate issues (and often by different state or local agencies), the reality is that decisions regarding one of these topics are likely to have significant impacts on the others.

For instance, when a County amends a zoning map to allow more intense development in an area, it can create a need for greater road and infrastructure investments that local transportation planners may or may not have anticipated. Conversely, a decision to widen a particular road or pave what was previously a quiet gravel road can lead to greater demand and opportunities for the conversion of agricultural or environmentally sensitive lands to more intense development. Similarly, changes made by a local or state government in terms of how various land uses are taxed, or when tax breaks are available for certain investments, or where public investments in new schools, parks or other infrastructure will be made can quickly create changes in the opportunities available to landowners as they seek to maximize the use of their land and buildings.

Still, just because an area of the County becomes more attractive for a residential subdivision, for instance, doesn't mean allowing that type of development will be a net positive for the community as a whole. Numerous other factors come into play, including the demands of the local real estate market, the availability of public or private financing, the financial costs associated with development for both the landowner and the local government, the degree to which long-term maintenance costs associated with new infrastructure can be borne by local taxpayers, and the ability of local governments to provide the services expected by residents or owners of the new development.

Similarly, the combined impact of numerous decisions by residents, businesses and landowners – no matter how small or seemingly insignificant they may seem on their own – can often create new challenges or close off opportunities that may have otherwise existed. For instance, while one or two more homes in an area with large animal feedlots or some form of industrial development may not create many conflicts, the incremental and steady increase in the number of homes over time can end up creating significant conflicts that devalues lands for all involved.

Acknowledging that these complexities make detailed planning and predictions of the future almost impossible, Stevens County also recognizes that there is value in identifying – at least in a general sense – how it expects to guide changes in land use over the mid- to long-term future. Doing so helps to communicate to the County's landowners and potential landowners what they can expect in the future as they make their own decisions about whether to purchase land and make investments in those lands. No one wants to make a major financial investment in land or buildings only to find out that the value of that investment is degraded by an unexpected change in how surrounding lands are used.

A significant goal of this Comprehensive Plan is to help create an environment where people can make informed decisions about where to live, where to start or expand businesses and how to invest in their land with a reasonable degree of certainty of what changes could occur in their area. It is also intended to help guide local decisions regarding requested zoning map amendments, allowances for start-up or home-based businesses in residential areas, or other regulatory decisions in a way that makes it easier to

consider the long-term implications on the broader area as a whole rather than getting caught up in the heat and emotion of any one particular controversy.

While developing a detailed “Future Land Use” map to guide land use changes in each specific area of the County was beyond the scope of this particular Comprehensive Plan, it is still possible to provide some general guidance to landowners, potential purchasers of land, businesses and residents. The following represents the types of land uses that Stevens County anticipates and general considerations to be applied when making decisions regarding requests for zoning map amendments or changes in how land uses are regulated.

### **Agricultural – Crop and Pasturelands**

Crop and pastureland have represented the greatest percentage of the County’s overall land use for decades and that is expected to be the case for many years to come. The majority of the County’s land will continue to be dedicated to these uses and the main issues of concern relate primarily to the secondary (and usually temporary) impacts on natural resources and surrounding landowners rather than its particular location within the County. So long as the negative impacts that can occur from the application of pesticides and fertilizers (including land application of manure), the noises and traffic impacts that occur primarily during planting and harvesting times and other secondary impacts can be reasonably limited, it is expected that this land use can be located in all but the most urban or environmentally sensitive areas of the county.

### **Agricultural – Concentrated Animal Feedlot**

The growth in both the size and scope of concentrated animal feedlot operations (CAFOs) throughout the County, and indeed throughout the country, in the last 10-20 years has already created a number of significant benefits and challenges for Stevens County. It is expected that the demand/pressure for further growth in CAFOs will continue in the coming years. The nature of these operations, which includes greater potential for large manure spills, increased presence of odors and degraded air quality, more frequent need for heavy truck and agricultural equipment traffic, and issues associated with employee traffic and parking, all suggest a need to consider more carefully where such facilities are located. Existing regulations also require minimum setbacks between such operations and nearby homes, cities and natural resources such as rivers, lakes, groundwater and wetlands. Given the unique challenges that CAFOs present while also recognizing the positive impacts they can have on economic activity, such operations should only be located in areas especially identified as appropriate for such uses or where conflicts with nearby property owners, negative impacts on road infrastructure and degradation of sensitive water resources can be minimized.

### **Low-Density Rural Residential**

For the purposes of this Plan, “low-density” rural residential housing refers to a landscape where residences are generally spaced at least 500-1000 feet apart from each other, or where the concentration of homes is otherwise limited to no more than 1-4 homes per quarter-quarter section. Such housing includes “hobby farms” or small-scale agricultural operations as well as homesteads associated with large farms. Home-based and start-up businesses are generally suitable for these areas given the lower potential for conflict, provided such businesses stay within the requirements of the County zoning ordinance or any issued conditional or interim use permits. Areas suitable for this density of housing are

generally those that are in the midst of agricultural land use areas and are generally located more than ½-1 mile of a city. They may also be appropriate in areas adjacent or very near to city boundaries that would be considered “holding” areas for development densities and which would be consistent with that of the nearby city as those cities grow – generally within about ¼ mile of cities with populations less than 1,000 and within 1-2 miles of cities greater than about 2,500.

### **Medium-Density Suburban Residential**

“Medium-density” suburban residential housing refers to developments which contain concentrations of housing at densities of about 5-30 homes per quarter-quarter section, that are typically created as “developments” or “subdivisions” of multiple lots at one time for the purpose of exclusively residential use, and that have lot sizes generally ranging from 1-10 acres. Home-based or start-up businesses are more restricted in these areas than in low-density residential areas so as to protect their residential character and avoid conflicts with neighboring properties. Areas suitable for this use are generally within 1-2 miles of an existing city with a population greater than 2,500 or within 0.25-0.5 miles of a city with a lesser population, where soils are suitable for private septic systems and where the provision of public safety services by law enforcement, fire stations and ambulances is adequate to meet the needs of residents. Review of requests for approval of such developments by the County should pay particular attention to the above factors, as well as both the short- and long-term impacts on the ability of townships and/or the County to adequately maintain the additional road or other infrastructure over time.

### **High-Density Residential**

“High-density” residential housing is identified as housing at densities of more than 1 home per acre and that are typically associated with development that is served with public water and sewer or community-scale wells or sewer drainfields. Such uses within the county are appropriate only in areas where annexation agreements have been identified with nearby or adjacent cities or where they are in close proximity to a city and can otherwise be served with adequate community wells and/or drainfields until such time as they may be annexed or otherwise served with city sewer/water. Other areas that may be appropriate for such uses would be planned unit/cluster developments where overall densities are consistent with the underlying zoning district and where the design of such development is intended to protect sensitive natural resources, productive farmland, unique habitat or cultural features, scenic vistas or other features for which protection/preservation is sought.

### **Shoreland Residential**

Shoreland areas of Stevens County represent a unique area where land and homeowners can enjoy the scenic and recreational benefits of being located on or near lakeshore or rivers. Not all shoreland in the County, however, has historically been used for residential purposes or are particularly suited to such uses given the shallow nature, small size, lack of suitability for navigating watercraft and their presence in areas historically used for agricultural purposes. For the most part, new shoreland residences should be limited to areas of infill, redevelopment of existing shoreland residential areas or to previously undeveloped shorelands which are deemed uniquely suitable for residential development.

### **Rural Commercial/Industrial**

Rural commercial or industrial uses are those uses which do not create the need for urban infrastructure, such as centralized sewer or water, for their normal operations or which are more suited to rural locations due to their customer and/or supply base and/or potential for conflict with higher densities of housing. Such uses would not create wastes of a strength or amount that would overwhelm a private well or sewer system unless such wastes could be adequately addressed in the design and maintenance of the private septic system. Water use generated by such land uses are limited to those that can be adequately handled by a private well and that will not negatively impact groundwater supplies or introduce significant potential for pollution of groundwater. Such uses should generally be limited to areas along paved County roads with adequate capacity for the traffic generated by the business or industry unless other locations are deemed uniquely appropriate for the proposed use.

### **Urban Commercial/Industrial**

Urban commercial or industrial uses are those which generate a need for public sewer and/or water due to high volumes of water use, high strength, or which are inconsistent with the character of more rural areas. Such uses should be limited to areas in close proximity to cities that are identified for annexation or which can otherwise have centralized or community sewer/water provided to the business in an adequate fashion.

### **Natural Resource Extraction/Management**

Areas of the County which have significant potential for natural resource extraction, such as areas with significant gravel deposits, or where the primary use is managed resource cultivation or extraction (i.e. timber harvest areas) represent valuable and necessary resources for the community as a whole. While the County cannot and should not require the management or extraction of such resources from private land, it is important to limit land uses on these areas that might eliminate the possibility of the extraction or use of the resource in the future. Generally speaking, such areas should be limited to housing densities similar to what would be found in agricultural or low-density residential areas.

### **Habitat/Landscape/Sensitive Resource Preservation**

Certain areas of the County contain cultural or natural resources which are particularly sensitive to impacts from development or which provide unique habitat for wildlife. These may include large wetland complexes, areas of high water table, areas identified as highly susceptible to erosion, areas containing unique and endangered/threatened wildlife habitat and/or species and areas with unique or protected cultural resources, including marked and unmarked human burial grounds. Such areas should generally be kept in its natural state or otherwise managed for the preservation of their natural or cultural function. When development does occur, it should be done in a manner which carefully minimizes the impact of the development on the natural or cultural value of the land.

## Plan Implementation and Maintenance

Effective and consistent implementation and ongoing maintenance of the Comprehensive Plan are perhaps the most important elements of ensuring the success of the Plan over time. Extensive time and effort was put into developing the County's Comprehensive Plan as well as in identifying the goals and policies of the County. However, if nothing is done to move toward accomplishing these goals and vision, and to updating them as circumstances necessitate, there will be little lasting value to the Plan.

The following is a listing of specific implementation steps identified by the County which are intended to ensure that the County's goals and policies are achieved and maintained over time.

- J Schedule an annual review of the Comprehensive Plan's goals and policies by the Planning Commission and County Board to determine where progress has been made.
- J Develop an annual work plan that will identify specific actions to be taken, the Departments responsible for such actions, as well as any budget considerations. This work plan should be developed by the Planning Commission – after opportunities for input from the public and appropriate County Staff – and recommended to the County Board for action.
- J Schedule a review of County Zoning and Subdivision Ordinances to ensure that land use regulations are consistent with the goals of the Comprehensive Plan. Amend ordinances as necessary.
  - o After an initial update of ordinances, have the Planning Commission review at least every other year or within one year of adopting amendments to the Comprehensive Plan.
- J Review existing policies (as adopted by the County Board) which may be impacted by the adoption of the Comprehensive Plan. Determine where such policies may be inconsistent with the goals and policies of the Comprehensive Plan and consider adoption of new policies as appropriate.
- J Conduct regular public outreach to help determine whether the adopted goals and policies are still relevant or where new goals and policies may be necessary. Surveys should be made available in the most convenient methods feasible and should attempt to reach as broad a cross-section of the County's residents, landowners and businesses as possible.
- J Coordinate annually with the County's cities and townships to establish and maintain open lines of communication and regularly evaluate opportunities to coordinate on common goals.
  - o Review, and where appropriate participate, updates to any planning documents and activities established by the County's cities and townships. Consider how such amendments may impact the County's Comprehensive Plan.
- J Review planning documents and new regulations created by other county, state or federal agencies that may impact the County's Comprehensive Plan.
- J Schedule at least a minor review of the Comprehensive Plan every 5-10 years with the intent of updating the Plan to reflect new data, updated maps and adjusted policies where necessary.
- J Schedule a major review/update of the Comprehensive Plan every 10-15 years or as necessary to reflect new issues, trends, goals and policies.



## Appendix A: Detailed Demographic Data

## Community Profile: Stevens County and Surrounding Counties

Source: Social Explorer Tables (SE), Census 2010, Census Bureau; Social Explorer

Statistics	Big Stone County, Minnesota	Douglas County, Minnesota	Grant County, Minnesota	Pope County, Minnesota	Stevens County, Minnesota	Swift County, Minnesota	Traverse County, Minnesota
<b>SE:T1. Total Population</b>							
Total Population	5,269	36,009	6,018	10,995	9,726	9,783	3,558
<b>SE:T2. Population Density (per sq. mile)</b>							
Total Population	5,269	36,009	6,018	10,995	9,726	9,783	3,558
Population Density (per sq. mile)	10.6	56.5	11.0	16.4	17.3	13.2	6.2
Area (Land)	499.02	637.30	548.16	669.71	563.60	742.08	573.90
<b>SE:T2A. Land Area (sq. miles)</b>							
Area Total:	528.12	720.00	575.48	717.10	575.32	752.19	585.85
Area (Land)	499.02	637.30	548.16	669.71	563.60	742.08	573.90
Area (Water)	29.10	82.71	27.32	47.39	11.72	10.11	11.95
<b>SE:T3. Sex</b>							
Total Population:	5,269	36,009	6,018	10,995	9,726	9,783	3,558
Male	2,575	18,057	2,974	5,557	4,799	4,925	1,767
Female	2,694	17,952	3,044	5,438	4,927	4,858	1,791
<b>SE:T8. Age</b>							
Total Population:	5,269	36,009	6,018	10,995	9,726	9,783	3,558
Under 5 years	289	2,171	372	650	599	561	176
5 to 9 years	287	2,236	349	628	564	588	195
10 to 14 years	316	2,094	328	654	546	595	249
15 to 17 years	213	1,375	238	405	328	439	158
18 to 24 years	297	2,922	362	684	1,893	674	206
25 to 34 years	487	4,125	647	1,197	1,032	1,014	315
35 to 44 years	485	3,855	596	1,151	893	1,098	343
45 to 54 years	821	5,330	936	1,643	1,193	1,519	520

<b>Statistics</b>	<b>Big Stone County, Minnesota</b>	<b>Douglas County, Minnesota</b>	<b>Grant County, Minnesota</b>	<b>Pope County, Minnesota</b>	<b>Stevens County, Minnesota</b>	<b>Swift County, Minnesota</b>	<b>Traverse County, Minnesota</b>
55 to 64 years	750	4,832	856	1,645	1,081	1,329	459
65 and 74 years	571	3,627	638	1,143	649	851	368
75 to 84 years	492	2,318	453	793	612	699	350
85 years and over	261	1,124	243	402	336	416	219
<b>SE:T44. Median Age By Sex</b>							
Median age:	48.5	43.1	46.5	45.9	33.9	44.4	47.6
Male	47.4	41.2	45.6	44.2	32.9	42.6	46.2
Female	49.9	44.9	47.3	47.4	35.3	46.2	49.1
<b>SE:T54. Race</b>							
Total population:	5,269	36,009	6,018	10,995	9,726	9,783	3,558
White alone	5,175	35,186	5,864	10,766	9,110	9,453	3,352
Black or African American alone	11	150	19	38	76	49	13
American Indian and Alaska Native alone	22	105	9	24	89	36	139
Asian alone	4	164	14	39	146	21	4
Native Hawaiian and Other Pacific Islander alone	0	4	1	2	5	3	1
Some Other Race alone	15	73	42	29	129	129	9
Two or More Races	42	327	69	97	171	92	40
<b>SE:T55. Hispanic Or Latino Origin By Race</b>							
Total population:	5,269	36,009	6,018	10,995	9,726	9,783	3,558
Not Hispanic or Latino:	5,228	35,668	5,924	10,900	9,389	9,433	3,508
White alone	5,150	34,974	5,832	10,720	8,931	9,271	3,324
Black or African American alone	10	146	19	35	75	48	12
American Indian and Alaska Native alone	22	94	4	22	81	30	129
Asian alone	4	163	14	39	146	21	4
Native Hawaiian and Other Pacific Islander alone	0	3	0	2	1	3	1

Some Other Race alone	5	7	2	0	3	0	1
<b>Statistics</b>	<b>Big Stone County, Minnesota</b>	<b>Douglas County, Minnesota</b>	<b>Grant County, Minnesota</b>	<b>Pope County, Minnesota</b>	<b>Stevens County, Minnesota</b>	<b>Swift County, Minnesota</b>	<b>Traverse County, Minnesota</b>
Two or More Races	37	281	53	82	152	60	37
Hispanic or Latino:	41	341	94	95	337	350	50
White alone	25	212	32	46	179	182	28
Black or African American alone	1	4	0	3	1	1	1
American Indian and Alaska Native alone	0	11	5	2	8	6	10
Asian alone	0	1	0	0	0	0	0
Native Hawaiian and Other Pacific Islander alone	0	1	1	0	4	0	0
Some Other Race alone	10	66	40	29	126	129	8
Two or More Races	5	46	16	15	19	32	3
<b>SE:T58. Households By Household Type</b>							
Households:	2,293	15,289	2,601	4,736	3,726	4,236	1,524
Family households:	1,457	10,012	1,691	3,146	2,284	2,674	969
Married-couple family	1,241	8,431	1,431	2,668	1,961	2,214	826
Other family:	216	1,581	260	478	323	460	143
Male householder, no wife present	85	529	96	163	111	164	46
Female householder, no husband present	131	1,052	164	315	212	296	97
Nonfamily households:	836	5,277	910	1,590	1,442	1,562	555
Householder living alone	744	4,289	792	1,395	1,102	1,388	503
Householder not living alone	92	988	118	195	340	174	52
<b>SE:T63. Population in Households By Household Type and Relationship</b>							
Total population:	5,269	36,009	6,018	10,995	9,726	9,783	3,558
In households:	5,132	35,487	5,908	10,811	8,834	9,633	3,458
In family households:	4,180	28,942	4,849	8,988	6,794	7,828	2,840
Householder	1,457	10,012	1,691	3,146	2,284	2,674	969
Spouse	1,241	8,431	1,431	2,668	1,961	2,214	826

Child	1,302	9,114	1,504	2,774	2,273	2,560	911
Grandchild	28	263	53	73	38	74	23
<b>Statistics</b>	<b>Big Stone County, Minnesota</b>	<b>Douglas County, Minnesota</b>	<b>Grant County, Minnesota</b>	<b>Pope County, Minnesota</b>	<b>Stevens County, Minnesota</b>	<b>Swift County, Minnesota</b>	<b>Traverse County, Minnesota</b>
Brother or sister	22	158	24	52	49	71	17
Parent	21	104	19	50	22	33	16
Other relatives	14	187	27	50	47	42	21
Nonrelatives	95	673	100	175	120	160	57
In nonfamily households:	952	6,545	1,059	1,823	2,040	1,805	618
Living alone	744	4,289	792	1,395	1,102	1,388	503
Not living alone	92	988	118	195	340	174	52
Nonrelatives	116	1,268	149	233	598	243	63
In group quarters:	137	522	110	184	892	150	100
Institutionalized population	114	377	76	152	86	131	93
Noninstitutionalized population	23	145	34	32	806	19	7
<b>SE:T68. Housing Units</b>							
Housing units	3,115	19,905	3,324	6,435	4,160	4,835	2,073
<b>SE:T69. Tenure</b>							
Occupied housing units:	2,293	15,289	2,601	4,736	3,726	4,236	1,524
Owner Occupied	1,848	11,606	2,073	3,778	2,621	3,182	1,236
Renter occupied	445	3,683	528	958	1,105	1,054	288
<b>SE:T70. Occupancy Status</b>							
Housing units:	3,115	19,905	3,324	6,435	4,160	4,835	2,073
Occupied	2,293	15,289	2,601	4,736	3,726	4,236	1,524
Vacant	822	4,616	723	1,699	434	599	549
<b>SE:T71. Vacancy Status</b>							
Vacant housing units:	822	4,616	723	1,699	434	599	549
For rent	89	306	54	107	108	168	74
For sale only	543	4,027	507	1,450	181	207	280
Other vacant	190	283	162	142	145	224	195

Total Population															
County	1880	1890	1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010	2015
Big Stone	3,688	5,722	8,731	9,367	9,766	9,838	10,447	9,607	8,954	7,941	7,716	6,285	5,820	5,269	5,054
Douglas	9,130	14,606	17,964	17,669	19,039	18,813	20,369	21,304	21,313	22,892	27,839	28,674	32,821	36,009	37,103
Grant	3,004	6,875	8,935	9,114	9,788	9,558	9,828	9,542	8,870	7,462	7,171	6,246	6,289	6,018	5,872
Pope	5,874	10,032	12,577	12,746	13,631	13,085	13,544	12,862	11,914	11,107	11,657	10,745	11,236	10,995	11,016
Stevens	3,911	5,251	8,721	8,293	9,778	10,185	11,039	11,106	11,262	11,218	11,322	10,634	10,053	9,726	9,804
Swift	7,473	10,161	13,503	12,949	15,093	14,735	15,469	15,837	14,936	13,177	12,920	10,724	11,956	9,783	9,361
Traverse	1,507	4,516	7,573	8,049	7,943	7,938	8,283	8,053	7,503	6,254	5,542	4,463	4,134	3,558	3,405
Source: US Decennial Censuses (1880-2010) and MN State Demographer (2015 Estimates)															



## Community Profile: Stevens County Cities

Source: Social Explorer Tables (SE), Census 2010, Census Bureau; Social Explorer

Statistics	Alberta city, Stevens County, Minnesota	Chokio city, Stevens County, Minnesota	Donnelly city, Stevens County, Minnesota	Hancock city, Stevens County, Minnesota	Morris city, Stevens County, Minnesota
<b>SE:T1. Total Population</b>					
Total Population	103	400	241	765	5,286
<b>SE:T2. Population Density (per sq. mile)</b>					
Total Population	103	400	241	765	5,286
Population Density (per sq. mile)	384.4	847.6	87.3	772.6	1,102.2
Area (Land)	0.27	0.47	2.76	0.99	4.80
<b>SE:T2A. Land Area (sq. miles)</b>					
Area Total:	0.27	0.47	3.08	0.99	5.01
Area (Land)	0.27	0.47	2.76	0.99	4.80
Area (Water)	0.00	0.00	0.32	0.00	0.22
<b>SE:T3. Sex</b>					
Total Population:	103	400	241	765	5,286
Male	55	186	119	400	2,462
Female	48	214	122	365	2,824
<b>SE:T8. Age</b>					
Total Population:	103	400	241	765	5,286
Under 5 years	3	19	11	66	304
5 to 9 years	8	18	16	67	252
10 to 14 years	9	20	9	46	241
15 to 17 years	3	7	7	31	136
18 to 24 years	4	13	10	71	1,623

<b>Statistics</b>	<b>Alberta city, Stevens County, Minnesota</b>	<b>Chokio city, Stevens County, Minnesota</b>	<b>Donnelly city, Stevens County, Minnesota</b>	<b>Hancock city, Stevens County, Minnesota</b>	<b>Morris city, Stevens County, Minnesota</b>
25 to 34 years	11	44	30	109	527
35 to 44 years	13	28	20	88	394
45 to 54 years	15	47	42	90	515
55 to 64 years	21	66	24	99	444
65 and 74 years	11	54	38	46	260
75 to 84 years	5	67	24	34	339
85 years and over	0	17	10	18	251
<b>SE:T44. Median Age By Sex</b>					
Median age:	46.5	55.4	50.1	34.4	26.5
Male	43.3	53.6	49.5	31.3	25.3
Female	49.5	56.8	51.0	37.2	28.1
<b>SE:T54. Race</b>					
Total population:	103	400	241	765	5,286
White alone	103	396	241	748	4,806
Black or African American alone	0	0	0	0	71
American Indian and Alaska Native alone	0	0	0	4	77
Asian alone	0	1	0	1	133
Native Hawaiian and Other Pacific Islander alone	0	0	0	0	4
Some Other Race alone	0	2	0	9	59
Two or More Races	0	1	0	3	136
<b>SE:T55. Hispanic Or Latino Origin By Race</b>					
Total population:	103	400	241	765	5,286
Not Hispanic or Latino:	103	398	241	737	5,115
White alone	103	396	241	730	4,715
Black or African American alone	0	0	0	0	70

American Indian and Alaska Native alone	0	0	0	4	69
<b>Statistics</b>	<b>Alberta city, Stevens County, Minnesota</b>	<b>Chokio city, Stevens County, Minnesota</b>	<b>Donnelly city, Stevens County, Minnesota</b>	<b>Hancock city, Stevens County, Minnesota</b>	<b>Morris city, Stevens County, Minnesota</b>
Asian alone	0	1	0	1	133
Native Hawaiian and Other Pacific Islander alone	0	0	0	0	0
Some Other Race alone	0	0	0	0	2
Two or More Races	0	1	0	2	126
Hispanic or Latino:	0	2	0	28	171
White alone	0	0	0	18	91
Black or African American alone	0	0	0	0	1
American Indian and Alaska Native alone	0	0	0	0	8
Asian alone	0	0	0	0	0
Native Hawaiian and Other Pacific Islander alone	0	0	0	0	4
Some Other Race alone	0	2	0	9	57
Two or More Races	0	0	0	1	10
<b>SE:T58. Households By Household Type</b>					
Households:	41	207	113	302	1,986
Family households:	32	116	72	197	1,021
Married-couple family	26	103	59	165	828
Other family:	6	13	13	32	193
Male householder, no wife present	3	7	5	13	48
Female householder, no husband present	3	6	8	19	145
Nonfamily households:	9	91	41	105	965
Householder living alone	8	85	32	88	713
Householder not living alone	1	6	9	17	252

<b>SE:T63. Population in Households By Household Type and Relationship</b>					
<b>Statistics</b>	<b>Alberta city, Stevens County, Minnesota</b>	<b>Chokio city, Stevens County, Minnesota</b>	<b>Donnelly city, Stevens County, Minnesota</b>	<b>Hancock city, Stevens County, Minnesota</b>	<b>Morris city, Stevens County, Minnesota</b>
Total population:	103	400	241	765	5,286
In households:	103	399	241	759	4,426
In family households:	93	301	190	626	3,003
Householder	32	116	72	197	1,021
Spouse	26	103	59	165	828
Child	29	70	53	238	1,010
Grandchild	1	1	3	2	19
Brother or sister	3	4	2	2	22
Parent	0	1	0	2	15
Other relatives	0	2	0	2	15
Nonrelatives	2	4	1	18	73
In nonfamily households:	10	98	51	133	1,423
Living alone	8	85	32	88	713
Not living alone	1	6	9	17	252
Nonrelatives	1	7	10	28	458
In group quarters:	0	1	0	6	860
Institutionalized population	0	0	0	0	86
Noninstitutionalized population	0	1	0	6	774
<b>SE:T68. Housing Units</b>					
Housing units	51	229	125	334	2,199
<b>SE:T69. Tenure</b>					
Occupied housing units:	41	207	113	302	1,986
Owner Occupied	33	167	98	239	1,136
Renter occupied	8	40	15	63	850

<b>SE:T70. Occupancy Status</b>					
Housing units:	51	229	125	334	2,199
<b>Statistics</b>	<b>Alberta city, Stevens County, Minnesota</b>	<b>Chokio city, Stevens County, Minnesota</b>	<b>Donnelly city, Stevens County, Minnesota</b>	<b>Hancock city, Stevens County, Minnesota</b>	<b>Morris city, Stevens County, Minnesota</b>
Occupied	41	207	113	302	1,986
Vacant	10	22	12	32	213
<b>SE:T71. Vacancy Status</b>					
Vacant housing units:	10	22	12	32	213
For rent	1	9	2	8	82
For sale only	7	12	3	15	67
Other vacant	2	1	7	9	64

<b>Total Population</b>														
City Name	1890	1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010	2015
Alberta city	0	0	0	109	153	200	139	149	140	145	136	142	103	97
Chokio city	0	309	328	420	386	492	541	498	455	559	521	443	400	387
Donnelly city	0	164	276	354	309	370	396	358	252	317	221	254	241	234
Hancock city	218	415	524	763	798	827	852	942	806	877	723	717	765	769
Morris city	1266	1984	1685	2320	2474	3214	3811	4199	5366	5367	5613	5068	5286	5418
Source: US Decennial Censuses (1890-2010) and MN State Demographer (2015 Estimates)														

<b>General Information</b>											
City Name	Website	Public Water	Public Sewer	Zoning Ordinance	Subdivision Ordinance	Enforce Building Code	Fire Dept	Police Dept	High Speed Internet	Economic Development Services	
Alberta city											
Chokio city											
Donnelly city											
Hancock city											

<b>Morris city</b>	<a href="http://www.ci.morris.mn.us">www.ci.morris.mn.us</a>	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
<b>Source: Stevens County Environmental Services, 2015 Survey of Townships and Cities</b>										

## Community Profile: Stevens County Townships

Source: Social Explorer Tables (SE), Census 2010, Census Bureau; Social Explorer

Statistics	Baker township, Stevens County, Minnesota	Darnen township, Stevens County, Minnesota	Donnelly township, Stevens County, Minnesota	Eldorado township, Stevens County, Minnesota	Everglade township, Stevens County, Minnesota	Framnas township, Stevens County, Minnesota	Hodges township, Stevens County, Minnesota	Horton township, Stevens County, Minnesota
<b>SE:T1. Total Population</b>								
Total Population	114	292	100	94	108	305	277	174
<b>SE:T2. Population Density (per sq. mile)</b>								
Total Population	114	292	100	94	108	305	277	174
Population Density (per sq. mile)	3.2	8.9	3.0	2.6	3.0	9.1	8.1	4.9
Area (Land)	35.45	32.86	33.19	36.01	36.02	33.54	34.38	35.79
<b>SE:T2A. Land Area (sq. miles)</b>								
Area Total:	35.62	33.12	34.01	36.05	36.07	36.05	35.46	35.86
Area (Land)	35.45	32.86	33.19	36.01	36.02	33.54	34.38	35.79
Area (Water)	0.17	0.27	0.81	0.04	0.05	2.51	1.08	0.07
<b>SE:T3. Sex</b>								
Total Population:	114	292	100	94	108	305	277	174
Male	54	164	56	46	62	158	143	94
Female	60	128	44	48	46	147	134	80
<b>SE:T8. Age</b>								
Total Population:	114	292	100	94	108	305	277	174
Under 5 years	1	23	6	5	5	15	20	13
5 to 9 years	6	23	3	5	7	21	22	14
10 to 14 years	11	25	6	8	11	23	29	15
15 to 17 years	7	14	5	6	4	11	9	15
18 to 24 years	9	20	7	5	6	16	18	16
25 to 34 years	5	50	10	5	6	19	29	22

Statistics	Baker township, Stevens County, Minnesota	Darnen township, Stevens County, Minnesota	Donnelly township, Stevens County, Minnesota	Eldorado township, Stevens County, Minnesota	Everglade township, Stevens County, Minnesota	Framnas township, Stevens County, Minnesota	Hodges township, Stevens County, Minnesota	Horton township, Stevens County, Minnesota
35 to 44 years	21	42	5	10	9	44	34	17
45 to 54 years	12	39	20	26	20	49	42	34
55 to 64 years	16	34	14	9	13	60	39	18
65 and 74 years	15	10	11	5	14	33	24	6
75 to 84 years	9	9	12	10	8	10	9	3
85 years and over	2	3	1	0	5	4	2	1
<b>SE:T44. Median Age By Sex</b>								
Median age:	44.0	31.7	50.0	45.8	48.6	45.9	39.4	31.7
Male	45.0	31.2	51.5	48.5	48.7	46.0	36.3	31.7
Female	43.0	35.0	47.7	40.5	48.5	45.8	40.5	31.0
<b>SE:T54. Race</b>								
Total population:	114	292	100	94	108	305	277	174
White alone	114	285	98	90	108	302	252	170
Black or African American alone	0	1	0	3	0	0	0	0
American Indian and Alaska Native alone	0	1	0	0	0	0	0	0
Asian alone	0	0	0	0	0	0	4	0
Native Hawaiian and Other Pacific Islander alone	0	0	0	0	0	1	0	0
Some Other Race alone	0	3	0	0	0	1	12	4
Two or More Races	0	2	2	1	0	1	9	0
<b>SE:T55. Hispanic Or Latino Origin By Race</b>								
Total population:	114	292	100	94	108	305	277	174
Not Hispanic or Latino:	114	261	99	94	108	305	263	169
White alone	114	257	97	90	108	302	252	169
Black or African American alone	0	1	0	3	0	0	0	0



American Indian and Alaska Native alone	0	1	0	0	0	0	0	0
<b>Statistics</b>	<b>Baker township, Stevens County, Minnesota</b>	<b>Darnen township, Stevens County, Minnesota</b>	<b>Donnelly township, Stevens County, Minnesota</b>	<b>Eldorado township, Stevens County, Minnesota</b>	<b>Everglade township, Stevens County, Minnesota</b>	<b>Framnas township, Stevens County, Minnesota</b>	<b>Hodges township, Stevens County, Minnesota</b>	<b>Horton township, Stevens County, Minnesota</b>
Asian alone	0	0	0	0	0	0	4	0
Native Hawaiian and Other Pacific Islander alone	0	0	0	0	0	1	0	0
Some Other Race alone	0	0	0	0	0	1	0	0
Two or More Races	0	2	2	1	0	1	7	0
Hispanic or Latino:	0	31	1	0	0	0	14	5
White alone	0	28	1	0	0	0	0	1
Black or African American alone	0	0	0	0	0	0	0	0
American Indian and Alaska Native alone	0	0	0	0	0	0	0	0
Asian alone	0	0	0	0	0	0	0	0
Native Hawaiian and Other Pacific Islander alone	0	0	0	0	0	0	0	0
Some Other Race alone	0	3	0	0	0	0	12	4
Two or More Races	0	0	0	0	0	0	2	0
<b>SE:T58. Households By Household Type</b>								
Households:	48	94	45	36	41	119	96	61
Family households:	35	75	29	28	33	96	75	48
Married-couple family	31	65	26	28	31	91	70	41
Other family:	4	10	3	0	2	5	5	7
Male householder, no wife present	2	4	2	0	2	2	4	3
Female householder, no husband present	2	6	1	0	0	3	1	4
Nonfamily households:	13	19	16	8	8	23	21	13
Householder living alone	13	11	14	6	8	16	14	9
Householder not living alone	0	8	2	2	0	7	7	4

Statistics	Baker township, Stevens County, Minnesota	Darnen township, Stevens County, Minnesota	Donnelly township, Stevens County, Minnesota	Eldorado township, Stevens County, Minnesota	Everglade township, Stevens County, Minnesota	Framnas township, Stevens County, Minnesota	Hodges township, Stevens County, Minnesota	Horton township, Stevens County, Minnesota
<b>SE:T63. Population in Households By Household Type and Relationship</b>								
Total population:	114	292	100	94	108	305	277	174
In households:	114	292	100	94	108	305	277	174
In family households:	101	249	81	84	100	274	249	157
Householder	35	75	29	28	33	96	75	48
Spouse	31	65	26	28	31	91	70	41
Child	35	98	24	28	27	80	97	65
Grandchild	0	1	0	0	5	2	0	0
Brother or sister	0	6	0	0	1	1	1	1
Parent	0	1	1	0	0	1	0	0
Other relatives	0	2	0	0	3	3	3	1
Nonrelatives	0	1	1	0	0	0	3	1
In nonfamily households:	13	43	19	10	8	31	28	17
Living alone	13	11	14	6	8	16	14	9
Not living alone	0	8	2	2	0	7	7	4
Nonrelatives	0	24	3	2	0	8	7	4
In group quarters:	0	0	0	0	0	0	0	0
Institutionalized population	0	0	0	0	0	0	0	0
Noninstitutionalized population	0	0	0	0	0	0	0	0
<b>SE:T68. Housing Units</b>								
Housing units	56	96	52	42	47	139	101	66
<b>SE:T69. Tenure</b>								
Occupied housing units:	48	94	45	36	41	119	96	61
Owner Occupied	44	76	40	33	41	112	84	49
Renter occupied	4	18	5	3	0	7	12	12
<b>SE:T70. Occupancy Status</b>								
Housing units:	56	96	52	42	47	139	101	66
Occupied	48	94	45	36	41	119	96	61

Statistics	Baker township, Stevens County, Minnesota	Darnen township, Stevens County, Minnesota	Donnelly township, Stevens County, Minnesota	Eldorado township, Stevens County, Minnesota	Everglade township, Stevens County, Minnesota	Framnas township, Stevens County, Minnesota	Hodges township, Stevens County, Minnesota	Horton township, Stevens County, Minnesota
Vacant	8	2	7	6	6	20	5	5
<b>SE:T71. Vacancy Status</b>								
Vacant housing units:	8	2	7	6	6	20	5	5
For rent	0	0	0	1	0	0	1	0
For sale only	4	2	4	0	1	10	2	1
Other vacant	4	0	3	5	5	10	2	4

Statistics	Moore township, Stevens County, Minnesota	Morris township, Stevens County, Minnesota	Pepperton township, Stevens County, Minnesota	Rendsville township, Stevens County, Minnesota	Scott township, Stevens County, Minnesota	Stevens township, Stevens County, Minnesota	Swan Lake township, Stevens County, Minnesota	Synnes township, Stevens County, Minnesota
<b>SE:T1. Total Population</b>								
Total Population	243	396	134	161	144	77	194	118
<b>SE:T2. Population Density (per sq. mile)</b>								
Total Population	243	396	134	161	144	77	194	118
Population Density (per sq. mile)	6.9	12.0	3.8	4.6	4.3	2.2	5.8	3.3
Area (Land)	35.25	32.95	35.70	34.78	33.65	35.74	33.39	35.62
<b>SE:T2A. Land Area (sq. miles)</b>								
Area Total:	35.25	33.50	36.08	35.12	35.52	35.95	35.95	35.87
Area (Land)	35.25	32.95	35.70	34.78	33.65	35.74	33.39	35.62
Area (Water)	0.00	0.55	0.38	0.34	1.87	0.21	2.56	0.26
<b>SE:T3. Sex</b>								
Total Population:	243	396	134	161	144	77	194	118
Male	132	213	64	87	78	48	100	78
Female	111	183	70	74	66	29	94	40
<b>SE:T8. Age</b>								
Total Population:	243	396	134	161	144	77	194	118
Under 5 years	29	24	10	6	11	8	7	13
5 to 9 years	21	31	7	7	12	4	13	7
10 to 14 years	9	32	8	13	8	3	12	8
15 to 17 years	5	26	5	11	9	6	6	5
18 to 24 years	19	20	5	4	8	4	7	8
25 to 34 years	43	35	7	10	13	11	15	31
35 to 44 years	24	51	12	17	16	13	24	11
45 to 54 years	36	68	33	31	26	15	24	9
Statistics	Moore township,	Morris township,	Pepperton township,	Rendsville township,	Scott township,	Stevens township,	Swan Lake township,	Synnes township,

	Stevens County, Minnesota	Stevens County, Minnesota	Stevens County, Minnesota	Stevens County, Minnesota	Stevens County, Minnesota	Stevens County, Minnesota	Stevens County, Minnesota	Stevens County, Minnesota
55 to 64 years	34	55	20	30	18	7	42	18
65 and 74 years	9	34	17	17	9	5	29	2
75 to 84 years	10	17	7	11	12	1	12	3
85 years and over	4	3	3	4	2	0	3	3
<b>SE:T44. Median Age By Sex</b>								
Median age:	34.4	41.4	48.2	49.4	41.5	38.2	51.0	29.8
Male	34.5	40.9	49.7	49.8	40.5	36.0	53.0	30.2
Female	34.3	41.8	46.5	49.0	43.5	43.5	49.5	28.5
<b>SE:T54. Race</b>								
Total population:	243	396	134	161	144	77	194	118
White alone	228	369	128	158	134	71	193	116
Black or African American alone	0	0	0	0	0	0	1	0
American Indian and Alaska Native alone	0	4	2	1	0	0	0	0
Asian alone	0	6	1	0	0	0	0	0
Native Hawaiian and Other Pacific Islander alone	0	0	0	0	0	0	0	0
Some Other Race alone	12	10	0	0	10	6	0	1
Two or More Races	3	7	3	2	0	0	0	1
<b>SE:T55. Hispanic Or Latino Origin By Race</b>								
Total population:	243	396	134	161	144	77	194	118
Not Hispanic or Latino:	218	381	134	161	134	71	194	89
White alone	216	368	128	158	134	71	193	89
Black or African American alone	0	0	0	0	0	0	1	0
American Indian and Alaska Native alone	0	4	2	1	0	0	0	0
Asian alone	0	6	1	0	0	0	0	0
<b>Statistics</b>	<b>Moore township,</b>	<b>Morris township,</b>	<b>Pepperton township,</b>	<b>Rendsville township,</b>	<b>Scott township,</b>	<b>Stevens township,</b>	<b>Swan Lake township,</b>	<b>Synnes township,</b>

	Stevens County, Minnesota	Stevens County, Minnesota	Stevens County, Minnesota	Stevens County, Minnesota	Stevens County, Minnesota	Stevens County, Minnesota	Stevens County, Minnesota	Stevens County, Minnesota
Native Hawaiian and Other Pacific Islander alone	0	0	0	0	0	0	0	0
Some Other Race alone	0	0	0	0	0	0	0	0
Two or More Races	2	3	3	2	0	0	0	0
Hispanic or Latino:	25	15	0	0	10	6	0	29
White alone	12	1	0	0	0	0	0	27
Black or African American alone	0	0	0	0	0	0	0	0
American Indian and Alaska Native alone	0	0	0	0	0	0	0	0
Asian alone	0	0	0	0	0	0	0	0
Native Hawaiian and Other Pacific Islander alone	0	0	0	0	0	0	0	0
Some Other Race alone	12	10	0	0	10	6	0	1
Two or More Races	1	4	0	0	0	0	0	1
<b>SE:T58. Households By Household Type</b>								
Households:	82	144	52	65	52	28	82	32
Family households:	70	113	42	50	40	20	67	25
Married-couple family	68	107	39	47	38	18	59	21
Other family:	2	6	3	3	2	2	8	4
Male householder, no wife present	1	4	2	2	1	1	4	1
Female householder, no husband present	1	2	1	1	1	1	4	3
Nonfamily households:	12	31	10	15	12	8	15	7
Householder living alone	10	23	6	13	9	6	13	5
Householder not living alone	2	8	4	2	3	2	2	2
<b>SE:T63. Population in Households By Household Type and Relationship</b>								
Total population:	243	396	134	161	144	77	194	118
<b>Statistics</b>	<b>Moore township,</b>	<b>Morris township,</b>	<b>Pepperton township,</b>	<b>Rendsville township,</b>	<b>Scott township,</b>	<b>Stevens township,</b>	<b>Swan Lake township,</b>	<b>Synnes township,</b>

	Stevens County, Minnesota	Stevens County, Minnesota	Stevens County, Minnesota	Stevens County, Minnesota	Stevens County, Minnesota	Stevens County, Minnesota	Stevens County, Minnesota	Stevens County, Minnesota
In households:	243	396	134	161	144	77	194	93
In family households:	222	357	118	144	121	63	177	84
Householder	70	113	42	50	40	20	67	25
Spouse	68	107	39	47	38	18	59	21
Child	78	124	34	41	37	25	45	35
Grandchild	2	1	0	0	0	0	1	0
Brother or sister	2	2	0	2	0	0	0	0
Parent	0	0	0	0	0	0	1	0
Other relatives	2	6	2	3	2	0	1	0
Nonrelatives	0	4	1	1	4	0	3	3
In nonfamily households:	21	39	16	17	23	14	17	9
Living alone	10	23	6	13	9	6	13	5
Not living alone	2	8	4	2	3	2	2	2
Nonrelatives	9	8	6	2	11	6	2	2
In group quarters:	0	0	0	0	0	0	0	25
Institutionalized population	0	0	0	0	0	0	0	0
Noninstitutionalized population	0	0	0	0	0	0	0	25
<b>SE:T68. Housing Units</b>								
Housing units	85	151	61	78	65	35	108	40
<b>SE:T69. Tenure</b>								
Occupied housing units:	82	144	52	65	52	28	82	32
Owner Occupied	70	131	48	57	45	23	75	20
Renter occupied	12	13	4	8	7	5	7	12
<b>SE:T70. Occupancy Status</b>								
Housing units:	85	151	61	78	65	35	108	40
Occupied	82	144	52	65	52	28	82	32
Vacant	3	7	9	13	13	7	26	8
<b>SE:T71. Vacancy Status</b>								

Statistics	Moore township, Stevens County, Minnesota	Morris township, Stevens County, Minnesota	Pepperton township, Stevens County, Minnesota	Rendsville township, Stevens County, Minnesota	Scott township, Stevens County, Minnesota	Stevens township, Stevens County, Minnesota	Swan Lake township, Stevens County, Minnesota	Synnes township, Stevens County, Minnesota
Vacant housing units:	3	7	9	13	13	7	26	8
For rent	0	0	1	0	2	1	0	0
For sale only	3	2	4	3	8	4	21	8
Other vacant	0	5	4	10	3	2	5	0

Total Population						
Township Name	1970	1980	1990	2000	2010	2015
Baker township	240	231	156	265	114	114
Darnen township	398	389	311	325	292	292
Donnelly township	216	195	179	113	100	96
Eldorado township	176	162	126	109	94	92
Everglade township	204	160	121	128	108	100
Framnas township	319	397	333	318	305	299
Hodges township	296	291	261	264	277	295
Horton township	306	267	229	210	174	172
Moore township	264	269	271	252	243	236
Morris township	452	501	466	574	396	394
Pepperton township	264	214	156	148	134	124
Rendsville township	281	250	199	177	161	157
Scott township	214	201	160	150	144	140
Stevens township	198	147	108	82	77	80
Swan Lake township	197	253	228	210	194	193
Synnes township	174	130	116	104	118	115
Source: US Decennial Censuses (1890-2010) and MN State Demographer (2015 Estimates)						



General Information								
Township Name	Website	Public Water	Public Sewer	Zoning Ordinance	Subdivision Ordinance	Enforce Building Code	Fire Dept	High Speed Internet
Darnen Township	No	No	No	No	No	Yes	Morris	
Everglade Township	No	No	No	No	No	No	Chokio	Yes
Framnas Township	No	No	No	No	Yes	No	Morris/ Cyrus	Yes
Moore Township	No	No	No	No	No	No	Hancock	Yes
Stevens Township	No	No	No	No	No	No	Chokio	Yes
Swan Lake Township	No	No	No	Yes	No	No		Yes
Source: Stevens County Environmental Services, 2015 Survey of Townships and Cities								

## Appendix B: Maps

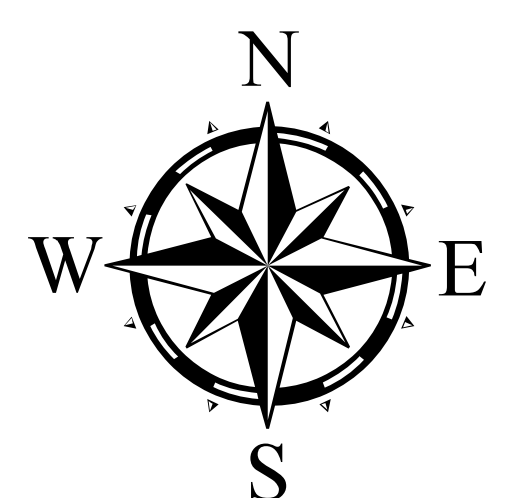
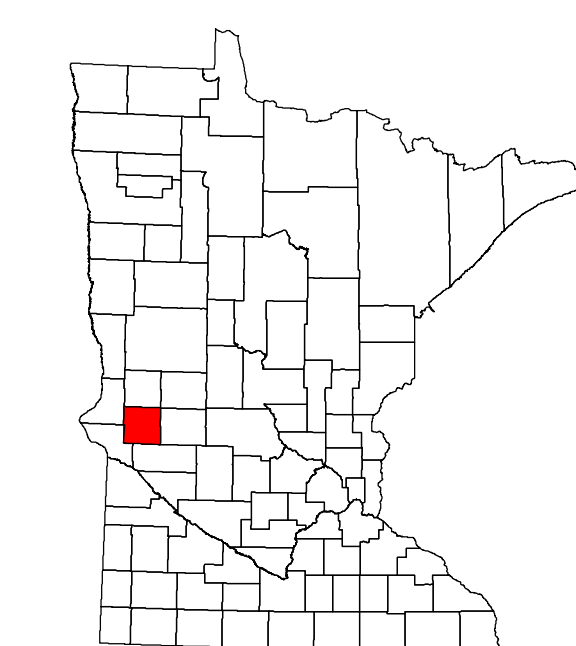


# Stevens County Minnesota



## Current Land Use

- Barren
- Brushland
- Cropland
- Developed
- Forest
- Grassland
- Mixed
- Open Water
- Pasture
- Shrubland
- Wetland



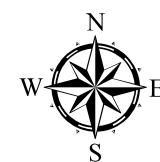
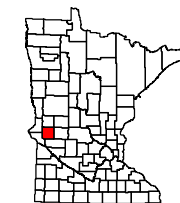
0 0.5 1 2 3 4 5 6 Miles



# Stevens County Minnesota

## County Ditch Systems

- Open Ditch (Solid Line)
- Tile Line (Dashed Line)



0 0.5 1 2 3 4 5 6 Miles

Stevens County Minnesota GIS Department; Hydrology Layer Provided by Minnesota DNR; January 12, 2015

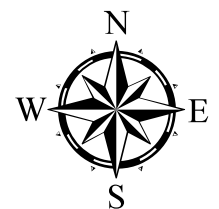
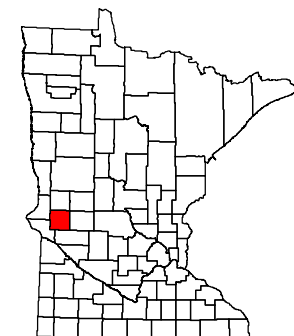
# Stevens County Minnesota

## Shoreland

### Shoreland Specifics

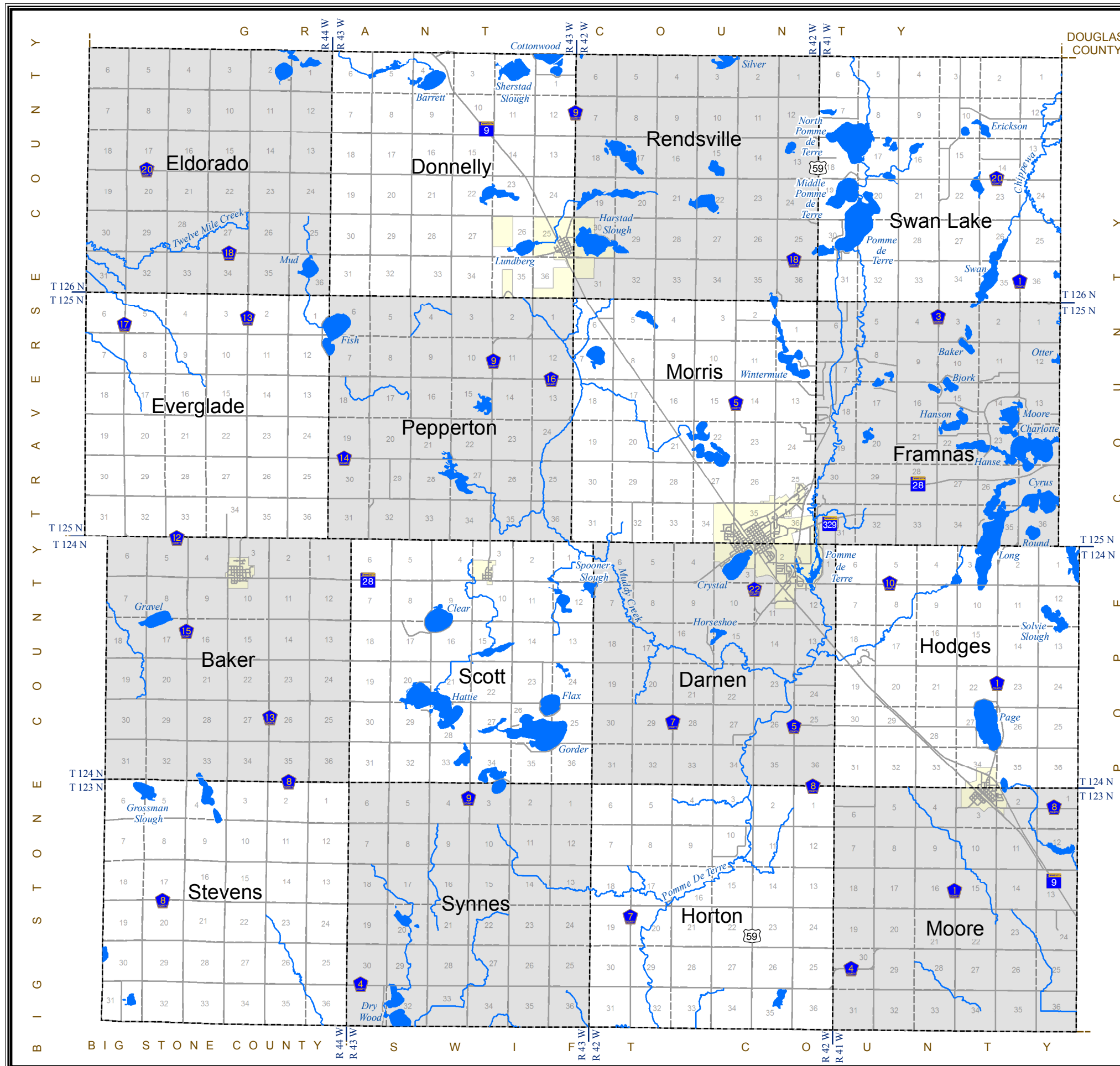
- Stevens County has 88 Basins
- Approximately 181 Miles of Waterways
- Approximately 3,512 Acres of Land within the 50ft Shoreland Buffer
  - 2177.19 Acres From Waterways
  - 1334.66 Acres From Basins
- 1,200 Parcels (Including Right of Way Parcels) are Affected by the 50ft Shoreland Buffer

NOT FOR OFFICIAL USE – INFORMATIONAL ONLY  
This is a preliminary representation of shoreland classified areas in Stevens County.  
Actual field dimensions have not been verified and measurements are not to be relied upon for accuracy.



0 1 2 4 6 8 10 Miles

Stevens County Minnesota GIS Department; May 21, 2015;  
Public Waters Basin Layer (12/25/2014) Provided by Minnesota DNR



# Stevens County Minnesota



## DNR Buffer Map

### Legend

#### Lakes, Reservoirs, and Wetlands

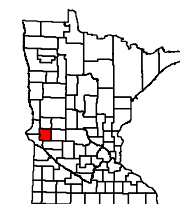
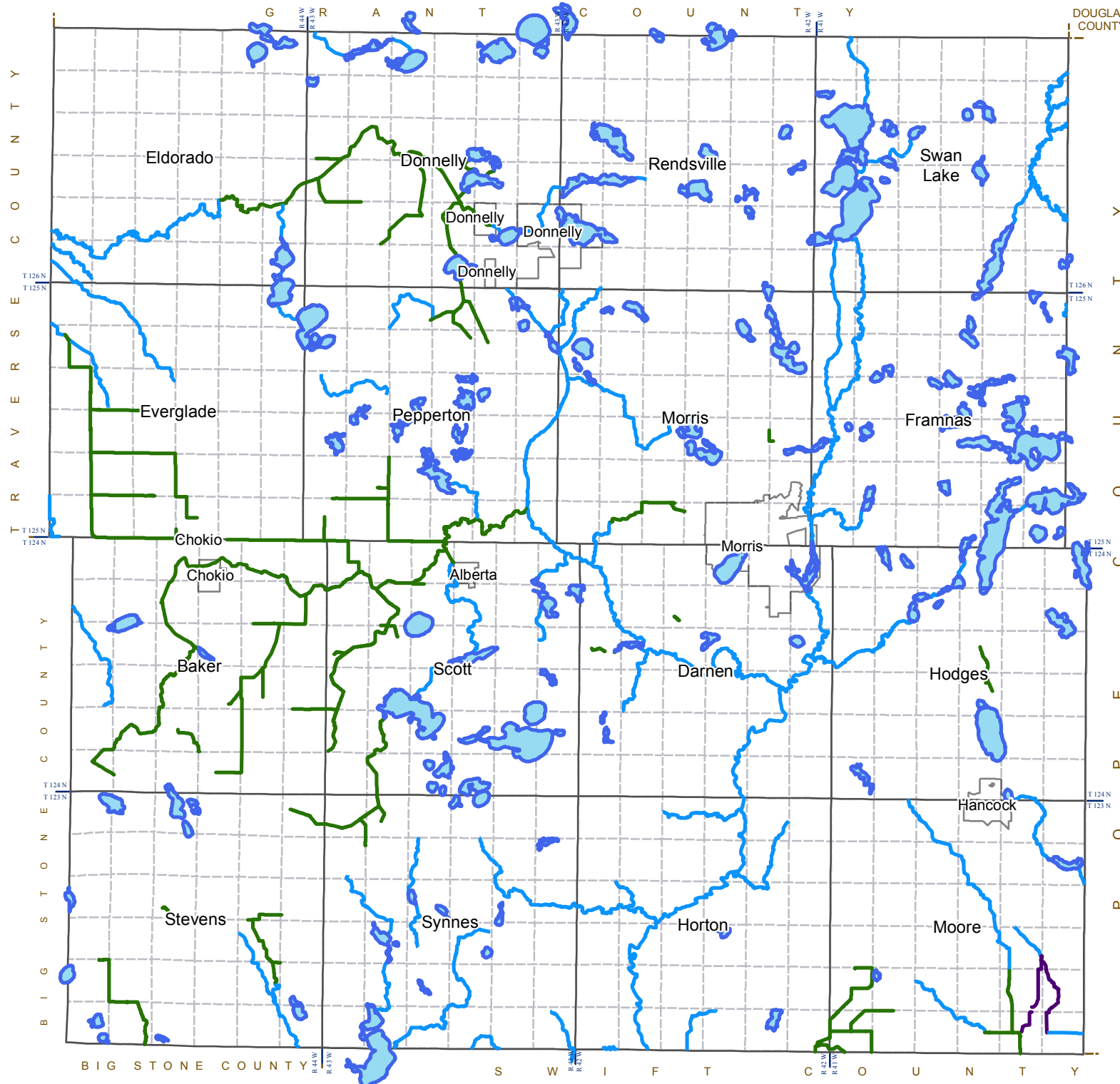
50-ft Buffer

#### Watercourses

Needs Field Review

16.5-ft Buffer

50-ft Buffer



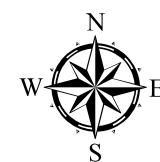
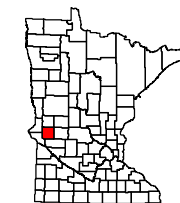
0 80 160 320 480 640 Miles



# Stevens County Minnesota

## General Highway Routes

- State & US Highways
- CSAH Roads
- County Roads
- Township Roads



0 0.5 1 2 3 4 5 6 Miles

Stevens County Minnesota GIS Department; Hydrology Layer Provided by Minnesota DNR; January 12, 2015



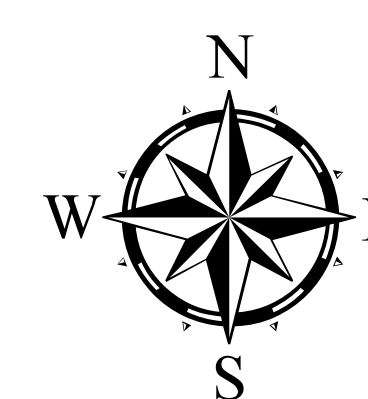
DOUGLAS COUNTY

# Stevens County Zoning Map



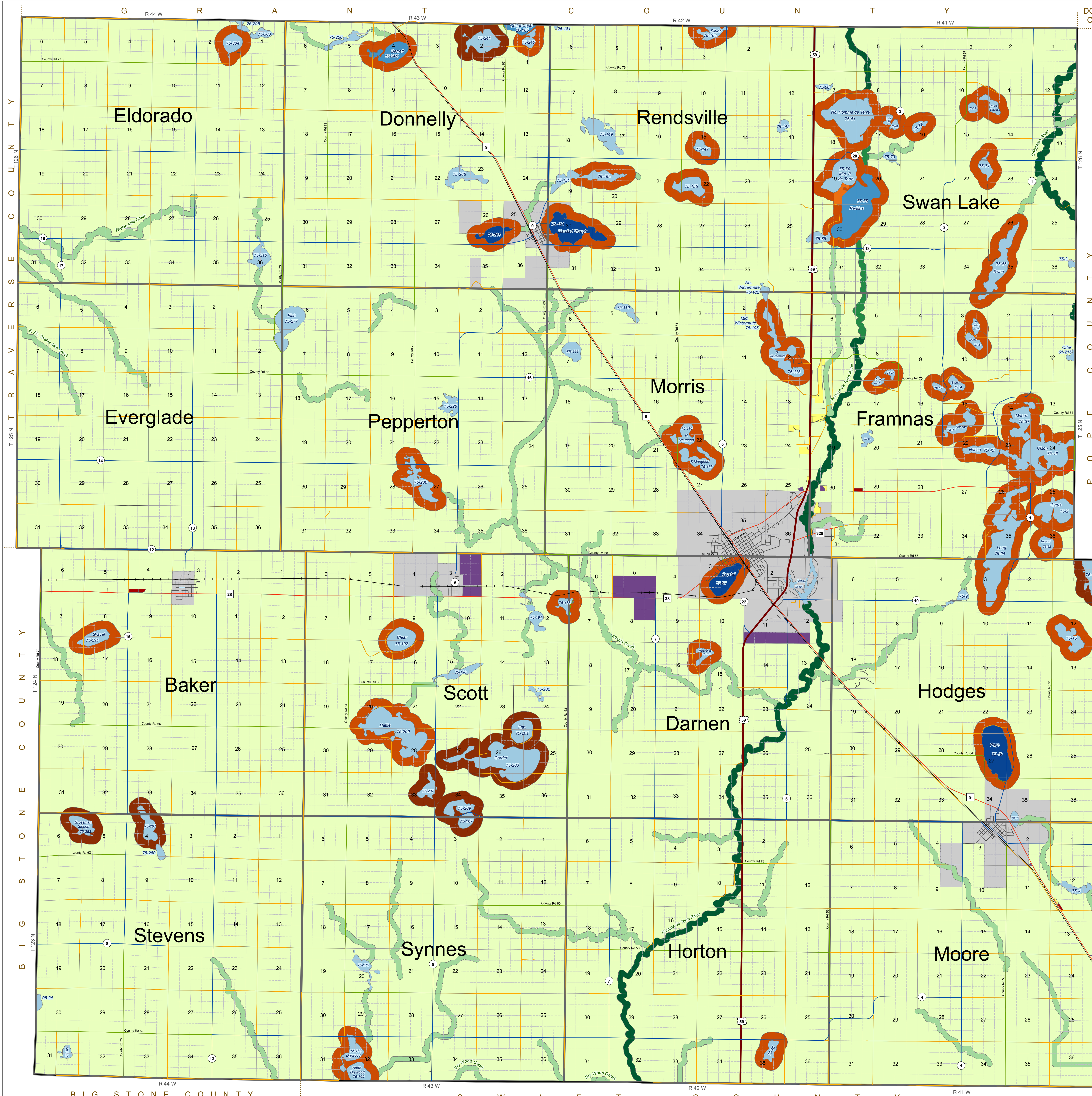
## Legend

- A-1
- R-1
- B-1
- I-1
- Agricultural River
- Transition River
- Tributary System
- General Development Lake
- Recreational Development Lake
- Natural Environment Lake
- S-1
- S-2
- S-3
- Municipality
- Township Boundary
- Section Boundary
- Forty Acre Boundary
- Railroad
- US Highways
- State Highways
- MCSAH
- CSAH
- County Roads
- Township Roads
- Municipal Streets



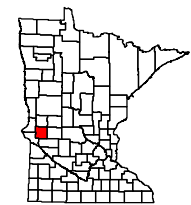
0 0.5 1 2 3 4 5 Miles

Stevens County GIS Department - June 18, 2015  
Public Waters Basin Layer (12/25/2014) Provided by Minnesota DNR





This map displays the West Central Area of Oklahoma, featuring a grid of land parcels. The parcels are color-coded: blue, green, red, and brown. Several regions are labeled: Herman-Norcross, Wheaton Area, Morris Area, Chokio-Alberta, Clinton-Graceville-Beardsley, and Hancock. The map includes a grid of townships and ranges, with labels for 'G R A N T C O U N T Y' and 'DOUGLAS COUNTY'. The map also shows the locations of 'Ortonville' and 'Benson'.



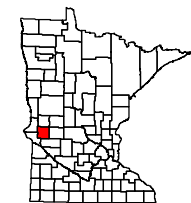
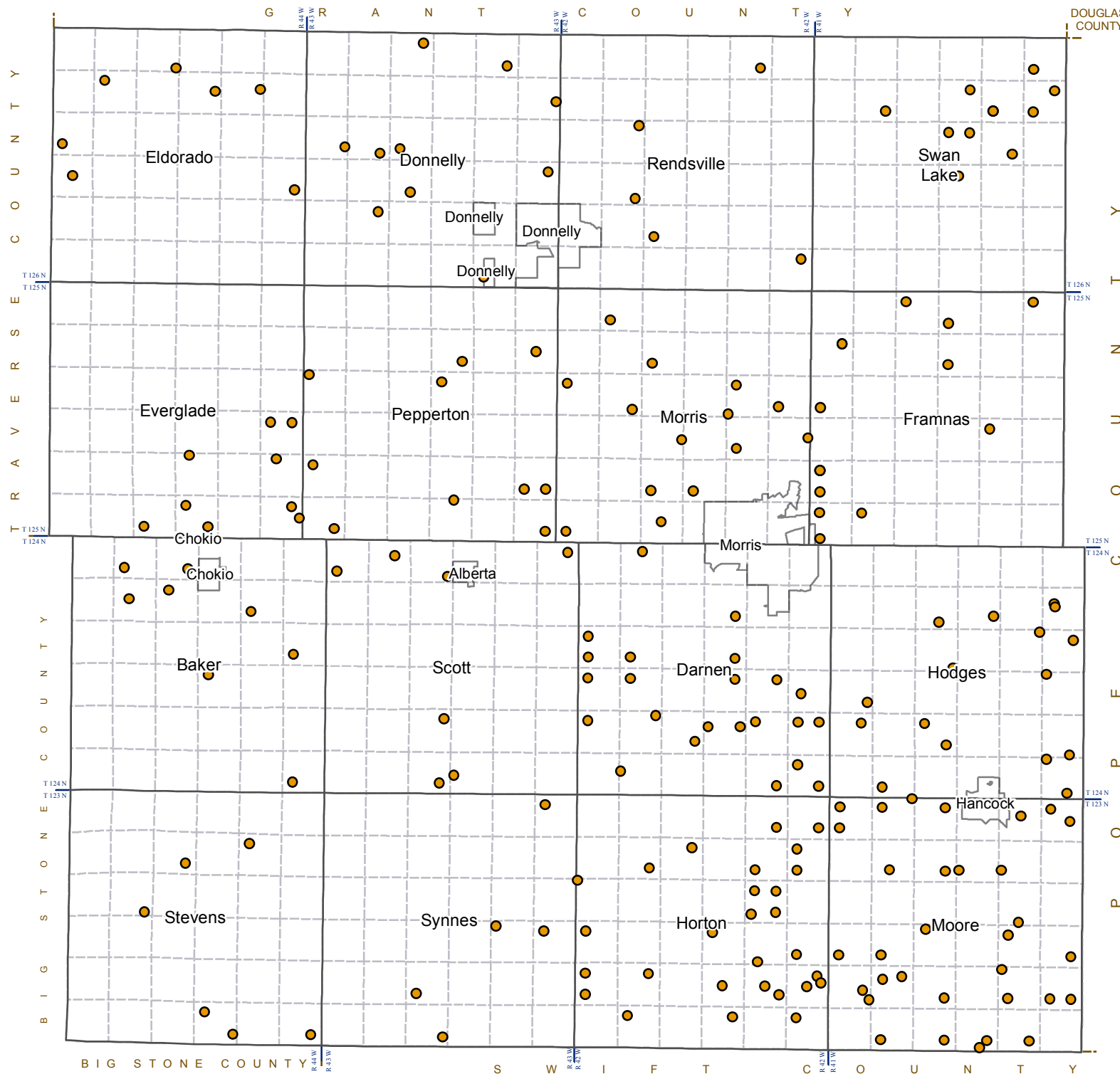
0 80 160 320 480 640 Miles

# Stevens County Minnesota



## Registered Feedlot Locations

● Feedlot Locations

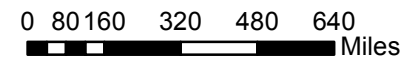
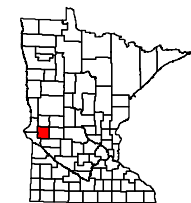
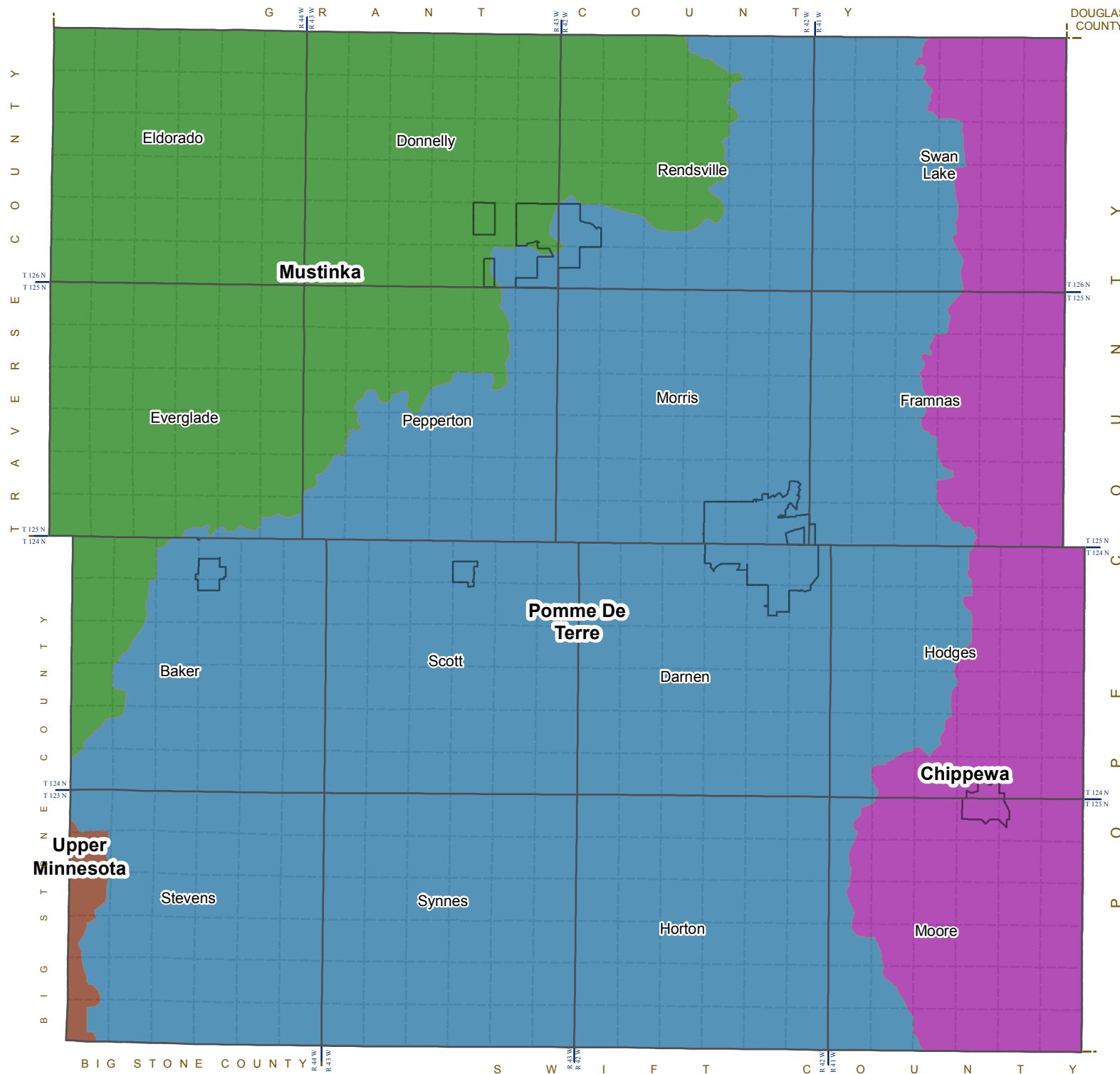


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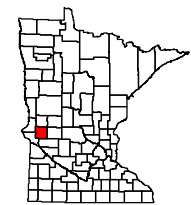
# Stevens County Minnesota



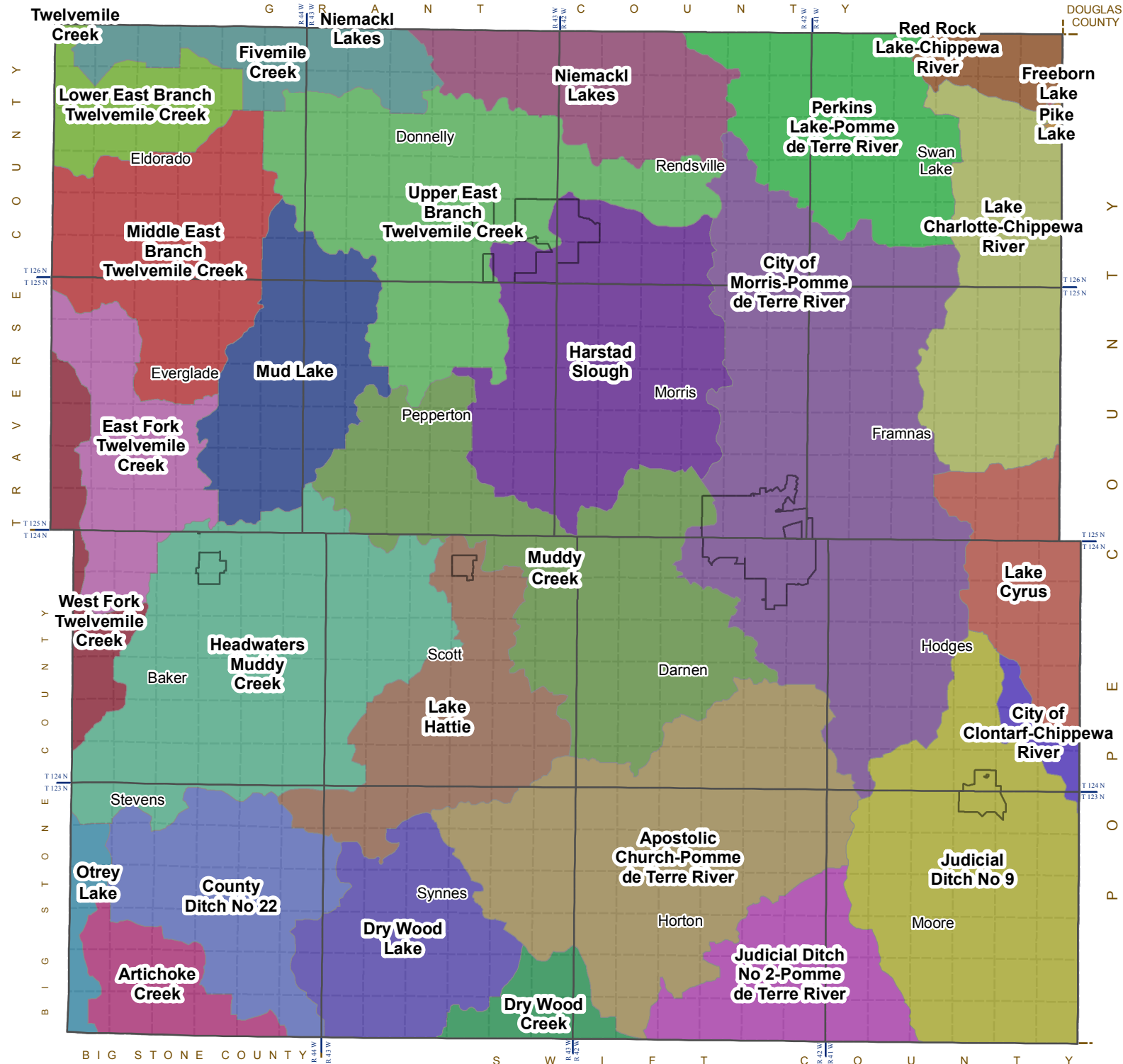
## Subbasin Major Watersheds



This map of Big Stone County, South Dakota, illustrates the distribution of watersheds and major water features. The county is divided into numerous watersheds, many of which are labeled as 'Unknown DNR Minor Watershed Name'. Key water features include the Chippewa River, Pomme De Terre River, and several creeks such as Twelvemile Cr, Muddy Cr, and Dry Wood Cr. Ditches are labeled with numbers like #2, #8, #11, #15, #18, #22, and #9. The map also shows county boundaries and township/range coordinates.



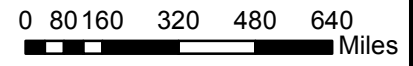
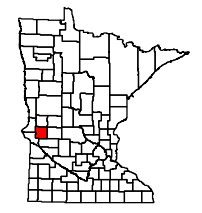
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# Stevens County Minnesota



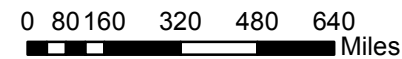
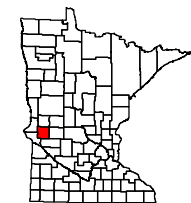
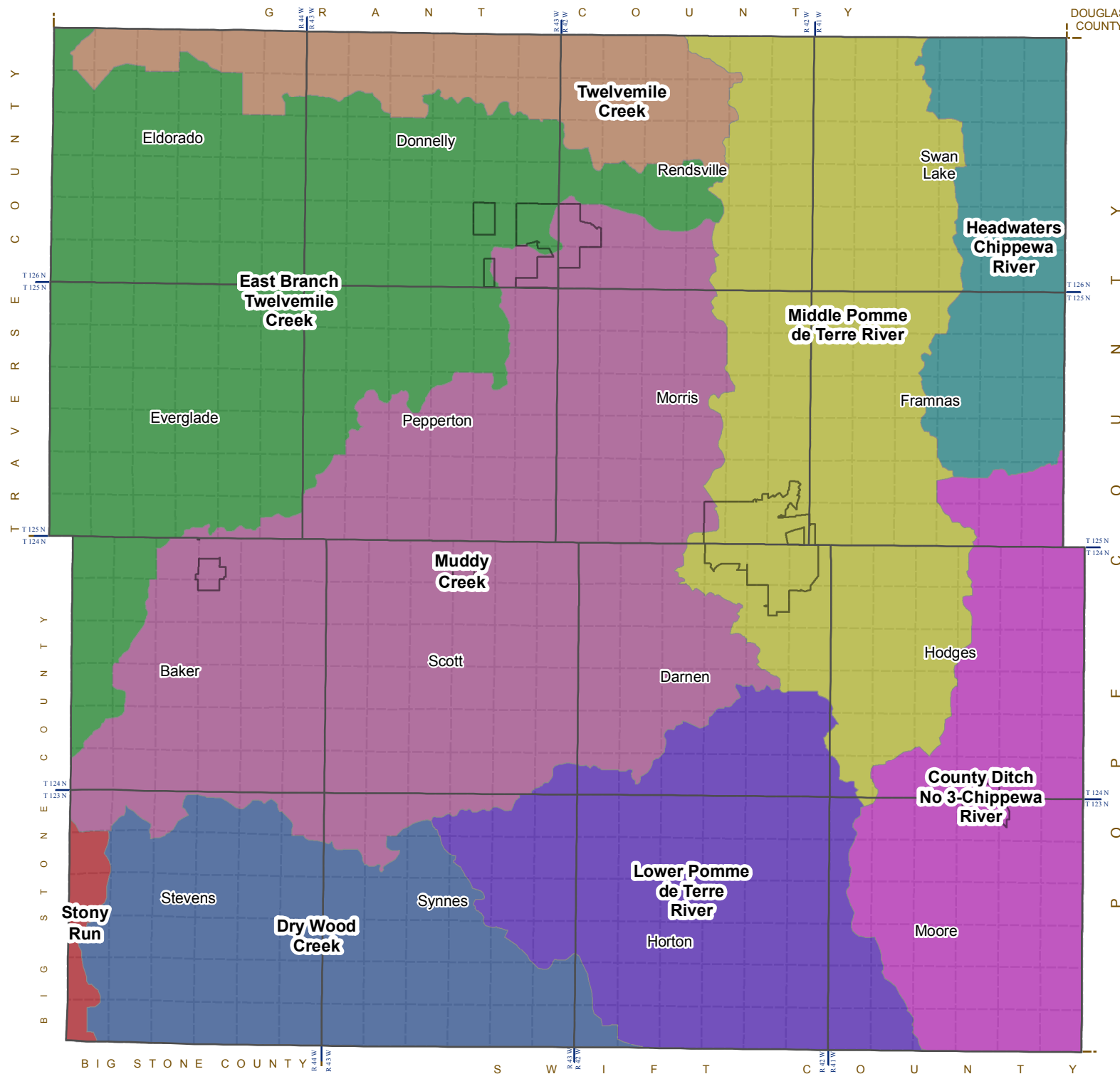
## Subwatersheds

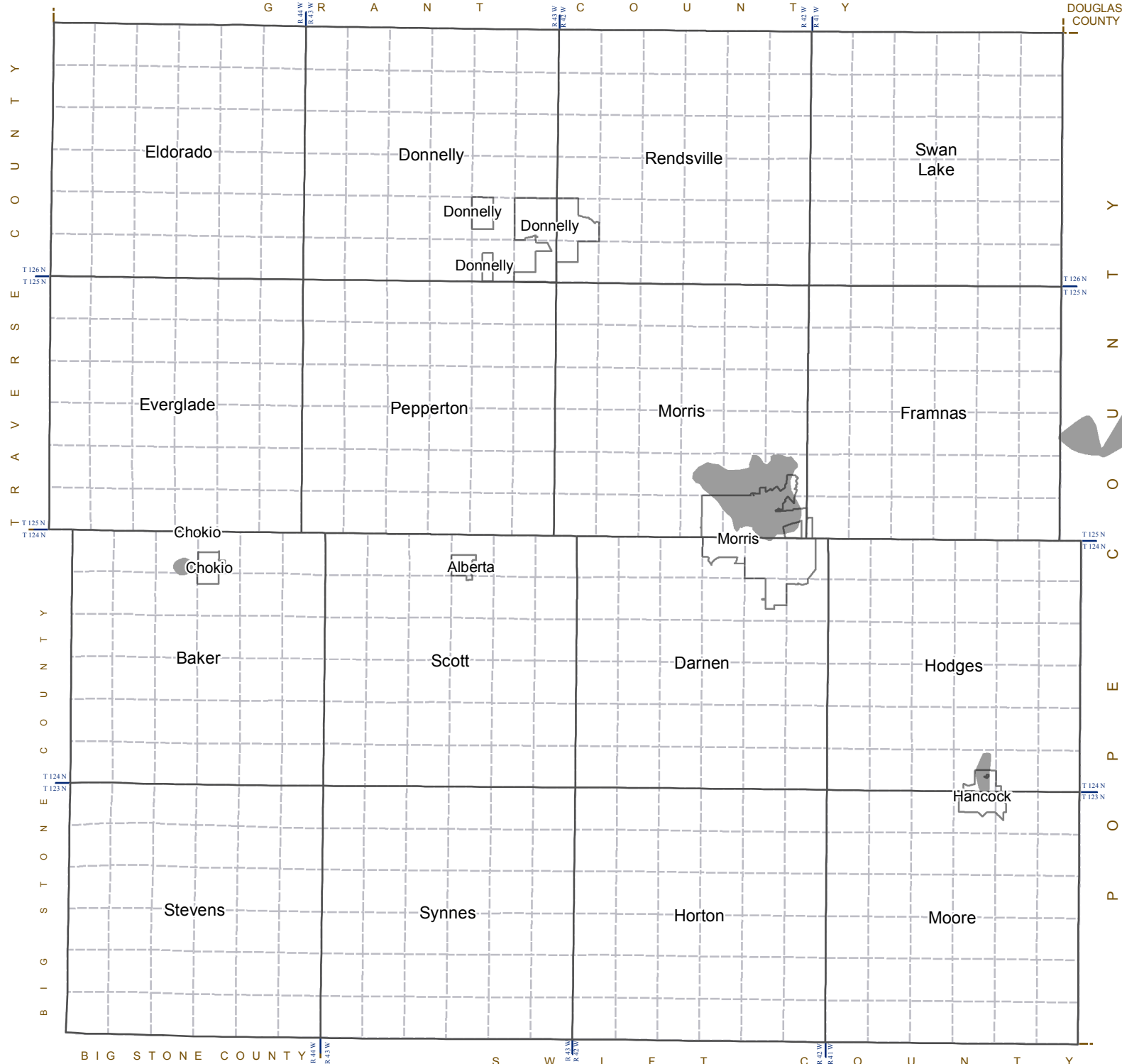


# Stevens County Minnesota



## Watersheds



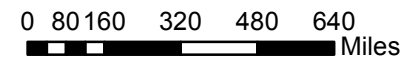
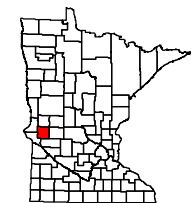


# Stevens County Minnesota



## Wellhead Protection Map

Wellhead Protection Areas





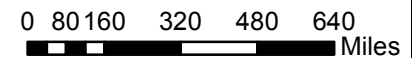
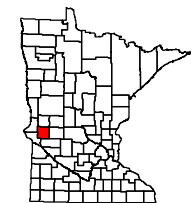
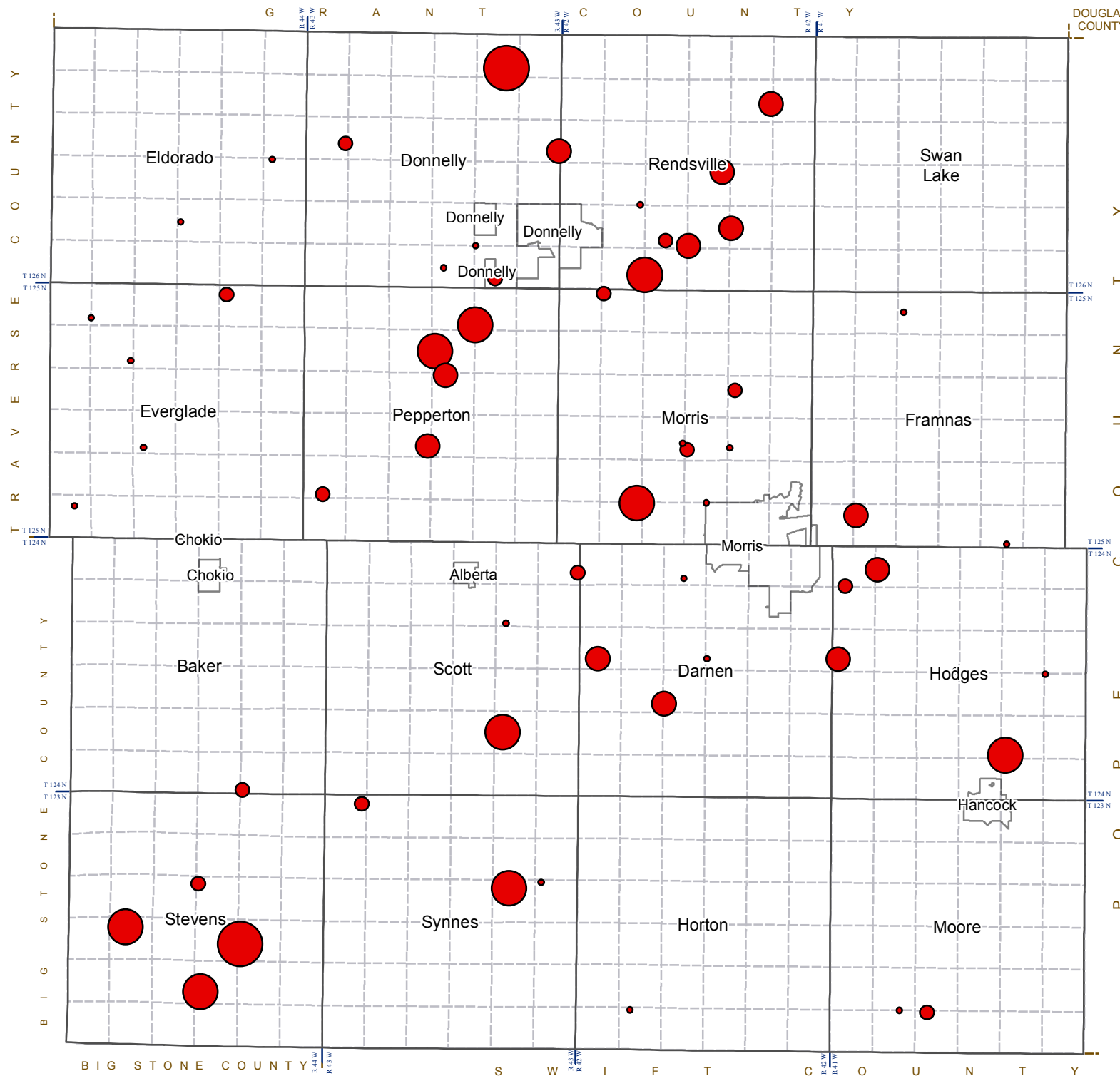
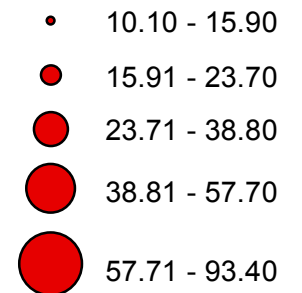
# Stevens County Minnesota



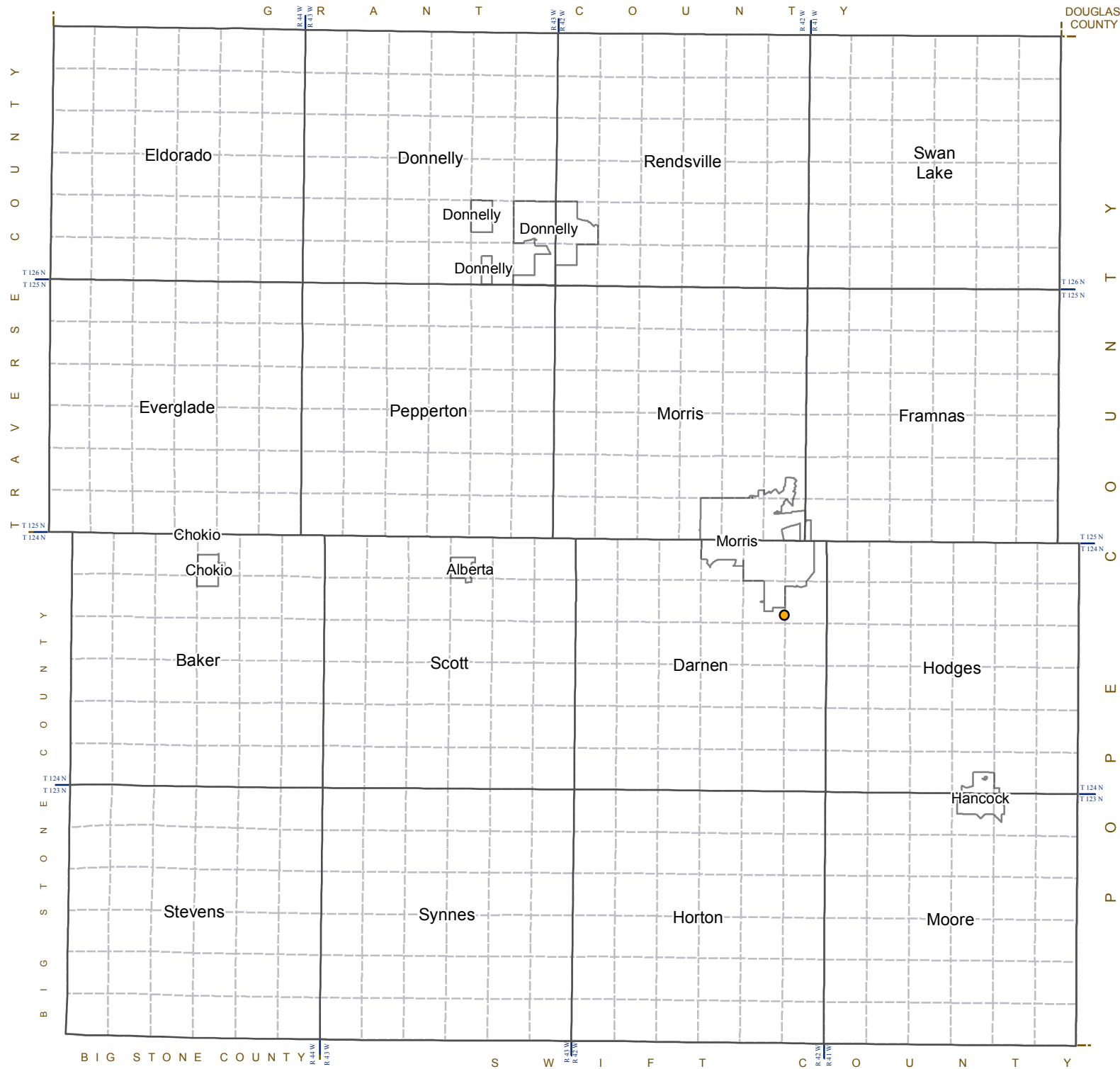
## Wells with Arsenic Over Safe Drinking Levels

### Legend

#### Parts Per Billion





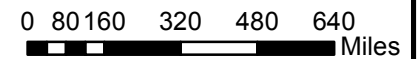
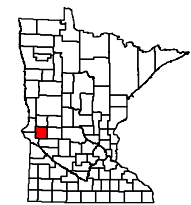


# Stevens County Minnesota



## Landfill Location

- Landfill Location



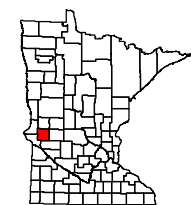
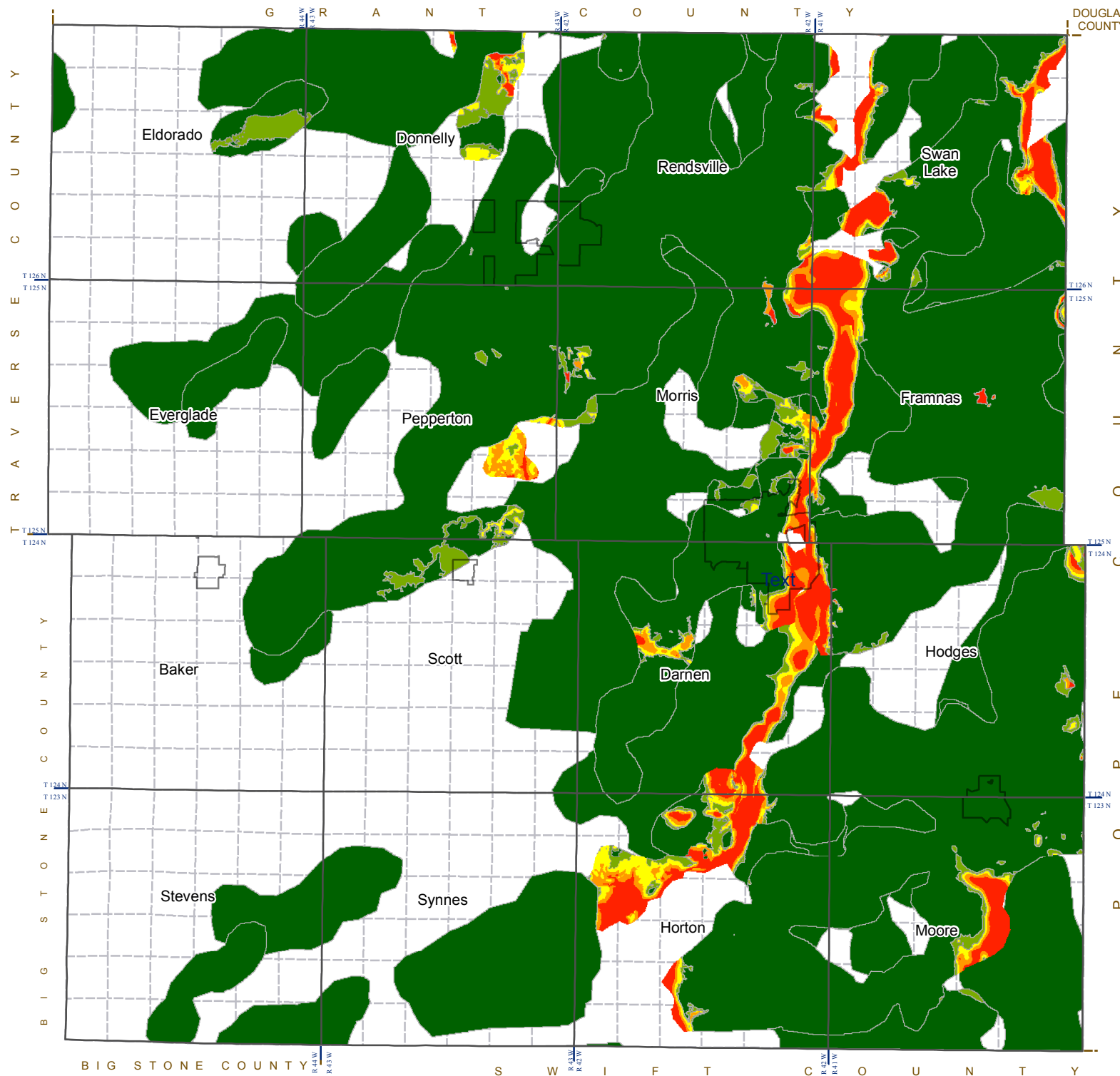
# Stevens County Minnesota



## Buried Aquifer Sensitive to Pollution

### Legend

- Very High
- High
- Moderate
- Low
- Very Low




0 80 160 320 480 640 Miles

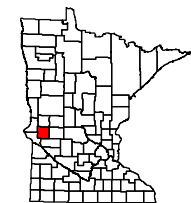
# Stevens County Minnesota



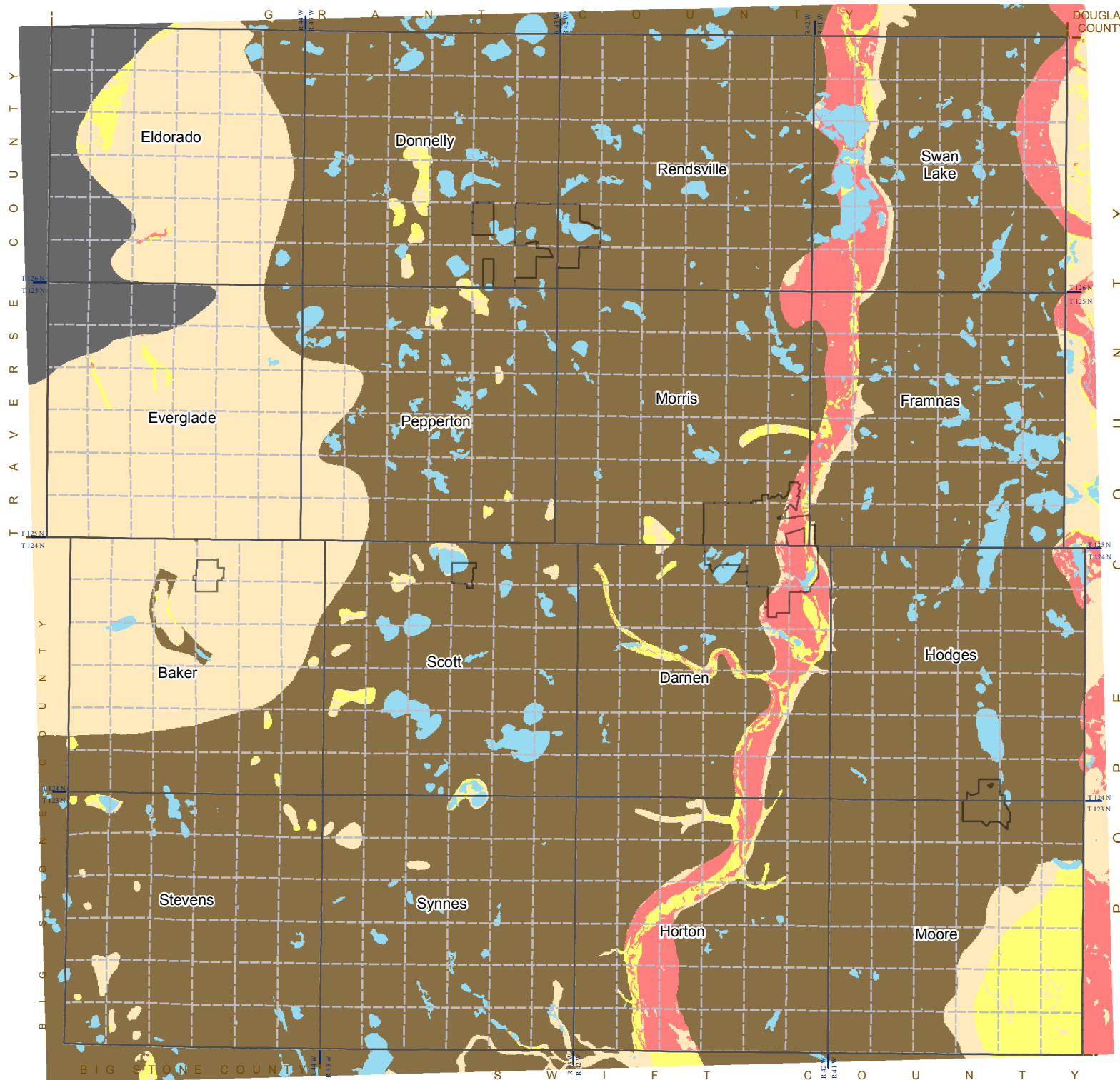
## Surficial Aquifers Sensitive to Pollution

### Legend

-  Water
-  High
-  Moderate
-  Low
-  Very low
-  Ultra low



0 80 160 320 480 640 Miles

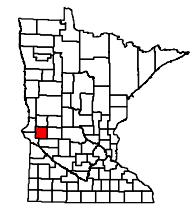
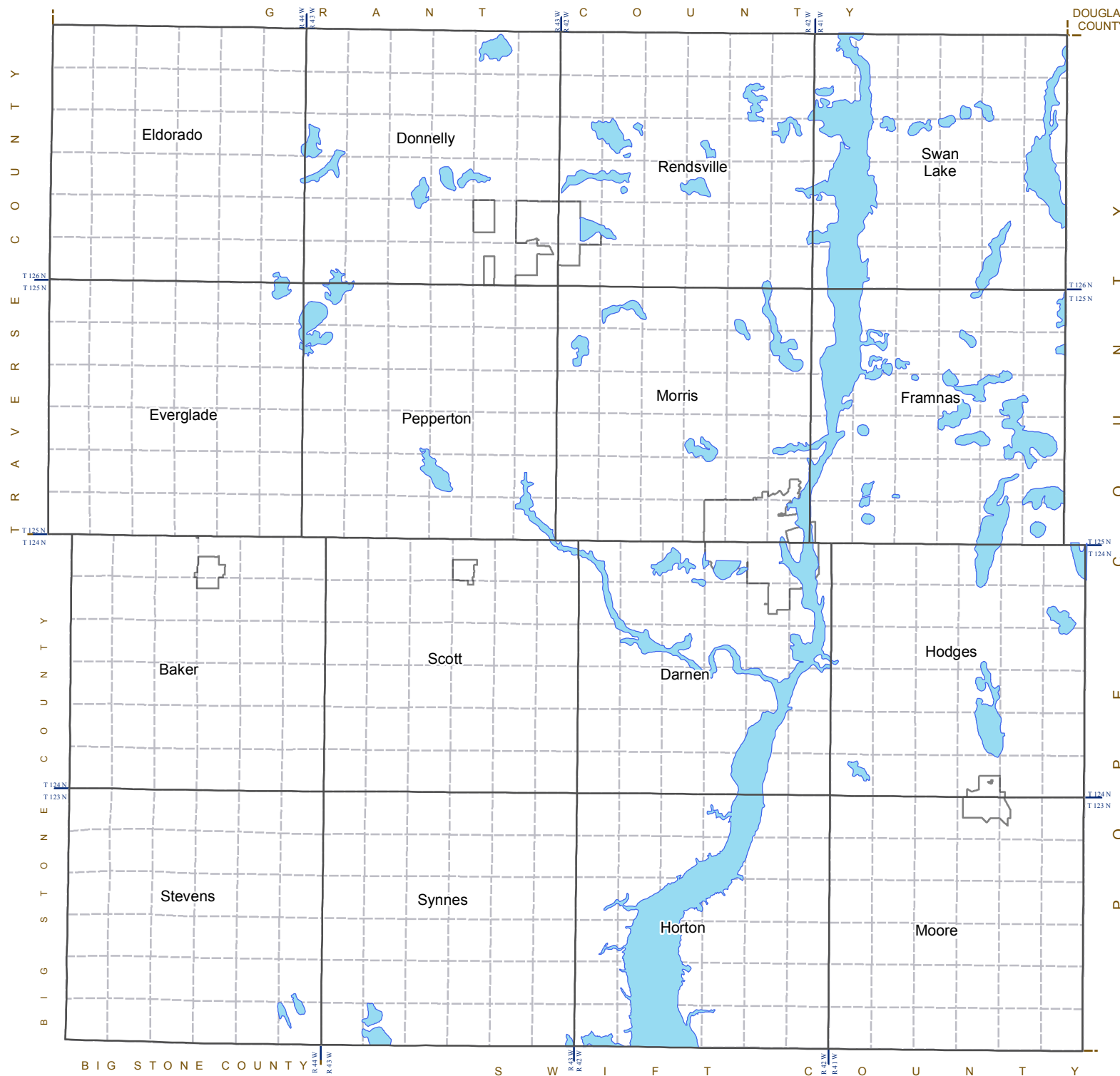



# Stevens County Minnesota



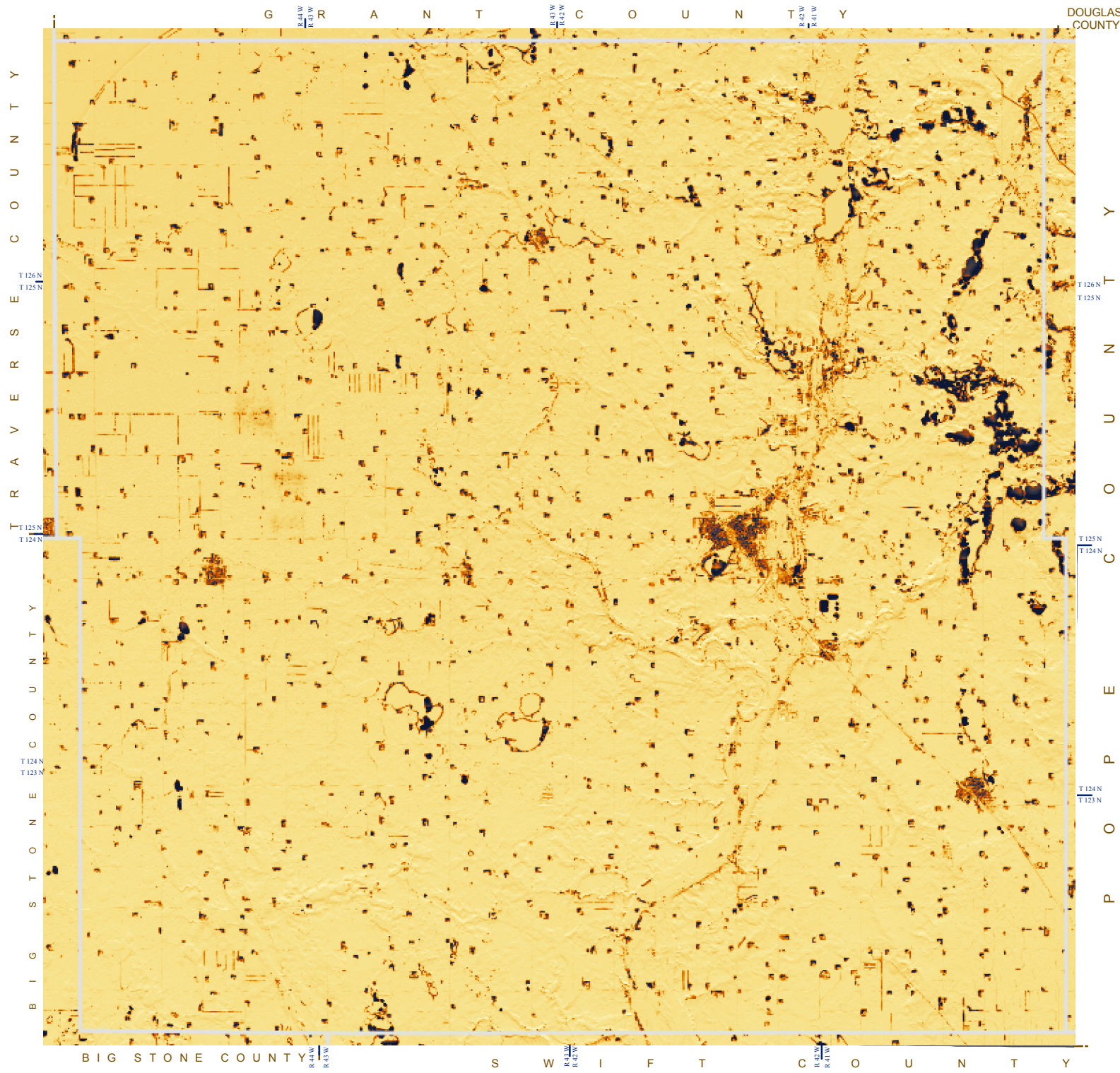
## Flood Plain Map Legend

 FEMA Flood Zone



0 80 160 320 480 640 Miles  






# Stevens County Minnesota

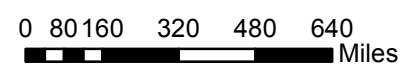
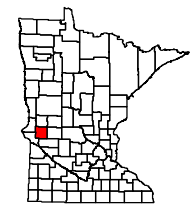


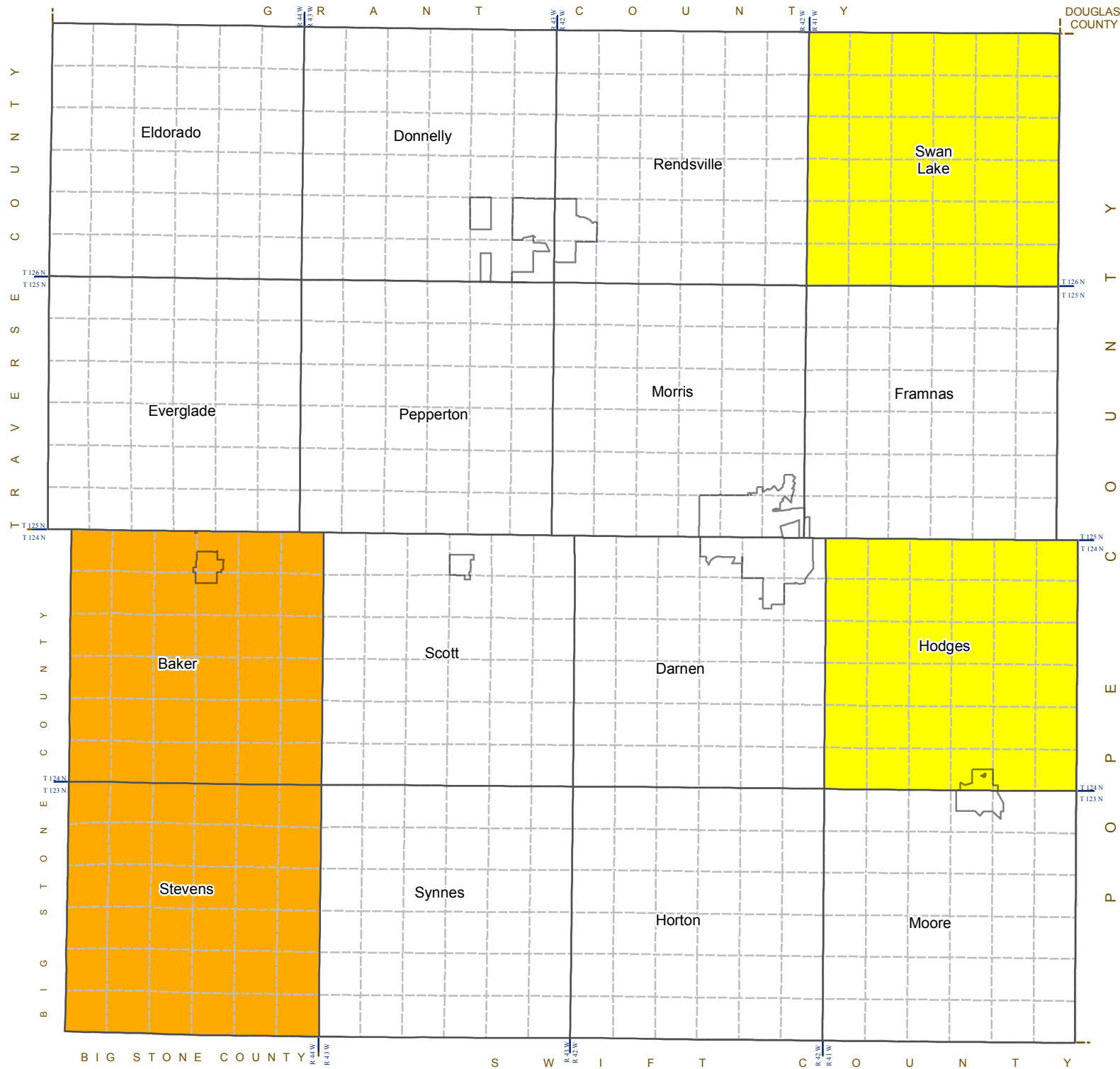
## Solar Resource

### Legend Solar Radiation

- High
- Low

Image from University  
of Minnesota-Minnesota  
Solar Suitability Analysis





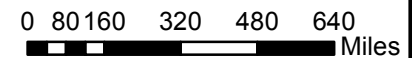
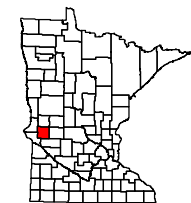
# Stevens County Minnesota



## Township Ordinances

### Legend

-  Feedlot
-  Zoning



# Stevens County Minnesota



## City of Morris Orderly Annexation

### Legend

- Township Boundary
- Stevens Sections
- Morris City Limits

### Type of Orderly Annexation

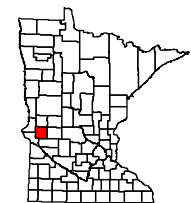
- Orderly Annexation Area
- Township Agricultural Holding Area
- Township Agricultural Land Area

Morris

Framnas

Darnen

Hodges



0 80 160 320 480 640 Miles

Stevens County Minnesota GIS November 15, 2016

# Stevens County Minnesota

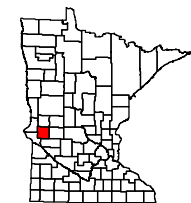


## General Soil Map

### Legend

#### Soil Types

- Barnes-Doland
- Bearden-Glyndon
- Buse-Barnes-Forman
- Forman-Aastad
- Forman-Aastad-Parnell
- Grimstad-Rockwell
- Hamerly-Parnell
- Malachy-Marysland
- McIntosh-Winger
- Nutley-Hattie-Dovray
- Tara-Doland
- Sioux-Renshaw



0 80 160 320 480 640 Miles

US Dept of Agriculture from 1971 map and Stevens County Minnesota GIS January 6, 2017

