



CITY OF ELY

COMPREHENSIVE LAND USE PLAN

AND

IMPLEMENTATION GUIDE

ORIGINAL DOCUMENT - JANUARY 1997

UPDATED - MARCH 2000

UPDATED - JULY 2003

UPDATED - OCTOBER 2006

UPDATED - December 2009

UPDATED - December 2012

PREPARED BY THE

ELY LAND USE PLANNING TASK FORCE

WITH ASSISTANCE FROM

KLAERS, POWERS AND ASSOCIATES

TABLE OF CONTENTS

Overview of the Plan	6
A. Future Ely Land Use	6
B. Non Land Use Strategies	7
1. Financing City Government	7
2. Public Infrastructure	7
3. Community Design	8
4. Upgrading the Housing Stock	8
I. Recommended Plan	9
A. Plan Goals and Objectives	9
1. Infrastructure	9
a. Water Supply and Distribution	9
b. Stormwater and Sewage Treatment and Collection	9
c. Streets and Sidewalks	9
2. Economic Development	10
3. Housing	10
4. Solid Waste Collection and Disposal	10
5. Historic Preservation	11
6. Community Recreational Facilities	11
7. Land Use	11
8. Transportation	12
9. Alternative/Renewable Energy	12
B. Recommended 2015 Land Use Plan	12
C. Traffic Circulation Plan	13
D. Walk-ability	13
E. Historic Downtown	13
1. Downtown Buildings Architectural Design	13
2. Streetscapes	14
3. Building Code and Maintenance Priorities	14
4. Public Places	14
5. Parking and Traffic Circulation	14
a. Parking	14
b. Traffic Circulation	14
E. Recommendations for Non Land Use Issues	15
1. Repair and Upgrade of the Housing Stock	15
2. Housing	15
3. Repair and Upgrade of Community Infrastructure	15
4. Solid Waste Collection and Recycling	15
5. Balanced Economic Development	15
6. Visitor Information and Directional Signage	15
7. Historic Preservation	16

II. Implementation Guide - Bringing the Plan to Reality.....	17
A. Implementing the Land Use Plan - Guiding Principles.....	17
1. Planning & Initiating Redevelopment Projects	17
2. Timing	17
3. Land Acquisition	17
4. Zoning Consistent with the Plan	18
B. Implementing the Plan for Non Land Use Issues,	
Recommended Strategy for Implementation.....	18
1. Repair and Upgrade of the Housing Stock	18
2. Repair and Upgrade of Community Infrastructure	18
3. Solid Waste Collection and Recycling	18
4. Economic Development	18
5. Visitor Information and Directional Signage	18
6. Historic Preservation	18
III. Addendums	
A. Addendum of Completion	
* Identifies an item has been added to the Addendum of Completion	
B. Energy Action Plan	

ACKNOWLEDGEMENTS

ELY PLANNING TASK FORCE MEMBERS

City Councilor Dick Pucel
City Councilor Pat Lammi
Wende Nelson At Large Representative
Jean Green Planning Commissioner
Dick Zahn Representing Senior Citizens
Nick Wognum Planning Commissioner
Jeffery Anderson Representing Ely Youth
Ross Buffington Representing Chamber of Commerce
Betty Salerno Planning Commissioner

CONSULTANTS

John Klaers Lead Planner
John Powers Associate Project Planner
Steve Smith Straight Line Drafting
Kent Worley Landscape Architect
Roger Saccoman Architect

KPA SPECIAL THANKS TO:

Mayor Roger Skraba
City Councilor Paul Kess
City Councilor Lolita Schnitzius
Clerk Treasurer Terry Lowell
Terry Merfield and ISD 696
Deb Minier City Assessor
Claire Huisman Deputy Clerk
Terry Jackson Director EUC
Dr. Jon Harris Vermilion College
Kenny Hegman City Superintendent
Linda Fryer Ely Area Chamber of Commerce
Anne Wognum Ely Echo
Angela Campbell Preservation Planner
Irene Grahek Ely HRA

The following are the Commission members who have participated in the review of this document.

2012 Planning and Zoning Commission

Gil Knight
Gregg Cramer
George Burger
Gordon Shetty
Kara Polyner
Thompson Blodgett
Ryan Callen

2013 Planning and Zoning Commission

George Burger
Thompson Blodgett
Gordon Shetty
Kara Polyner
Ryan Callen
Kate Davies
Todd Denio

OVERVIEW OF THE ELY PLAN

The Ely Comprehensive Plan and Implementation Guide are designed as a forward looking vision for growth within the community. It outlines the overall policy and context for future development and growth for the fifteen years following the plan review. The Ely Comprehensive Plan and Implementation Guide is the result of a detailed planning process that examines conditions in the City every three years in terms of community planning, zoning and development strategies.

The Ely Comprehensive Plan seeks to attain the goals and objectives outlined in the Plan by:

1. Identifying the actions and decisions necessary to reach stated goals, and;
2. Recommending an administrative process involving the Plan to resolve land use or developmental strategies.

The Ely Comprehensive Plan addresses land uses and non-land uses that have a bearing on the future of the community. The recommended Implementation Guide identifies actions that are necessary to reach a specific land use or non-land use goal, as well as providing city policy makers and administrators with a decision making process that involves the Plan and seeks to ensure the Plan remains in focus or is revised to reflect changing conditions that were unforeseen at the time this Plan was adopted.

A. FUTURE ELY LAND USE

The plan for future land use in the community calls for redeveloping specific subareas of the existing city where there are conflicting or blighting land uses. By phasing out these uses over time and redeveloping the area for a more specific set of land uses, the result is a better use of the properties.

The future Land Use Plan identifies general areas for future multiple family, single family and student housing developments. The Plan is inclusive in terms of standards for land uses, building styles, parking requirements other site improvements and signs.

Finally, the Plan looks to the future and expands the city limits for economic development.

The Land Use Plan components are important to resolving current land use conflicts resulting in blight and reduced property values and delays in redevelopment activities by providing the necessary direction to issues that are important to maintaining the character of Ely: criteria of great importance to Ely residents and which is also basic to its future economic vitality.

The Commission should consider adopting goals and objectives that will protect open space and the environment. The City should also be cognizant of the planning activities of adjacent units of government and other affected public agencies.

B. NON-LAND USE STRATEGIES

Ely, like most Iron Range cities, faces a number of challenges towards replacing aging infrastructure with a high proportion of low- and moderate-income households and an increasing cost of living. The non-land use portion of the Plan calls for elected officials and administrators to involve a variety of organizations and funding sources to address those issues over a period of time that also seeks to provide maximum flexibility in the planning and timing of needed public improvements.

The Plan recognizes that Ely has limited financial resources and strong volunteer potential. The citizens of Ely, through their involvement with government and various civic and charitable organizations, will be a key component of the actions necessary to implement the Comprehensive Plan.

1. Financing City Government and Other Public Improvements

Ely citizens need to understand how their current city operations are funded and how changes in state policies regarding state aids to local governments may change. Ely has an aging infrastructure and housing stock and the City needs to aggressively work to upgrade public utility systems and housing during a time when household budgets are tight, and financial assistance from federal and state sources could be drastically reduced. The plan should be continually evaluated in light of possible changes to taxes and local government aid.

The City Council should maintain vigilance over proposed property tax law changes and consider alternate means of paying for government services. Ely's visitor and tourism industry suggests that the burden visitors place on local government services and infrastructure justifies an examination of revenue options, such as a city sales tax.

2. Public Infrastructure

The Plan recommends Ely prepare and adopt a coordinated Capital Improvement Program (CIP) for five-year increments. Ely's streets, sidewalks, water lines, sanitary sewer lines, storm sewers and water plant are in need of upgrades and replacement.

The CIP should address the most urgent infrastructure needs, but at the same time coordinate the program to ensure that new streets will not have to be broken to repair or replace old water or sewer lines.

The CIP should identify the source of the funds to make the improvement and in most cases require a detailed specification and bid document as the basis for a final cost estimate or assessment hearing.

As a part of the CIP, the Council should review its policies for funding and assessing public improvements. Administrative policies for funding and assigning costs should be based on a consistent set of policies that clearly define who will pay for future street and other city improvements.

The Ely Utilities Commission and the City need to work closely on future infrastructure improvement projects to ensure coordination and maximize public financial resources. While city infrastructure and properties head the list of needs, the CIP must also include other community-driven needs.

3. Community Design

A city must have a unified professional image if it wants to attract potential businesses, investors and visitors.

Property owners are encouraged to renovate their buildings to the style of its period.

The Plan calls for upgrading the east and west entrances to the city by removing incompatible land uses over the long run and screening objectionable uses and structures in the short run.

The Plan calls for a coordinated public informational sign system to help guide visitors to city attractions.

The Plan recommends expanded open space areas and plantings along key roadways to enhance the community's visual appearance.

4. Upgrading the Housing Stock

There is a demand for affordable updated housing.

The City program providing low-interest loans to property owners for rehabilitation should be continued and expanded, if possible.

Finally, the City should work to make more land available for future housing developments by expanding the city limits to encompass additional buildable property. Infrastructure should only be expanded once the development has been initiated.

I. RECOMMENDED PLAN

A. PLAN GOALS AND OBJECTIVES

1. Infrastructure

a. WATER SUPPLY AND DISTRIBUTION

GOAL: Optimize the operation of the water distribution system in the most cost-effective manner.

OBJECTIVE: Provide all properties with trouble-free water service.

GOAL: Provide all residences and businesses with the highest quality potable water.

OBJECTIVE: Coordinate water system improvements with other infrastructure improvement projects.

OBJECTIVE: Annually review and update a water supply rate structure to ensure that all capital and operational costs are distributed equitably.

b. STORM WATER AND SEWAGE TREATMENT AND COLLECTION

GOAL: Provide the highest level of stormwater and wastewater treatment consistent with state and federal standards in the most cost-effective manner.

OBJECTIVE: Reduce the amount of clear water entering the sewage collection system to the lowest level technically and financially attainable.

OBJECTIVE: Annually review a rate structure for stormwater and wastewater treatment and collection to ensure that all capital and operational costs are distributed equitably.

OBJECTIVE: Coordinate wastewater treatment and collection system improvements with other infrastructure improvement projects.

OBJECTIVE: Expand the wastewater collection, where feasible.

c. STREETS AND SIDEWALKS

GOAL: Continue the program to systematically improve substandard streets and sidewalks throughout the community.

OBJECTIVE: Coordinate street and sidewalk improvements with other infrastructure improvements.

OBJECTIVE: The city may assess part of the cost of street and sidewalk improvements.

OBJECTIVE: The city may provide for financial assistance to low and moderate income property owners for all infrastructure improvements.

2. Economic Development

GOAL: Develop a balanced economic program that provides skilled jobs.

OBJECTIVE: Seek out companies offering living wage jobs.

OBJECTIVE: Provide an incentive program for companies locating in the Business Park.

OBJECTIVE: Consider incentives for companies locating on private properties within the city limits.

OBJECTIVE: Cooperatively develop educational and training programs for area businesses, industries, and residents with Vermilion Community College and the Ely School District.

GOAL: Encourage increased economic development by providing the highest level of city services and modern infrastructure at a reasonable cost.

GOAL: Staying current with technological advancements.

OBJECTIVE: Provide readily available fiber connections to every property within city limits.

OBJECTIVE: To improve and maintain wire-less connectivity throughout the city.

3. Housing

GOAL: Encourage adequate housing for all Ely residents.

OBJECTIVE: Encourage the private sector to build new housing.

OBJECTIVE: Provide incentives for private rehabilitation of the Ely housing stock.

GOAL: Maintain zoning standards for rental properties.

4. Solid Waste Collection and Disposal

GOAL: Continue to improve cost-effective systems for collecting and recycling solid wastes.

OBJECTIVE: Collaborate with county and state agencies to ensure Ely residents have access to adequate facilities for disposal, collection and recycling of solid wastes.

OBJECTIVE: Annually review the costs of solid waste programs to ensure user equitability.

5. Historic Preservation

GOAL: Continue and encourage a historic preservation program that identifies and preserves historically significant buildings and artifacts.

OBJECTIVE: Provide incentives for voluntary preservation of historically significant buildings and artifacts.

OBJECTIVE: Continue collaboration with the Ely-Winton Historical Society, St. Louis County Historical Society, and the Minnesota Historical Society to provide adequate facilities for the display of historic artifacts and preservation of buildings.

6. Community Recreational Facilities

GOAL: Provide a wide range of recreational opportunities and facilities.

OBJECTIVE: Allocate the costs of providing and maintaining recreational facilities and programs to ensure user equitability.

OBJECTIVE: Maintain all community recreational facilities to the highest safety and aesthetic levels possible given limited community financial resources.

OBJECTIVE: Provide adequate multiple use and special purpose recreational facilities.

7. Land Use

GOAL: Plan for city land use patterns that can be cost effectively served by utilities and services which do not conflict with existing and future development.

OBJECTIVE: Update the community zoning code to reflect current demands and development conditions.

OBJECTIVE: Strive to provide adequate areas for off-street parking for employees and shoppers to strengthen and preserve the downtown core commercial district. *

OBJECTIVE: Encourage redevelopment of existing commercial areas.

OBJECTIVE: Provide adequate areas for potential heavy industrial uses. *

GOAL: Prohibit the extension of city services to areas outside current city limits without annexation agreements.

GOAL: Encourage new developments to locate in areas convenient to city services and infrastructure.

8. Transportation

GOAL: Support AEOA's transportation programs.

OBJECTIVE: Encourage private interests to provide specialty transportation needs within the community and the Ely area.

OBJECTIVE: Maintain all sidewalks, non-motorized trails, motorized trails and streets.

OBJECTIVE: Encourage use of non-motorized and motorized trails by providing connections to the main trails.

GOAL: Promote alternative forms of transportation.

OBJECTIVE: Provide secure storage on public sites.

OBJECTIVE: Encourage private sector to follow the cities example by also providing secure alternative transportation storage.

9. Alternative/Renewable Energy

GOAL: Investigate alternative or renewable energy projects.

OBJECTIVE: To enhance the City's ability to reduce its dependence upon fossil fuels and take advantage of cutting edge technology.

10. Education

GOAL: Coordinate with Independent School District 696, Vermillion Community College, and neighboring communities.

OBJECTIVE: To enhance learning opportunities and quality of education for area students.

B. RECOMMENDED 2018 LAND USE PLAN

The recommended 2018 Land Use Plan for the City calls for several redevelopments, with much of the city remaining as it is currently designated.

1. The largest proposed redevelopment area is located on the west end of Ely, south of Sheridan Street (West Ely Concept). It is designated as a mix of commercial, public, light industrial and residential areas.

The plan recommends this area be redeveloped over time for light industrial, residential, public, and commercial uses. Street configurations should be reworked to serve a large lot development pattern.

2. Another proposed redevelopment area is located on the east end of Ely, north and east of the college campus. *
3. The former Ely Public Works garage site should be considered for redevelopment.
4. Single family housing is proposed for east of the County Road 88 area. Areas south of the existing city limits could also be developed for new housing.

*

5. The open space area around the softball fields should be acquired for other passive and active recreational uses.
6. Encourage further development in the Business Park.
7. The Trezona Trail parking lot could be complemented by another small lot that could serve the east portion of the trail near the Spaulding Developments. A site plan review process must be employed by the Planning Commission for all new development in this area.

The Plan also recommends the City boundaries be expanded to the east, west and south.

C. TRAFFIC CIRCULATION PLAN

The future Land Use Plan recommends a traffic circulation system that will move people and goods within and through the City with minimal impact on other development.

Ely's options for vehicular traffic are limited because of topography and other natural features.

Truck traffic routinely occurs on Sheridan Street, which is also a state highway. Speed laws for users should be strictly enforced. Informational signs and directions for users need to be conveniently placed and easy to read.

Ely's recommended traffic circulation system is not complex, but does provide a loop system for east-west traffic. These streets will carry a higher volume of traffic than other city streets.

Future new roadways are intended to keep traffic away from residential areas and minimize the impact of traffic.

D. ALTERNATIVE TRAVEL

1. Walk-ability

The walk-ability of our city is a value impacting our quality of life. Preserving and improving the pedestrian quality of life is critical to the long-term goals and vision for Ely.

2. Wheeled Traffic

As a variety of wheeled transportation options are utilized and become increasingly popular, the city should also recognize and promote these types of alternative methods by both supplying secure storage sites as well as designated travel routes.

E. HISTORIC DOWNTOWN

1. Downtown Building Architectural Design

Historic downtown building architecture should complement the community design as indicated under B. Non-Land Use Strategies, Section 3. Community Design found on Page 7 of the Comprehensive Land Use Plan. Period renovation is encouraged to preserve style and character.

2. Streetscapes

Tree plantings should be continued in accordance with future tree planting plans. Energy efficient overhead lighting is also important. A consistent style of lighting throughout the community or commercial district is an important design feature. Light pollution technology

should be implemented where practical. An effort should be made to have benches incorporated in future street improvement projects. It is also vital to the appearance and cleanliness of Ely to maintain existing trash receptacles.

3. Building Code and Maintenance Priorities

- a. Encourage upgrading the electrical wiring of existing buildings as a consideration for public safety and prevention of major fire events.
- b. Encourage roof upgrades.
- c. Assist property owners through storefront rehabilitation loan programs.
- d. Assist residential property owners through rehabilitation loan programs when available.

4. Public Places

Historic downtown needs open spaces for resting and enjoyment. Small plaza areas with benches, paving, and lawn areas would define this area and make it more inviting for visitors and residents. To connect Sheridan and Chapman street shopping traffic, an attractive physical connection could be created consisting of a sidewalk surrounded by green space with a park like atmosphere.

Existing parks and natural area green spaces should be enhanced by additional green spaces which would provide interconnectivity between existing and proposed areas. In addition, future green spaces should take into account natural and cultural intrinsic qualities. A “green infrastructure” plan could also be developed which could support urban functions such as natural drainage filtration and tree canopy cover making select green spaces serve multiple public purposes.

5. Parking and Traffic Circulation

a. Parking

More off-street parking for customers and employees is an important component of preserving historic downtown. Land for longer term parking is needed.

Public-owned parking lots could be created. Expenses could be recouped through fees collected for short-term, secure parking. Convenience and accessibility are two criteria for a parking area.

*

b. Traffic Circulation

Traffic is congested in historic downtown, but the frequency and duration are not severe enough to warrant major changes to the traffic circulation system.

Opportunities may exist to experiment with the use of one-way streets for north and south and east and west traffic flow. Sheridan will continue to carry the bulk of traffic, but other streets connecting to Sheridan need to be up-graded to meet future traffic demands. Further consideration of new and alternative truck routes to keep them off of main traffic routes should be pursued. Additionally, the City should continually analyze road extensions and/or straightening of roads as opportunities present themselves.

F. RECOMMENDATIONS FOR NON-LAND USE ISSUES

1. Repair and Upgrade of Housing Stock

The City has a program available to assist low-income persons to finance upgrading of existing single-family dwellings. The City should encourage and inform the public that such a program is available.

The City encourages any remodeling and upgrading of existing single-family homes.

The Plan recommends future zoning changes to encourage private development of needed single- and multiple- family housing. The City shall continue annual inspections of all rental units by the Building Official to ensure rental units are maintained in a safe and livable fashion. *

2. Housing

The Plan recommends the City assist in the creation of new housing opportunities by enacting the zoning changes called for in other sections, continuation of ongoing financial incentives, aggressive removal of substandard units, and strict enforcement of building codes.

3. Repair and Upgrade of Community Infrastructure

The Plan recommends the City, through the EUC, continue a detailed inspection program of the water distribution and sewage collection systems and repair and rebuild each system in conjunction with a street improvement program. *

4. Solid Waste Collection and Recycling

The City should continue to oversee the collection of solid waste. Recycling programs should be encouraged.

5. Balanced Economic Development

The Plan recommends the City, and other outside entities work cooperatively to attract companies that pay living wages with benefits.

6. Visitor Information and Directional Signage

The Plan recommends the City work with the Chamber of Commerce to develop a visitor directional sign system.

7. Historic Preservation

Ely has a long and colorful history that remains today through industrial artifacts, architecture, and layout of the city. A master plan with an associated funding mechanism for preservation of historically significant buildings that could be part of a future self-guided tour of the City and its history should be developed.

II. IMPLEMENTATION GUIDE - BRINGING THE PLAN TO REALITY

The Ely Comprehensive Plan is a flexible document working to the advantage of the community. The Plan Goals and Objectives should be reviewed every three years ensuring relevancy to current conditions and priorities. The Planning Commission should advocate use of the plan, review various projects for consistency with the Plan, and advise the City Council in matters related to implementation. In addition, any projects implemented should detail a timeline and have a funded budget.

The Plan encourages interaction with governmental agencies, non-profits, non-governmental organizations, and local citizens.

Capital Improvement Programs shall be reviewed and updated annually.

A. IMPLEMENTING THE LAND USE PLAN - GUIDING PRINCIPLES

The Land Use Component of the Plan is difficult to implement because of its complexity and the cost of acquiring and assembling needed land. The City needs to examine the options available for carrying out redevelopment projects involving required resources and the necessary groups, committees and commissions.

The recommended guiding principles for implementing the land use provisions of the Comprehensive Plan are as follows:

1. Planning and Initiating the Redevelopment Project.

The City should decide when to initiate the project by preparing a detailed plan for redevelopment of the project area.

2. Timing.

The City should not undertake redevelopment projects that cannot be completed within a reasonable timeframe.

3. Land Acquisitions.

Successful redevelopment projects involve agreement on a detailed plan, proper zoning, and ability to subsidize land acquisition to accelerate purchase, cleanup and resale of substandard properties. The City should specifically identify each redevelopment area project boundary and identify which properties would be included.

Substandard properties which include buildings that cannot be economically rehabilitated or are not historically significant should be acquired and demolished if funding is available. *

Engineering plans for reworking the utilities and streets should be designed according to the redevelopment plan with those improvements included in the capital improvement budget.

4. Zoning Consistent with the Plan.

The City should strive to make the zoning map for the community consistent with the Plan, and all new rezoning requests must be evaluated for consistency with the plan before receiving approval.

B. SUMMARY OF RECOMMENDED NON-LAND USE IMPLEMENTATIONS AND STRATEGIES.

Each of the projects or issues listed below need to be addressed by the City:-

The City should involve other City Boards and Commissions, local non-profit organizations such as the Chamber of Commerce, Ely-Winton Historical Society and other governmental agencies in planning and funding these future projects.

1. Repair and Upgrade Housing Stock

Current programs should be continued. New programs should be investigated as they become available. Additionally, the public should be made aware of the existence of such programs.

2. Repair and Upgrade of Community Infrastructure

Most of the responsibility for this item falls on the Ely Utility Commission and the Ely Public Works Department. Street and utility repairs/improvements need to be planned and coordinated. Effective and clear local assessment policies are an important consideration.

3. Solid Waste Collection and Recycling

This issue requires the involvement of the appropriate agencies and the City Sanitation Committee. If problems arise, these agencies must be notified and discussions should be held to formulate solutions.

4. Economic Development

The City will attempt to utilize or work cooperatively with agencies dealing with economic development.

5. Visitor Information and Directional Signage

The City should continue the improvement of visitor information and directional signage as deemed necessary.

6. Historic Preservation

The city should continue its relations with the Heritage Preservation Commission and other appropriate entities or organizations regarding a detailed historic preservation plan for the City, as well as possible funding sources.



City of Ely

Addendum of Completion

Addendum to

Comprehensive Land Use Plan

And

Implementation Guide

Original Document 2013

Prepared By The

Planning and Zoning Commission

Table of Contents

Vision and Goals..... 3
Addendum of Completion Overview..... 3
2012 Review..... 4

Addendum of Completion Vision

The Addendum of Completion was formulated by the 2012 Planning Commission as a means of tracking goals, objectives, and other items stricken from or kept within the Ely Comprehensive Plan. During the Comprehensive Plan review period, the current Planning Commission may deem it appropriate to include a specific project in the Addendum of Completion. Projects completed by the city during the review period of three years may be included in the Addendum of Completion.

Addendum of Completion Goals

The 2012 Commission suggested that by maintaining a list of completed projects, future Planning Commissions would be able to easily see when and why certain items were removed from the Comprehensive Plan. Additionally, projects of importance, relating to the Comprehensive Plan goals or objectives that were completed, but not stricken from the plan, would also be included within the Addendum of Completion.

This addendum will not only track the progress towards the goals outlined within the comprehensive plan, but also will indicate whether the current version of the plan is continuing to function for the city. During the review process, as the commission identifies items to be included in the Addendum of Completion, the functionality of the comprehensive plan will also be evaluated, thus leading a commission to alter the plan itself either due to a process working, not working, or completed.

2012 Review

I. RECOMMENDED PLAN, A. PLAN GOALS AND OBJECTIVES, 3. Housing

GOAL: Develop zoning standards for rental properties.

Stricken. Ordinance 242. 16.01 LICENSING OF RENTAL DWELLINGS. Officially adopted June 11, 2011.

I. RECOMMENDED PLAN, A. PLAN GOALS AND OBJECTIVES, 7. Land Use

OBJECTIVE: Strive to provide adequate areas for off-street parking for employees and shoppers to strengthen and preserve the downtown core commercial district.

Kept. The public parking lot implemented in 2012 and located across from City Hall, partially satisfies this objective. Need for more public parking is present, thus the objective was not stricken from the comprehensive plan.

I. RECOMMENDED PLAN A. PLAN GOALS AND OBJECTIVES 7. Land Use

OBJECTIVE: Provide adequate areas for potential heavy industrial uses.

Kept. Ordinance 253. Annexing Land Located in the Township of Morse, St. Louis County, Minnesota. Included within this ordinance was a city owned 40 acre parcel located just east of Forest Concrete Products. Officially adopted January 3, 2012.

I. RECOMMENDED PLAN, B. RECOMMENDED 2015 LAND USE PLAN, 2.

The existing mobile home park should be phased out over time and replaced with student housing or other multiple-family housing.

Stricken. The closure statement for Northern Terrace Manufactured Home Park was received April 4, 2012.

I. RECOMMENDED PLAN, B. RECOMMENDED 2015 LAND USE PLAN, 5.

Ely also needs an area for heavy industrial uses. The sand and gravel pits south and east of town are targeted for this use.

Stricken. Ordinance 253. Annexing Land Located in the Township of Morse, St. Louis County, Minnesota. Included within this ordinance was a city owned 40 acre parcel located just east of Forest Concrete Products. Officially adopted January 3, 2012.

I. RECOMMENDED PLAN, E. HISTORIC DOWNTOWN, 5. Parking and Traffic Circulation, a. Parking

Kept. The public parking lot implemented in 2012 and located across from City Hall, partially satisfies this objective. Need for more public parking is present, thus the objective was not stricken from the comprehensive plan.

I. RECOMMENDED PLAN, F. RECOMMENDATIONS FOR NON-LAND USE ISSUES, 1. Repair and Upgrade of Housing Stock

Altered. Ordinance 242. 16.01 LICENSING OF RENTAL DWELLINGS. Officially adopted June 11, 2011.

Original 3rd paragraph. The plan recommends future zoning changes to encourage private development of needed single- and multiple-family housing. The City *may require* annual inspections of all rental units by the Building *and Fire Inspectors* to ensure rental units are maintained in a safe and livable

I. RECOMMENDED PLAN, F. RECOMMENDATIONS FOR NON-LAND USE ISSUES,3. Repair and Upgrade of Community Infrastructure

Kept. A portion of Pattison Street was resurfaced and utilities were upgraded. Central to Fourth Avenue upgrades included water lines and sewer. Further upgrades to infrastructure on Pattison Street were storm drains as well as sewer from Sixth to Seventh Avenue. Infrastructure upgrades were completed October, 2012.

II. IMPLEMENTATION GUIDE – BRINGING THE PLAN TO REALITY, A.
IMPLEMENTING THE LAND USE PLAN – GUIDING PRINCIPLES, 3. Land Acquisitions

In relation to substandard properties, their acquisition, rehabilitation, or demolition, several properties were identified. The building official has begun the process regarding some of the properties.

Kept. Official letters have been sent to property owners. 425 East Chapman Street, a bank repossessed property, was demolished in the fall of 2012.



City of Ely, MN
ENERGY ACTION PLAN
Comprehensive Plan Addendum
November, 2010

City of Ely, MN
ENERGY ACTION PLAN
Comprehensive Plan Addendum

Adopted by the Ely City Council
November 16th, 2010

Prepared for the
City of Ely

Prepared by the
Arrowhead Regional Development Commission
Regional Planning Division
2010



ELY ENERGY ACTION PLAN
TABLE OF CONTENTS

EAP Vision and Goals..... Page 4

City of Ely Resolution..... Page 5

Energy Action Plan (EAP) Overview..... Page 6

EAP Planning Process..... Page 6

EAP Implementation and Partnerships..... Page 7

About the Arrowhead Regional Development Commission..... Page 7

EAP Goals, Strategies and Action Steps..... Pgs 8-18

Ely EAP Implementation Chart..... Pgs 19-28

Recommended Resources..... Page 29

ELY ENERGY VISION

Ely is a leader in energy independence. We maximize our energy efficiency and the use of renewable and local energy resources, leading to sustainability and economic prosperity.

ENERGY ACTION PLAN GOALS

- Goal 1: Demonstrate leadership and commitment to energy planning and implementation.
- Goal 2: Maximize energy efficiency of homes and businesses.
- Goal 3: Maximize energy efficiency of community facilities.
- Goal 4: Maximize the use of renewable energy by homes and businesses.
- Goal 5: Maximize renewable energy into all future facility development or redevelopment of projects.
- Goal 6: Plan for land uses and transportation systems that offer opportunities for energy efficient modes of transportation.
- Goal 7: Provide a secure, affordable and sustainable energy environment for the Ely area.
- Goal 8: Attract students, tourists, and business to learn from and experience Ely's energy independence.
- Goal 9: Stay current with emerging technologies, best practices, policies and funding opportunities to impact and support our Vision.
- Goal 10: Foster opportunities for development of energy-related business and jobs.

CITY OF ELY

**RESOLUTION AUTHORIZING COMMITMENT TO WORK COLLABORATIVELY
ON DEVELOPMENT OF AN ENERGY ACTION PLAN**

WHEREAS, the City of Ely is a Municipal Corporation governed under the Charter of the City of Ely with powers vested in its City Council;

WHEREAS, the City of Ely Planning Commission will utilize renewable/alternative energy as part of future planning if it is economically feasible and shall be reflected in the City of Ely Comprehensive Land Use Plan;

WHEREAS, the City of Ely has made a commitment to work collaboratively with a diverse group of stakeholders throughout the process to develop an Energy Action Plan;

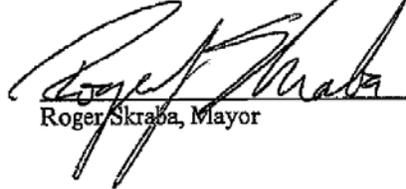
WHEREAS, the City of Ely has an understanding that participation in this project will conclude with formal adoption of the Energy Action Plan by the City of Ely.

NOW, THEREFORE BE IT RESOLVED, That said plans be in all things approved.

Adopted by the Council this 2nd day of March, 2010.



Terri Boese, City Clerk-Treasurer



Roger Skraba, Mayor

Energy Action Plan Overview

In January, 2010 the Arrowhead Regional Development Commission was awarded grants from the Minnesota Clean Energy Resource Teams (CERTS), the Southwest Initiative Foundation's Rural Energy Development Initiative (REDI), and Iron Range Resources to fund a 12-month pilot project to facilitate development of an Energy Action Plan (EAP) with a community in northeast Minnesota.

The end goal of the Energy Action Plan pilot project is to develop an officially adopted addendum to the Ely Comprehensive Plan that will help guide energy planning for the next several years. In addition, the plan is intended to serve as a model for other communities to replicate for energy planning.

It should be emphasized that while providing a strategic framework for action, the Energy Action Plan should be approached as a "living document" and should be reviewed and updated regularly in response to changing energy issues and opportunities.

EAP Planning Process

In February, 2010 ARDC released a Request for Proposals (RFP) to all local government and tribes in the seven-county Arrowhead Region to apply for the Energy Action Plan pilot project. In March, 2010 a review of competitive RFP responses was conducted by ARDC and the City of Ely was awarded the project based on its commitment to participate (see Resolution, pg. 5), community involvement, and overall preparedness to advance the EAP pilot project.

Between April - August, 2010 ARDC facilitated three meetings with a focus group of local stakeholders. Together the group created a vision statement and goals for the Energy Action Plan which would to guide the further identification of strategies and action steps for implementation. Members of the focus group included representatives of the following:

- City of Ely
- Ely Alternative Energy Taskforce
- Energy Efficient Ely
- Vermilion Community College
- Ely Area Development Association
- U.S. Forest Service
- Local business owners
- Retired engineers
- Additional consultants in renewable energy, tourism, and economic development.

EAP Implementation and Partnerships

Just as energy issues and challenges do not exist in isolation in a community, neither do their solutions. This energy action plan is largely based upon a community-based, partnership approach to energy planning and implementation guided by the leadership of the City of Ely.

Collaborative assistance and expertise are available from a broad base of stakeholders in the community involved in local energy initiatives. Examples include partners in education, tourism, media, economic development, business owners, natural resource agencies, and local residents. Additionally, two organizations work in the Ely community to specifically advance public awareness of energy efficiency and advance renewable energy projects:

- *The Alternative Energy Taskforce (AETF)* was established by the Ely City Council to investigate and advance opportunities for renewable energy projects in Ely. (www.ely.mn.us).
- *Energy Efficient Ely (E3)* is a non-profit, grassroots group that was established in 2008. E3 works to foster public education and outreach on energy efficiency / renewable energy and to advance energy efficiency / renewable energy projects in the Ely community. (www.eeely.org).

About the Arrowhead Regional Development Commission

The Arrowhead Regional Development Commission (ARDC) is a regional comprehensive planning and development agency serving the counties of Aitkin, Carlton, Cook, Itasca, Koochiching, Lake, and St. Louis in Northeast Minnesota. ARDC's mission is to serve the people of the Arrowhead Region by providing local units of government and citizen groups a means to work cooperatively in identifying needs, solving problems and fostering local leadership.

GOAL 1:
DEMONSTRATE LEADERSHIP AND COMMITMENT TO ENERGY PLANNING AND IMPLEMENTATION.

Strategy 1.1: Formalize Ely leadership for EAP planning and implementation.

Action 1.1.a: Establish a permanent City Council - Energy Committee with full stakeholder representation. The Energy Committee would be responsible to coordinate planning among related partners and ensure communication on projects between City departments and partners. *(Committee membership to be determined by City Council. The Committee Chair should be an appointed volunteer or Council member serving on the committee).*

Action 1.1.b: Seek funding to establish a full-time or part-time Energy Coordinator position. *(The Coordinator will report to the committee and provide staff support. The Energy Coordinator would be the designated person to advance, track and promote progress on the Energy Action Plan and coordinate planning and implementation efforts among the Energy Committee and related project partners.).*

Action 1.1.c: Have the Energy Committee review the Energy Action Plan on an on-going basis and revise as necessary in response to changing opportunities or conditions.

Strategy 1.2: Actively engage community members and stakeholders in energy project efforts and raise public awareness of Ely's energy efforts.

Action 1.2.a: Work collaboratively with and provide assistance as appropriate (planning / financial) to related project partners in energy project implementation efforts.

Action 1.2.b: Provide ongoing communication and updates on energy initiatives to the public using key websites and newspaper/radio media. *(Communication to the public is critical to demonstrating leadership and commitment by the City of Ely).*

Action 1.2.c: Work with related partners to organize and hold an annual "Ely Energy Summit" event to report on energy project progress to Ely community members and partners. *(This may include case studies on area energy projects)*

completed, energy initiatives underway, or ideas for future energy planning).

Action 1.2.d: Review the Minnesota Pollution Control Agency's "GreenStep Cities" Program and consider City Council resolution to participate in the program.

GOAL 2:

MAXIMIZE ENERGY EFFICIENCY OF HOMES AND BUSINESSES.

Strategy 2.1: Assess energy use in homes and businesses and identify areas for improvement.

Action 2.1.a: Research and connect residential homeowners to opportunities for on-site energy audit services through energy providers.

Action 2.1.b: Work with the Minnesota Retired Engineers Technical Assistance Program (MN RETAP) to conduct energy efficiency assessments of Ely businesses and create recommendation reports. *(MN RETAP is a free program funded by a grant by the Minnesota Pollution Control Agency).*

Strategy 2.2: Provide and promote energy efficiency education and training to Ely home owners, businesses, and schools.

Action 2.2.a: Work to raise public awareness of energy efficiency measures and promote energy use reduction and efficiency to Ely residents and businesses. *(One way to do this may be through creating a regularly featured "Energy in Ely" column or blog in the online Ely Echo and Timberjay newspapers).*

Action 2.2.b: Work with related partners to develop and/or promote energy training events and education materials for the public. *(An example may include organization of a series of seminars or hands-on events focusing on energy topics).*

Strategy 2.3: Identify and promote funding assistance programs for home and business energy efficiency improvements.

Action 2.3.a: Research energy efficiency related loans, grants, rebates, and incentives for homes and businesses. *(i.e., Funding opportunities may include energy utilities, or regional, State, Federal or non-profit sources).*

Action 2.3.b: Provide ongoing communication and updates on related funding opportunities to home/business owners through news media and education and training opportunities.

Strategy 2.4: *Develop an “Ely Energy Challenge” program for homes and businesses to commit to and work towards energy efficiency improvements.*

Action 2.4.a: Work with related partners to develop and promote a program for homes and businesses to voluntarily sign on to an “Ely Energy Challenge”, working to implement specific energy efficiency improvements (i.e. lighting, recycling, and other efficiency improvements). List participating homes & businesses online with energy efficiency improvements accomplished.

Action 2.4.b: Measure and report on the benefits of energy efficiency improvements made under the Ely Energy Challenge program by homes and businesses. *(To engage students in this effort, investigate opportunities to work with the High School or Vermilion Community College to incorporate this work into the classroom curriculum for math / science).*

GOAL 3:

MAXIMIZE ENERGY EFFICIENCY OF COMMUNITY FACILITIES.

Strategy 3.1: *Assess energy use in community facilities and identify areas for improvement.*

Action 3.1.a: Work with the Minnesota Retired Engineers Technical Assistance Program (MN RETAP) to conduct energy efficiency assessments and create recommendation reports for community facilities in Ely. *(Maximizing energy efficiency and use of renewable resources by businesses will reduce operating costs, allowing businesses to invest additional money in products, services, and employees).*

Action 3.1.b: Review and address energy efficiency improvements on City-owned property outside of community facilities (i.e.; tree plantings to increase shade/reduce cooling temperatures, efficiency upgrade of outdoor lighting for street lighting, traffic signals, and parking lots).

Action 3.1.c: Measure and report on the benefits of energy efficiency improvements made for community facilities.

Strategy 3.2: *Develop and adopt a policy or recommended guidelines for energy efficiency improvements for City-owned community facilities.*

Action 3.2.a: Research energy policy models and best practices for other cities, businesses or organizations and draft a policy or guidelines for the City of Ely that address measures to increase energy efficiency and cost savings. *(Example elements might include purchase of Energy Star equipment and appliances, recycling policy, light use policy).*

Action 3.2.b: Adopt the new policy or guidelines by City Council resolution. Communicate the new policy or guidelines to City employees and provide training as needed.

Strategy 3.3: *Identify and promote funding assistance for energy efficiency improvements in City-owned buildings.*

Action 3.3.a: Research grants, loans, rebates and incentives applicable for energy efficiency improvements on City-owned properties.

Action 3.3.b: Identify and prioritize City-owned property for energy efficiency improvement projects. Apply for funding as appropriate to support these projects.

GOAL 4:

MAXIMIZE THE USE OF RENEWABLE ENERGY BY HOMES & BUSINESSES.

Strategy 4.1: *Encourage the use of local renewable energy resources, including appropriate applications for wind, solar, and biomass energy.*

Action 4.1.a: Work with related partners on an on-going basis to raise awareness of renewable energy options home and business owners through media and events.

Action 4.1.b: Work with local, regional, and State related partners and organizations to promote and provide education and training opportunities on renewable energy to home and business owners to incorporate into design of energy systems.

Strategy 4.2: *Address policy barriers to the installation of renewable energy systems.*

Action 4.2.a: Review the City of Ely code and identify barriers to installation of renewable energy systems such as small-scale wind towers or solar panels. *(Issues to review are setbacks, lot coverage, and structure height, allowance of accessory structure height, building height and bulk as they relate to solar rights. Setbacks and structure height are especially important when considering residential scaled Wind Energy Conversion Systems (WECS). Setbacks regulate against noise, ice throw, and damages if the tower should fail. Most Minnesota cities that allow residential WECS require at least a 2.5 acre lot and setbacks from lot lines (possibly other structures) of at least 1.1 times the height the tower plus blades. Consideration should be included for rooftop and other "non-traditional" type WECS in the discussion of zoning considerations.)*

Action 4.2.b: Amend any identified policy barriers by drafting and adopting new ordinances. *(Recommended resource is Minnesota's 2009 Model Ordinances for Sustainable Development: Solar Energy Standards and Model Wind Ordinance. Both are available online at: <http://www.crplanning.com/susdo.htm>. The League of Minnesota Cities also has some useful zoning information on Wind. <http://lmc.org/page/1/LandUseMaterials.jsp>.)*

Strategy 4.3: *Identify and promote financial assistance to support renewable energy projects for homes and businesses.*

Action 4.3.a: Research grants, loans, rebates and production incentives for home / business renewable energy projects.

Action 4.3.b: Provide ongoing communication and updates on funding opportunities that support renewable energy projects to home/business owners through news media and education and training opportunities.

GOAL 5:
MAXIMIZE RENEWABLE ENERGY INTO ALL FUTURE FACILITY DEVELOPMENT OR REDEVELOPMENT OF PROJECTS.

Strategy 5.1: *Incorporate renewable energy options in facility development projects when possible.*

Action 5.1.a: Evaluate possible renewable energy options (i.e. passive/active solar, thermal solar, biomass, wind, geothermal green roofs, rain gardens) with all facility development or redevelopment planning projects. *(Note: The City of Ely can also include a requirement that potential renewable energy options be looked at as part of the City bid process for a contract award for a project or service).*

Action 5.1.b: Measure and report on the benefits of renewable energy improvements included in facility development projects.

Strategy 5.2: *Integrate energy-efficiency / renewable energy building information into the building permit process.*

Action 5.2.a: Provide educational materials (i.e., brochures) on energy efficiency / renewable energy building methods and materials to those seeking building permits.

Action 5.2.b: Identify and communicate information resources to the public on energy efficiency / renewable energy building materials and vendor services.

Note: Enforcement of Chapter 4 of the Ely City Code (Construction, Licensing, Permits, and Regulation) is the surest method to guarantee that future construction will meet minimum energy efficiency standards. The Minnesota State Building Code is incorporated in this ordinance. Chapter 1322 Residential Energy Code and Chapter 1323 Commercial Energy Code of the Minnesota State Building Code each provide criteria for energy efficiency and design requirements.

Strategy 5.3: *Advance renewable energy generation capacity fueled by biomass for district heating in Ely.*

Action 5.3.a: Work collaboratively with public / private partners to evaluate project feasibility, operational details and long-term sustainability of a biomass heating facility.

Action 5.3.b: Educate Ely area residents and business owners about the benefits of biomass heating and plans for the Ely biomass district heating plan. *(Address public questions and concerns on the project through public forums as appropriate).*

Action 5.3.c: Research and secure long-term funding for development, operation, and maintenance of the biomass district heating facility.

GOAL 6:
PLAN FOR LAND USES AND TRANSPORTATION SYSTEMS THAT OFFER OPPORTUNITIES FOR ENERGY EFFICIENT MODES OF TRANSPORTATION.

Strategy 6.1: Identify and remedy pedestrian connections to community facilities.

Action 6.1.a: Inventory existing sidewalks and crosswalks in residential / business area and identify where gaps exist or improvements are needed.

Action 6.1.b: Include sidewalk and crosswalk improvements in City infrastructure plans.

Strategy 6.2: Increase the number of bike racks at public / private destinations (community facilities, local businesses).

Action 6.2.a: Inventory existing locations of bike racks and identify where additional bike racks would be beneficial.

Action 6.2.b: Seek funding or local sponsorship to purchase and install new bike racks.

Strategy 6.3: Work with partners to develop and promote alternative-energy transportation programs for resident and visitor use.

Action 6.3.a: Research bike rental program options, such a purchase of new bikes for rent or acquire locally-donated bicycles for free public use. Research bike programs in other communities for examples of best practices.

Action 6.3.b: Create a plan for the bike rental program (include storage and maintenance).

Action 6.3.c: Implement and promote the bike rental program both locally to residents and to Ely visitors.

Action 6.3.d: Investigate winter alternative transportation options for residents and visitors to Ely (i.e., ski / snowshoe) and plan

/ implement / promote resource as done with the bike rental program.

Action 6.3.e: Determine feasibility of installing electric vehicle charging stations in one or more locations. Install and promote charging stations as appropriate.

Strategy 6.4: *Include principles of Complete Streets planning for street design and renovations to accommodate all users when possible.*

Action 6.4.a: Become familiar with Complete Streets policies and provide education and/or training to Ely Planning and Zoning employees as appropriate.

Action 6.4.b: Evaluate all transportation and pedestrian related infrastructure projects for inclusion of Complete Streets design principles.

Strategy 6.5: *Review and update the City of Ely Land Use Regulations (Zoning), Subdivision Regulations (Platting), and street and sidewalk policies as appropriate to encourage efficient land use patterns and safe, efficient pedestrian connections.*

Action 6.5.a: Review the Planned Unit Development section of the city's Subdivision Regulations (Platting) to encourage efficient development patterns by providing for bonus densities for developments that incorporate pedestrian and bicycle connectivity, high efficiency buildings and appliances, and similar strategies.

Action 6.5.b: Establish requirements for sidewalks and trails that connect to community destinations in new developments.

GOAL 7:
PROVIDE A SECURE, AFFORDABLE AND SUSTAINABLE ENERGY ENVIRONMENT FOR THE ELY AREA.

Strategy 7.1: *Communicate with land agency partners to discuss natural resource availability and long-term planning for biomass.*

Action 7.1.a: Work closely with U.S. Forest Service, MN DNR, and County contacts throughout the biomass feasibility and planning process.

Strategy 7.2: *Support and strengthen local initiatives that contribute to energy efficiency, sustainability, and economic prosperity.*

Action 7.2.a: Communicate with organizers of local energy initiatives and discuss opportunities for City assistance as appropriate (i.e., Ely Farmer's Market program).

GOAL 8:

ATTRACT STUDENTS, TOURISTS, AND BUSINESS TO LEARN FROM AND EXPERIENCE ELY'S ENERGY INDEPENDENCE.

Strategy 8.1: *Actively promote Ely's energy efforts.*

Action 8.1.a: Support and promote existing events that focus on energy efficiency / renewable energy and successful projects which can be shared with the public (i.e. business / home energy improvements). Seek to develop new energy-focused public events in partnership with others. (i.e. Ely Energy Day Fair).

Action 8.1.b: Work with the Ely Chamber of Commerce and local papers to actively promote Ely as a destination for leadership in energy planning and projects.

Strategy 8.2: *Develop local energy-related workforce education and training programs.*

Action 8.2.a: Work with Vermilion Community College, Ely School District, and other workforce and post secondary education partners to develop and implement workforce skills training in energy-related fields that offer growth opportunities in the area.

GOAL 9:

STAY CURRENT WITH EMERGING TECHNOLOGIES, BEST PRACTICES, POLICIES AND FUNDING OPPORTUNITIES TO IMPACT AND SUPPORT OUR VISION.

Strategy 9.1: *Participate in energy-related groups, organizations and events.*

Action 9.1.a: Review opportunities for involvement at the local, regional, State or national level and participate as appropriate. *(For example, Northeast Minnesota Clean Energy Resource Team "CERT" meetings / trainings).*

Strategy 9.2: *Research regional, State and other relevant funding announcements to support energy efficiency and renewable energy projects.*

Action 9.2.a: Sign-up for State, regional, and other energy-related listserves and e-newsletters to stay informed on a regular basis. *(Example recommended resources include the Office of Energy Security "Gaining Green Renewable News" e-newsletter / New Funding Opportunities in Energy and the Environment listserve).*

Strategy 9.3: *Share and communicate energy project information with others.*

Action 9.3.a: Use media and public forums as appropriate to engage and inform Ely residents, business owners, and others.

GOAL 10:
FOSTER OPPORTUNITIES FOR DEVELOPMENT OF ENERGY-RELATED BUSINESS AND JOBS.

Strategy 10.1: *Include strategies for business development related to energy efficiency / renewable energy in local economic development efforts.*

Action 10.1.a: Review the existing economic development plan. If there is not a plan, work to create a comprehensive economic development strategy that includes energy-related business development and workforce development strategies. (The energy strategies should be included as part of the overall efforts along with mining, forestry, tourism, etc. and not to the exclusion of other industries.)

Action 10.1.b: Discuss opportunities with economic partners to focus on growing local energy efficiency / renewable energy related businesses in Ely and training a local workforce that can implement energy initiatives instead of recruiting outside businesses. *(Strengthening and expanding homegrown businesses is a more successful long-term strategy to support the sustainability aspect of the Energy Action*

Plan. Recruiting also requires more resources of time and money).

Action 10.1.c: Work to identify and promote training and certification opportunities to foster local energy efficiency / renewable energy related services and products (i.e., home/business energy auditing services).

Strategy 10.2: Provide and promote Ely's leadership in energy efficiency and sustainability in economic development efforts.

Action 10.2.a: Work with business and entrepreneurship support networks to strengthen existing businesses and grow new businesses to capture growth in the local and regional efficient and renewable energy markets.

Action 10.2.b: Work with Ely Area Development Association, Ely Chamber of Commerce, and other partners to promote Ely's competitive and sustainable energy costs, local firm expertise, skills and abilities of local labor force, and energy efficient and sustainable facilities.

Action 10.2.c: Encourage Ely residents and businesses to use local contractors and products to maximize energy efficiency and use of renewable energy.

ELY ENERGY ACTION PLAN - IMPLEMENTATION CHART

GOAL 1: DEMONSTRATE LEADERSHIP AND COMMITMENT TO ENERGY PLANNING AND IMPLEMENTATION.

<u>Strategy</u>	<u>Action Step</u>	<u>Timeframe</u>	<u>Progress</u>
Strategy 1.1: Formalize Ely leadership for EAP planning and implementation.	1.1.a: Establish a permanent City Council Energy Committee with full stakeholder representation.	Short-Term (3-12 months)	
	1.1.b: Seek funding to pay for an Energy Coordinator position.	Short-Term (3-12 months)	
	1.1.c: Review the Energy Action Plan and revise as necessary in response to changing opportunities or conditions.	On-Going	
Strategy 1.2: Actively engage community members and stakeholders in energy project efforts and raise public awareness of Ely's energy efforts.	1.2.a: Work collaboratively with and provide assistance as appropriate (planning / financial) to related project partners in energy project implementation efforts.	On-Going	
	1.2.b: Provide ongoing communication and updates on energy initiatives to the public using key websites and newspaper/radio media.	On-Going	
	1.2.c: Work with related partners to organize and hold an annual "Ely Energy Summit" event to report on energy project progress to Ely community members and partners.	Annually	
	1.2.d: Review the Minnesota Pollution Control Agency's "GreenStep Cities" Program and consider City Council resolution to participate in the program.	Short-Term (3-12 months)	

GOAL 2: MAXIMIZE ENERGY EFFICIENCY OF HOMES AND BUSINESSES.

<u>Strategy</u>	<u>Action Step</u>	<u>Timeframe</u>	<u>Progress</u>
Strategy 2.1: Assess energy use in homes and businesses and identify areas for improvement.	2.1.a: Research and connect residential homeowners to opportunities for on-site energy audit services through energy providers.	Short-Term (3-12 months)	
	2.1.b: Work with the Minnesota Retired Engineers Technical Assistance Program (MN RETAP) to conduct energy efficiency assessments of Ely businesses and create recommendation reports.	Short-Term (3-12 months)	
Strategy 2.2: Provide and promote energy efficiency education and training to Ely home owners, businesses, and schools.	2.2.a: Work to raise public awareness of energy efficiency measures and promote energy use reduction and efficiency to Ely residents and businesses.	On-Going	
	2.2.b: Work with related partners to develop and/or promote energy training events and education materials for the public.	On-Going	
Strategy 2.3: Identify and promote funding assistance programs for home and business energy efficiency improvements.	2.3.a: Research energy efficiency related loans, grants, rebates, and incentives for homes and businesses.	On-Going	
	2.3.b: Provide ongoing communication and updates on related funding opportunities to home/business owners through news media and education and training opportunities.	On-Going	
Strategy 2.4: Develop an “Ely Energy Challenge” program for homes and businesses to commit to and work towards energy efficiency improvements.	2.4.a: Work with related partners to develop and promote a program for homes and businesses to voluntarily sign on to an “Ely Energy Challenge”, working to implement specific energy efficiency improvements	Mid-Term (1-2 years)	

	2.4.b: Measure and report on the benefits of energy efficiency improvements made under the Ely Energy Challenge program by homes and businesses.	Mid-Term (1-2 years)	
GOAL 3: MAXIMIZE ENERGY EFFICIENCY OF COMMUNITY FACILITIES.			
<u>Strategy</u>	<u>Action Step</u>	<u>Timeframe</u>	<u>Progress</u>
Strategy 3.1: Assess energy use in community facilities and identify areas for improvement.	3.1.a: Work with the Minnesota Retired Engineers Technical Assistance Program (MN RETAP) to conduct energy efficiency assessments and create recommendation reports for community facilities in Ely.	Short-Term (3-12 months)	
	3.1.b: Review and address energy efficiency improvements on City-owned property outside of community facilities.	On-Going	
	3.1.c: Measure and report on the benefits of energy efficiency improvements made for community facilities.	On-Going	
Strategy 3.2: Develop and adopt a policy or recommended guidelines for energy efficiency improvements for City-owned community facilities.	3.2.a: Research energy policy models and best practices for other cities, businesses or organizations and draft a policy or guidelines for the City of Ely that address measures to increase energy efficiency and cost savings.	Mid-Term (1-2 years)	
	3.2.b: Adopt the new policy or guidelines by City Council resolution. Communicate the new policy or guidelines to City employees and provide training as needed.	Mid-Term (1-2 years)	
Strategy 3.3: Identify and promote funding assistance for energy efficiency improvements in City-owned buildings.	3.3.a: Research grants, loans, rebates and incentives applicable for energy efficiency improvements on City-owned properties.	On-Going	

	3.3.b: Identify and prioritize City-owned property for energy efficiency improvement projects. Apply for funding as appropriate to support these projects.	On-Going	
GOAL 4: MAXIMIZE THE USE OF RENEWABLE ENERGY BY HOMES & BUSINESSES.			
<u>Strategy</u>	<u>Action Step</u>	<u>Timeframe</u>	<u>Progress</u>
Strategy 4.1: Encourage the use of local renewable energy resources, including appropriate applications for wind, solar, and biomass energy.	4.1.a: Work with related partners on an on-going basis to raise awareness of renewable energy options home and business owners through media and events.	On-Going	
	4.1.b: Work with local, regional, and State related partners and organizations to promote and provide education and training opportunities on renewable energy to home and business owners to incorporate into design of energy systems.	On-Going	
Strategy 4.2: Address policy barriers to the installation of renewable energy systems.	4.2.a: Review the City of Ely code and identify barriers to installation of renewable energy systems such as small-scale wind towers or solar panels.	Mid-Term (1-2 years)	
	4.2.b: Amend any identified policy barriers by drafting and adoption of new ordinances.	Mid-Term (1-2 years)	
Strategy 4.3: Identify and promote financial assistance to support renewable energy projects for homes and businesses.	4.3.a: Research grants, loans, rebates and production incentives for home / business renewable energy projects.	On-Going	
	4.3.b: Provide ongoing communication and updates on funding opportunities that support renewable energy projects to home/business owners through news media and education and training opportunities.	On-Going	

GOAL 5: MAXIMIZE RENEWABLE ENERGY INTO ALL FUTURE FACILITY DEVELOPMENT OR REDEVELOPMENT OF PROJECTS.

<u>Strategy</u>	<u>Action Step</u>	<u>Timeframe</u>	<u>Progress</u>
Strategy 5.1: Incorporate renewable energy options in facility development projects when possible.	5.1.a: Evaluate possible renewable energy options with all facility development or redevelopment planning projects.	On-Going	
	5.1.b: Measure and report on the benefits of renewable energy improvements included in facility development projects.	On-Going	
Strategy 5.2: Integrate energy efficiency / renewable energy building information into the building permit process.	5.2.a: Provide educational materials (i.e., brochures) on energy efficiency / renewable energy building methods and materials to those seeking building permits.	Short-Term (3-12 months)	
	5.2.b: Identify and communicate information resources to the public on energy efficiency / renewable energy building materials and vendor services.	Mid-Term (1-2 years)	
Strategy 5.3: Advance renewable energy generation capacity fueled by biomass for district heating in Ely.	5.3.a: Work collaboratively with public / private partners to evaluate project feasibility, operational details and long-term sustainability of a biomass heating facility.	Long-Term (3-10 years)	
	5.3.b: Educate Ely area residents and business owners about the benefits of biomass heating and plans for the Ely biomass district heating plan.	On-Going	
	5.3.c: Research and secure long-term funding for development, operation, and maintenance of the biomass district heating facility.	On-Going	

GOAL 6: PLAN FOR LAND USES AND TRANSPORTATION SYSTEMS THAT OFFER OPPORTUNITIES FOR ENERGY EFFICIENT MODES OF TRANSPORTATION.

<u>Strategy</u>	<u>Action Step</u>	<u>Timeframe</u>	<u>Progress</u>
Strategy 6.1: Identify and remedy pedestrian connections to community facilities.	6.1.a: Inventory existing sidewalks and crosswalks in residential / business area and identify where gaps exist or improvements are needed.	Mid-Term (1-2 years)	
	6.1.b: Include sidewalk and crosswalk improvements in City infrastructure plans.	Long-Term (3-10 years)	
Strategy 6.2: Increase the number of bike racks at public / private destinations (community facilities, local businesses).	6.2.a: Inventory existing locations of bike racks and identify where additional bike racks would be beneficial.	Short-Term (3-12 months)	
	6.2.b: Seek funding or local sponsorship to purchase and install new bike racks.	Short-Term (3-12 months)	
Strategy 6.3: Work with partners to develop and promote alternative-energy transportation programs for resident and visitor use.	6.3.a: Research bike rental program options, such a purchase of new bikes for rent or acquire locally-donated bicycles for free public use. Research bike programs in other communities for examples of best practices.	Mid-Term (1-2 years)	
	6.3.b: Create a plan for the bike rental program (include storage and maintenance).	Mid-Term (1-2 years)	
	6.3.c: Implement and promote the bike rental program both locally to residents and to Ely visitors.	Mid-Term (1-2 years)	
	6.3.d: Investigate winter alternative transportation options for residents and visitors to Ely (i.e., ski / snowshoe) and plan/implement/promote resource as done with the bike rental program.	Mid-Term (1-2 years)	

	6.3.e: Determine feasibility of installing electric vehicle charging stations in one or more locations. Install and promote charging stations as appropriate.	Long-Term (3-10 years)	
Strategy 6.4: Include principles of Complete Streets planning for street design and renovations to accommodate all users when possible.	6.4.a: Familiarize with Complete Streets policies and provide education and/or training to Ely Planning and Zoning employees as appropriate.	On-Going	
	6.4.b: Evaluate all transportation and pedestrian related infrastructure projects for inclusion of Complete Streets design principles.	On-Going	
Strategy 6.5: Review and update the City of Ely Land Use Regulations (Zoning), Subdivision Regulations (Platting), and street and sidewalk policies as appropriate to encourage efficient land use patterns and safe, efficient pedestrian connections.	6.5.a: Review the Planned Unit Development section of the city's Subdivision Regulations (Platting) to encourage efficient development patterns by providing for bonus densities for developments that incorporate pedestrian and bicycle connectivity, high efficiency buildings and appliances, and similar strategies.	Long-Term (3-10 years)	
	6.5.b: Establish requirements for sidewalks and trails that connect to community destinations in new developments.	Long-Term (3-10 years)	
GOAL 7: PROVIDE A SECURE, AFFORDABLE AND SUSTAINABLE ENERGY ENVIRONMENT FOR THE ELY AREA.			
<u>Strategy</u>	<u>Action Step</u>	<u>Timeframe</u>	<u>Progress</u>
Strategy 7.1: Communicate with land agency partners to discuss natural resource availability and long-term planning for biomass.	7.1.a: Work closely with U.S. Forest Service, MN DNR, and County contacts throughout the biomass feasibility and planning process.	On-Going	

Strategy 7.2: Support and strengthen local initiatives that contribute to energy efficiency, sustainability, and economic prosperity.	7.2.a: Communicate with organizers of local energy initiatives and discuss opportunities for City assistance as appropriate	On-Going	
GOAL 8: ATTRACT STUDENTS, TOURISTS, AND BUSINESS TO LEARN FROM AND EXPERIENCE ELY'S ENERGY INDEPENDENCE.			
<u>Strategy</u>	<u>Action Step</u>	<u>Timeframe</u>	<u>Progress</u>
Strategy 8.1: Actively promote Ely's energy efforts.	8.1.a: Support and promote existing events that focus on energy efficiency / renewable energy and successful projects which can be shared with the public (i.e. business / home energy improvements). Seek to develop new energy-focused public events in partnership with others. (i.e. Ely Energy Day Fair).	On-Going	
	8.1.b: Work with the Ely Chamber of Commerce and local papers to actively promote Ely as a destination for leadership in energy planning and projects.	On-Going	
Strategy 8.2: Develop local energy-related workforce education and training programs.	8.2.a: Work with Vermilion Community College, Ely School District, and other workforce and post secondary education partners to develop and implement workforce skills training in energy-related fields that offer growth opportunities in the area.	Long-Term (3-10 years)	

GOAL 9: STAY CURRENT WITH EMERGING TECHNOLOGIES, BEST PRACTICES, POLICIES AND FUNDING OPPORTUNITIES TO IMPACT AND SUPPORT OUR VISION.

<u>Strategy</u>	<u>Action Step</u>	<u>Timeframe</u>	<u>Progress</u>
Strategy 9.1: Participate in energy-related groups, organizations and events.	9.1.a: Review opportunities for involvement at the local, regional, State or national level and participate as appropriate.	On-Going	
Strategy 9.2: Research regional, State and other relevant funding announcements to support energy efficiency and renewable energy projects.	9.2.a: Sign-up for State, regional, and other energy-related listserves and e-newsletters to stay informed on a regular basis.	On-Going	
Strategy 9.3: Share and communicate energy project information with others.	9.3.a: Use media and public forums as appropriate to engage and inform Ely residents, business owners, and others.	On-Going	

GOAL 10: FOSTER OPPORTUNITIES FOR DEVELOPMENT OF ENERGY-RELATED BUSINESS AND JOBS.

<u>Strategy</u>	<u>Action Step</u>	<u>Timeframe</u>	<u>Progress</u>
Strategy 10.1: Include strategies for business development related to energy efficiency / renewable energy in local economic development efforts.	10.1.a: Review the existing economic development plan. If there is not a plan, work to create a comprehensive economic development strategy that includes energy-related business development and workforce development strategies.	Mid-Term (1-2 years)	

	10.1.b: Discuss opportunities with economic partners to focus on growing local energy efficiency / renewable energy related businesses in Ely and training a local workforce that can implement energy initiatives instead of recruiting outside businesses.	Mid-Term (1-2 years)	
	10.1.c: Work to identify and promote training and certification opportunities to foster local energy efficiency / renewable energy related services and products	On-Going	
Strategy 10.2: Provide and promote Ely's leadership in energy efficiency and sustainability in economic development efforts.	10.2.a: Work with business and entrepreneurship support networks to strengthen existing businesses and grow new businesses to capture growth in the local and regional efficient and renewable energy markets.	Long-Term (3-10 years)	
	10.2.b: Work with Ely Area Development Association, Ely Chamber of Commerce, and other partners to promote Ely's competitive and sustainable energy costs, local firm expertise, skills and abilities of local labor force, and energy efficient and sustainable facilities.	Long-Term (3-10 years)	
	10.2.c: Encourage Ely residents and businesses to use local contractors and products to maximize energy efficiency and use of renewable energy.	On-Going	

RECOMMENDED RESOURCES

Following is a list of some key recommended resources for a wealth of further information, technical assistance, and potential funding sources to help support and advance energy-related planning projects.

Minnesota Office of Energy Security

<http://www.energy.mn.gov>

Office of Energy Security, Minnesota Department of Commerce website with extensive resources and publications related to home and business energy efficiency and renewable energy technologies. The MN Office of Energy Security website has extensive information on current grants, loans, tax credits and rebates.

DSIRE (Database of State Incentives for Renewables & Efficiency)

www.dsireusa.org

Provides a comprehensive listing of applicable State of Minnesota and Federal incentives and rebates for energy projects, as well as information on grants and loans.

U.S. DOE Energy Efficiency and Renewable Energy / Energy Savers

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

Provides extensive information on energy efficiency and renewable energy for the home or business as well as rebates, tax credits, and financing.

Minnesota Clean Energy Resource Teams (CERTS)

<http://www.cleanenergyresourceteams.org/>

The CERTs program connects people with technical resources needed to identify and implement community-scale energy efficiency and clean energy projects. Specifically see the publications, case studies, and technology information on website.

US EPA Energy Star

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

Website contains broad information about energy efficiency and links to lists of specific ENERGY STAR qualified products.