



City of Coleraine Comprehensive Plan

February 2010, Updated 2015



Prepared for: City of Coleraine
Prepared by: Arrowhead Regional Development Commission (ARDC)
www.arrowheadplanning.org

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Photo: Trout Lake

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Coleraine Vision Statement and Goals

Vision Statement: *The City of Coleraine is a friendly, welcoming, safe, clean, healthy, affordable place to live, work and play with a high quality of life, well-planned neighborhoods, thriving schools and a successful business district. Coleraine has a well-maintained, efficient transportation system that fosters all modes of transportation. The City of Coleraine takes pride in its well-maintained community parks, golf course, community facilities, and utilities. Coleraine preserves and enhances its natural resources and beauty. The City of Coleraine provides fair governance, law enforcement, and efficient emergency response. In collaboration with surrounding communities, the City fosters and markets its reputation as a year-round residential and tourist destination with recreation and cultural opportunities.*

Housing Goal Statement: *Coleraine will have healthy neighborhoods with varied, accessible, well-maintained, affordable housing options and styles for residents and visitors.*

Transportation Goal Statement: *Coleraine will have a high quality and well maintained system of interconnected trails, sidewalks, and roads that are easy to navigate for residents and visitors and all modes of transportation (walk, bike, roll, drive). Coleraine will collaborate with other jurisdictions and entities to fulfill a complete transportation network including public transportation systems.*

Utilities and Community Facilities Goal Statement: *Coleraine will have improved infrastructure and maintenance for city structures, roads and communication technology through a systematic short-range planning process.*

Agricultural, Natural and Cultural Resources Goal Statement: *Coleraine will maintain and enhance its park system and natural areas and promote its current facilities like the Log Church and High School auditorium for community cultural events.*

Economic Development Goal Statement: *Coleraine will work to keep the community economically strong and will provide opportunities for business creation and expansion along the Hwy 169 corridor and downtown area and assess Highway 2 Centennial Acres area.*

Land Use Goal Statement: *Coleraine will have compatible existing and future classifications for zoning which will include well-defined districts and specifications to preserve and enhance the community's natural and historical quality.*

Intergovernmental Cooperation Goal Statement: *Coleraine will work cooperatively with neighboring communities and public and private entities to provide cost effective public services and programs with shared equipment, personnel and services.*

Implementation Goal Statement: *Coleraine will work cooperatively with neighboring communities and public and private entities to provide cost effective public services and programs with shared equipment, personnel and services.*

Introduction and Background

The following is the City of Coleraine's Comprehensive Plan, adopted by the Coleraine City Council on February 8, 2010 and updated in 2014. The plan was created to guide development of the City for future economic growth, population expansion, and preservation of resources. The Coleraine Comprehensive Plan addresses strategies and action steps to resolve key issues and preserve valued assets of the City.

Comprehensive Plan Description

A comprehensive plan is the policy framework that communities use to guide development and land use activities. The development of a comprehensive plan is based on a process of engaging the public in local decisions, and articulating the sort of community they would like to live in and leave behind. A comprehensive plan is a tool to help a community to identify their long-term choices and goals, and to create strategies and action steps to work towards accomplishing their vision.

Legal Foundation of Comprehensive Planning

The State of Minnesota gives its cities the legal authority to regulate land use. The State does not require the creation of comprehensive plans for cities outside of the seven-county metropolitan area. However, it is recognized that a comprehensive plan is a valuable tool that a city can use to express its vision and develop strategies to fulfill that vision. The Municipal Planning Act (Chapter 462. Housing, Redevelopment, Planning, Zoning, 2006) creates a single, uniform procedure that applies to all cities. The comprehensive plan provides the legal foundation to enact land use controls and other municipal actions to implement long-term growth and development strategies and regulations. The city's land use (zoning) ordinances and official zoning map should be updated to conform to the Comprehensive Plan pursuant to adoption.

2010 Plan Process

The Arrowhead Regional Development Commission (ARDC) follows a basic format when assisting a community in the development of a Comprehensive Plan. The steps include:

1. Assets and Threats Identification
2. Vision Development
3. Issue Identification
4. Strategy and Action Step Development
5. Adoption

Based on the above process, community comprehensive plans address the planning and implementation of specific strategies and action steps in the following categories: Housing; Transportation; Utilities and Community Facilities; Agricultural, Natural, and Cultural Resources; Economic Development, Intergovernmental Cooperation; Land Use, and Implementation.

The Coleraine Comprehensive planning process was part of the Itasca County Community Planning Initiative. The Initiative is comprised of the Cities of Marble, Keewatin, Coleraine, Calumet, and Bovey. The five communities went through a planning process simultaneously. The project began February 12, 2009 with a training session for local elected officials and staff on Comprehensive planning trends and local policy issues. A public visioning session for all five communities was held on February 26, 2009. This session provided an opportunity for the residents of the five communities to identify community assets and issues and develop vision statements that would guide their respective City's comprehensive plans.

Following the public visioning session Coleraine held a public meeting on April 15, 2009 to finalize the Vision Statement and to develop plan section goal statements as well as identify further issues. On May 29, 2009 Coleraine held a second public meeting as part of the comprehensive planning process to review and discuss draft comprehensive plan strategies and action steps. The resulting Coleraine Comprehensive Plan Final Draft was recommended to the City Council by the Coleraine Comprehensive Planning Committee following a public hearing on December 15, 2009 and adopted by the Coleraine City Council on February 8, 2010.

2014-15 Update Process

In 2014, Coleraine contracted with ARDC to review and update the Comprehensive Plan. The update was meant to review the progress of the plan and was also in response to funding opportunities at IRRRB (Iron Range Resources and Rehabilitation Board).

ARDC began the update process with a public meeting held on June 12, 2014 at the Nyberg Community Center. Participants at the meeting were asked to respond to the City's existing Vision Statement and Goal Statements. The discussion at the public meeting set the foundation for the changes and updates to the plan. Through the update process new 2010 census data was also incorporated in the plan.

In order to gather further public input on the Comprehensive Plan, the City circulated a community survey. The community survey was provided in paper and online. Paper surveys were provided at the public visioning session and at City Hall in August-September 2014. The community survey was promoted at plan committee meetings, on the City website, and in 2 newspapers (Grand Rapids and Scenic Range News Forum). Survey responses were tabulated in the survey monkey online software application and reported in a summary document provided at the October 15, 2014 meeting. A total of 45 people submitted survey results that informed the Comprehensive Plan Update.

On July 16, 2014 the Coleraine Comprehensive Plan Planning Committee had its first meeting to discuss the assets and issues that were identified at the public visioning session. The Committee also reviewed updated demographic information (Census 2010-12) compiled by ARDC.

On August 20, 2014 the Coleraine Planning Commission met to discuss draft planning recommendations. The Commission reviewed the existing plan strategies and action steps and discussed the recommended changes to the Comprehensive Plan. The Commission also reviewed two maps for incorporation into the Plan including a Land Use map and Transportation Systems map.

On October 15, 2014 the Coleraine Planning Commission analyzed the draft Comprehensive Plan and took an in depth look at the recommendations. Updates were made by the Commission and the changes went into the plan.

On November 19, 2014 the Coleraine Planning Commission met to review the final draft plan and forward recommendations to the City Council.

On January 12, 2015 the Coleraine City Council held a special meeting to review the final draft plan and Planning Commission recommendations. The City Council adopted the updated Comprehensive Plan at the January 12, 2015 City Council hearing (Motion Peggy Smith, Second Todd Lawson, vote 5-0 to approve).

Community History

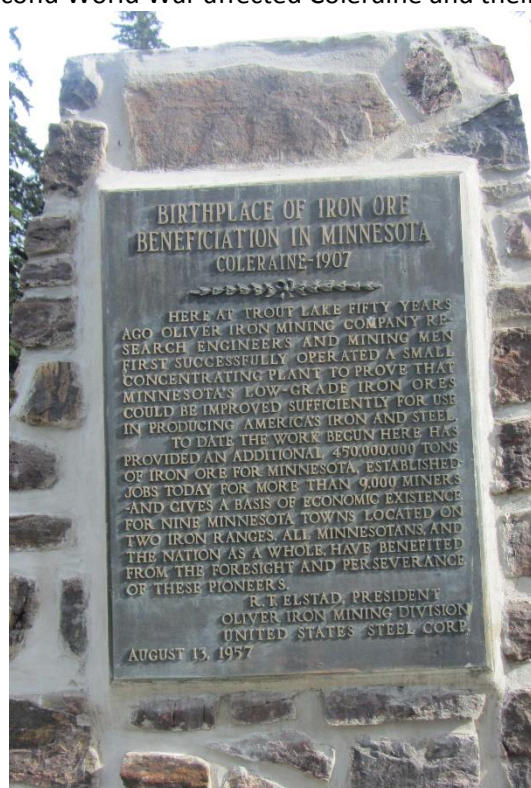
Coleraine was borne from the mining industry. Settlement of the Mesabi Range area began in the 1870's. Mining rights to the area were owned by James J. Hill and others who platted the towns in the region. The City honors Thomas F. Cole, who was prominent in the early development of the iron mines on the Mesabi Range and president of the Oliver Mining Company in the settlement era. The City of Coleraine was named after Thomas F. Cole who was known as a hard worker and he hired the City's founder John Campbell Greenway who managed the Coleraine-Bovey mines.¹

The City was developed in 1904 as an Oliver Mining Company town by John Campbell Greenway, general superintendent. Greenway didn't know about town planning, but he wanted Coleraine to be a model town. He brought the idea to Thomas Cole in Duluth and gained support from the Mining Company. He oversaw the construction of 106 houses built in 1906 to begin Coleraine. Various architectural styles were built in the residential neighborhoods and the downtown was primarily brick buildings. The steel corporation was watching the development very closely and Greenway's Coleraine was used as a model for other steel towns.²

Coleraine was incorporated as a village on April 20, 1909 and separated from the township on October 31, 1921. The first census records show Coleraine was at its peak population with 1,613 residents in 1910. The community was designed as a residential community and potential residents were screened by the company-controlled administration. The City of Coleraine attracted families with its park system and vibrant downtown, which was the location of the High School. Like other communities along the Iron Range disruptions in the mining industry after the Second World War affected Coleraine and their neighbors. However with the advent of technology to manufacture taconite in the mid 1900's, communities like Coleraine were able to thrive.³

The City has a history of planning. The previous long-range plan was completed in September of 1993 with the adoption of the City of Coleraine Comprehensive Community Plan. The Plan assessed the community issues and opportunities, summarized existing documents and described Coleraine in the future. The plan outlined development guidelines and principles for land use, environmental quality, transportation, housing, recreation, and commercial and industrial development. In August of 2009, the City annexed a section of Grand Rapids Township (Centennial Acres area), an area covering 6,176 acres west of the City.

Photo: Historic monument at Longyear Park



¹ Video. Coleraine: The Beginnings. Produced by Cavour Johnson. 2009.

² Video. Coleraine: The Beginnings. Produced by Cavour Johnson. 2009.

³ LaPlant, Becky. (2006). *Coleraine Community Profile*. P.2.

Population Demographics

Coleraine demographics were gathered from the US Census Bureau and the American Community Survey (ACS). Information about the City of Coleraine was gathered in the following general categories: Population, Housing, Employment, Income, and Transportation. Housing demographics can be found in the housing section, employment and income demographics are in the Economic Development section, and Transportation demographics are in the Transportation section. The Census data is both from the US Decennial census, which is collected every ten years, and the American Community Survey, which is collected more frequently (1-5 years). More information about the census data can be found online at: <http://www.census.gov>.

The following key population data was gathered from the US Census Bureau and the American Community Survey (ACS). Tables and graphs of the population data can be found in Appendix A. According to the 2010 Census, the City of Coleraine has an **estimated population of 1,970**. The City is predominantly Caucasian (95.4%) with the next largest racial group being people with two or more races (2.4%). Other key findings from the review of population data are listed below.

Coleraine Population Key Findings (US Census 2010 and ACS 2012)

- Estimated population of Coleraine is 1,970 persons
- Slightly larger population of males over females with 50.9% male and 49.1 % female
- 77.5 % population increase since 2000 (From 1,110 in 2000 to 1,970 in 2010)
- Median age in Coleraine is 38.8 years old
- Top three largest age groups in Coleraine:
 1. Ages 0-19 (estimated 563 people)
 2. Ages 50-64 (estimated 387 people)
 3. Ages 65 and over (estimated 290 people)



Housing

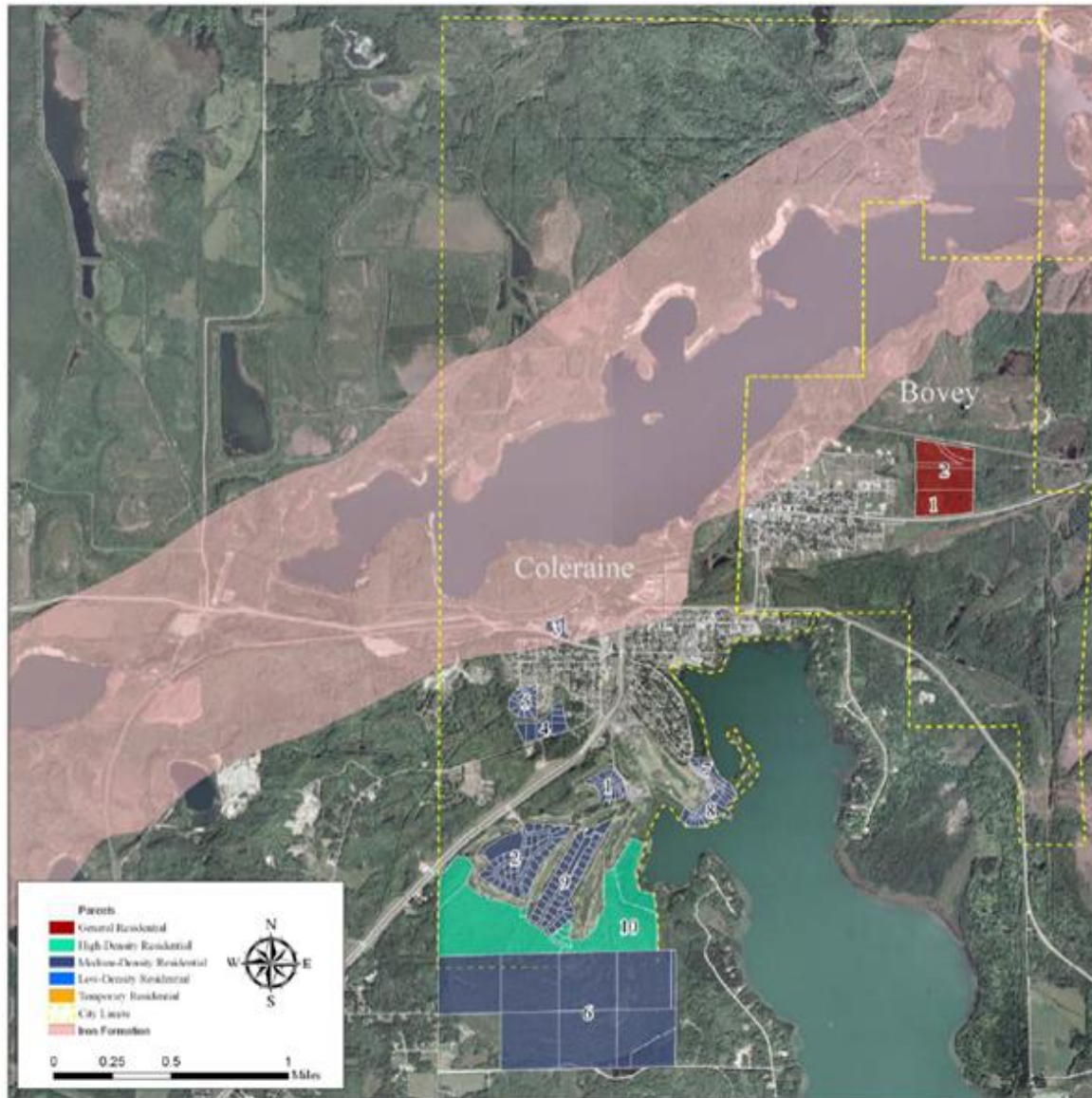
The City of Coleraine housing stock includes single-family homes and multi-family units. The City has recently seen several new homes built on property near the Eagle Ridge Golf Course. The City's Comprehensive Plan from 1993 indicated the desire to develop a variety of housing from high income homes on the property around the golf course to low and moderate income housing in other areas of the City. The Plan prioritized upkeep and renovation of existing properties, development of new multiple family housing in the old downtown area for families of all income levels, and support for a subdivision near a new City-owned golf course.

In 2007, the City of Coleraine participated in the Itasca County Readiness Assessment, which looked at existing public infrastructure, facilities, current plans, and housing stock. The assessment reported the condition of existing housing and mapped land available for housing development (See Map below). Housing issues included competition with neighboring communities, limited population growth, and an aging population. New owner-occupied home construction was considered deterred because of value gaps. In general Itasca County communities have an aging housing stock with capacity limitations. Housing is also affected by the fluctuations in the mining economy and the need for infrastructure improvements.

The Itasca County Readiness Assessment found fewer housing choices for lower income residents. To address these issues, the document focused primarily on preservation, maintenance, and improvement of existing housing stock, promotion of appropriately targeted new housing stock, taking advantage of existing housing subsidy opportunities, and developing a realistic housing action plan.

The Itasca County Readiness Assessment included a windshield study of each Itasca County community to survey the current condition of the housing stock. The windshield study of Coleraine reported the housing stock as being very well maintained with virtually no dilapidated houses. The report noted substandard houses made up only 37 percent of the 353 total houses in Coleraine. These houses need repair work that is estimated to cost less than \$50,000. The remaining houses were designated as standard and need little to no repairs. The highest concentrations of standard designated houses were located on the western residential district. The Assessment showed that there is private property in Coleraine which is available for housing development. The Assessment noted the need for the City to address how road and utility access is provided to private property proposed for development in order to continue to increase the community's housing units.

The IRRRB offers residential redevelopment and infill development funding opportunities. The map below showing possible housing development sites is just one tool that the City can use in making housing development decisions. Redevelopment and/or maintenance of existing residences is another option for City housing development.



Developable Residential Properties in Coleraine & Bovey

Community	Polygon #	Primary Owner Name	# of acres	Platted for Increased Densities?	Roads?	Utilities?	Potential Temporary Housing Site?	Potential/Interest for Permanent Housing?	Comments
Coleraine	1	Multiple Owners	NA	Yes	Yes	Yes		Developed	Only a few lots left
	2	Wildwood Points LLC	NA	Yes	Yes	Yes		Developed	About 19 lots for sale
	3	James Ohman	4.0	No	No	Nearby		Medium	
	4	Multiple Owners	11.3	Yes	No	Nearby		Medium	
	5	City of Coleraine	NA	Yes	Yes	Yes		Developed	About 4 lots for sale
	6	Eagle Properties of Itasca County	280.0	No	No	Nearby	Yes	High	
	7	Multiple Owners	NA	Yes	Yes	Yes		Developed	Some lots for sale
	8	Multiple Owners	NA	Yes	Yes	Yes		Developed	Some lots for sale
	9	Wildwood Points LLC	NA	Yes	Yes	Yes		Developed	About 38 lots for sale
	10	Wildwood Points LLC	NA	No	No	Nearby		High	
Bovey	1	City of Bovey	16.5	No	No	Nearby	Maybe	High	Adjacent to County Tax Forfeit
	2	Tax Forfeit (County)	31.2	No	No	Nearby		Low	Adjacent to City Property

Housing Demographics

The following Housing Key Findings were developed using data from the US Census Bureau and the American Community Survey (ACS). Tables and graphs showing information about the housing in Coleraine can be found in Appendix B. According to the 2010 Census, the City of Coleraine has an **estimated 831 housing units**. Coleraine's housing stock is primarily owner occupied units (75.9%) versus rental units (16.4%). Other key findings from the review of housing data are listed below.

Coleraine Housing Key Findings (US Census 2010 and ACS 2012)

- Coleraine has approximately 831 housing units
- Housing units are primarily owner occupied units (75.9%) versus rental units (16.4%)
- Estimated 63 vacant housing units (7.6% of total)
- A majority of the vacant housing units are for seasonal/recreational use (20.6%)
- Most of the housing in Coleraine is single-family one-unit detached housing (80.2%)
- Average household size of owner-occupied units is 2.51
- 42.3% of owner-occupied housing units are 2-person households
- 45.3% of renter-occupied housing units are 1-person households

Coleraine Housing Key Results (2014 Community Survey)

Survey participants were asked the following question in regard to housing: Think of your ideal housing; What are the attributes or elements of your ideal housing? The results were compiled into the following statements that describe generally what housing attributes are desired in Coleraine.

- Clean, well-maintained, attractive, landscaped
- Variety of choices (styles and prices). Types mentioned include single family, duplex, multifamily (ownership and rental).
- Safe, family-friendly, senior-friendly
- Adequate parking, adequate yard space, views of lake/park, accessible
- Friendly neighbors helping one another
- Reasonable property taxes (Regulated by County, State, Federal policies)

Survey participants were asked to share their level of satisfaction concerning housing attributes. The choices included: 'Very satisfied,' 'Satisfied,' 'Unsatisfied,' and 'Very Unsatisfied.' The results are summarized below.

- Most participants were 'satisfied' with Housing/lot size (77.78%)
- Most participants were 'satisfied' with Variety of available housing (66.67%)
- Most participants were 'satisfied' with Housing affordability (63.89%)
- Most participants were either 'satisfied' with condition/maintenance of Housing stock (45.95%) or 'unsatisfied' with condition/maintenance of Housing stock (43.24%)
- Most participants were 'satisfied' with Landscaping/Aesthetic quality (60.53%)
- Most participants were 'unsatisfied' with Rental Housing Management (38.24%)
- Most participants were 'satisfied' with Parking Availability (60.53%)

Housing Goal and Strategies

Housing Goal

Coleraine will have healthy neighborhoods with varied, affordable housing options and styles for residents and visitors.

Strategy 2.1: Strengthen existing neighborhoods and promote safe and well-maintained housing.

Action Step 2.1.1: Coleraine will identify vacant and blighted areas for infill redevelopment. (Reference Coleraine's seasonal Blight Program)

Action Step 2.1.2: Coleraine will proactively work with landowners to decrease blight and promote well-maintained housing through ordinance enforcement and housing program implementation. (Reference Coleraine's seasonal Blight Program)

Action Step 2.1.3: Coleraine will promote housing rehabilitation programs to residential home owners. (See Appendix C Housing Agency List)

Action Step 2.1.4: Coleraine will enforce the current rental ordinance (Adopted Spring 2014). And maintain a central list of private rental property owners to improve communication between property owners and the City.

Action Step 2.1.5: Coleraine will review its current blight ordinance and if needed update the ordinance and program.

Action Step 2.1.6: Coleraine will promote and educate residents about the sidewalk maintenance and snow removal program with community outreach.

Action Step 2.1.7: Coleraine will establish a community beautification event where residents and businesses work together on improving the community's appearance. (Reference Greenway Area Business Association Fund)

Strategy 2.2.: Plan well-connected new and redeveloped residential neighborhoods with an array of housing options that accommodate residents' lifespans.

Action Step 2.2.1: Coleraine will enforce its subdivision regulations to address appropriate design standards for future residential lots, street and trail easements and update as needed.

Action Step 2.2.2: Coleraine will partner with housing agencies to provide a variety of housing options at an affordable cost for all ages (See Appendix C Housing Agency List).

Action Step 2.2.3: Coleraine will continually review and update the City's zoning map to accommodate residential uses. (Last reviewed Spring 2014)

Action Step 2.2.4: Coleraine will promote and accommodate the development of a variety of accessible housing units in the proximity of local businesses and services. Coleraine will support development and redevelopment of accessible, one-story housing units for low mobility residents and visitors. (See Appendix C Housing Agency List)

Action Step 2.2.5: Coleraine will promote connectivity in new and redeveloped neighborhoods, assuring that housing connects, through various modes of transportation (e.g. walking and biking), to other neighborhoods, services, and amenities.

Action Step 2.2.6: Coleraine will market the community and attract residential developers to Coleraine and will capitalize on existing recreational opportunities for future housing development.

Action Step 2.2.7: Coleraine will conduct a housing assessment to determine types of housing needed and/or available residential developable or re-developable property and plan for efficient expansion of utility and street infrastructure (Reference and update 2007 Itasca County Readiness Assessment).

Transportation

The City of Coleraine is located on US Highway 169 and US Highway 2. The highway is the City's main connection with neighboring cities, employment centers, services, and recreation areas. The City is also served by a system of local streets, county roads, sidewalks, and alleys that connect its residents and visitors. The City has access to two regional trails. The Mesabi Trail, a nearly completed regional bicycle trail which will stretch from Grand Rapids to Ely is on the City's south side with an information kiosk and access point arch at the end of Second Street along First Avenue. And the Keystone Trail a snowmobile trail that runs through the City. This Trail is part of a network of snowmobile trails crossing the Iron Range and connects the City to the 165 mile Taconite Trail, which runs the length of the Range from Grand Rapids to Ely.

Active Transportation

Active transportation modes play an important role in the overall transportation system. Active transportation refers to any form of human-powered transportation – walking, cycling, using a wheelchair, in-line skating or skateboarding. With the rise in mobility awareness and popularity of active transportation modes comes a demand for improved active transportation infrastructure (e.g. sidewalks and trails). This Chapter addresses that demand by inventorying the existing routes and proposing future connections.



The Mesabi Trail is a premier northern Minnesota bike trail that runs through Coleraine. The trail is partially built on old railroad beds and boasts a 10 foot wide bituminous surface. Paving over the old railroad bed has significantly cut the cost of the trail's construction. And the pavement allowing users to bike, skate, or walk and enjoy winter activities like cross-country skiing, snowshoeing, and hiking. The trail offers many attractions throughout including campgrounds, local parks, and nearby community amenities. The Lake Vermilion Trail is currently in the planning process. The trail is being planned to connect Cook and Tower along the south shore of Lake Vermilion. The trail will connect to the Mesabi Trail in Tower.

Improving the human-powered transportation network will improve accessibility for people of all ages and abilities. The Mesabi Trail is an excellent example of improved active transportation infrastructure. The transportation goals and strategies found in this chapter stemmed from the previous work and studies done in Coleraine.

Roadway Network

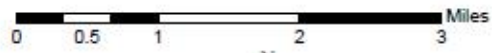
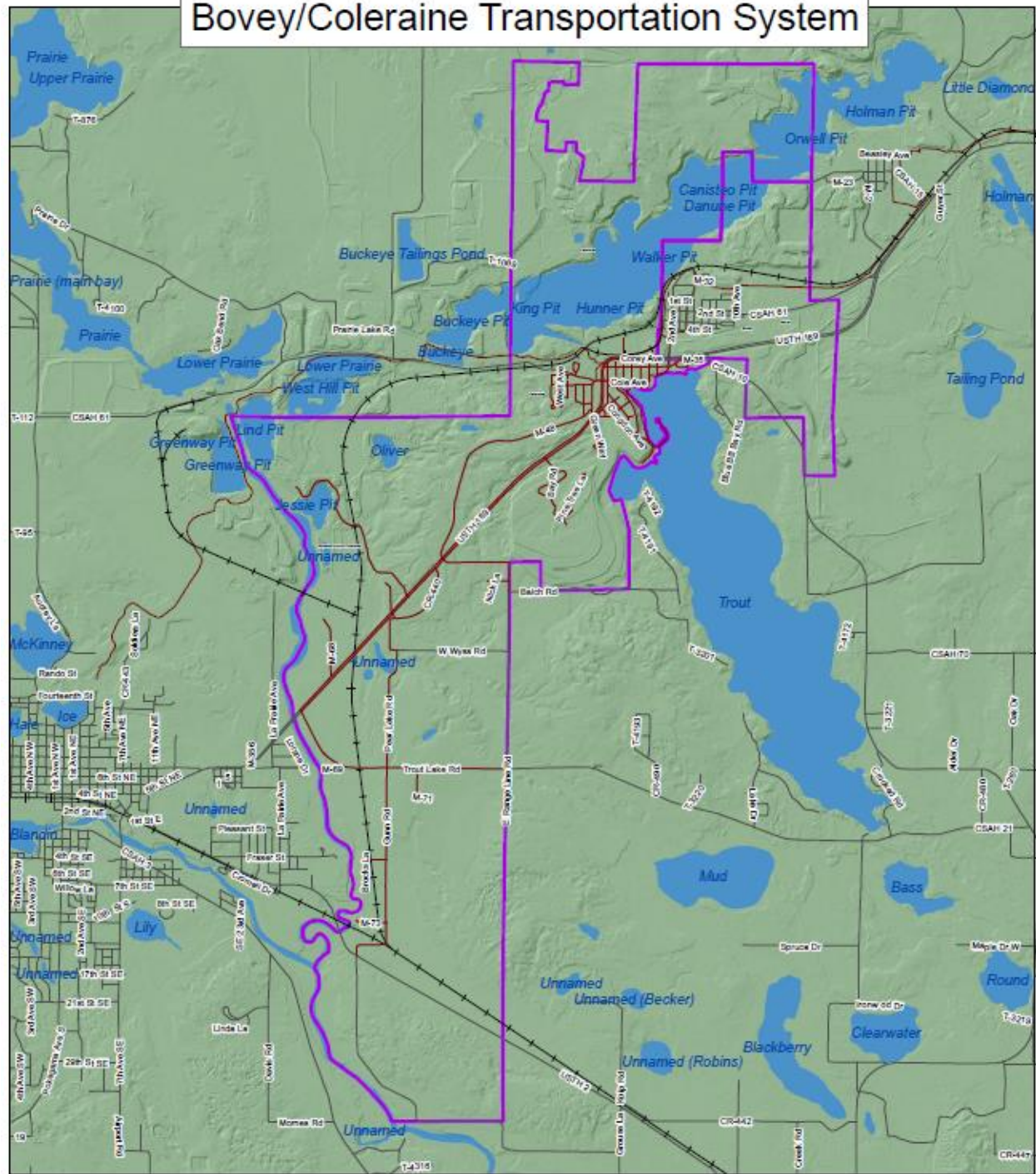
Coleraine's roadway network is made up of mostly City and County roads. The County and City Roads that run through Coleraine are listed in the table below. Itasca County is responsible for the maintenance and reconstruction of the County roads in and around Coleraine. All other roads in Coleraine are considered local and are maintained by the City of Coleraine. The City prepares an annual

Capital Improvement Program (CIP) Project List that includes transportation projects for local roads in the City.

State Highway 169 is the main roadway that provides vehicular transportation to and from Coleraine. Through the public involvement, we gathered that Highway 169 is perceived as both an asset and an issue. The asset of Highway 169 is that it provides safe vehicle travel to and from Coleraine for visitors and residents traveling long distances. The burden or issue with Highway 169 is that short-distance trips are hindered by hazardous crossings. When residents and visitors wish to make short-distance trips, on foot or bicycle, within Coleraine or to Bovey they are faced with crossing the large, divided Highway 169. The goal and strategies within this chapter are meant to address the transportation issues in Coleraine.

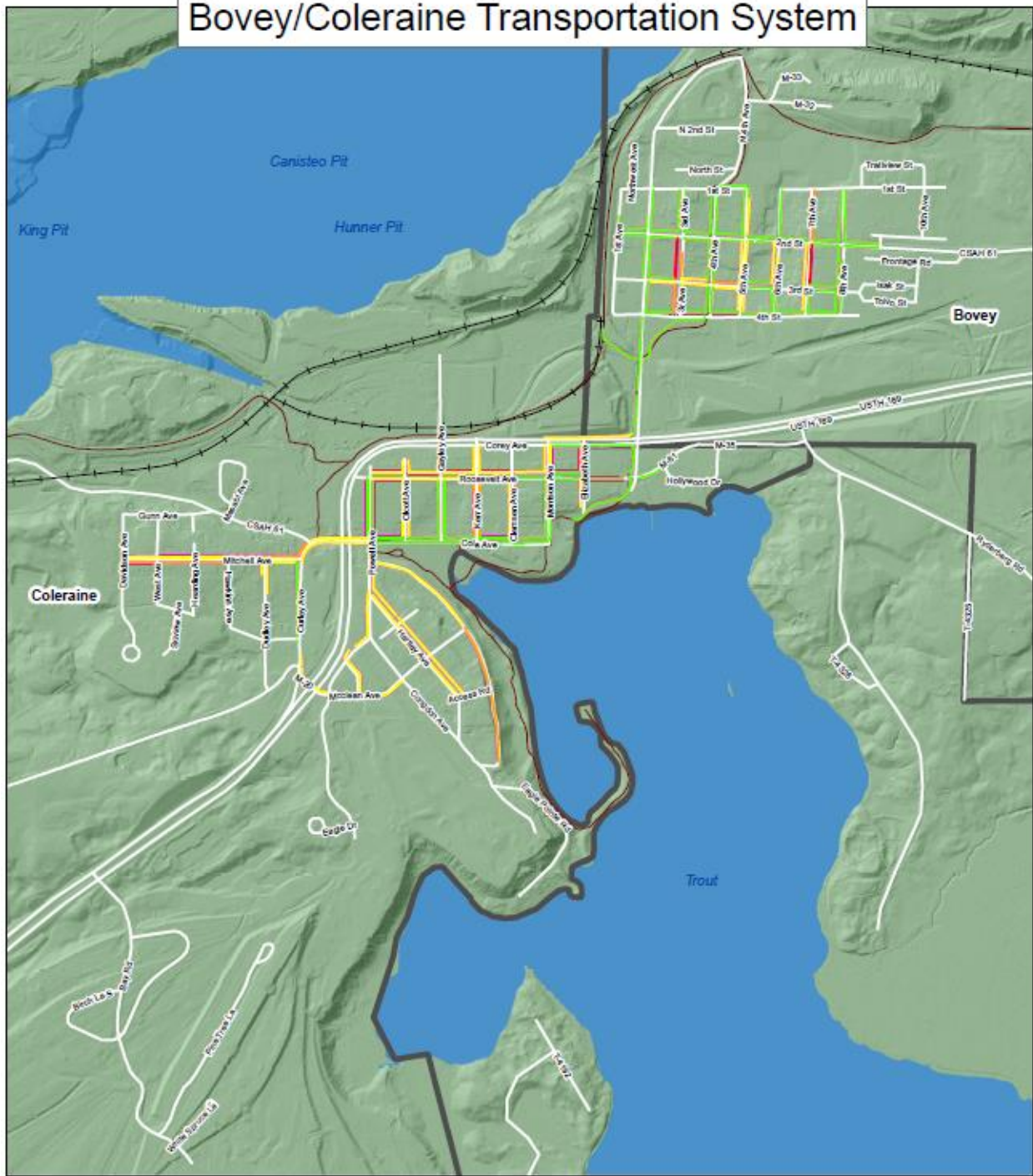
Street Name	Jurisdiction	Street Name	Jurisdiction
Division St (2nd Ave)	Coleraine	M-20	Coleraine
Access Rd	Coleraine	M-28	Coleraine
Baich Rd	Coleraine	M-35	Coleraine
Bay Rd	Coleraine	M-48	Coleraine
Birch La N	Coleraine	M-61	Coleraine
Birch La S	Coleraine	M-68	Coleraine
Brocks La	Coleraine	M-69	Coleraine
Clemson Ave	Coleraine	M-71	Coleraine
Cole Ave	Coleraine	M-73	Coleraine
Congdon Ave	Coleraine	McCarthy Ave	Coleraine
Corey Ave	Coleraine	McClellan Ave	Coleraine
CR-440	Itasca County	Mesabi Ave	Coleraine
CSAH 10	Itasca County/ State	Midway La	Coleraine
CSAH 21	Itasca County/ State	Midway Pit Haul Rd	Coleraine
CSAH 61	Itasca County/ State	Mitchell Ave	Coleraine
Curley Ave	Coleraine	Morrison Ave	Coleraine
Davidson Ave	Coleraine	Nick La	Coleraine
Dudley Ave	Coleraine	Olcott Ave	Coleraine
E Range Line Rd	Coleraine	Pear Lake Rd	Coleraine
Eagle Dr	Coleraine	Pine Tree La	Coleraine
Eagle Pointe Rd	Coleraine	Postal St	Coleraine
Elizabeth Ave	Coleraine	Powell Ave	Coleraine
Gayley Ave	Coleraine	Roosevelt Ave	Coleraine
Green Way	Coleraine	Sebenius St	Coleraine
Gunn Ave	Coleraine	Skiview Ave	Coleraine
Gunn Rd	Coleraine/County	Susanna La	Coleraine
Hartley Ave	Coleraine	Swift Ave	Coleraine
Hawkins Ave	Coleraine	T-1069	Coleraine
Hearding Ave	Coleraine	Trout Lake Rd	Coleraine
Hollywood Dr	Coleraine	USTH 169	State MN DOT
Hovland Ave	Coleraine	USTH 2	State MN DOT
Jess Harry Rd	Coleraine	W Wyss Rd	Coleraine
Jesse Mine Rd	Coleraine	West Ave	Coleraine
Kerr Ave	Coleraine	White Spruce La	Coleraine
Lakeview Blvd	Coleraine		

Bovey/Coleraine Transportation System



Sources: ARDC Regional Planning, MNDOT, MNDNR
August 2014

Bovey/Coleraine Transportation System



Sidewalk Conditions	City Boundaries
1 (excellent)	Roads
2 (good)	railroad
3 (fair)	Mesabi Trail
4 (poor)	Lakes

0 0.125 0.25 0.5 0.75 Miles



Sources: ARDC Regional Planning, MNDOT, MNDNR
August 2014

Railroad

A Class One railroad line operated by Burlington Northern Santa Fe and CN runs through the north side of the City (the Class One designation is classified by the Federal Interstate Commerce Commission and based on the line's operating revenues which, is in excess of \$273 million). There are seven rail Class One rail lines in the United States. This combination of highway and rail infrastructure is necessary for the region's economic drivers like mining and other industries. The Burlington Northern Santa Fe and operate a Class One railroad along the south side of the Canisteo Pit on the north side of Coleraine, resumed 2013. A large nearby proposed industrial project, Essar Steel, if completed, may cause increased rail traffic. Currently, this section of the rail line is compromised by the close proximity of the Canisteo Pit's unstable edge.

Arrowhead Transit

Arrowhead Transit has been a public transportation service since 1974. It was originally created to provide low-cost transportation for poor, disabled and elderly. With nearly 70 routes in and around arrowhead region, it is the largest rural public transportation system in the United States. There are no age or income guidelines and all of the busses are handicap accessible and the drivers are trained. Arrowhead Transit provides service to Virginia from Coleraine and provides several routes from Grand Rapids. More information about routes, dates, times, and cost can be found online at: <http://arrowheadtransit.com>.

Transportation Demographics

The following key transportation data was gathered from the US Census Bureau and the American Community Survey (ACS). Tables and graphs of the transportation data can be found in Appendix F. Key findings from the review of transportation data are listed below.

Coleraine Transportation Key Findings (US Census 2010 and ACS 2012)

- Approximately one third (1/3rd) of the **all** households have 1 vehicle available
- Approximately one third (1/3rd) of the **all** households have 2 vehicles available
- Approximately one third (1/3rd) of the **all** households have 3 vehicles available
- The majority (39.3%) of **owner-occupied** households have 3 vehicles available
- 37.4% of **owner-occupied** households have 2 vehicles available
- 22% of **owner-occupied** households have 1 vehicles available
- The majority (85.9%) of **renter-occupied** households have 1 vehicle available
- 11.7% of **renter-occupied** households have 2 vehicles available
- 2.3% of **renter-occupied** households have 3 vehicles available
- The majority of people (81.5%) commute alone by car, truck or van
- 10% of people carpool in a car, truck or van
- 6.7% of people work at home
- The majority of people (30.9%) commute 10-14 minutes to work
- 28.1% commute less than 10 minutes to work
- 6.7% commute less than 15-19 minutes to work

Coleraine Transportation Key Results (2014 Community Survey)

Survey participants were asked the following questions in regard to transportation. The results of each questions are summarized below.

- Share your level of satisfaction concerning transportation infrastructure in Coleraine.
 - Most participants were 'satisfied' with condition of local roads (50%)
 - Most participants were 'very satisfied' with trail system (48.78%)
 - Most participants were 'satisfied' with sidewalk system (58.54%)
 - Most participants were 'satisfied' with street lighting (60.98%)
 - Most participants were 'satisfied' with bus/shuttle (70.37%)
 - Most participants were 'satisfied' with bridges (75%)
 - Most participants were 'satisfied' with railroad (86.21%)
- How do you most often travel to work?
 - Most participants travel by vehicle (94.74%), or walk (5.26%)
- How do your school aged children most often get to school?
 - Most participants do not have school aged children (69.05%), or drive them in vehicle (11.90%), or bus (9.52%), or walk (9.52%)
- How important is it for you to live in a community that has sidewalks, bike paths, and/or trails that connect your home to school/work and other destinations and use for exercise?
 - Most participants answered 'Very important' (73.81%)
- Share level of agreement with this statement: Future transportation projects in my community should meet the needs of walkers, bicyclists and the disabled (wheelchair, walker)?
 - Most participants answered 'Strongly Agree' (71.43%) or 'Somewhat Agree' (19.05%)
- On average during summer months, how often do you walk, jog, run or bike through your neighborhood?
 - Most participants answered 'More than 3 times a week' (59.52%) or '1-3 times a week' (23.81%)
- What are the specific transportation issues in your community? What roads, sidewalks, trails, or mass transit would you like to preserve or improve in your community? Additional comments?
 - Maintain walking and biking trails/sidewalks, benches, picnic tables
 - Maintain streets, curbs, and alleys
 - Slow traffic on 169 and implement safe crosswalks at intersections (ex. Speed sign, traffic lights)
 - Minimize impacts of heavy trucks traveling from 169 to mine

Transportation Goal and Strategies

Transportation Goal

Coleraine will have a high quality and well maintained system of interconnected trails, sidewalks, and roads that are easy to navigate for residents and visitors and all modes of transportation (walk, bike, roll, drive). Coleraine will collaborate with other jurisdictions and entities to fulfill a complete transportation network including public transportation systems.

Strategy 3.1: Advocate for a safe crossing of Highway 169 for pedestrians and bicyclists.

Action Step 3.1.1: Coleraine will collaborate with Bovey, Itasca County, and MN DOT to advocate for improved safety measures for pedestrian and bicycle crossing of Highway 169. Coleraine will prioritize safe crossings at 169 and 2nd Avenue, and 169 and McClean (M20-28). Will work toward implementation of safety measures at the two crossings with research of cost estimates of safety measures (e.g. crosswalk paint, driver feedback sign, crosswalk signs, overpass, stoplight, boulevard, etc.) and research of funding opportunities.

Strategy 3.2: Maintain local streets, alley and sidewalks on a routine and established schedule

Action Step 3.2.1: Coleraine will develop a five year Capital Improvement Plan for local streets, alleys, sidewalks and coordinate it with water and sewer system infrastructure improvements.

Action Step 3.2.2: Coleraine will partner with the Greenway School District Safe Routes to School Program and routinely identify and address safety issues for students walking and bicycling to school.

Action Step 3.2.3: Coleraine will identify areas with parking issues and, if necessary, develop regulations to address them. This action can be coordinated with Land Use Strategy.

Action Step 3.2.4: Coleraine will reference the Bovey/Coleraine Transportation System Map in prioritizing the maintenance of local streets, alleys and sidewalks.

Strategy 3.3: Accommodate pedestrians and bicycles throughout the local street network.

Action Step 3.3.1: Coleraine will support and encourage pedestrian and bicycle infrastructure (streets, sidewalks and trail easements) in new developments and redevelopments that continue the pedestrian and bicycle transportation network and link to surrounding neighborhoods. Also see Land Use Strategy.

Action Step 3.3.2: Coleraine will develop requirements for City acceptance of new privately constructed streets.

Action Step 3.3.3: Coleraine will keep sidewalks clear of brush and obstructions.



Action Step 3.3.4: Coleraine will conduct a wayfinding inventory and establish appropriate signage to assist visitors and residents in locating amenities including the Mesabi trail and other trails, parks, facilities, etc.

Strategy 3.4: Promote, protect, and consider the Keystone Snowmobile Trail –and other forms of recreational transportation (e.g. snowmobile, ATV, Golf Cart, etc.).

Action Step 3.4.1: Coleraine will protect the Keystone trail alignment from compromising development (new purchases of land recognize and accommodate the existing Keystone trail alignment).

Action Step 3.4.2: Coleraine will partner with local and regional entities to promote the trail and goods and services in the City.

Action Step 3.4.3: Coleraine will conduct a wayfinding inventory and establish appropriate signage to assist visitors and residents in locating amenities including the Keystone Trail

Action Step 3.4.4: Coleraine will consider transportation infrastructure for other forms of recreational transportation in new development and redevelopment (e.g. snowmobile, ATV, Golf Cart, motorized chairs, etc.) for resident and visitor convenience and safety.

Strategy 3.5: Advocate for and promote public transportation or carpooling opportunities

Action Step 3.5.1: Coleraine will work with Arrowhead Transit to publicize services like Dial-a-Ride and Rural Rides to residents.

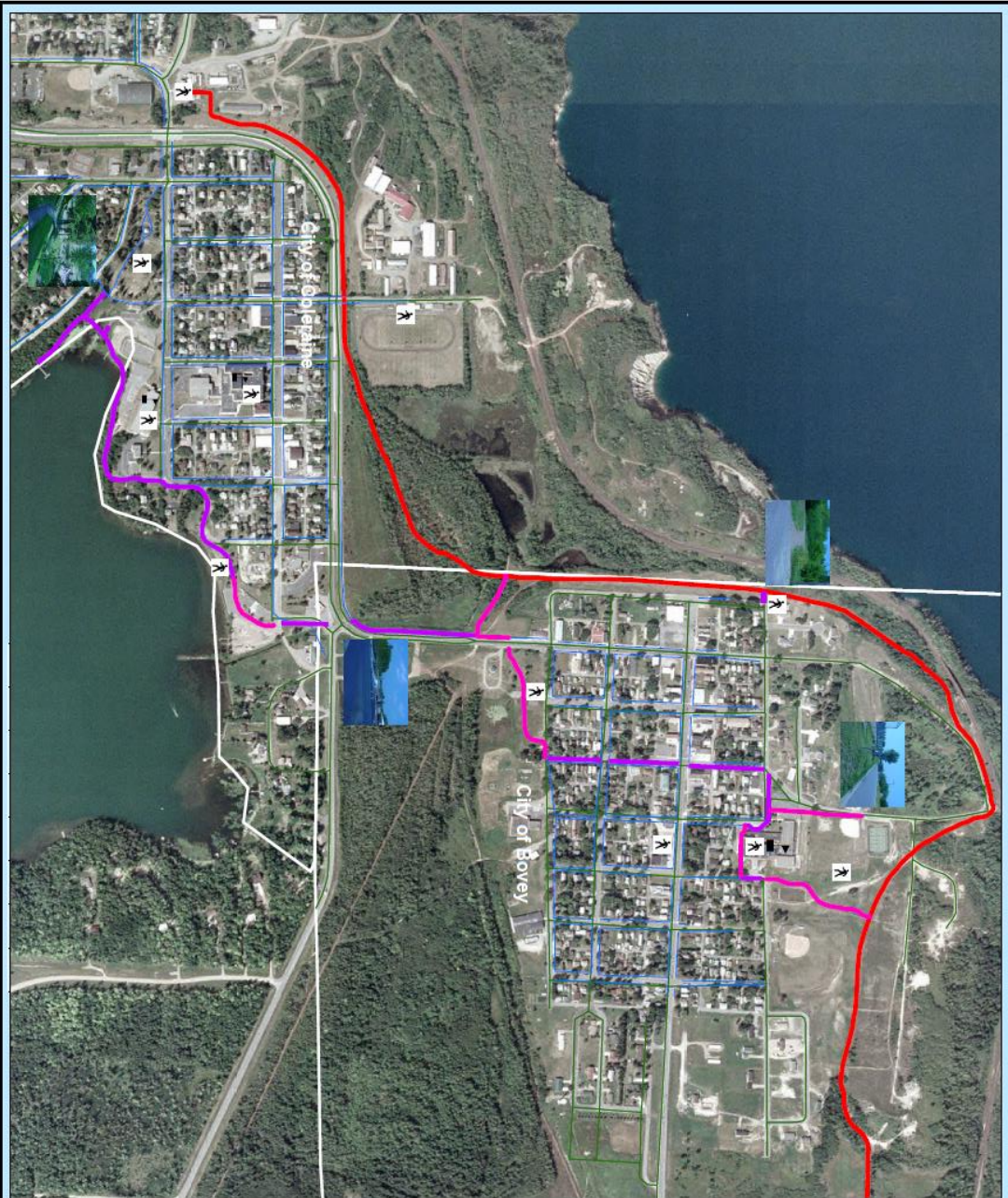
Action Step 3.5.2: Coleraine will support local volunteer efforts to initiate a carpooling service among residents.

Strategy 3.6: Coleraine will continue to work with Bovey to implement the projects proposed in the Coleraine – Bovey Bike and Pedestrian Plan

Strategy 3.7: Advocate for safe and quiet railroad crossings

Action Step 3.7.1: Research funding and submit requests to advocate for safe and quiet railroad crossings (Federal funding available)

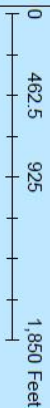
Strategy 3.8: Advocate for the expansion of Highway 169 outside of Coleraine.



Bovey/Coleraine Trails

Legend

- Missing Trail Segments
- Existing facility
- Sidewalk system
- Measbi Trail Alignment



The information on this map is a compilation of data from various sources, including aerial photography, maps, and other documents. It is intended to provide a general overview of the area and is not intended to be used for legal purposes. The information is provided as a service to the public and is not intended to be used for legal purposes.

Utilities and Community Facilities

The City of Coleraine's history is still part of the community framework. The City's commitment to offering a variety of services to meet the residents' needs continues as well. The City's water system consists of a water treatment building, a well and two water pumps. Seven miles of water lines connect residents to the City's system. The City's sanitary infrastructure includes seven miles of gravity-fed sewer lines with assistance by two pumps which serve the sewage plant shared by the cities of Bovey, Coleraine and Taconite. Residents in the Centennial Acres area are served by individual septic systems and wells for their sanitary and water needs.

The City owns and maintains City Hall, the Coleraine Carnegie Library, a fire hall, a municipal garage and a water treatment building. The City owns an 18-hole golf course (Eagle Ridge), which opened for play in 1996. The City is also responsible for a log church and park pavilion used for community events and activities. Residents also have curbside waste collection and local cable television (currently provided by North American cable).

Coleraine Utilities and Community Facilities Key Results (2014 Community Survey)

Survey participants were asked the following question in regard to Utilities and Community Facilities. The results of each question are summarized below.

- Share your level of satisfaction concerning Utilities and Community Facilities in Coleraine.
 - Most participants were 'satisfied' with drinking water system/quality (52.78%)
 - Most participants were 'satisfied' with sanitary sewer system (69.44%)
 - Most participants were 'satisfied' with storm sewer system (54.29%)
 - Most participants were 'satisfied' with electricity (58.33%)
 - Most participants were 'satisfied' with communications (52.78%)
 - Most participants were 'satisfied' with City Hall building (50%)
 - Most participants were 'satisfied' with Parks/Recreational facilities (57.14%)
- Community facilities include city/public owned land and buildings such as parks, city hall, library etc. What community facilities exist in your community that you would like to preserve? And what community facilities would you like to see or improve in the future?
 - Preserve: Library, Cotton Park, beach, ski hill, golf course, Nyberg Center, City Hall/police, parks, Longyear park, boat landing, hockey rink, trails, Log Church
 - Could combine city/police with Bovey
 - Could introduce a dog park
 - Could use a community center that can accommodate a wedding reception
 - Could improve park building/kitchen, add-improve playground equipment
 - Could improve City Hall

Utilities and Community Facilities Goal and Strategies

Utilities and Community Facilities Goal

Coleraine will have improved infrastructure and maintenance for city structures, roads and communication technology through a systematic short-range planning process.

Strategy 4.1: Identify and assess storm and sanitary sewer and water infrastructure and its capacity for development growth.

The current sewer treatment plant is 26 years old and is in need of increased capacity. The City has partnered with the neighboring communities of Bovey and Taconite as a member of a joint wastewater commission to plan and seek funding for improvements to the waste water treatment facility.

Action Step 4.1.1: Coleraine will continue to collaborate with neighboring communities to address sewer treatment plant capacity.

Action Step 4.1.2: Coleraine will identify current storm and sanitary sewer infrastructure sections and plan for replacement in coordination with local streets and sidewalk reconstruction.

Action Step 4.1.3: Coleraine will plan for future infrastructure placement in potential development zone as identified in Section Six: Economic Development.

Strategy 4.2: Plan for short and long term capital improvements for public buildings and parks.

Action Step 4.2.1: Coleraine will assess public buildings and prioritize necessary short and long term improvements. List of facilities (Parks are also addressed in Natural and Cultural Resources section):

- City Hall /Nyberg Center -upper level that is difficult to access (elevator)
- Coleraine Carnegie Library
- Fire hall - Is in disrepair, but financially, renovating is difficult. Continue to make shoreline available from fire hall boat landing through park out to peninsula for the public. Coleraine will continue to pursue a joint venture with Bovey to build a new shared Emergency Management facility.
- Municipal garage
- Cotton Park, beach
- Longyear park
- Boat landing
- Hockey rink
- Water treatment building
- Eagle Ridge Golf Course
- Log church
- Park pavilion
- Historic structures (Reference Cultural Resources Section)
- Mount Itasca Ski Resort
- Schools (Greenway High School, Van Dyke Elementary) Greenway Auditorium
- Post office – do not have door-to-door mail service

Action Step 4.2.2.: Coleraine will collaborate with Bovey and other neighboring communities to study the feasibility of sharing equipment, facilities and personnel.

Strategy 4.3: Assess and inventory street lights and develop a plan to improve lighting in prioritized areas.

Action Step 4.3.1: Coleraine will study street lighting and target areas for improved lighting especially around the downtown business district, parks, schools, Mesabi Trail and street intersections.

Action Step 4.3.2: Coleraine will develop an outdoor lighting ordinance to address excessive nighttime light.

Strategy 4.4: Include energy efficient improvements for all public buildings when and where appropriate.

The City is committed to saving energy costs in public buildings when reasonable opportunities present themselves during renovations.

Action Step 4.4.1: Coleraine will continue to consider energy efficient options during all building renovations and utility upgrades such as installing more efficient heating, cooling systems and energy efficient lighting, and energy-electricity production alternatives.

Strategy 4.5: Proactively communicate with local residents and businesses on a routine basis.

Coleraine strives to keep residents informed on City activities and public events through local media on a routine basis.

Action Step 4.5.1: Coleraine will continue to improve the City website to communicate with residents and businesses.

Action Step 4.5.2: Coleraine will continue to work with local media to gain access to local television public access channels to disseminate important information (Itasca Community Television).

Action Step 4.5.3: Coleraine will continue to develop a newsletter and make it available to the public.

Strategy 4.6: Assess garbage and recycling services and continue to work with contract waste management services

Action Step 4.6.1: Research and assess garbage and recycling systems (compactors, compost, etc.) and services (curbside service and location of drop sites), estimated costs, and continue to work with contract waste management to improve efficiency of waste management.

Strategy 4.7: Advocate for the most up-to-date technology in communications.

Action Step 4.7.1: Work with local providers and funding sources to install broadband/fiber to all residences and businesses. (Itasca County, DEED, Blandin Foundation, Connect MN)

Strategy 4.8: Advocate for expanding natural gas to new areas

Action Step 4.8.1: Work with local providers and funding sources to expand natural gas.

Agricultural, Natural and Cultural Resources

The cities of the Iron Range are surrounded by mine lands, lakes and forests. The region provides residents and visitors with many outdoor recreational opportunities. The City of Coleraine takes pride in its local outdoor resources, which provide a range of opportunities for citizens and visitors alike. The City maintains a system of parks, which include a public boat access and a beach on Trout Lake in Cotton Park. The City's foremost park is Longyear Park, which has a pavilion, gazebo, fishing pier, playground and open space.



In addition to a park system, the City owns an 18-hole golf course, Eagle Ridge, which is open to the public. The course amenities include a practice range, a pro shop, and a clubhouse with bar and restaurant. The City also has a number of natural area assets within its borders. These areas include a peninsula into Trout Lake with a walking trail and the Canisteo Mine Pit lake along the City's northern boundary which has a potential to be a regional recreational resource.

The Canisteo Pit is a large lake formed in a complex of 19 inactive mine pits located immediately north of Coleraine, Bovey and Taconite in Itasca County, Minnesota. Canisteo Pit is about 4.8 miles long and averages one-half mile wide. The pit lake averages 100 feet deep with its deepest point at nearly 300 feet. The water surface area is approximately 1,425 acres (2010); the volume of the pit is about 150,000 acre-feet.

Mineral exploration in this area began as early as 1888. Iron ore shipping began in 1907 and continued until September 1985. Water was pumped out of the pit until mining ended in 1985. After that, water levels in the pit began to rise from about Elevation 1000 to the July 2010 level of Elevation 1315.3 feet Mean Sea Level (MSL).

Active mining in the pit complex ended before enactment of the Mineland Reclamation Rules. Those rules require mining companies to resolve environmental issues such as reclaiming lands and watersheds when mining ends. This makes the Canisteo Pit complex an "orphan" of past mining operations.

After mining and subsequent pit dewatering stopped, the pits began to fill with water from precipitation and natural ground water inflow. As the pit filled with water and water levels increased, people became concerned about possible uncontrolled water outflow and pitwall erosion.

As of May 2010, the Commissioner of DNR decided to complete engineering design plans and construct two systems to alleviate the high water table in Bovey and to stabilize the water level in the Canisteo Pit.⁴

The City is committed to cultural activities and preserving historical structures such as the six local sites listed on the National register of Historic Places. The City also supports private nonprofits such as the Itasca Ski and Outing Club and the Greenway Joint Recreation Association who operate the Ole Mangseth Ski Jump.

The City of Coleraine is rich in cultural history and, as a small community, the City strongly values volunteers as community members who put their sense of pride into action. The volunteers in Coleraine form the core of energy, ranging from staffing the planning commission, library board and planning and holding special events. As a valued asset to the community, the City of Coleraine feels it is important to sustain current volunteers and seek ways to nurture and increase citizen engagement for the future.



Photo: Trout Lake

⁴ DNR Division of Ecological and Water Resources, 1201 East Highway 2, Grand Rapids, MN 55744, (218) 999-7893. MN DNR online at: http://www.dnr.state.mn.us/waters/mine_pit/canisteo.html

Mining

Like many cities on the Iron Range, Coleraine was borne from the mining industry. Today, mining still plays a large role as there are active mines near the City. Mining will likely be a part of Coleraine's future as well, as the City is located on the Mesabi Iron Formation. Coleraine will consider mining interests into the future. More information about mining can be found in the Arrowhead Regional Development Commission (ARDC) Memorandum dated November 4, 2014 with reference to MN Department of Natural Resources recommendations and mining map.

*It is recommended that a copy of this draft plan be sent to MnDNR Minerals, area mining companies and area mineral rights owners. IRRRB and MnDNR can help contact the appropriate people.

Coleraine is currently considering the redevelopment of the old mine areas north of 169 that may be classified as 'brownfield' areas. According to the US Environmental Protection Agency (EPA), *"Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands."*⁵

⁵ US Environmental Protection Agency (EPA) online at: <http://www.epa.gov/brownfields/>. Retrieved October 2014.

Coleraine Agricultural, Natural and Cultural Resources Key Results (2014 Community Survey)

Survey participants were asked the following questions in regard to Agricultural, Natural and Cultural Resources. The results of each question are summarized below.

- Natural resources include land, forests, mineral deposits, rock outcroppings and geological features, and water (lakes, rivers, and aquifers). What natural resources exist in your community that you would like to preserve?
 - Public access to Trout Lake, water, pit lakes, rivers
 - Trees, public green space
 - Downtown flower pots and flowers in the parks
- How important is it for you to live in a community that preserves and protects natural resources?
 - Most participants responded 'Very Important' (74.36%)
- Cultural resources include both physical assets such as archaeology, architecture, historic buildings or artifacts, paintings and sculptures and also intangible culture such as folklore and interpretative arts, such as storytelling, music and drama. What cultural resources exist in your community that you would like to preserve? And what cultural resources would you like to see in your community in the future?
 - Library, churches, historic buildings, music in the park-City band, Longyear Park, Log Church, Nyberg Center, Fisharama, New Years Fireworks, street dances, roller derby, community education classes at the high school.
- Agriculture is the science, art, or occupation concerned with producing food including cultivating land, vegetable and fruit gardening, raising crops, and feeding, breeding, and raising livestock. What agricultural resources exist in your community that you would like to preserve (e.g. farms, community gardens, greenhouses, etc.)? And what agricultural resources would you like to see in the future?
 - Community garden, allow chickens, farmers market, co-op, gardening programs or classes, canning and food preservation programs or classes.
- Do you have a garden, greenhouse or participate in a community garden where you grow fruits and vegetables?
 - Most participants responded 'Yes' (56.76%)
- Where do you purchase the majority of your food?
 - Most participants responded 'Traditional Grocery store' (61.54%) and Super Store (Walmart, Target, Sam's Club) (38.46%)
- What does healthy food mean to you?
 - Fresh fruits, fresh vegetables, food with no chemicals or injections, raw non-processed food, nutritious, moderation, locally grown or raised, organic, milk, honey, kombucha, canned vegetables, natural grains, limited use of pesticides, quality meat, no preservatives, water, non-convenience food.
- How far away is the nearest healthy food source?
 - Most participants responded 'About 10-20 minute trip' (43.24%) and 'About 5-10 minute trip' (40.54%)

Agricultural, Natural, Cultural Resources Goal and Strategies

Agricultural, Natural, Cultural Resources Goal

Coleraine will maintain and enhance its park system and natural areas and promote its current facilities like the Log Church and High School auditorium for community cultural events.

Strategy 5.1: Preserve and enhance city parks and natural areas.

Action Step 5.1.1: Coleraine will assess the existing city parks and record needed improvements for regular maintenance.

Action Step 5.1.2: Coleraine will create a park plan with public input to develop a vision for city parks which may include new facilities or programs and maintenance.

Action Step 5.1.3: In collaboration with surrounding communities (e.g. Bovey), Coleraine will inventory park facilities and natural areas and develop a maintenance plan and future park sites and improvements plan. List of parks/natural areas:

- Cotton Park
- Longyear Park
- Trout Lake Municipal Beach and boat access. Improve pavilion to enhance accessibility. Restrooms need improvement. Beach manned by life guards throughout the summer.
- Peninsula walking trails
- Mt. Itasca ski hill - <http://mtitasca.com/> - promote both summer and winter activities – property around ski hill is City owned- Try to utilize the ski chalet area year round (utilizing year round could enhance financial sustainability)

Strategy 5.2: Encourage the development of community volunteer and non-profit groups.

Action Step 5.2.1: Coleraine will seek to include and involve younger residents in city committees and specific project task forces.

Action Step 5.2.2: Coleraine will develop community volunteer opportunities and encourage new local non-profit groups. Opportunities may include citizen committees for beautification, youth/mentor programs, transit or carpooling services (also see Transportation 3.4.2), and senior or youth programs.

Strategy 5.3: Develop and support events and activities that celebrate the City's history and gather people together.

Action Step 5.3.1: Coleraine will provide the history of the town to residents and visitors through either brochures or displays in City Hall and/or Library.

Action Step 5.3.2: Coleraine will use its City website to promote current events and provide relevant information for local residents and visitors.

Action Step 5.3.3: Coleraine will develop an event inventory and calendar and work with neighboring communities to collaborate on events. List of events:

- Mt Itasca events (Reference Mount Itasca Winter Sports Center Business Plan, December 2010)
- Fish-a-rama
- City Thursday band concerts
- Relay for life
- Ice fishing tournament
- Regional music competition
- Log Church events

Strategy 5.4: Support community gathering places.

The City encourages residents of all ages to gather for camaraderie to enhance individual well-being through a sense of place and community ownership.

Action Step 5.4.1: Coleraine will identify and preserve areas and programs where residents gather.

Action Step 5.4.2: Coleraine will seek out new collaborative opportunities with neighboring communities to provide programs for youth. Consider development of community-service programs to encourage community volunteerism and promote the events in newsletter and website.

Action Step 5.4.3: Continue to support the Bovey/Coleraine Youth Center and Itasca County 'Source' booklet which has youth events.

Strategy 5.5: Preserve and promote the history of Coleraine.

Coleraine has a rich and unique history in the development of the Iron range as the "Model City" on the shores of trout Lake. Some of the 20 historical sites listed on the National Register of Historical Places in Itasca County are located in Coleraine.

Action Step 5.5.1: Identify, document and support the preservation of historical buildings and sites.

The City will continue to promote the City's Historic Walking Tour. Sites include:

- Greenway High School
- Coleraine Village Hall
- Company Housing District
- The Kean Home
- The General Mining Superintendent's Home
- Coleraine Carnegie Library
- Longyear Park
- The Methodist Episcopal Church
- The Log Church
- The Vandyke Home
- The Sears, Roebuck and Co. Home
- The Claypool Log Home
- Coleraine Ski Jump Site

Action Step 5.5.2: Promote the history of Coleraine's "Model City" through the use of a brochure, walking tours, and other media.

Action Step 5.5.3: Partner with local and regional entities such as the Minnesota Discovery Center, Itasca Historical Society, Visit Grand Rapids, GABA and the Grand Rapids Area Chamber of Commerce to promote the towns' role in the development of the Mesabi Range.

Strategy 5.6: Assess the local agriculture and access to healthy foods and gardens

Action step 5.6.1: Coleraine will assess and consider access to local healthy foods and gardens. This may include research of public land for community gardens, allowing chickens in the City, gardening programs, and food canning or preservation programs.

Action step 5.6.2: Coleraine will collaborate with neighboring communities to support and promote local healthy food production and access to healthy foods (Bovey Farmer's Market).

Strategy 5.7: Advocate for the safe clean-up and redevelopment of 'brownfield' area north of 169.

Action step 5.7.1: Work with property owners and research funding for clean-up and redevelopment of brownfield areas. (EPA brownfield area program <http://www.epa.gov/brownfields/>, IRRRB, Laurentian Partnership).

Economic Development

The City of Coleraine recognizes the need for economic and community development to attract new residents and keep existing residents, especially families, and support the proposed industrial development on the Iron Range. Along with physical projects, the City understands the value for their residents of supporting social clubs, service organizations and community celebrations.

The City has historically focused on economic development efforts that enhance the City's natural assets and capitalize on recreational tourism in the region. The 1993 Coleraine Community Comprehensive Plan outlined the City's 1986 Economic Development Plan which summarized potential projects around Trout Lake. For instance, the Plan summarized improvements to the lake's water quality, the development of public access facilities and construction of a trail between Cotton Park and Longyear Park. These projects were completed. In addition, the 1993 Plan outlined the development of the current research and business park and the desire for a recreational vehicle park. The Plan also mentions the potential asset Canisteo Pit provides as a unique attraction and recreational opportunity.⁶

In 1996, the City opened the Eagle Ridge Golf Course, an 18-hole course which includes lots for residential development as described in the Housing Section. The City is a longtime partner and home of the Ole Mangseth Memorial Ski Jump operated by the Itasca Ski and Outing Club and the Greenway Joint Recreation Association. The City of Coleraine seeks to continue and enhance economic development by focusing on the strategies and their accompanying action steps described in this section.

Coleraine has two major existing economic areas including Highway 169 businesses and the historic downtown. Downtown Coleraine businesses have a long history of providing goods and services to the visitors and residents of Coleraine. Today, several vacant buildings exist in the downtown, mainly due to competing commercial areas. Coleraine's unique location surrounding U.S. Highway 169 provides an opportunity to attract visitors traveling north. In 2009 the City annexed a large area south of the City that includes Hwy 2 (Centennial Acres). In the future, Coleraine may consider the costs and benefits of developing additional commercial areas or filling vacant commercially zoned property and buildings to revitalize the existing economic/commerce districts in the City.

Communities across the US are using "infill development" – new development that is located within existing urban centers and rural hubs – to revitalize vacant or underutilized spaces, and to increase economic and environmental sustainability. When done well, infill development can also improve public health outcomes. Building In Healthy Infill can provide benefits in four core issue areas including: Transportation, Air quality, Access to daily needs, services & health promoting amenities, and Quality affordable housing.⁷

Employment Demographics

The following key employment findings were developed using data from the US Census Bureau and the American Community Survey (ACS). Tables and graphs of the employment data can be found in Appendix D. In 2012, the City of Coleraine had a **3.8% unemployment rate**. Coleraine has an estimated 1,463 people that are 16 and over. Of that population (16 and over), sixty-six point five percent (973) of

⁶ City of Coleraine.(2003). City of Coleraine Comprehensive Community Plan

⁷ ChangeLab Solutions formerly known as Public Health Law & Policy – is a national nonprofit creating law and policy innovation for the common good. online at: www.changelabsolutions.org

them are considered in the labor force or are able to work.⁸ Of the people in the labor force only 3.8% are unemployed, which is low compared to the national average in 2012 of 8.1%. Other key findings from the review of employment data are listed below.

Coleraine Employment Key Findings (US Census 2010 and ACS 2012)

- In 2012, the City of Coleraine had a 3.8% unemployment rate
- Coleraine has an estimated 1,463 people that are 16 and over
- Of population 16 and over, 66.5% are considered in the labor force or are able to work⁴
- Top employment industries in Coleraine:
 1. Educational services, and social assistance (226 - 25%)
 2. Manufacturing (128 – 14%)
 3. Construction (117 – 13%)

Income Demographics

The following key income data was gathered from the US Census Bureau and the American Community Survey. Tables and graphs of the income data can be found in Appendix D. In 2012, the median household income in Coleraine was **\$44,618**. A majority of people in Coleraine have an annual income between \$25,000-\$75,000 (55%). Nineteen point one (19.1%) of people in Coleraine have an income less than \$25,000. Twenty-six percent (26%) of people in Coleraine have an income of \$75,000 or more. Other key findings from the review of income data are listed below.

Coleraine Income Key Findings (US Census 2010 and ACS 2012)

- The median household income in Coleraine is \$44,618⁹
- The median family income in Coleraine is \$52,059¹⁰
- A majority of households in Coleraine have an annual income between \$25,000-\$75,000 (55%)
- 19.1% of people in Coleraine have an income less than \$25,000
- 26% of people in Coleraine have an income of \$75,000 or more
- A majority of families have an income of \$50,000-\$75,000 (24.7%)
- 6.4% of people in Coleraine (116) are determined to be in poverty¹¹

⁸ Labor force (Current Population Survey) - The labor force includes all persons classified as employed or unemployed in accordance with the definitions contained in this glossary. (US Bureau of Labor Statistics) Employed persons (Current Population Survey) - Persons 16 years and over in the civilian noninstitutional population who, during the reference week, (a) did any work at all (at least 1 hour) as paid employees; worked in their own business, profession, or on their own farm, or worked 15 hours or more as unpaid workers in an enterprise operated by a member of the family; and (b) all those who were not working but who had jobs or businesses from which they were temporarily absent because of vacation, illness, bad weather, childcare problems, maternity or paternity leave, labor-management dispute, job training, or other family or personal reasons, whether or not they were paid for the time off or were seeking other jobs. Each employed person is counted only once, even if he or

⁹ A household consists of all the people who occupy a housing unit. A house, an apartment or other group of rooms, or a single room, is regarded as a housing unit when it is occupied or intended for occupancy as separate living quarters; that is, when the occupants do not live with any other persons in the structure and there is direct access from the outside or through a common hall.

A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household. The count of households excludes group quarters. There are two major categories of households, "family" and "nonfamily". (See definitions of Family household and Nonfamily household). (Current Population Survey (CPS) – Definitions)

¹⁰ A family is a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family. Beginning with the 1980 Current Population Survey, unrelated subfamilies (referred to in the past as secondary families) are no longer included in the count of families, nor are the members of unrelated subfamilies included in the count of family members. The number of families is equal to the number of family households, however, the count of family members differs from the count of family household members because family household members include any non-relatives living in the household. (Current Population Survey (CPS) – Definitions)

Coleraine Economic Development Key Results (2014 Community Survey)

Survey participants were asked the following questions in regard to Economic Development. The results of each question are summarized below.

- How often do you patronize businesses in Coleraine?
 - Most participants answered ‘Several times a week’ (41.03%) and ‘Once a week’ (33.33%)
- Please indicate your level of satisfaction concerning economic development in Coleraine.
 - Most participants were ‘dissatisfied’ with business or industry recruitment (50%) and ‘satisfied’ (31.58%)
 - Most participants were ‘dissatisfied’ with business or industry retention and promotion (42.11%) and ‘satisfied’ (36.84%)
 - Most participants were ‘dissatisfied’ with business or industry expansion (51.35%) and ‘satisfied’ (32.43%)
 - Most participants were ‘satisfied’ with commercial/industrial building and site availability (56.41%)
- What businesses or industries would you like to have in your community?
 - Hotel, grocery store, café, hardware, barber shop, clothing, restaurants, drug store, Kohls, farmer’s market
 - Fill vacancies in downtown – vibrant main street

Economic Development Goal and Strategies

Economic Development Goal

Coleraine will work to keep the community economically strong and will provide opportunities for business creation and expansion along the Hwy 169 corridor and downtown area and assess Highway 2 Centennial Acres area.

Strategy 6.1: Promote revitalization efforts for commercial areas downtown.

Action Step 6.1.1: Coleraine will prioritize revitalization efforts in the downtown area.

Action Step 6.1.2: Coleraine will develop design criteria for the downtown area in order to promote aesthetically pleasing commercial districts. Include action step as part of Land Use.

Action Step 6.1.3: Coleraine will participate in local economic development efforts and collaborate with others in encouraging businesses to locate in Coleraine.

Action Step 6.1.4: Coleraine will support efforts to redevelop vacant lots and rehabilitate commercial buildings in the downtown area.

Action Step 6.1.5: Coleraine will work with Iron Range Resources and KOOTASCA Community Action efforts that support commercial area revitalization through grant programs. (See Appendix E Economic Development Agency List)

¹¹ Following the Office of Management and Budget’s (OMB’s) Directive 14, the Census Bureau uses a set of money income thresholds that vary by family size and composition to detect who is poor. If a family’s total income is less than that family’s threshold, then that family, and every individual in it, is considered poor. The poverty thresholds do not vary geographically, but they are updated annually for inflation with the Consumer Price Index (CPI-U). The official poverty definition counts money income before taxes and excludes capital gains and noncash benefits (such as public housing, medicaid, and food stamps). (Current Population Survey (CPS) – Definitions)

Strategy 6.2: Collaborate with other communities and organizations to develop and promote regional and local amenities.

Action Step 6.2.1: Coleraine will actively seek to work collaborate with neighboring communities to promote shared resources that are attractive for new residents (ex. regional trails, Mount Itasca, Municipal Golf Course, etc.).

Action Step 6.2.2: Coleraine will actively seek to work collaboratively with organizations to develop new amenities. (See Appendix E Economic Development Agency list)

Strategy 6.3: Identify development zones to affirm there is available development property for commercial and/or industrial use and then assist in the marketing of those properties.

Action Step 6.3.1: Coleraine will review all properties in the City to determine their most desirable use and zone desired business property as industrial or commercial.

Action Step 6.3.2: Coleraine will submit industrial property infrastructure installation to the Arrowhead Region Comprehensive Economic Development Strategy when appropriate.

Action Step 6.3.3: Coleraine will adopt appropriate commercial and industrial land uses for the Centennial Acres area and Hwy 2.

Strategy 6.4: Enhance community's entrance to attract visitors.

Action Step 6.4.1: Coleraine will develop enhanced signage to direct people to resources and businesses in town. Gateway sign could be placed at Prairie Rd. /169 and Centennial Acres area, Hwy 2 corridor.

Action Step 6.4.2: Coleraine will enforce its blight ordinance.

Strategy 6.5: Support new and existing businesses.

Businesses in Coleraine are important to the local economy by providing jobs, goods and services to residents. The City will seek to support local business and engage entrepreneurs interested in locating in Coleraine.

Action Step 6.5.1: Coleraine will complete a survey of local services and businesses to determine what types of businesses exist.

Action Step 6.5.2: Coleraine will identify and promote desired new business opportunities for the City.

Strategy 6.6: Ensure the municipal golf course is an asset to community

Action Step 6.6.1: Coleraine will collaborate with golf course managers to maintain a high quality golf course.

Action Step 6.6.2: Coleraine will promote and market the golf course and restaurant to residents and visitors

Strategy 6.7: Market and promote the City to potential residents and visitors

Action step 6.7.1: Promote the existing trails and recreational opportunities to attract residents and visitors (tourism dollars into local economy).

Action step 6.7.2: Develop brochures, maps, facebook page, and website and gather support from local businesses to promote the City.

Action step 6.7.3: Work collaboratively with Chamber of Commerce and Real Estate professionals to develop brochures, maps, etc. (<http://local-chamberofcommerce.com/ColeraineMinnesotachamberofcommerce>)

Action step 6.7.4: Develop a central advertising community calendar – (e.g. Bank sign). Community boards to provide information on local events happening). Work with other communities within the area (Bovey, Taconite, etc.)

Strategy 6.8: Promote and incentivize buying local goods and seek funding sources for local economic development initiatives.

Action step 6.8.1: Work collaboratively with Chamber of Commerce to develop promotion materials (brochures, maps, etc.) and incentives for local goods (coupons, events, etc.) (<http://local-chamberofcommerce.com/ColeraineMinnesotachamberofcommerce>)

Action step 6.8.2: Research funding sources for local economic development initiatives (See Appendix E Economic Development Agency List).

Action step 6.8.3: Track city funds and revenue sources and consider allocation of funds toward economic development (e.g. TIFF districts expiring, sales tax, etc.)

Strategy 6.9: Work with private property owners to encourage the best use of existing commercial and industrial property and buildings

Action 6.9.1: Communicate City policies and ordinances to property owners and facilitate dialog around community goals and strategies.

Action 6.9.2: Work with existing property owners to realize existing opportunities for improving buildings (example: old Dale's Bar site)

Action 6.9.3: Work with stakeholders of the Mount Itasca ski hill and chalet to promote the facility and year-round use.



Mt Itasca Chalet

Land Use

As part of the larger Iron Range community, Coleraine has its own unique history. Development, while welcomed by the community, should be carried out in a manner that is consistent with the vision statement and history of Coleraine and the Iron Range. Development in Coleraine is primarily regulated through the City's zoning code and shoreland management ordinances (See Appendix H Zoning Map).

Beyond zoning and shoreland management ordinances, City decision makers may ask the following questions when considering future land use decisions including new development and redevelopment proposals of any kind (residential, commercial, industrial, rezone, subdivision, etc.). The following questions provide criteria for decision making. Meaning that in answering the questions about costs and benefits of proposed new development or redevelopment, the City can make more informed decisions effecting the future of Coleraine.

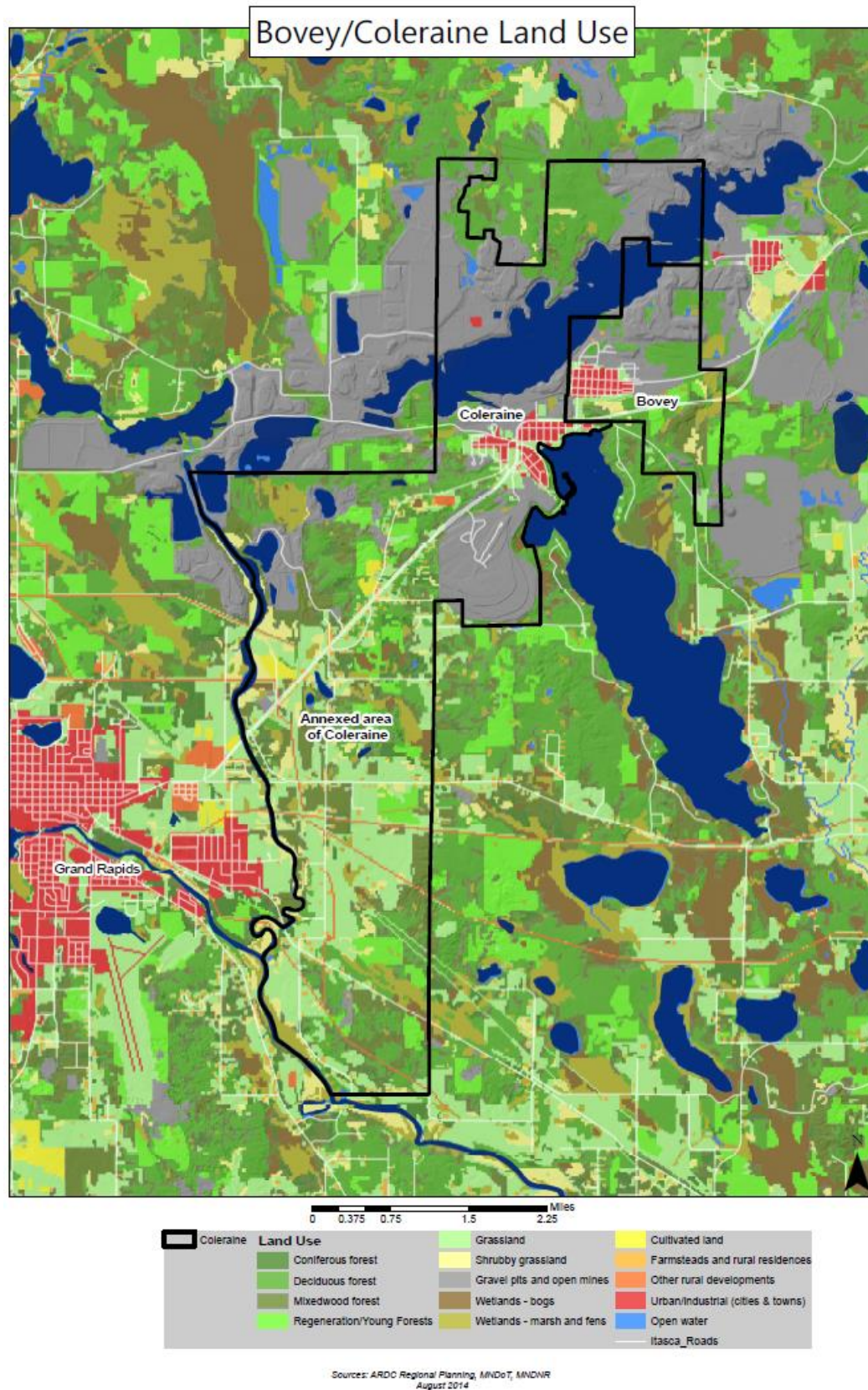
Land Use Decision Criteria/Questions:

1. What costs would the City incur for providing and maintaining City services (Road, water, sewer, storm sewer, police, fire, ambulance, etc.) to the new development or redevelopment?
2. What is the tax profit for the City if the development or redevelopment is implemented?
3. How do the City costs for the development/redevelopment compare to the City profits from the development/redevelopment?
4. Does the proposed development or redevelopment enhance the local economy by supporting and/or complimenting existing businesses?
5. How does the proposed development fit into the existing neighborhood character? What are the abutting and adjacent uses – how will the proposed use interact with the existing uses?
6. How is the proposed development or redevelopment in line with or in conflict with the goals, strategies and action steps set forth in this comprehensive plan?

Coleraine Land Use/Zoning Key Results (2014 Community Survey)

Survey participants were asked the following questions in regard to Land Use/Zoning. The results of each question are summarized below.

- Please indicate your level of satisfaction concerning community services in Coleraine.
 - Most participants were 'satisfied' with zoning ordinances (65.71%)
 - Most participants were 'satisfied' with zoning enforcement (64.71%)



MN DNR Land Cover

Land Use Goal and Strategies

Land Use Goal

Coleraine will have compatible existing and future classifications for zoning which will include well-defined districts and specifications to preserve and enhance the community's natural and historical quality.

Strategy 7.1: Identify locations for industrial, commercial and residential uses.

The City of Coleraine Zoning Ordinance and accompanying official zoning map were adopted in the 1970's. The City is ready to update the zoning code to create a modern and reorganized code, in order to better protect the health and safety of residents and businesses and to guide development within the City proper and Centennial Acres area.

Action Step 7.1.1: Coleraine will review all properties in the City to determine their most desirable use and zone desired use areas accordingly.

Action Step 7.1.2: Coleraine will designate and preserve public parks and natural areas.

Action Step 7.1.3: Coleraine will maintain a zoning map for the City.

Strategy 7.2: Coleraine will have a zoning ordinance that is efficient and adaptable and upholds quality of life assurances and the Coleraine Comprehensive Plan Vision Statement.

Coleraine will determine the land use sections and address permissible use in each zone with development standards, minimum setbacks and maximum building coverage along with streets, sidewalks, signs and parking regulations.

Action Step 7.2.1: Coleraine will develop transitional zone regulations for land between different uses. In particular, avoid development of 'spot zoning' or residential zoned property that is entirely surrounded by industrial and/or commercial zoned property.

Action Step 7.2.2: Coleraine will make updates to the zoning ordinance and map that incorporate the Centennial Acres and Hwy 2 corridor. Coleraine will combine and compare the County zoning ordinance with the City zoning ordinance in this effort to comply with State Statute (Reference Appendix G).

Strategy 7.3: Coleraine will use zoning and permitting checklists to ensure a proper and efficient review process is used

Action Step 7.3.1: Coleraine will create checklists for all zoning and permitting processes that will ensure an efficient and accurate procedure for all requests.

Strategy 7.4: Coleraine will create an adult-use business ordinance and zoning district in the City.

Action Step 7.4.1: The City will proactively address adult-use businesses by regulating them through the creation of an ordinance and designating appropriate locations for such businesses to be located.

Strategy 7.5: Coleraine will develop subdivision regulations for new residential developments.

Action Step 7.5.1: Coleraine will create subdivision regulations which include design standards for streets, sidewalks, and trail easements in new developments.

Action Step 7.5.2: Coleraine will create a subdivision regulation administration process to ensure an efficient and accurate process.

Intergovernmental Cooperation

The cities of the Iron Range each have a distinct incorporation history with ties to mining. Cities in the early 1900s built village halls, schools and maintained streets. Later cities offered water and sanitary services and police and fire protection. Today the City of Coleraine, like its neighbors, often works with neighboring communities to share services and costs. Just one example of this is Coleraine and Bovey's joint powers agreement for police services. Coleraine understands the importance of working cooperatively to provide cost effective public services and programs.

Coleraine Intergovernmental Cooperation Key Results (2014 Community Survey)

Survey participants were asked the following questions in regard to Intergovernmental Cooperation and Community Services. The results of each question are summarized below.

- Please indicate your level of satisfaction concerning community services in Coleraine.
 - Most participants were 'satisfied' with Law enforcement (55.56%) and 'very satisfied' (33.33%)
 - Most participants were 'very satisfied' with Fire Department Service (50%) and 'satisfied' (50%)
 - Most participants were 'satisfied' with Emergency Services (54.29%) and 'very satisfied' (45.71%)

Intergovernmental Cooperation Goal and Strategies

Intergovernmental Cooperation Goal

Coleraine will work cooperatively with neighboring communities and public and private entities to provide cost effective public services and programs with shared equipment, personnel and services.

Strategy 8.1: Promote collaboration of inter-city and intra-city boards, commissions, and efforts.

Action Step 8.1.1: City of Coleraine's committees, boards, commissions and local groups will routinely collaborate and advise City efforts.

Action Step 8.1.2: Coleraine will continue to actively participate in and identify joint efforts with other local governments on the Iron Range.

Strategy 8.2: Ensure that the residents in Coleraine have effective fire, emergency and police protection services.

Coleraine is committed to public safety by providing residents with two full-time police officers through a joint powers agreement with Bovey. Medical emergency response is provided by Coleraine's volunteer First Responders with additional ambulance service provided by Meds One Ambulance Service out of Grand Rapids. Local volunteers provide fire service to the City.

Action Step 8.2.1: Coleraine will proactively address emergency service protection. This includes working with neighboring cities and townships to further develop partnerships and explore options to provide cooperative emergency service protection. Coleraine will continue to work with Bovey on the joint venture to develop a shared emergency services facility.

Action Step 8.2.2: Coleraine will continue to work with Bovey to share police services.

Action Step 8.2.3: Coleraine will work with Itasca County to develop a plan for infrastructure maintenance of Centennial Acres area.

Strategy 8.3: Collaborate with Itasca County and State of Minnesota officials.

Coleraine is located within the 3rd County District in Itasca County and will continue to work with Itasca County to reach mutual goals. The City is represented in the State Capital in Representative district 03A and Senate District 03. Coleraine is in U.S. Representative District Eight in the United States Congress.

Action Step 8.3.1: When issues arise, Coleraine will collaborate and inform County and Minnesota elected officials of the needs in Coleraine regarding resources, housing, economic development and transportation.

Implementation

Implementation of strategies and action steps as identified in the Coleraine Comprehensive Plan is important in reaching the goals that have been laid out in the Plan. The City of Coleraine will implement the strategies and action steps as defined in the adopted Comprehensive Plan over the next five to ten years. The City will implement the Comprehensive Plan following an established timeline for beginning and completing work, also allowing for periodic review of accomplishments and needs for modification (update) of the Comprehensive Plan.

This section includes an Implementation Matrix that lists each Plan Category and the strategy / action steps necessary, parties/departments involved, and the timeline needed to complete the action step. Action steps will range from completing more in-depth and detailed processes to setting up meetings with involved parties including open communication. Identifying the department or group that will be responsible for implementation is very important to making the goals of the Comprehensive Plan become accomplishments. Having a committee that can spearhead each effort will help to make significant progress. Timelines range from as short as six months to recommendations that are ongoing and will be continued efforts.

Implementation Goal

Coleraine will actively work to complete the strategies identified in the comprehensive plan and will review implementation periodically.

Strategy 9.1: Implement the Comprehensive Plan after City Council adoption.

Action Step 9.1.1: Coleraine will annually hold a Comprehensive Plan review meeting to analyze and to determine the Plan's implementation status.

Action Step 9.1.2: Coleraine will change, update, or end actions that need alterations or have been completed.

APPENDICES

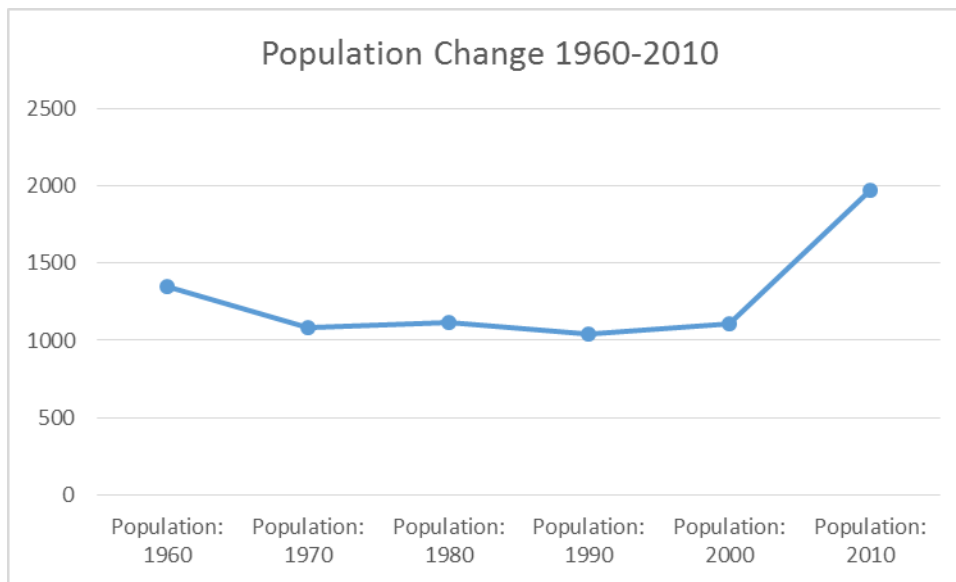
Appendix A Population Demographics

Population Total and by Gender			Population	
Gender	Total	%	Median Age by Gender	Years Old
Male	1003	50.9	Total Median Age	38.8
Female	976	49.1	Male Median Age	37.8
*** Population is 1,970			Female Median Age	39.7
Source: U.S. Census (2010 Census)			Source: U.S. Census (2010 Census)	

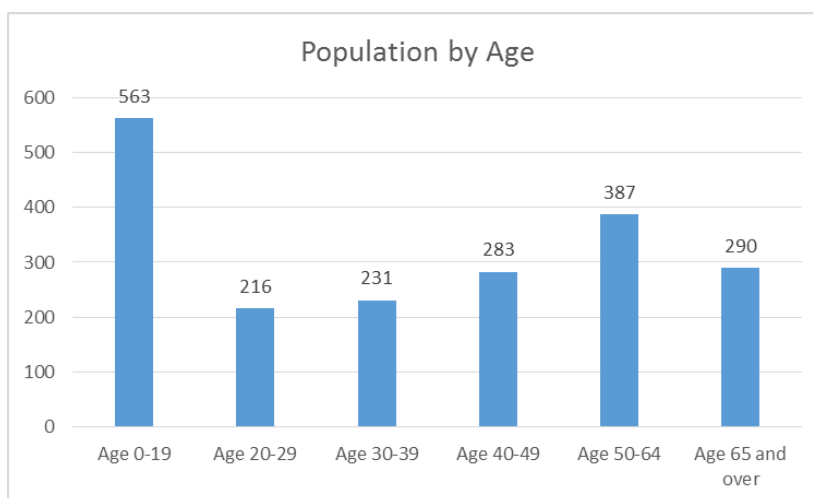
Population by race		
	Total	%
White	1879	95.4
African American	8	0.4
American Indian and A	29	1.5
Asian	3	0.2
Hispanic/Latino	27	1.4
Two or more Races	28	2.4
Source: U.S. Census (2010 Census)		

Coleraine experienced a large increase in population mainly due to the annexation of property to the southwest in 2009 (Centennial Acres). The City annexed 6,176 acres from Grand Rapids Township just before the 2010 Decennial Census. Therefore, the census reports that between 2000 and 2010 the City of Coleraine grew by 77.5% (860 people). The population change within the decade was from 1,110 (2000) people to 1,970 (2010) people, which is an estimated increase of 860 people. The growth in population is largely attributed to the added acreage (2009 annexation) but may also include new people moving to Coleraine.

Population Change 1960-2010		
Census	Population	% +/-
Population: 1960	1346	—
Population: 1970	1086	-19.3
Population: 1980	1116	2.8
Population: 1990	1041	-6.7
Population: 2000	1110	6.6
Population: 2010	1970	77.5
*** 77.5 Growth Rate Since 2000		
Source: U.S. Census (2010 Census)		

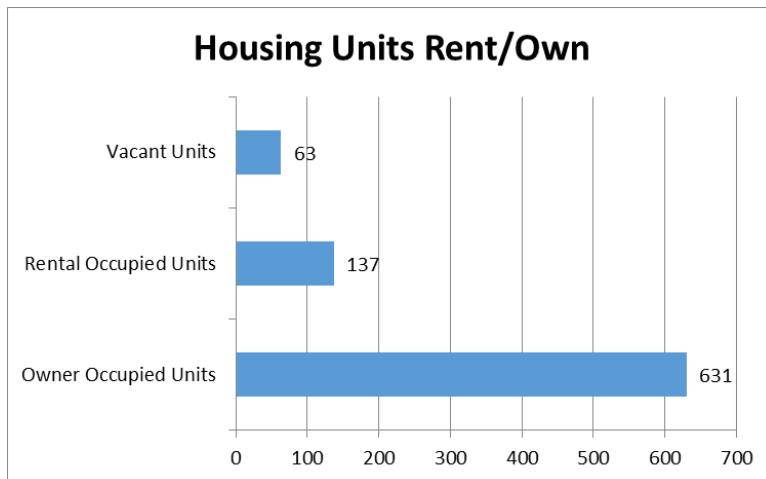


Population by Age		
Age	Total	%
Age 0-19	563	28.6
Age 20-29	216	11
Age 30-39	231	11.7
Age 40-49	283	14.4
Age 50-64	387	19.6
Age 65 and over	290	14.6
*** Median age is 38.8 years old		
Source: U.S. Census (2010 Census)		



The graph above shows that an estimated 563 people are aged 0-19, which is the largest group of people in the series. The second largest a group is aged 50-64 (estimated 387 people). The third largest age group is age 65 and over (estimated 290 people). The median age in Coleraine is 38.8 years old. Median is defined as the number lying at the midpoint of a set of numbers. Therefore in this case 38.8 is at the midpoint between the youngest and oldest person in Coleraine.

Appendix B Housing Demographics



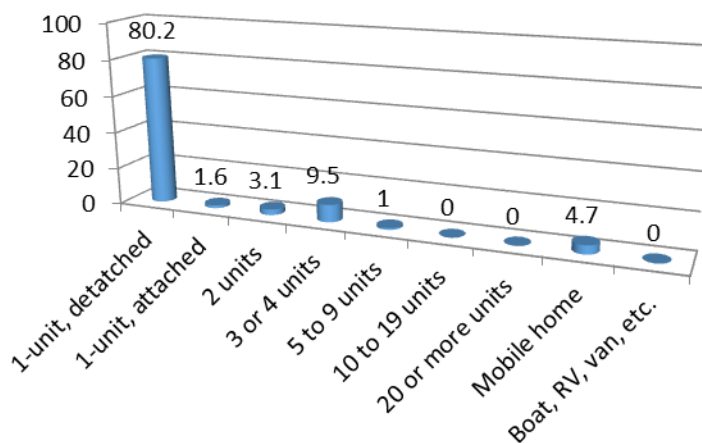
Housing Rent/Own		
Unit Type	Total	%
Total Units	831	100
Occupied Housing Units	768	92.4
Owner Occupied Units	631	75.9
Rental Occupied Units	137	16.4
Vacant Units	63	7.6
Source: U.S. Census (2010 Census)		

Housing Vacancy Status		
Category	Total	%
Vacant housing units	63	100
For rent	7	11.1
Rented, not occupied	2	3.2
For sale only	11	17.5
Sold, not occupied	2	3.2
For seasonal, recreational	13	20.6
For migratory workers	0	0
Other vacant	28	44.4
Source: U.S. Census (2010 Census)		

Housing Unit Type		
Units in structure	Total	%
1-unit, detached	668	80.2
1-unit, attached	13	1.6
2 units	26	3.1
3 or 4 units	79	9.5
5 to 9 units	8	1
10 to 19 units	0	0
20 or more units	0	0
Mobile home	39	4.7
Boat, RV, van, etc.	0	0
Total Housing Units	833	100

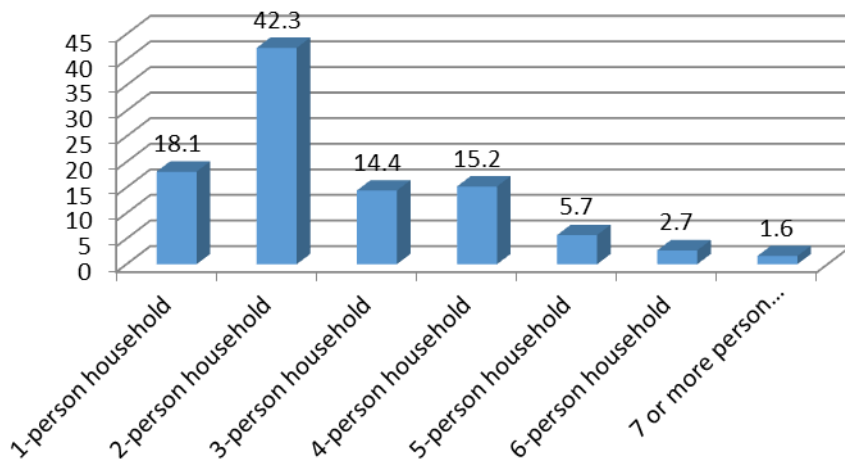
Source: U.S. Census (2012 American Community Survey)

Housing Unit Type (Percent)

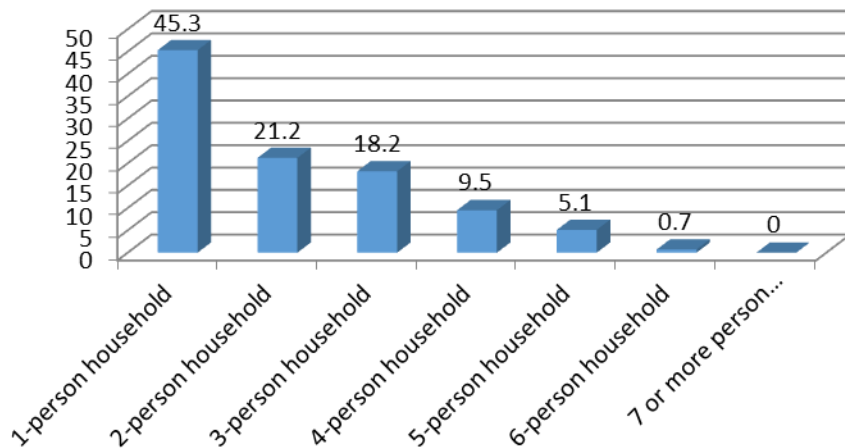


Housing Tenure by Household Size (Owner-occupied)		
	Total	%
Owner-occupied housing units	631	100
1-person household	114	18.1
2-person household	267	42.3
3-person household	91	14.4
4-person household	96	15.2
5-person household	36	5.7
6-person household	17	2.7
7 or more person household	10	1.6
*** Average household size of owner-occupied unit is 2.51		
Source: U.S. Census (2010 Census)		

Household Size (Owner-occupied, Percent)



Household Size (Renter-occupied, Percent)



Housing Tenure by Household Size (Renter-occupied)		
	Total	%
Renter-occupied housing units	137	100
1-person household	62	45.3
2-person household	29	21.2
3-person household	25	18.2
4-person household	13	9.5
5-person household	7	5.1
6-person household	1	0.7
7 or more person household	0	0
*** Average household size of renter-occupied unit is 1.88		
Source: U.S. Census (2010 Census)		

Appendix C Housing Agency List

Iron Range Rehabilitation, and Resources Board (IRRRB)

<http://mn.gov/irrrb/community/grant-programs/residential-redevelopment.jsp>

The Residential Redevelopment Grant Program assists cities, townships and counties in demolishing dilapidated residential structures including single-unit residential homes, residential duplex homes of no more than two units, garages and accessory structures located within the IRRRB service area.

Itasca County Housing and Redevelopment Authority <http://www.itascacountyhra.org>

- Homeowner rehabilitation programs
- Affordable housing assistance for individuals
- Partnership with Cities for large-scale residential redevelopment.

KOOTASCA Community Action Program <http://www.kootasca.org/housing.html>

- Crisis Housing Program
- Energy Assistance
- Weatherization Program
- Small Cities Development Program – loans for home repair and rehabilitation

Minnesota Housing Finance Agency <http://www.mnhousing.gov/>

- Community Development: Assist communities across Minnesota with their single family community development needs, including: New construction, Acquisition-rehabilitation, Owner-occupied rehabilitation, Construction loans, Home ownership education and counseling.
- Homeownership Programs Manuals, Forms & Resources
- Home Improvement Programs Manuals, Forms & Resources

Arrowhead Economic Opportunity Agency (AEOA) Housing Department <http://www.aeo.org/housing>

- Home Energy Program
- Upcoming Homes for Sale
- Qualifications to Purchase a Home
- Community Revitalization
- Weatherization Assistance
- Refinance Counseling
- Single Family Rehabilitation
- Fix-up Fund (FUF) Program
- Business Energy Retrofit

USDA Rural Development http://www.rurdev.usda.gov/Community_Development.html

Community and Economic Development: Technical assistance and grants in creating self-sustaining, long-term economic development in rural areas through visioning and strategic planning.

Minnesota Housing Partnership (MHP)

<http://www.mhponline.org>

- Sustainable Community Engagement Fund (SCEF) helps communities develop sustainably by linking affordable housing to transportation, jobs, and services. SCEF encourages collaboration and a comprehensive planning approach to address regional affordable housing needs.

<http://www.mhponline.org/training-assistance/funds/sustainable-community-engagement-fund>

- MHP Loan Funds: MHP offers two revolving loan funds for expenses incurred during the creation and preservation of affordable housing. <http://www.mhponline.org/training-assistance/funds/mhp-loan-funds>

Minnesota Department of Employment and Economic Development (DEED)

- Community Development Funding: Small Cities Development Program helps cities and counties with funding for housing, public infrastructure and commercial rehabilitation projects. <http://mn.gov/deed/government/financial-assistance/community-funding/>

Itasca County Habitat for Humanity <http://www.itscahabitat.org/mn/>

- Home ownership Program: Partner with qualifying families, who purchase the home at no interest and no profit to Habitat. The families help build community by participating in construction of their own home, and their monthly mortgage payments help fund the construction of future homes.
- Habitat for Humanity ReStore is a home improvement store, selling used and surplus building materials.

American Association of Retired People (AARP) <http://www.aarp.org/livable>

- Age-Friendly Network: The AARP Network of Age-Friendly Communities program encourages states, cities, towns and rural areas to prepare for the rapid aging of the U.S. population by paying increased attention to the environmental, economic and social factors that influence the health and well-being of older adults. This tool kit provides a basis for guiding, supporting and evaluating age-friendly initiatives in communities that participate in the AARP Network of Age-Friendly Communities, which was launched in April 2012 and operates under the auspices of the World Health Organization's Age-Friendly Cities and Communities Program.
- The AARP Home Fit Guide: A way to make a home more livable is to incorporate design principles and features that are adaptable, safe and easy-to-use regardless of an individual's age or physical ability.
- Housing livability questions:
 - Is there at least one step-free entrance into the home/unit?
 - Does the home/unit have a bedroom, full bath and kitchen on one level?
 - Are the doorways and hallways wide enough for a wheelchair to pass?
 - Do the doorknobs and faucets have lever handles, which are easier to use than rounded knobs?
 - Are the kitchen counters mounted at varying heights, so they can be used while standing or seated?
 - Can the kitchen and bathroom cabinets and shelves be easily reached?
 - Does the bathtub or shower have a non-slip surface?
 - Are there grab bars in the bathroom, or has the wall been reinforced so grab bars can be added?
 - Are the hallways and staircases well lit?
 - Are there secure handrails on both sides of stairways?

- Can light switches, electrical outlets and thermostats be easily reached, even when seated?
- Can the windows be opened with minimum effort?

Arrowhead Agency on Aging (AAA) <http://www.arrowheadaging.org/>

- The Arrowhead Area Agency on Aging (AAAA) is the designated area agency on aging for the seven county arrowhead region. Area agencies on aging were established under the Older Americans Act (OAA) to respond to the needs of Americans aged 60 and over in every local community.
- Return to Communities Initiative is targeted toward nursing home residents who have expressed a desire to return to the community and have the resources and supports to assist with the transition.
- Family Memory Care Program
- Chronic Disease Self-Management
- Communities for a Lifetime Toolkit

World Health Organization http://www.who.int/ageing/age_friendly_cities_network/en/

- The WHO Global Network of Age-friendly Cities and Communities (GNAFCC) was established to foster the exchange of experience and mutual learning between cities and communities worldwide. Any city or community that is committed to creating inclusive and accessible urban environments to benefit their ageing populations is welcome to join. With the Network, WHO provides a global platform for information exchange, mutual support through the sharing of experience.

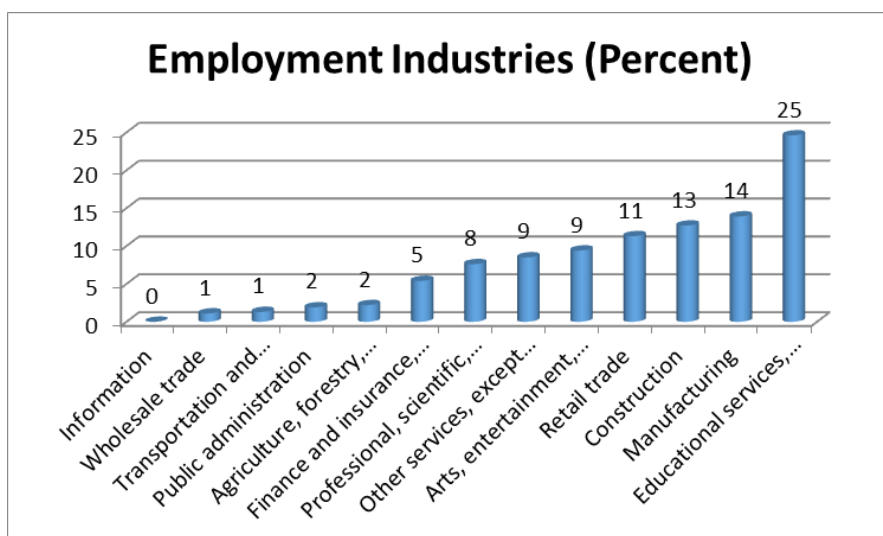
Appendix D Employment and Income Demographics

Employment	Total	%
Population 16 years and over	1463	100
In Labor Force	973	66.5
Not in Labor Force	490	33.5
Employed	918	62.7
Unemployed	55	3.8

Source: U.S. Census (2012 American Community Survey)

Employment Industry	#People	% Employed
Agriculture, forestry, fishing and hunting, and mining	20	2
Construction	117	13
Manufacturing	128	14
Wholesale trade	10	1
Retail trade	104	11
Transportation and warehousing, and utilities	12	1
Information	0	0
Finance and insurance, and real estate and rental and leasing	50	5
Professional, scientific, and management, and administrative, and waste management services	70	8
Educational services, and social assistance	226	25
Arts, entertainment, and recreation, and accomodation and food services	86	9
Other services, except public administration	78	9
Public administration	17	2

Source: U.S. Census (2012 American Community Survey)



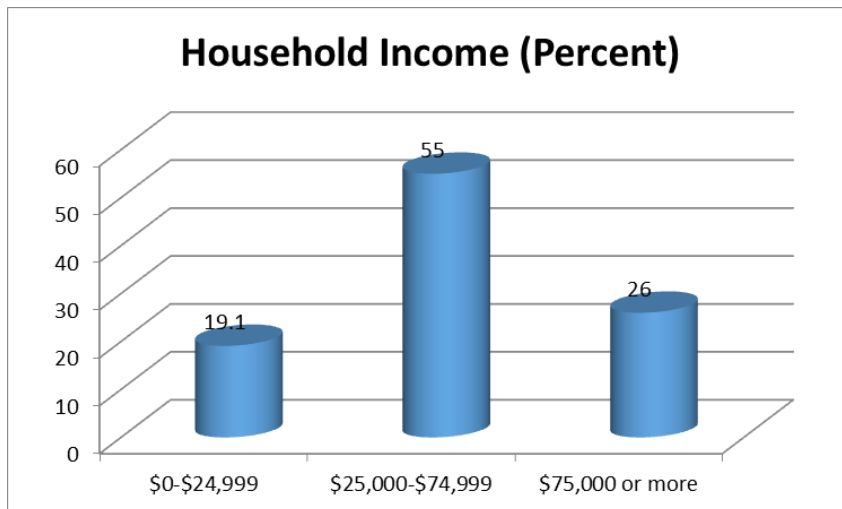
Income Demographics

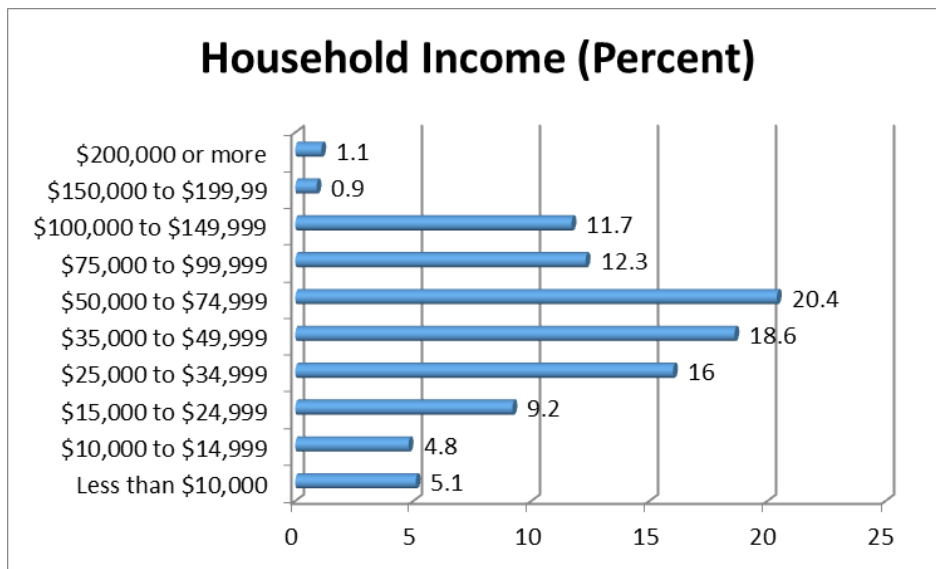
Income	Amount
Per Capita Income	\$23,376
Median Household Income	\$44,618
Median Family Income	\$52,059
Median Earnings for Workers	\$24,335
Median Earnings for Male full-time, year-round	\$45,455
Median Earnings for Female full-time, year-round	\$31,250

Source: U.S. Census (2012 American Community Survey)

Household Income	Total	%
Households	751	100
Less than \$10,000	38	5.1
\$10,000 to \$14,999	36	4.8
\$15,000 to \$24,999	69	9.2
\$25,000 to \$34,999	120	16
\$35,000 to \$49,999	140	18.6
\$50,000 to \$74,999	153	20.4
\$75,000 to \$99,999	92	12.3
\$100,000 to \$149,999	88	11.7
\$150,000 to \$199,999	7	0.9
\$200,000 or more	8	1.1
*** Median Household Income is \$44,618		

Source: U.S. Census (2012 American Community Survey)

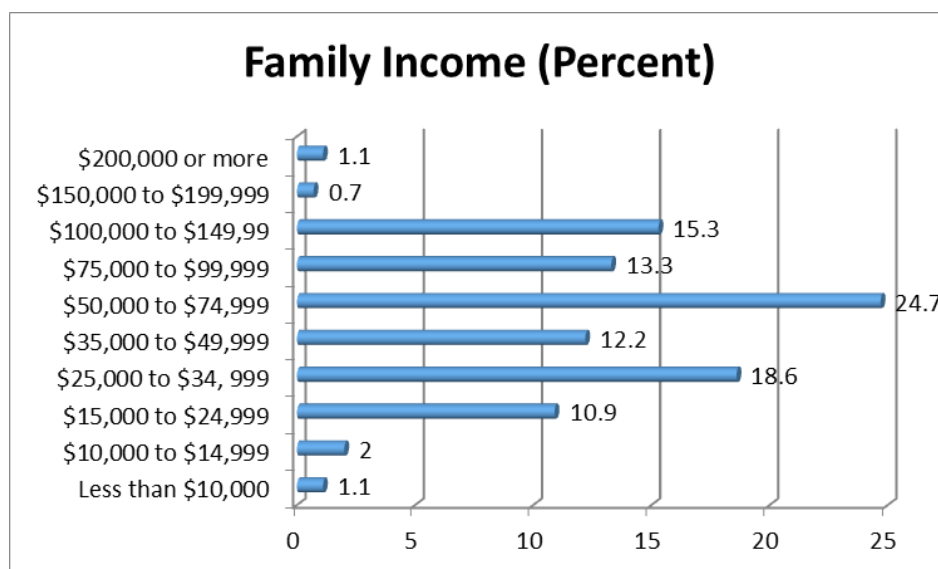




The US Census Bureau calculates income for households and families. The difference between the two is in the detailed definitions of ‘Household’ and ‘Family.’ In general, a household includes a person living alone, or the related family members and all the unrelated people who share a housing unit. Whereas, a family is a group of two people or more related by birth, marriage, or adoption and residing together; including related subfamily members.

The median household income in Coleraine is \$44,618 and the median family income in Coleraine is slightly larger at \$52,059. Of the Census income categories, both households and families have the greatest percentage in the \$50,000-\$74,999 category. In other words, a majority of families have an income of \$50,000-\$74,999 (24.7%). And a majority of households have an income of \$50,000-\$74,999 (20.4%).

Family Income	Total	%
Total families	542	100
Less than \$10,000	6	1.1
\$10,000 to \$14,999	11	2
\$15,000 to \$24,999	59	10.9
\$25,000 to \$34,999	101	18.6
\$35,000 to \$49,999	66	12.2
\$50,000 to \$74,999	134	24.7
\$75,000 to \$99,999	72	13.3
\$100,000 to \$149,999	83	15.3
\$150,000 to \$199,999	4	0.7
\$200,000 or more	6	1.1
*** Median family income is \$52,059		
Source: U.S. Census (2012 American Community Survey)		



The US Census Bureau defines ‘poverty’ with thresholds of income compared to other household costs or factors. The Bureau uses a set of money income thresholds that vary by family size and composition to detect who is poor. If a family’s total income is less than that family’s threshold, then that family, and every individual in it, is considered poor. The poverty thresholds do not vary geographically, but they are updated annually for inflation with the Consumer Price Index (CPI-U). The official poverty definition counts money income before taxes and excludes capital gains and noncash benefits (such as public housing, medicaid, and food stamps).¹²

Based on the Census definition of poverty, 6.4% of people in Coleraine are in poverty. Of that 6.4% in poverty, seven point eight percent (7.8%) are aged 18-64, four point four percent (4.4%) are under 18 years of age, and four percent (4%) are 65 years and over. The American Community Survey also calculated poverty of the total employed population. Of the employed persons in Coleraine, 3.5% are determined to be in poverty (32 people). Of that 32 people 26 are female and 6 are male. Figures for the unemployed were not provided.

Income Poverty by Age			
Age Group	Total estimate	Total Below Poverty Level	% Below Poverty Level
Total Population for whom poverty status is determined	1820	116	6.4
Under 18 years	407	18	4.4
18-64 years	1089	85	7.8
65 years and over	324	13	4
Source: U.S. Census (2012 American Community Survey)			

¹² (Current Population Survey (CPS) – Definitions)

Poverty Employment Status	Total Estimate	Total Below Poverty Level	% Below Poverty Level
Employed	918	32	3.5
Male	468	6	1.3
Female	450	26	5.8
Unemployed	55	0	0
Male	32	0	0
Female	23	0	0
Source: U.S. Census (2012 American Community Survey)			

Appendix E Economic Development Agency List

Economic Development Agencies and Programs

Itasca Economic Development Corporation (IEDC) <http://www.itascadv.org/>

- New Business Start Up
- Existing Business Expansion
- Business Attracting
- Site Selection

Greenway Area Business Association (GABA)

Collaborative promotion of the Greenway Area. GABA represents Greenway's seven towns, eight townships and about 8,200 people. <http://www.gabamn.com/economic-development.html>

Northland Connection <http://www.northlandconnection.com>

- Business Development Resources: Business toolkit with hundreds of resources (fill in the blanks): <http://www.northlandconnection.com/entrepreneurial.php>
- East Range Joint Powers Board Development Loan Program (Aurora, Hoyt Lakes, Town of White) <http://www.northlandconnection.com/businessresources.php?ID=144>
 - Loans made or provided by the ERJPB are intended to create and maintain permanent private sector jobs, expand the tax base, increase economic productivity and to create the inducement necessary to allow a project to proceed.
 - Loan Amounts: The loan maximum is \$25,000.
 - Eligible Applicants: Resorts/tourism projects which attract tourism expenditures from outside the region, energy related businesses which utilize indigenous fuels, technologically innovative industries, manufacturing/industrial operations, industrial service/supply, forestry/wood projects, industries based on utilization of the area's indigenous mineral resources; agriculture and other businesses to the extent they are in compliance with the goals of the program.
- Minnesota Employee Ownership Fund <http://www.northlandconnection.com/businessresources.php?ID=92>
 - Specializes in partnering with local banks and other financial institutions to provide gap financing for Employee Stock Ownership Plans (ESOPs)--offering loans up to \$1 million for qualified businesses.
 - The Fund also is committed to providing ESOP education and training programs to business owners, human resource executives, accountants, attorneys, bankers and financial advisors who are unfamiliar with the benefits of the ESOP model.
 - If you are a business owner beginning to consider retirement, an Employee Stock Ownership Plan (ESOP) may be the perfect solution.
- Industry Clusters in NE Arrowhead Region identified for business recruitment. <http://www.northlandconnection.com/industry-sectors.php>
- Competitive advantages of the NE Arrowhead Region identified for business recruitment and strategic economic development. <http://www.northlandconnection.com/competitive-advantages.php>
- Education/Workforce/Leading Employers/Infrastructure listed for business recruitment. <http://www.northlandconnection.com/workforce.php>

Iron Range Resources and Rehabilitation Board (IRRRB) Business resources:

<http://mn.gov/irrrb/business>

- Commercial Redevelopment Program assists cities, townships and counties in demolishing dilapidated commercial or industrial buildings and cleaning up brownfields located within the IRRRB service area.
<http://mn.gov/irrrb/community/grant-programs/commercial-redevelopment.jsp>
- Community Development – Infrastructure funding. <http://mn.gov/irrrb/community/>
- Location Resources lists transportation hubs, utility information, and JOBZ Tax-Free Development Program (locations of available sites with infrastructure and possible tax incentives) <http://mn.gov/irrrb/business/location-resources/>
- Made on the Range: A website that the agency hosts to market and advertise local businesses and products, create awareness for shoppers within and outside the region, and stimulate the local economy. madeontherange.com
- Visit northeastern Minnesota: A webpage dedicated to advertising the northeast communities and amenities. http://mn.gov/irrrb/business/visit_northeastern_minnesota/

APEX <http://www.apexgetsbusiness.com/>

- New business start up
- Business expansion
- Business attraction – Organize economic development incentives

Arrowhead Regional Development Commission Revolving Loan Fund

<http://www.northlandconnection.com/businessresources.php?ID=135>

- Loans for (\$10,000-\$250,000): For-profit owner operated businesses engaged in manufacturing, value added products, tourism, the office sector and technological innovative industries.

Blandin Foundation <http://blandinfoundation.org/>

The Blandin Foundation's mission is to strengthen communities in rural Minnesota, especially the Grand Rapids area, with the vision of healthy rural communities grounded in strong economies where the burdens and benefits are widely shared. To do this, the Blandin Foundation engages in three types of work: grant-making, community leadership development and public policy programs.

Entrepreneur Fund <http://www.entrepreneurfund.org/>

- Loans for business equipment, inventory, working capital. Aitkin, Carlton, Cass, Cook, Crow Wing, Itasca, Koochiching, Lake, Pine or St. Louis counties in Minnesota or Douglas County, Wisconsin. Assists people considering starting or expanding a small business with planning including developing the idea, targeting markets, determining financial feasibility, and setting personal and business goals.
- Grow your business with the Greenstone Group. Because growth is the only way forward. Entrepreneurs seeking long-term growth receive a variety of services and become part of a regional entrepreneur network to spur entrepreneurial success in the region.

Granite Equity Partners <http://www.graniteequity.com/>

Granite Equity Partners, a Minnesota-based private investment firm, invests in established companies. We specialize in financing buyouts, recapitalizations, and growth company transactions which include the sale or purchase of a business, generational transfers, or business expansions. (Contacted 11/6/2014 – They serve arrowhead region, Interested in \$10-50 Million companies)

Great River Energy <http://www.greatriverenergy.com/index.html>

Great River Energy and our member cooperatives take pride in serving the region with competitively priced, reliable energy. We also are committed to helping customers start and grow their businesses by helping them plan and manage their energy needs. We work closely with local and state organizations to assist businesses planning to locate or expand in our service area.

- E3 (Energy Efficient Equipment) Commercial Loan Program
- LEED Certification Commercial Loan Program

Iron Range Economic Alliance <http://www.ireamn.org/>

A member organization of professionals representing organizations, communities, associations and entities which are committed to fostering economic development within the Arrowhead Region of Northeast Minnesota.

- Promote networking opportunities for communities and other entities
- Address regional economic development issues and opportunities with a futuristic outlook and focus
- Serve as a voice for economic development at all levels and as a source of local contacts
- Provide educational tools and resources that provide opportunities to generate and share ideas and information
- Advocate public policy development affecting rural economic development
- Market the region collaboratively as a quality place to develop a business, live and work
- Play a lead role in business retention and expansion

Lake Country Power

<http://www.lakecountrypower.coop/viewpage.php?pagename=energyefficiencyloans>

Economic Development and Energy Efficiency Loans. (Districts 4 and 6 encompass the 169 Iron Range Communities) Planning a "Green" Building? State and federal financial incentives are also available if you plan to "go green" by building with energy efficiency in mind. You'll find more loan information on the Good to Be Green site: <http://g2bgreen.com/>

Lake Superior Angel Network (LSAN)

<http://www.wisconsinangelnetwork.com/resources/index.aspx?Id=58>

Lake Superior Angel Network (LSAN) is an angel group focusing on entrepreneurs in three states, Wisconsin, Minnesota and Michigan. The LSAN facilitates the introduction of entrepreneurs to potential angel investors interested in privately-held companies or ventures typically in an early stage of development.

Minnesota Business Finance Corporation (MBFC) <http://www.mbfc.org/>

Certified Development Company (CDC) Small business funding. Get an advance look at your potential SBA 504 business loan, access forms to get started or access additional small business expertise in Minnesota and across the nation by visiting partners and vendors of MBFC. Focused on high technology, new proprietary technology, or a new proprietary product, process or service in specified fields. The maximum credit is \$125,000 per person, per year (\$250,000 if filing jointly). The credit is refundable. Residents of other states and foreign countries are eligible.

Minnesota Department of Employment and Economic Development (MnDEED)

<http://mn.gov/deed/business/>

- Starting a business
- Managing a business
 - Management Guidance for employers considering a layoff
 - Minnesota Jobs Skills Partnership (MJSP) program we work strategically with businesses and educational institutions to train or retrain workers, expand work opportunities, and keep high-quality jobs in the state. Our training grants are used to offset training-related expenses incurred by business, industry and educational institutions necessary to meet current and future workforce needs.
- Financing a business – General guidance and:
 - Minnesota Investment Fund
 - Job Creation Fund
 - State Small Business Credit Initiative (SSBCI)
 - Flood Recovery Financing
 - Small Business Development Loan Program
 - Urban Initiative Loan
 - Reservist and Veteran Loan Program
 - Tourism Business Septic Tank Replacement
 - Minerals 21st Century Fund
- Tax Credits
 - Minnesota Angel Tax Credit provides a 25-percent credit to investors or investment funds that put money into startup companies.
 - Greater MN Job Expansion Program - Purchases and use of tangible personal property and taxable services made by a qualified business are eligible for a sales tax refund.
 - Minnesota Job Opportunity Business Zones (JOBZ) initiative provides local and state tax exemptions to qualified companies that start up or expand in targeted areas of Greater Minnesota. (Expires 2015 – new Job Creation Fund noted above)
 - Research and Development Tax Credit - Companies that engage in certain research and development (R&D) activities in Minnesota may qualify for the Credit for Increasing Research Activities.
- Finding workers
- Exporting and trade
- Business Guidebooks
- Locating in Minnesota

Minnesota Pathways Program

<http://www.mncareerpathways.org/pathways/index.html>

Job readiness and placement assistance. Step One: Prepare, Step Two: Explore, Step Three: Act.

Minnesota Angel Network

Shut down – May 2014 article

Natural Resources Research Institute Wood Materials & Manufacturing Program

<http://www.nrri.umn.edu/cartd/forestp/lean.htm>

The Natural Resources Research Institute works closely with small and medium-sized natural resource based companies to conduct training and implementation of lean manufacturing.

Northland Foundation <http://www.northlandfdn.org/>

Created in 1986 by The McKnight Foundation, the Northland Foundation serves communities in Northeastern Minnesota. Unlike the typical concept of a "foundation" which is a charitable organization that makes grants to programs from their endowment the Northland Foundation is unique. We assist our region through:

- Grant-making program that provides resources to nonprofit organizations in the region
- Operating program, KIDS PLUS, that is dedicated to improving the well-being of children and youth
- Business finance program that provides flexible lending to help small and medium-size businesses to grow and create family-sustaining jobs
- Assisted living venture that provides high-quality, affordable living options to enable older adults to age-in-place in underserved rural communities
- The Northland Institute is a subsidiary nonprofit formed in 1996 by the Northland Foundation which formerly managed the Minnesota Community Capital Fund, the Twin Cities Community Capital Fund, and the Minnesota Employee Ownership Fund. The Northland Institute discontinued management of these entities as of July 1, 2014. It remains a subsidiary nonprofit of the Northland Foundation.

NorthRidge Community Credit Union <http://www.nrccu.org/ASP/home.asp>

NorthRidge Community Credit Union provides commercial lending for equipment loans, secured revolving lines of credit, commercial real estate and commercial construction loans.

Northspan Group <http://www.northspan.org/>

Northspan is a private nonprofit economic development firm offering a full array of professional business and community development services:

- organizational development
- strategic planning facilitation
- funding development with grant and loan application packaging
- market research and project feasibility assessments
- project proposal development
- business financing assistance
- regional and local revolving loan fund administration
- technical loan reviews
- community development project financing
- downtown and community revitalization assistance
- housing financial packaging
- technology systems development
- business incubator and technology center development

**University of Minnesota Duluth Center for Economic Development
Small Business Development Center**

<http://www.umdced.com>

- Consulting Services
- Workshops & Events
- Resources including: Resource Library, Newsletter Archive, and Start Up assistance

USDA Business & Community Development

<http://www.usda.gov/wps/portal/usda/usdahome?navid=rural-development>

Nearly 60 million Americans live in rural areas. The U.S. Department of Agriculture, through its Rural Development mission area, provides financial resources and support for rural communities, residents and businesses.

- Economic Development and Business Support
- Infrastructure Investment
- Rural Development Initiatives
 - American Indian & Alaska Native Programs
 - Faith-Based and Neighborhood Partnerships
 - Substantially Underserved Trust Area
- Financing - Loans and Grants
 - Community Facilities Financing
 - Multi-Family Housing Financing
 - Rural Energy Financing
 - Single Family Housing Financing

U.S. Economic Development Administration

<http://www.eda.gov/>

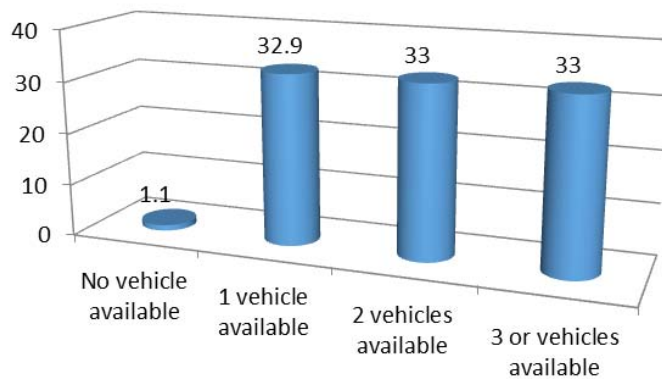
- Communities interested in US EDA funding should contact Arrowhead Regional Development Commission - Regional Planning Division

Definition: *Economic Development creates the conditions for economic growth and improved quality of life by expanding the capacity of individuals, firms, and communities to maximize the use of their talents and skills to support innovation, lower transaction costs, and responsibly produce and trade valuable goods and services. Economic Development requires effective, collaborative institutions focused on advancing mutual gain for the public and the private sector. Economic Development is essential to ensuring our economic future.*

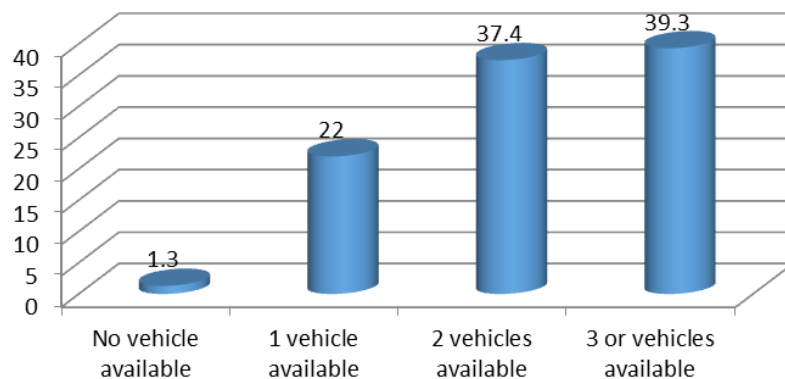
Appendix F Transportation Demographics

Vehicles Available			
	Total Occupied Units %	Owner-Occupied Units %	Renter-Occupied Units %
No vehicle available	1.1	1.3	0
1 vehicle available	32.9	22	85.9
2 vehicles available	33	37.4	11.7
3 or vehicles available	33	39.3	2.3
Source: U.S. Census (2012 American Community Survey)			

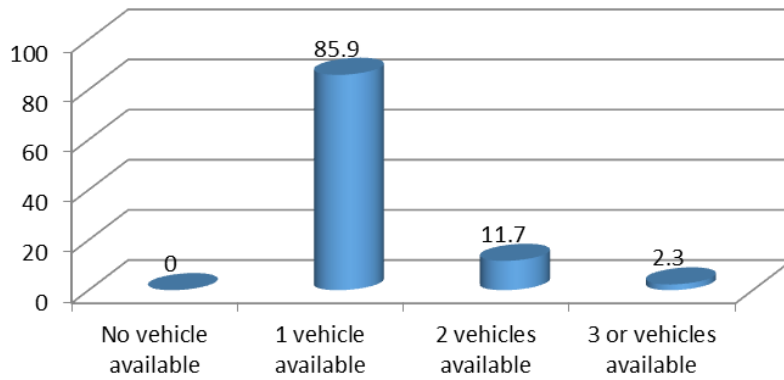
**Vehicles Available
Total Occupied Units %**



**Vehicles Available
Owner-Occupied Units %**



Vehicles Available Renter-Occupied Units %

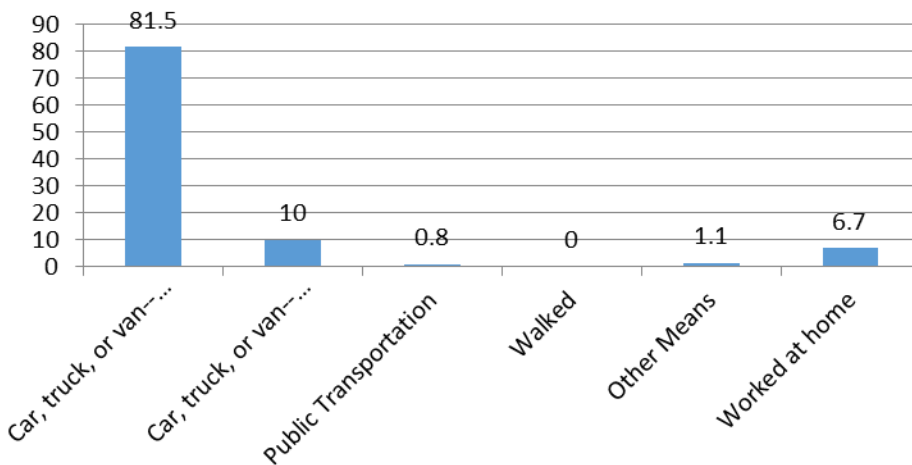


Commute Mode

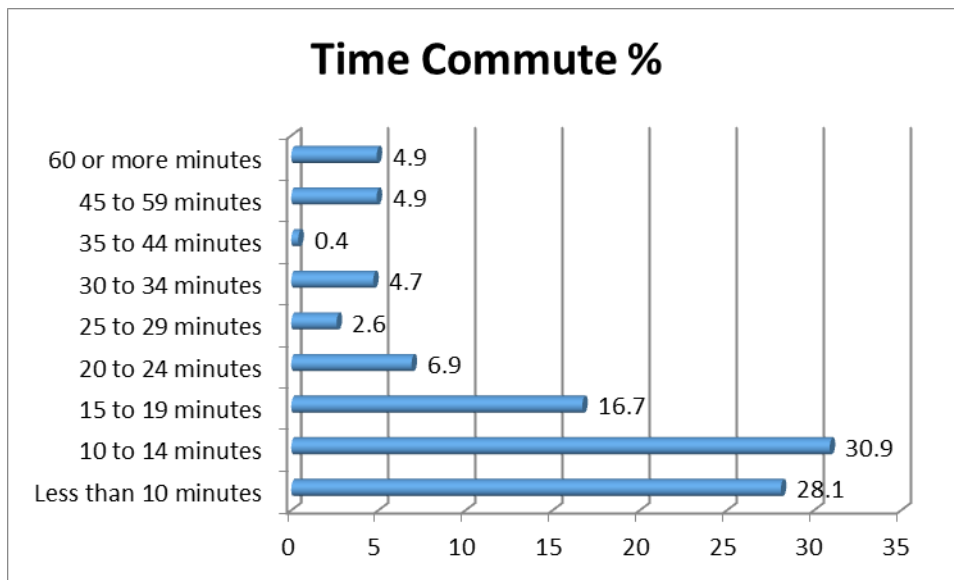
Mode	Total	%
Car, truck, or van--drove alone	744	81.5
Car, truck, or van--carpooled	91	10
Public Transportation	7	0.8
Walked	0	0
Other Means	10	1.1
Worked at home	61	6.7

Source: U.S. Census (2012 American Community Survey)

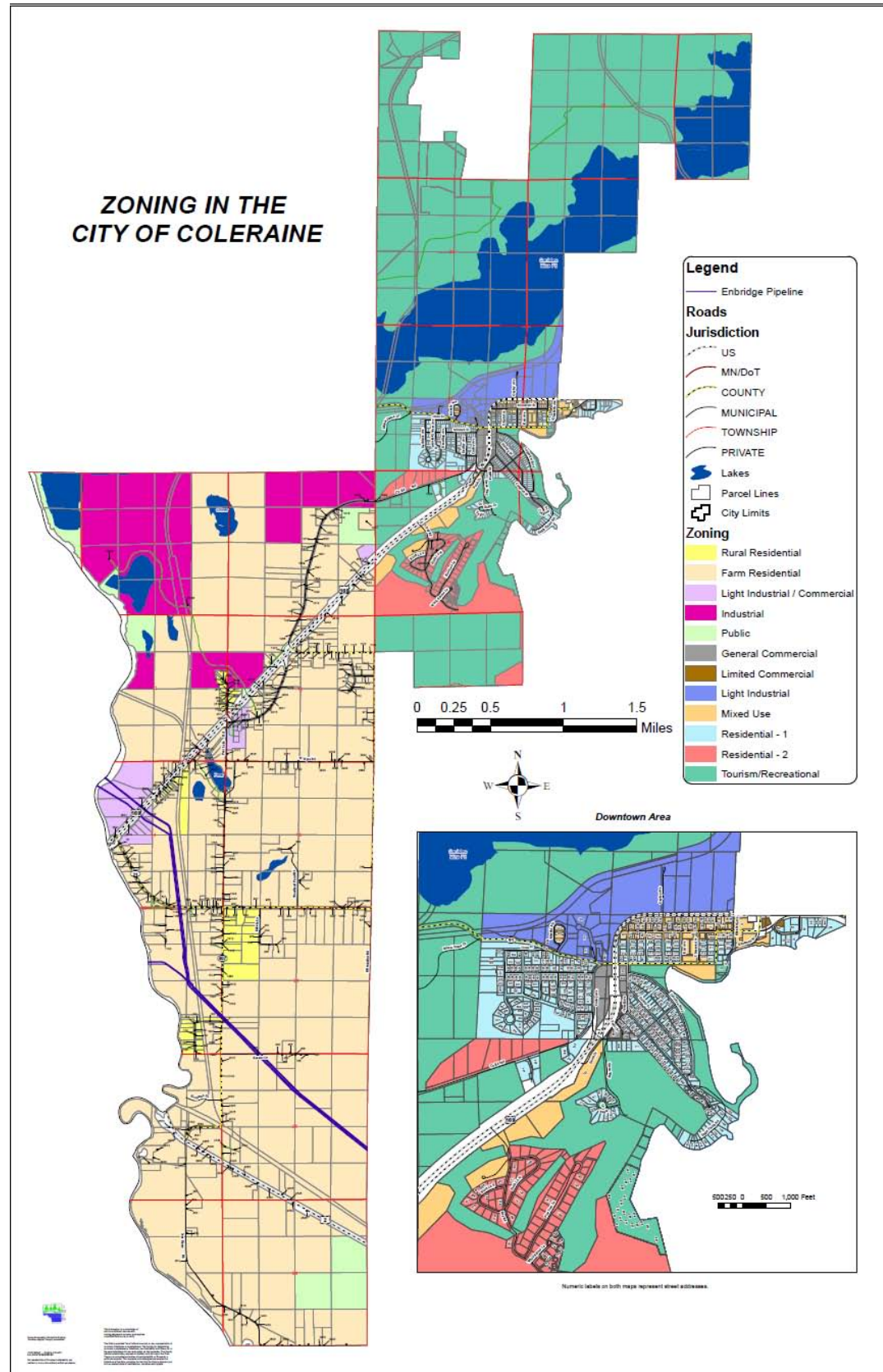
Commute Mode %



Time Commute to Work	
Time	%
Less than 10 minutes	28.1
10 to 14 minutes	30.9
15 to 19 minutes	16.7
20 to 24 minutes	6.9
25 to 29 minutes	2.6
30 to 34 minutes	4.7
35 to 44 minutes	0.4
45 to 59 minutes	4.9
60 or more minutes	4.9
***Mean travel time to work is 17.2 minutes	
Source: U.S. Census (2012 American Community Survey)	



Appendix G Zoning Map



Appendix H Implementation Checklist

Section	Goal	Strategy	Action Step	Timeline	Status
Housing	Coleraine will have healthy neighborhoods with varied, accessible, well-maintained, affordable housing options and styles for residents and visitors.	Strategy 2.1: Strengthen existing neighborhoods and promote safe and well-maintained housing.	Action Step 2.1.1: Coleraine will identify vacant and blighted areas for infill redevelopment. (Reference Coleraine's seasonal Blight Program)	Short term/ongoing	
			Action Step 2.1.2: Coleraine will proactively work with landowners to decrease blight and promote well-maintained housing through ordinance enforcement and housing program implementation. (Reference Coleraine's seasonal Blight Program)	Short term/ongoing	
			Action Step 2.1.3: Coleraine will promote housing rehabilitation programs to residential home owners. (See Appendix C Housing Agency List)	Short term/ongoing	
			Action Step 2.1.4: Coleraine will enforce the current rental ordinance (Adopted Spring 2014). And maintain a central list of private rental property owners to improve communication between property owners and the City.	Short term/ongoing	
			Action Step 2.1.5: Coleraine will review its current blight ordinance and if needed update the ordinance and program.	Mid-term/ongoing	
			Action Step 2.1.6: Coleraine will promote and educate residents about the sidewalk maintenance and snow removal program with community outreach.	Short term/ongoing	
			Action Step 2.1.7: Coleraine will establish a community beautification event where residents and businesses work together on improving the community's appearance. (Reference Greenway Area Business Association Fund)	Short term/ongoing	
		Strategy 2.2.: Plan well-connected new and redeveloped residential	Action Step 2.2.1: Coleraine will enforce its subdivision regulations to address appropriate design standards for future residential lots, street and trail easements and update as needed.	Mid-term/ongoing	
			Action Step 2.2.2: Coleraine will partner with housing agencies to provide a variety of housing options at an affordable cost for all ages (See Appendix C Housing Agency List).	Mid-term/ongoing	

		neighborhoods with an array of housing options that accommodate residents' lifespans.	Action Step 2.2.3: Coleraine will continually review and update the City's zoning map to accommodate residential uses. (Last reviewed Spring 2014)	Mid-term/ongoing	
			Action Step 2.2.4: Coleraine will promote and accommodate the development of a variety of accessible housing units in the proximity of local businesses and services. Coleraine will support development and redevelopment of accessible, one-story housing units for low mobility residents and visitors. (See Appendix C Housing Agency List)	Mid-term/ongoing	
			Action Step 2.2.5: Coleraine will promote connectivity in new and redeveloped neighborhoods, assuring that housing connects, through various modes of transportation (e.g. walking and biking), to other neighborhoods, services, and amenities.	Mid-term/ongoing	
			Action Step 2.2.6: Coleraine will market the community and attract residential developers to Coleraine and will capitalize on existing recreational opportunities for future housing development.	Long-term/ongoing	
			Action Step 2.2.7: Coleraine will conduct a housing assessment to determine types of housing needed and/or available residential developable or re-developable property and plan for efficient expansion of utility and street infrastructure (Reference and update 2007 Itasca County Readiness Assessment).	Short term/ongoing	
Transportation	Coleraine will have a high quality and well maintained system of interconnected trails, sidewalks, and roads that are easy to navigate for residents	Strategy 3.1: Advocate for a safe crossing of Highway 169 for pedestrians and bicyclists.	Action Step 3.1.1: Coleraine will collaborate with Bovey, Itasca County, and MN DOT to advocate for improved safety measures for pedestrian and bicycle crossing of Highway 169. Coleraine will prioritize safe crossings at 169 and 2nd Avenue, and 169 and McClean (M20-28). Will work toward implementation of safety measures at the two crossings with research of cost estimates of safety measures (e.g. crosswalk paint, driver feedback sign, crosswalk signs, overpass, stoplight, boulevard, etc.) and research of funding opportunities.	Short-term/ongoing	
		Strategy 3.2: Maintain local streets, alley	Action Step 3.2.1: Coleraine will develop a five year Capital Improvement Plan for local streets, alleys, sidewalks and coordinate it with water and sewer system infrastructure improvements.	Depending on Fiscal year/budget	

	and visitors and all modes of transportation (walk, bike, roll, drive). Coleraine will collaborate with other jurisdictions and entities to fulfill a complete transportation network including public transportation systems.	and sidewalks on a routine and established schedule	Action Step 3.2.2: Coleraine will partner with the Greenway School District Safe Routes to School Program and routinely identify and address safety issues for students walking and bicycling to school.	Mid-term	
			Action Step 3.2.3: Coleraine will identify areas with parking issues and, if necessary, develop regulations to address them. This action can be coordinated with Land Use Strategy.	Mid-term	
		Strategy 3.3: Accommodate pedestrians and bicycles throughout the local street network.	Action Step 3.3.1: Coleraine will support and encourage pedestrian and bicycle infrastructure (streets, sidewalks and trail easements) in new developments and redevelopments that continue the pedestrian and bicycle transportation network and link to surrounding neighborhoods. Also see Land Use Strategy.	Mid-term/ongoing	
			Action Step 3.3.2: Coleraine will develop requirements for City acceptance of new privately constructed streets.	Short-term	
			Action Step 3.3.3: Coleraine will keep sidewalks clear of brush and obstructions.	Short-term/ongoing	
			Action Step 3.3.4: Coleraine will conduct a wayfinding inventory and establish appropriate signage to assist visitors and residents in locating amenities including the Mesabi trail and other trails, parks, facilities, etc.	Short-term	
		Strategy 3.4: Promote, protect, and consider the Keystone Snowmobile Trail –and other forms of recreational transportation (e.g. snowmobile, ATV, Golf Cart,	Action Step 3.4.1: Coleraine will protect the Keystone trail alignment from compromising development (new purchases of land recognize and accommodate the existing Keystone trail alignment).	Mid-term/ongoing	
			Action Step 3.4.2: Coleraine will partner with local and regional entities to promote the trail and goods and services in the City.	Short-term/ongoing	
			Action Step 3.4.3: Coleraine will conduct a wayfinding inventory and establish appropriate signage to assist visitors and residents in locating amenities including the Keystone Trail	Short-term	
			Action Step 3.4.4: Coleraine will consider transportation infrastructure for other forms of recreational transportation in new development and redevelopment (e.g. snowmobile, ATV, Golf Cart, motorized chairs, etc.) for resident and visitor convenience and safety.	Mid-term/ongoing	

	etc.).			
	Strategy 3.5: Advocate for and promote public transportation or carpooling opportunities	Action Step 3.5.1: Coleraine will work with Arrowhead Transit to publicize services like Dial-a-Ride and Rural Rides to residents.	Short-term/ongoing	
		Action Step 3.5.2: Coleraine will support local volunteer efforts to initiate a carpooling service among residents.	Short-term/ongoing	
	Strategy 3.6: Coleraine will continue to work with Bovey to implement the projects proposed in the Coleraine – Bovey Bike and Pedestrian Plan	Coleraine will continue to work with Bovey to implement the projects proposed in the Coleraine – Bovey Bike and Pedestrian Plan	Short-term/ongoing	
	Strategy 3.7: Advocate for safe and quiet railroad crossings	Action Step 3.7.1: Research funding and submit requests to advocate for safe and quiet railroad crossings (Federal funding available)	Short-term/ongoing	
	Strategy 3.8: Advocate for the expansion of Highway 169 outside of Coleraine.	Advocate for the expansion of Highway 169 outside of Coleraine.	Mid-term	

Utilities and Facilities	Coleraine will have improved infrastructure and maintenance for city structures, roads and communication technology through a	Strategy 4.1: Identify and assess storm and sanitary sewer and water infrastructure and its capacity for development growth.	Action Step 4.1.1: Coleraine will continue to collaborate with neighboring communities to address sewer treatment plant capacity.	Short-term/ongoing	
			Action Step 4.1.2: Coleraine will identify current storm and sanitary sewer infrastructure sections and plan for replacement in coordination with local streets and sidewalk reconstruction.	Short-term/ongoing	
			Action Step 4.1.3: Coleraine will plan for future infrastructure placement in potential development zone as identified in Economic Development section.	Mid-term/ongoing	

	systematic short-range planning process.	Strategy 4.2: Plan for short and long term capital improvements for public buildings and parks.	<p>Action Step 4.2.1: Coleraine will assess public buildings and prioritize necessary short and long term improvements. List of facilities (Parks are also addressed in Natural and Cultural Resources section):</p> <ul style="list-style-type: none"> • City Hall /Nyberg Center -upper level that is difficult to access (elevator) • Coleraine Carnegie Library • Fire hall - Is in disrepair, but financially, renovating is difficult. <p>Continue to make shoreline available from fire hall boat landing through park out to peninsula for the public. Coleraine will continue to pursue a joint venture with Bovey to build a new shared Emergency Management facility.</p> <ul style="list-style-type: none"> • Municipal garage • Cotton Park, beach • Longyear park • Boat landing • Hockey rink • Water treatment building • Eagle Ridge Golf Course • Log church • Park pavilion • Historic structures (Reference Cultural Resources Section) • Mount Itasca Ski Resort • Schools (Greenway High School, Van Dyke Elementary) Greenway Auditorium • Post office – do not have door-to-door mail service 	Mid-term/ongoing	
			Action Step 4.2.2.: Coleraine will collaborate with Bovey and other neighboring communities to study the feasibility of sharing equipment, facilities and personnel.	Mid-term/ongoing	
		Strategy 4.3: Assess and inventory street lights and develop a plan	Action Step 4.3.1: Coleraine will study street lighting and target areas for improved lighting especially around the downtown business district, parks, schools, Mesabi Trail and street intersections.	Mid-term/ongoing	
			Action Step 4.3.2: Coleraine will develop an outdoor lighting ordinance to address excessive nighttime light.	Mid-term/ongoing	

	to improve lighting in prioritized areas.			
	Strategy 4.4: Include energy efficient improvements for all public buildings when and where appropriate.	Action Step 4.4.1: Coleraine will continue to consider energy efficient options during all building renovations and utility upgrades such as installing more efficient heating, cooling systems and energy efficient lighting, and energy-electricity production alternatives.	Mid-term/ongoing	
	Strategy 4.5: Proactively communicate with local residents and businesses on a routine basis.	Action Step 4.5.1: Coleraine will continue to improve the City website to communicate with residents and businesses.	Mid-term/ongoing	
		Action Step 4.5.2: Coleraine will continue to work with local media to gain access to local television public access channels to disseminate important information (Itasca Community Television).	Mid-term/ongoing	
		Action Step 4.5.3: Coleraine will continue to develop a newsletter and make it available to the public.	Short-term/ongoing	
	Strategy 4.6: Assess garbage and recycling services and continue to work with contract waste management services	Action Step 4.6.1: Research and assess garbage and recycling systems (compactors, compost, etc.) and services (curbside service and location of drop sites), estimated costs, and continue to work with contract waste management to improve efficiency of waste management.	Mid-term/ongoing	
	Strategy 4.7: Advocate for the most up-to-date technology in	Action Step 4.7.1: Work with local providers and funding sources to install broadband/fiber to all residences and businesses. (Itasca County, DEED, Blandin Foundation, Connect MN)	Short-term/ongoing	

		communication s.			
		Strategy 4.8: Advocate for expanding natural gas to new areas	Action Step 4.8.1: Work with local providers and funding sources to expand natural gas.	Short-term/ongoing	
Agricultural, Natural, Cultural Resources	Coleraine will maintain and enhance its park system and natural areas and promote its current facilities like the Log Church and High School auditorium for community cultural events.	Strategy 5.1: Preserve and enhance city parks and natural areas.	Action Step 5.1.1: Coleraine will assess the existing city parks and record needed improvements for regular maintenance.	Mid-term/ongoing	
			Action Step 5.1.2: Coleraine will create a park plan with public input to develop a vision for city parks which may include new facilities or programs and maintenance.	Mid-term/ongoing	
			Action Step 5.1.3: In collaboration with surrounding communities (e.g. Bovey), Coleraine will inventory park facilities and natural areas and develop a maintenance plan and future park sites and improvements plan. List of parks/natural areas: • Cotton Park • Longyear Park • Trout Lake Municipal Beach and boat access. Improve pavilion to enhance accessibility. Restrooms need improvement. Beach manned by life guards throughout the summer. • Peninsula walking trails • Mt. Itasca ski hill - http://mtitasca.com/ - promote both summer and winter activities – property around ski hill is City owned- Try to utilize the ski chalet area year round (utilizing year round could enhance financial sustainability)	Mid-term/ongoing	
		Strategy 5.2: Encourage the development of community volunteer and non-profit groups.	Action Step 5.2.1: Coleraine will seek to include and involve younger residents in city committees and specific project task forces.	Short-term/ongoing	
			Action Step 5.2.2: Coleraine will develop community volunteer opportunities and encourage new local non-profit groups. Opportunities may include citizen committees for beautification, youth/mentor programs, transit or carpooling services (also see Transportation 3.4.2), and senior or youth programs.	Short-term/ongoing	

	Strategy 5.3: Develop and support events and activities that celebrate the City's history and gather people together.	Action Step 5.3.1: Coleraine will provide the history of the town to residents and visitors through either brochures or displays in City Hall and/or Library.	Ongoing	
		Action Step 5.3.2: Coleraine will use its City website to promote current events and provide relevant information for local residents and visitors.	Ongoing	
		Action Step 5.3.3: Coleraine will develop an event inventory and calendar and work with neighboring communities to collaborate on events. List of events: • Mt Itasca events (Reference Mount Itasca Winter Sports Center Business Plan, December 2010) • Fish-a-rama • City Thursday band concerts • Relay for life • Ice fishing tournament • Regional music competition • Log Church events	Short-term/ongoing	
	Strategy 5.4: Support community gathering places.	Action Step 5.4.1: Coleraine will identify and preserve areas and programs where residents gather.	Short-term/ongoing	
		Action Step 5.4.2: Coleraine will seek out new collaborative opportunities with neighboring communities to provide programs for youth. Consider development of community-service programs to encourage community volunteerism and promote the events in newsletter and website.	Short-term/ongoing	
		Action Step 5.4.3: Continue to support the Bovey/Coleraine Youth Center and Itasca County 'Source' booklet which has youth events.	Short-term/ongoing	

	Strategy 5.5: Preserve and promote the history of Coleraine.	Action Step 5.5.1: Identify, document and support the preservation of historical buildings and sites. The City will continue to promote the City's Historic Walking Tour. Sites include: • Greenway High School • The Methodist Episcopal Church • Coleraine Village Hall • The Log Church • Company Housing District • The Vandyke Home • The Kean Home • The Sears, Roebuck and Co. Home • The General Mining Superintendent's Home • The Claypool Log Home • Coleraine Carnegie Library • Coleraine Ski Jump Site • Longyear Park	Ongoing	
		Action Step 5.5.2: Promote the history of Coleraine's "Model City" through the use of a brochure, walking tours, and other media.	Ongoing	
		Action Step 5.5.3: Partner with local and regional entities such as the Minnesota Discovery Center, Itasca Historical Society, Visit Grand Rapids, GABA and the Grand Rapids Area Chamber of Commerce to promote the towns' role in the development of the Mesabi Range.	Ongoing	
	Strategy 5.6: Assess the local agriculture and access to healthy foods and gardens	Action step 5.6.1: Coleraine will assess and consider access to local healthy foods and gardens. This may include research of public land for community gardens, allowing chickens in the City, gardening programs, and food canning or preservation programs.	Short-term/ongoing	
		Action step 5.6.2: Coleraine will collaborate with neighboring communities to support and promote local healthy food production and access to healthy foods (Bovey Farmer's Market).	Short-term/ongoing	
	Strategy 5.7: Advocate for the safe clean-up and redevelopment of 'brownfield' area north of 169.	Action step 5.7.1: Work with property owners and research funding for clean-up and redevelopment of brownfield areas. (EPA brownfield area program http://www.epa.gov/brownfields/ , IRRRB, Laurentian Partnership).	Short-term/ongoing	

		Strategy 5.8: Develop a mine land overlay zoning district and use that process to assess proposed developments against future mining potential as well as to determine optimal areas in the community for development.	Action Step 5.8.1: Collaborate with neighboring communities to develop a model municipal mine land overlay zone. Seek leadership and technical assistance from area agencies such as the Iron Range Resources and Rehabilitation Board, Western Mesabi Mine Planning Board and Arrowhead Regional Development Commission on this effort.	Short-term/ongoing	
			Action Step 5.8.2: Collaborate with neighboring communities to identify feasible areas for development and initiate conversations with mining interests to determine their acceptability with those locations.	Short-term/ongoing	
Economic Development	Coleraine will work to keep the community economically strong and will provide opportunities for business creation and expansion along the Hwy 169 corridor and downtown area.	Strategy 6.1: Promote revitalization efforts for commercial areas downtown.	Action Step 6.1.1: Coleraine will prioritize revitalization efforts in the downtown area.	Short-term/ongoing	
			Action Step 6.1.2: Coleraine will develop design criteria for the downtown area in order to promote aesthetically pleasing commercial districts. Include action step as part of Land Use.	Short-term/ongoing	
			Action Step 6.1.3: Coleraine will participate in local economic development efforts and collaborate with others in encouraging businesses to locate in Coleraine.	Short-term/ongoing	
			Action Step 6.1.4: Coleraine will support efforts to redevelop vacant lots and rehabilitate commercial buildings in the downtown area.	Short-term/ongoing	
			Action Step 6.1.5: Coleraine will work with Iron Range Resources and KOOTASCA Community Action efforts that support commercial area revitalization through grant programs. (See Appendix E Economic Development Agency List)	Short-term/ongoing	

		Strategy 6.2: Collaborate with other communities and organizations to develop and promote regional and local amenities.	Action Step 6.2.1: Coleraine will actively seek to work collaborate with neighboring communities to promote shared resources that are attractive for new residents (ex. regional trails, Mount Itasca, Municipal Golf Course, etc.).	Short-term/ongoing	
			Action Step 6.2.2: Coleraine will actively seek to work collaboratively with organizations to develop new amenities. (See Appendix E Economic Development Agency list)	Mid-term	
		Strategy 6.3: Identify development zones to affirm there is available development property for commercial and/or industrial use and then assist in the marketing of those properties.	Action Step 6.3.1: Coleraine will review all properties in the City to determine their most desirable use and zone desired business property as industrial or commercial.	Short-term/ongoing	
			Action Step 6.3.2: Coleraine will submit industrial property infrastructure installation to the Arrowhead Region Comprehensive Economic Development Strategy when appropriate.	Ongoing	
			Action Step 6.3.3: Coleraine will adopt appropriate commercial and industrial land uses for the Centennial Acres area and Hwy 2.	Short-term	
		Strategy 6.4: Enhance community's entrance to attract visitors.	Action Step 6.4.1: Coleraine will develop enhanced signage to direct people to resources and businesses in town. Gateway sign could be placed at Prairie Rd. /169 and Centennial Acres area, Hwy 2 corridor.	Short-term	
			Action Step 6.4.2: Coleraine will enforce its blight ordinance.	Short-term/ongoing	
		Strategy 6.5: Support new	Action Step 6.5.1: Coleraine will complete a survey of local services and businesses to determine what types of businesses exist.	Short-term	

	and existing businesses.	Action Step 6.5.2: Coleraine will identify and promote desired new business opportunities for the City.	Mid-term	
	Strategy 6.6: Ensure the municipal golf course is an asset to community	Action Step 6.6.1: Coleraine will collaborate with golf course managers to maintain a high quality golf course.	Ongoing	
		Action Step 6.6.2: Coleraine will promote and market the golf course and restaurant to residents and visitors	Ongoing	
	Strategy 6.7: Market and promote the City to potential residents and visitors	Action step 6.7.1: Promote the existing trails and recreational opportunities to attract residents and visitors (tourism dollars into local economy).	Ongoing	
		Action step 6.7.2: Develop brochures, maps, facebook page, and website and gather support from local businesses to promote the City.	Short-term/ongoing	
		Action step 6.7.3: Work collaboratively with Chamber of Commerce and Real Estate professionals to develop brochures, maps, etc. (http://local-chamberofcommerce.com/ColeraineMinnesotachamberofcommerce)	Mid-term	
		Action step 6.7.4: Develop a central advertising community calendar – (e.g. Bank sign). Community boards to provide information on local events happening). Work with other communities within the area (Bovey, Taconite, etc.)	Mid-term	
	Strategy 6.8: Promote and incentivize buying local goods and seek funding sources for local economic development initiatives.	Action step 6.8.1: Work collaboratively with Chamber of Commerce to develop promotion materials (brochures, maps, etc.) and incentives for local goods (coupons, events, etc.) (http://local-chamberofcommerce.com/ColeraineMinnesotachamberofcommerce)	Mid-term	
		Action step 6.8.2: Research funding sources for local economic development initiatives (See Appendix E Economic Development Agency List).	Mid-term	
		Action step 6.8.3: Track city funds and revenue sources and consider allocation of funds toward economic development (e.g. TIFF districts expiring, sales tax, etc.)	Short-term	
	Strategy 6.9: Work with	Action 6.9.1: Communicate City policies and ordinances to property owners and facilitate dialog around community goals and strategies.	Ongoing	

		private property owners to encourage the best use of existing commercial and industrial property and buildings	Action 6.9.2: Work with existing property owners to realize existing opportunities for improving buildings (example: old Dale's Bar site)	Short-term/ongoing	
			Action 6.9.3: Work with stakeholders of the Mount Itasca ski hill and chalet to promote the facility and year-round use.	Short-term/ongoing	
Land Use	Coleraine will have compatible existing and future classifications for zoning which will include well-defined districts and specifications to preserve and enhance the community's natural and historical quality.	Strategy 7.1: Identify locations for industrial, commercial and residential uses.	Action Step 7.1.1: Coleraine will review all properties in the City to determine their most desirable use and zone desired use areas accordingly.	Short-term	
			Action Step 7.1.2: Coleraine will designate and preserve public parks and natural areas.	Short-term	
			Action Step 7.1.3: Coleraine will maintain a zoning map for the City.	Ongoing	
		Strategy 7.2: Coleraine will have a zoning ordinance that is efficient and adaptable and upholds quality of life assurances and the Coleraine Comprehensive Plan Vision Statement.	Action Step 7.2.1: Coleraine will develop transitional zone regulations for land between different uses. In particular, avoid development of 'spot zoning' or residential zoned property that is entirely surrounded by industrial and/or commercial zoned property.	Short-term	
			Action Step 7.2.2: Coleraine will make updates to the zoning ordinance and map that incorporate the Centennial Acres and Hwy 2 corridor. Coleraine will combine and compare the County zoning ordinance with the City zoning ordinance in this effort to comply with State Statute (Reference Appendix G).	Short-term	
		Strategy 7.3: Coleraine will use zoning and permitting checklists to	Action Step 7.3.1: Coleraine will create checklists for all zoning and permitting processes that will ensure an efficient and accurate procedure for all requests.	Mid-term (following updated ordinance)	

		ensure a proper and efficient review process is used			
		Strategy 7.4: Coleraine will create an adult-use business ordinance and zoning district in the City.	Action Step 7.4.1: The City will proactively address adult-use businesses by regulating them through the creation of an ordinance and designating appropriate locations for such businesses to be located.	Short-term	
		Strategy 7.5: Coleraine will develop subdivision regulations for new residential developments.	Action Step 7.5.1: Coleraine will create subdivision regulations which include design standards for streets, sidewalks, and trail easements in new developments.	Short-term	
			Action Step 7.5.2: Coleraine will create a subdivision regulation administration process to ensure an efficient and accurate process.	Mid-term (following updated ordinance)	
Intergovernmental Cooperation	Coleraine will work cooperatively with neighboring communities and public and private entities to provide cost effective public services and programs with shared equipment,	Strategy 8.1: Promote collaboration of inter-city and intra-city boards, commissions, and efforts.	Action Step 8.1.1: City of Coleraine's committees, boards, commissions and local groups will routinely collaborate and advise City efforts.	Ongoing	
			Action Step 8.1.2: Coleraine will continue to actively participate in and identify joint efforts with other local governments on the Iron Range.	Short-term/ongoing	
		Strategy 8.2: Ensure that the residents in Coleraine have effective fire, emergency and	Action Step 8.2.1: Coleraine will proactively address emergency service protection. This includes working with neighboring cities and townships to further develop partnerships and explore options to provide cooperative emergency service protection. Coleraine will continue to work with Bovey on the joint venture to develop a shared emergency services facility.	Short-term/ongoing	

	personnel and services	police protection services.	Action Step 8.2.2: Coleraine will continue to work with Bovey to share police services.	Ongoing	
			Action Step 8.2.3: Coleraine will work with Itasca County to develop a plan for infrastructure maintenance of Centennial Acres area.	Short-term/ongoing	
Implementation	Coleraine will actively work to complete the strategies identified in the comprehensive plan and will review implementation periodically.	Strategy 9.1: Implement the Comprehensive Plan after City Council adoption.	Action Step 9.1.1: Coleraine will annually hold a Comprehensive Plan review meeting to analyze and to determine the Plan's implementation status.	Ongoing	
			Action Step 9.1.2: Coleraine will change, update, or end actions that need alterations or have been completed.	Ongoing	

City of Coleraine
Comprehensive Plan
February 2010
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Prepared for the City of Coleraine
Prepared by the Arrowhead Regional Development Commission (ARDC)

ARDC's Mission

To serve the people of the Arrowhead Region by providing local units of government and citizens groups a means to work cooperatively in identifying needs, solving problems, and fostering local leadership.

If you have questions regarding ARDC or the City of Coleraine Comprehensive Plan, please contact:

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