

**GFA Committee – Fergus Falls**  
**September 11, 2008**  
**Issue Identification**

➤ **Exercise: With four orange dots, indicate your issues of highest priority**

<b>Issue cluster</b>	<b># of dots</b>	<b>Comments written on individual post-it notes regarding issues of greatest concern</b>
Shore Impact Zone & Buffer Strips	7	Define and defend Shore Impact Zone Strengthen shoreline buffers; limit rip rap; require canopy percentage Shore Impact Zone Management (standards) Allow for new technology Lot size, subdivisions and cluster developments; minimum buildable area; aquatic vegetation; conservation plats; controlled access Loss of shoreline habitat Reduce overall impervious allowable to 20 percent; no or limited impervious in Shore Impact Zone Shore Impact Zones = protection Recognition/protection through regulation Vegetative alteration – related to Shore Impact Zones
PUD & Conservation Development	6	The state needs to share “success stories”-- currently, few administrators know what to do New types of land ownership (for example, common interest communities, RV seasonal development, resort conversions) PUD rules that achieve desired results; open space, cultural and natural resource protection; true clustering of facilities Development roads must meet local government standards (e.g. bus route, mail route, fire truck) Conservation subdivision incentives and lot/block subdivision disincentives for NE lakes and special protection areas of recreational development and general development lakes Conservation subdivision design
Incentives	6	Tax credits for improving environmental conditions Community planning - state/local governments (LGU) need to really preach this gospel now (while gas prices are high) about design by nature More funds needed to get job done correctly (both LGU and DNR); consider adopting a system like MPCA – Feedlot Program Incentives for better shoreland management and development
Stormwater & Impermeable Surfaces	4	Reduce impervious to 20 percent Impervious standards; have performance standards (“engineer” the lot) and avoid some penalties, variances, etc. Water quality -- buffer strips/stormwater/erosion management plans; shoreland alteration permit; impervious surface area; wetlands; and side lot setbacks Impervious surface standards and limits
Surface Water Surface Use	3	Water surface; use zoning Docking for developments containing non-riparian parcels Shore recreation facilities; dock and boat mooring; standards for conventional shoreland lots Limit dockage on controlled access lots; limit all docks to percentage of lakeshore frontage Watercraft numbers and impacts (mooring and access)
Education	3	Education for landowners, maintenance/lawn services, contractors and engineering firms Education/training for shoreland owners and government officials DNR “School” – DNR should offer shoreland administration 101 course during winter months for local government units as many don’t know what they are doing More education for public (e.g. rain gardens, buffers, berms, plants)

Sensitive Areas	2	Development of basins smaller than 50 acres Development of shallow lakes Development of sensitive environments on lake shore
Agriculture	1	Agricultural standards: tile drainage into waters Drainage – perhaps watershed approach to funding “sensitive properties” - easements are needed
Rivers	1	River standards, unique standards for river development
Nonconformities	1	Remove stringline setback and develop stepback method Regarding rebuilds, improvements below a set standard not considered or accepted Lots of record (non-conforming size parcels); redevelopment mitigations Remove boathouse possibilities – no more additional allowed
Administration	0	Clear guidelines; checklist for consideration and acceptance; follow-up visits Open space management
Enforcement	0	DNR role/responsibility in enforcement Require restoration; proprietor pays no cheap buy-out fines
Septic Systems	0	Sanitation and second dwellings – sanitation code; tents; RV’s Not to make older ones to be reviewed at the sale of property
Property Rights	0	Develop rules/standards without affecting property value/cost, such that only few will afford lake property