

## 7.0 Comprehensive Plan Implementation

The goals and objectives defined within this Comprehensive Plan are used to outline an implementation plan. The implementation plan is a simplified list of actions that will move the city in the direction of its goals.

### 7.1 Land Use and Zoning Recommendations and Goal Implementation

Recommendation 1: The City of Bowman will adopt and abide by the future land use plan, and will continue to maintain an up to date future land use plan as amendments are made or ETA authority is expanded.

Recommendation 2: The City of Bowman will continue to establish zoning in areas within the ETA, and extend the ETA as annexations are completed. Coordination with Bowman County will be maintained to determine agreement on boundary locations.

Recommendation 3: The City of Bowman will follow the land use amendment process as development proposals arise that deviate from the land use plan adopted by the city. This process will ensure the maintenance of up to date information and the consideration of transitional land uses.

Recommendation 4: To ensure that park dedication continues to meet the current and future needs of the residents, the City will review the existing park land dedication for residential subdivisions and consider the addition of park land dedication in commercial subdivisions (5% for commercial development acreage and 10% for residential development acreage).

Recommendation 5: The City of Bowman will review the existing zoning ordinance to ensure it continues to meet the current and future needs of the community.

Recommendation 6: The City of Bowman will adopt text into the zoning ordinance that outlines a gateway zoning overlay, and will zone gateway areas accordingly.

Recommendation 7: To promote orderly growth and quality development, the City of Bowman will review and amend the city's subdivision ordinance, specifically requiring the platting of land before the issuance of a building permit.

### 7.2 Transportation Recommendations and Goal Implementation

Recommendation 1: City staff will draft text to amend the zoning ordinance to include review procedures for subdivision plats prior to any public hearing. Review criteria will include dedication of street right-of-way that provides good connections to the existing street system.

Recommendation 2: The City of Bowman will maintain an up to date future functional classification map that defines the preferred location of future arterial and collector roadways. All construction and rehabilitation on section line roads should be

defined as minor arterials. At least one east/west and one north/south collector will be required for every square mile.

Recommendation 3: The City of Bowman will initiate the conversation with the North Dakota Department of Transportation about the alternatives studied in the Comprehensive Plan and the need to further study the planning level alternatives for a US Highway 85 Truck Reliever Route. The future truck reliever route should encourage the movement of trucks from US Highway 85 to the truck reliever route, while discouraging the use of the route for tourist traffic. This can be achieved by maintaining the smooth flow of US Highway 85 through the city, and designing hard turns onto and off of US Highway 85 and the reliever route. Of the alternatives in Figure 23, Alternative E appears to best achieve this objective.

Recommendation 4: During subdivision and development proposal review, the city will ensure that future development does not prevent the implementation of a truck reliever route.

Recommendation 5: The City of Bowman will complete an inventory of the existing pedestrian and bicycle facilities that notes the location, condition, and width of all sidewalks and shared use paths. Using this inventory, the city will identify gaps in the existing system and create a phasing plan for construction of new sidewalks. Prepare a list that prioritizes repairs and replacements for existing sidewalks in poor condition.

Recommendation 6: The City of Bowman will amend the zoning ordinance to require the construction of sidewalks with new road construction. A new local street should be constructed with a standard sidewalk on both sides of the roadway. Collector and minor arterial roadways should be constructed with a standard sidewalk on one side and an 8 to 10-foot shared use path on the other.

Recommendation 7: The City of Bowman will work to preserve right-of-way through new subdivisions for the expansion of the regional trail loop around the city, and will consider different funding sources for its construction.

Recommendation 8: The City of Bowman will continue to provide a safe transportation system for the community by adopting and employing an access management plan during the subdivision and development processes.

### 7.3 Health Recommendations and Goal Implementation

Recommendation 1: The City of Bowman will coordinate with local healthcare providers to develop city-wide programs that focus on the availability of healthcare services to all residents.

Recommendation 2: The City of Bowman will investigate programs aimed at the importance of a healthy lifestyle for all age groups.

Recommendation 3: The City of Bowman will establish and adopt construction criteria that require all sidewalks and new construction to meet ADA (Americans with Disabilities Act) standards.

#### **7.4 Economy Recommendations and Goal Implementation**

Recommendation 1: In cooperation with the Bowman County Economic Development Corporation, Bowman will maintain and support existing financial incentives for start-up, expansion, or relocating businesses in Bowman.

Recommendation 2: The City of Bowman will continue to support the relationship between the Bowman County Economic Development Corporation and the Small Business Development Center and assist in increased awareness of its services.

Recommendation 3: The City of Bowman will continue to support and encourage the development of programs to assist new professionals in finding employment in the Bowman area.

Recommendation 4: The City of Bowman will continue to implement the Renaissance Zone in an effort to continue the revitalization of downtown Bowman.

Recommendation 5: The City of Bowman will partner with the county and other communities to continue to seek additional tourism opportunities within the City of Bowman and the greater region.

Recommendation 6: The City of Bowman will adopt the future land use plan, and update it as required to serve as a tool for developers to locate property slated for residential, commercial, and industrial growth. Work with the city engineer to define areas that allow for feasible and cost effective extension of city services.

#### **7.5 Housing Recommendations and Goal Implementation**

Recommendation 1: The City of Bowman will draft text to amend the zoning ordinance to include a definition of temporary housing beyond recreation vehicle parks, and define which districts it is allowed in as a permitted use or conditional use. Define approval criteria for developments of this nature such as density, setbacks, outdoor storage requirements, and length of occupancy.

Recommendation 2: Using the adopted future land use plan, the City of Bowman will define areas that are suitable for temporary housing developments, being mindful of the surrounding land uses.

## 7.6 City Services Recommendations and Goal Implementation

Recommendation 1: The City of Bowman will complete an inventory of vacant or underutilized properties within developed areas with access to city services. Consider incentives for development in these areas.

Recommendation 2: City staff will develop a system of recording the number of requests for development related proposals, also determining a threshold for the number acceptable for the current staffing levels. Consider the need of additional staff if the threshold is exceeded.

Recommendation 3: City staff will review existing internal and external procedures for processing development proposals. Study ways that the processes could be completed more efficiently.

Recommendation 4: The City of Bowman will amend existing procedures to encourage new subdivision proposals to include a request for annexation. These processes can be heard at the same Planning Commission and City Commission hearings.

Recommendation 5: As annexations are made into the city the City of Bowman will consider expansion of the ETA authority with coordination with Bowman County.

## 7.7 Quality of Life Recommendations and Goal Implementation

Recommendation 1: The City of Bowman will encourage the development of a variety of housing types within the city and within neighborhoods. Promote the addition of commercial and public development to service new residential growth areas.

Recommendation 2: The City of Bowman will adopt and abide by the future land use plan, serving as a tool for city staff, commissioners, developers and residents. Maintain an up to date future land use plan as amendments are made or ETA authority is expanded.

Recommendation 3: The City of Bowman will encourage development that is contiguous to existing development in the City of Bowman.

## 7.8 Infrastructure Recommendations and Goal Implementation

Recommendation 1: City staff will work with the city engineer to create a standard policy for the construction of infrastructure extensions to serve new development areas.

Recommendation 2: Using the adopted land use plan and work with the city engineer, the City of Bowman will develop a development phasing plan that identifies areas of future development by land use type and feasible and cost effective infrastructure extension. This plan will serve as a tool for city staff and officials, residents, and potential developers to define areas best suited for development.

Recommendation 3: The City of Bowman will continue to work with the City Engineer to utilize and enhance the existing infrastructure plan. The city will continue to update this plan on an annual basis to identify weak points in the system in need of an upgrade or repairs.