

City of Marble Comprehensive Plan

December 2009



Prepared by:
Arrowhead Regional Development Commission
Regional Planning Division

**City of Marble
Comprehensive Plan
December 2009**

**Prepared for
The City of Marble**

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Marble Vision Statement

In the future, the City of Marble is economically strong, safe, and clean with a diverse population and a variety of opportunities for employment, housing, and activities.

Goals:

Housing Goal Statement: Marble will meet everyone in the community's need for safe, affordable housing.

Transportation Goal Statement: Marble's transportation system will provide safe, efficient connectivity through multiple modes and facilities.

Utilities and Community Facilities Goal Statement: Marble will ensure that essential services and utilities are available to the City's residents and businesses and the City will provide community facilities, including recreation areas, which meet the needs of residents.

Natural and Cultural Resources Goal Statement: Marble will embrace the natural, historical, and cultural aspects of the community and will provide residents with opportunities to recreate and develop community pride.

Economic Development Goal Statement: Marble will work to keep the community economically strong and will provide opportunities for business creation and expansion in the City.

Intergovernmental Cooperation Goal Statement: Marble will take advantage of opportunities to improve the Community through intergovernmental cooperation.

Land Use Goal Statement: Marble will provide opportunities for land development and usage that are appropriate and safe.

Implementation Goal Statement: Marble will actively work to complete the strategies identified in the comprehensive plan and will review implementation regularly.

INTRODUCTION AND BACKGROUND

The following is the Marble, Minnesota Comprehensive Plan, adopted by the Marble City Council on January 1, 2010. The plan was created to guide development of the City for future economic growth, population expansion, and preservation of resources. The Marble Comprehensive Plan addresses strategies and action steps to resolve key issues and preserve valued assets of the City.

A Comprehensive Plan

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.

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. Recommendation Development
- 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.

Public Participation

The Marble Comprehensive planning process was part of the Itasca County Community Planning Initiative. The Initiative includes five communities: Marble; Keewatin; Coleraine; Calumet; and Bovey. The Project began February 12, 2009 with training for local elected officials and staff on Comprehensive planning trends and to identify 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 Marble held a public meeting on March 23, 2009 to further identify community assets and issues and develop a Draft Vision Statement.

On May 11, 2009 Marble held a second meeting as part of the comprehensive planning process to review and discuss a draft vision statement, section goal statements and comprehensive plan strategies and action steps.

The resulting Marble Comprehensive Plan Final Draft was officially reviewed during a public hearing on January 11, 2010 and adopted by the Marble City Council on January 11, 2010.

History

Marble, a City in Itasca County, Minnesota, was incorporated as a village on April 20, 1909. The first homestead claim was in 1888 by Albert F. Gross of Duluth, which became the Gross-Marble Mining Company property. The village was enlarged in 1908 by the Oliver Mining Company, at which time 20 of its 80 acres were reserved for a public park. The post office was established in 1908.

The community was built and enriched by the ethnic diversity of workers from other states and foreign countries who came to seek prosperity in the woods and the mines, making a home in this small community within the heart of Minnesota's Iron Range. Census records show that Marble's population in 1910 was at its height with a population of 887 and then stayed steady around 800 until 1970 where it declined to 682 in response to the regional mining industry down turn. In 2009 the population of Marble stands as a city of just under 700.

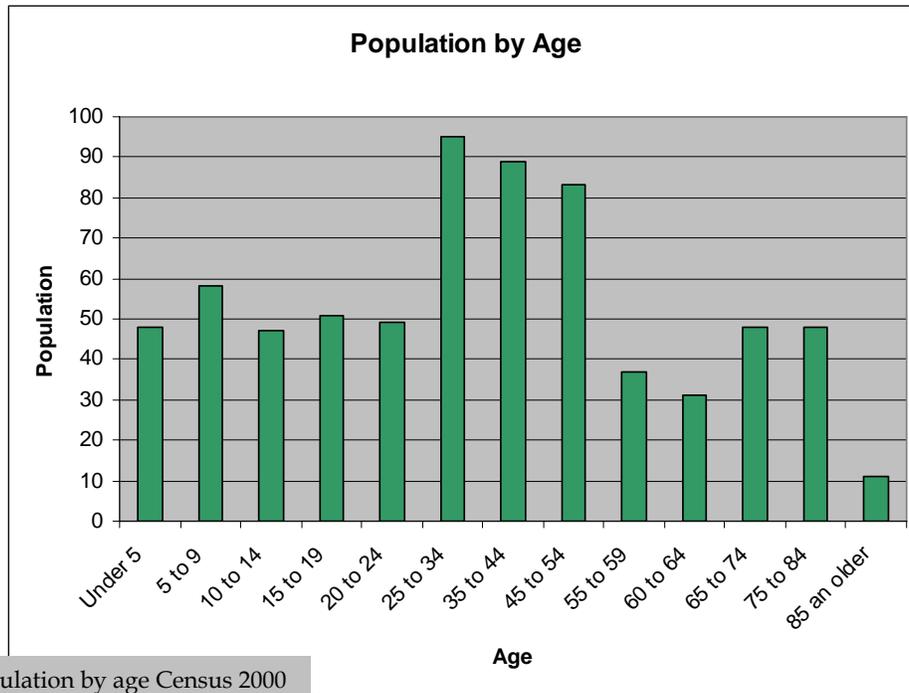
Demographics

The following is a demographic profile of the City of Marble from 1990 through 2006. Demographic information is based upon United States Census reports for the years 1990, 2000, and current estimations and analysis of Census data by the State of Minnesota Office of Administration's Office of Geographic and Demographic Analysis.

Figure 1: Marble Population Trends, 1990 - 2035		
Year	Marble	Itasca County
1990	618	40,863
2000*	695 (12.5% change from previous)	43,992 (7.7% change from previous)
2005**	698 (0.4%)	44,818 (1.9%)
2010***	731 (4.7%)	45,620 (1.8%)
2015***	756 (3.4%)	46,670 (2.3%)
2020***	778 (2.9%)	47,600 (2.0%)
2025***	794 (2.1%)	48,290 (1.4%)
2030***	803 (1.1%)	44,480 (-7.9%)
2035***	808 (0.6%)	48,580 (9.2%)
* - Official Census		
** - US Census Estimate		
*** - Minnesota Demography Estimates		
Source: US Census Bureau 2009		

Population in both Marble and Itasca County grew slightly from 1990 to 2000. The State Demographer estimates populations to continue to increase slightly with the exception of 2030 when it decreases in Itasca County. Populations of local communities can be effected by many factors including: economy, education options, business growth/decline, and many other factors. Currently there are several major industrial projects proposed for the Iron Range which could greatly affect the region and Marble.

Figure 2



The residents of Marble are aging. In 2029, a third of the population will be between 55-74 years old. This population will want convenient services, accessible social destinations and possibly senior-oriented housing.

	Marble	Itasca County
Median Household Income	\$25,662	\$36,234
Median Family Income	\$33,750	\$44,025
Median Housing Value	\$36,500	\$79,100
Poverty Rate	22.30%	10.60%
Source: US Census Bureau 2009		

The reported median household and family incomes in Marble coincide with the local median housing value and offer residents and their families a community with affordable housing. Itasca County has higher median values than Marble due to the inclusion of larger cities.

HOUSING

The City of Marble housing stock includes owner-occupied and rental single-family homes and multi-family units. The majority of homes were built before 1939 with a second key building period between 1940 and 1959¹ which coincided with an increase in nearby mining activity during this period. The City's housing is divided into two districts, one south and the other north of Highway 169. The south side contains approximately 20 percent of the total houses in the City and also contains a mobile home park. The north side contains a single, gridded housing and commercial district.

In 2007, the City of Marble participated in the Itasca County Readiness Assessment, an effort which assessed existing public infrastructure, facilities, current plans and housing stock on the western Mesabi Range. The assessment reported the condition of existing housing and any available land for housing development. Housing issues included: development competition with neighboring communities; limited population growth; and an aging population. New owner-occupied home construction was considered difficult because of value gaps. In general the assessment found that the housing stock in Itasca County communities was aging with capacity limitations. Housing was also affected by the fluctuations in the mining economy and the need for community infrastructure improvements. The assessment found even fewer housing choices for lower income residents. To address these issues, the document recommended preservation, maintenance, and improvement of the existing housing stock, promotion of new income-appropriate housing stock, taking advantage of housing subsidy opportunities, and developing a realistic housing action plan that is practical and implementable.

The assessment included a windshield study of each Itasca County community to survey the current condition of the housing stock. The windshield study showed the housing stock in Marble as being moderately well maintained, with one house designated as dilapidated, several houses defined as needing major repair (\$25,000-\$50,000 of work), and many houses needing minor repairs (\$0 to \$25,000) of work. In all, these houses make up the substandard category, totaling 49 percent of the 252 houses in Marble. The remaining houses were marked standard and in need little to no repairs.

The City of Marble has two potential housing properties totaling 134.1 acres. One has a High level of interest for permanent housing development and the other a Medium potential. The High level property is near roads and utilities and is a potential site for a temporary housing development if such a proposal meets City regulations.

U.S. Census (2000) *Table DP-4 Profile of Selected Housing Characteristics: 2000*, p.4. Retrieved July 14, 2009, from <http://censtats.census.gov/data/MN/1602740418.pdf>

In the southwest corner of Marble there is an existing trailer court with water and sewer already available near by. This area has potential to be used as a temporary housing development. A private company has begun construction of several townhomes in the western part of the City.²

Goal Statement: *Marble will meet everyone in the community's need for safe, affordable housing.*

Strategy 2.1: Marble will encourage new housing development that covers the spectrum of housing needs, including single family market rate, single family workforce, multi-family units and senior-oriented units.

Action Step 2.1.1: Marble will continue to meet with the Iron Range Housing Expeditor and the Itasca County Housing and Redevelopment Authority to discuss housing opportunities, particularly opportunities for grant programs that support permanent workforce housing.

Action Step 2.1.2: Marble will review all properties in the City to determine their most desirable use and zone desired housing property as residential.

Strategy 2.2: Marble will promote home rehabilitation and blight elimination.

Action Step 2.2.1: Marble will continue to work with KOOTASCA Community Action to rehabilitate homes through available grant and loan programs.

Action Step 2.2.2: Marble will communicate to homeowners when rehabilitation programs are available and encourage them to participate.

Action Step 2.2.3: Marble will examine its blight ordinance and make any desired changes. Marble will contract with the Itasca County Sheriff's Office to enforce the ordinance when necessary (currently a \$50 charge).



Wiedner's Silverwood Apartments provide affordable rental units in Marble.

Arrowhead Regional Development Commission (2007). *Itasca County Readiness Assessment Draft*. p. 40. retrieved July 14, 2009 from <http://www.arrowheadplanning.org/documents/Itasca%20Readiness/ItascaReadinessAssessmentDocument.pdf>

TRANSPORTATION

The City of Marble is located on U.S. Highway 169. The highway is the City's main connection with neighboring cities, employment centers, services, and recreation areas. The City is also served by County State-Aid Highway 80 and has a system of local streets, sidewalks, and alleys that connect its residents and visitors. The City has access to the Mesabi Trail, a regional bicycle trail which will stretch from Grand Rapids to Ely when completed. The trail runs through the City with access points on the northwest and northeast sides of the City.

A Class One railroad line operated by Burlington Northern Santa Fe and CN runs along U.S. Highway 169 (Hwy 169) and crosses above Marble's two access points to the Hwy 169. The Class One designation is classified by the Federal Interstate Commerce Commission and based on a line's operating revenues which, is in excess of \$273 million. There are seven rail Class One rail lines in the United States.³

Goal Statement: *Marble's transportation system will provide safe, efficient connectivity through multiple modes and facilities.*

Strategy 3.1: Marble will work with nearby local governments to promote the completion of U.S. Highway 169 as a four-lane between Bovey and Pengilly.



A two lane section of U.S. Highway 169

Action Step 3.1.1: Marble will participate in the Highway 169 Completion Coalition, a committee that is promoting the completion of the four-lane.

Action Step 3.1.2: Marble will coordinate with Mn/DOT regarding detours or other issues during roadwork on U.S. Highway 169.

Strategy 3.2: Marble will promote all modes of transportation including transit, biking, and walking.

Action Step 3.2.1: Marble will continue to support the Mesabi Trail.

Action Step 3.2.2: Marble will regularly assess City sidewalks and repair the most critical stretches when needed.

³U.S. Environmental Protection Agency (August 2006). *Smartway Transport Partnership Glossary*. Retrieved July 14, 2009, from <http://www.epa.gov/smartway/glossary.htm>



Action Step 3.2.3: Marble will assess appropriate locations and designate or acknowledge a parking area for people participating in car pools.

Strategy 3.3: Marble will ensure well-maintained roadways by creating a City Street inventory and improvement plan.

Action Step 3.3.1: Marble will review City streets every year and determine all repairs and reconstruction needed for a five year period as allowed by the budget.

UTILITIES AND COMMUNITY FACILITIES

The City of Marble offers a variety of services to meet its residents' and businesses needs. The City owns and maintains a City Hall that holds the public library. In addition, the City maintains a municipal garage and is responsible for a community baseball field. Marble's sanitary system is in cooperation with Calumet, which houses the treatment plant. Marble owns and maintains its water tower and water system. Residents also have waste collection, local cable television, and high speed internet available through private sources.



A view of the City's water tower and garage.

Goal Statement: *Marble will ensure that essential services and utilities are available to the City's residents and businesses and the City will provide community facilities, including recreation areas, which meet the needs of residents.*

Strategy 4.1: Marble will conduct a facility and utility review and develop an improvement plan regularly.

Action Step 4.1.1: Marble will assess and plan utility and facility repairs and improvements for a five year period.

Strategy 4.2: Marble will be open to alternative energy production opportunities in the community.

Action Step 4.2.1: Marble will be open to producing alternative energy in the community at both the industrial and residential levels by allowing such uses in its zoning code.

Strategy 4.3: Marble will strive for energy efficiency in all City facilities wherever possible.

Action Step 4.3.1: Marble will consider energy efficiency whenever it makes facility improvements in the City.

Strategy 4.4: Marble will explore ways of adding another high-speed internet option for its residences and businesses.

Action Step 4.4.1: Marble will follow efforts of the Blandin Foundation and the Arrowhead Regional Development Commission to expand fiber optic networks in the Arrowhead Region and take advantage of opportunities when available.

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 outdoor recreational opportunities. The City of Marble takes pride in its local outdoor resources, which provide a range of opportunities for citizens and visitors alike.

Goal Statement: *Marble will embrace the natural, historical, and cultural aspects of the community and will provide residents with opportunities to recreate and develop community pride.*

Strategy 5.1: Marble will identify natural and cultural resources.

Strategy 5.2: Once identified, Marble will preserve and promote its natural and cultural resources.



Marble's ball field provides area residents with opportunities for recreation and to get together.

ECONOMIC DEVELOPMENT

The City of Marble was once a bustling mining town with residents supporting small businesses and services. The economic downturn of the mining industry in the latter part of the 1900's caused residents to leave the Iron Range and now the City is a quieter community. Those who have stayed are attracted by the small town feel. The City recognized the need for economic and community development to attract residents especially families and support the proposed industrial development on the Iron Range.

Goal Statement: *Marble will work to keep the community economically strong and will provide opportunities for business creation and expansion in the City.*

Strategy 6.1: Marble will determine what properties in the community are appropriate for industrial and/or commercial use and then assist in the marketing of those properties.

Action Step 6.1.1: Marble will review all properties in the City to determine their most desirable use and zone desired business property as industrial or commercial.

Action Step 6.1.2: Marble will submit industrial property infrastructure installation to the Arrowhead Region Comprehensive Economic Development Strategy for Federal EDA funding when appropriate.



Marble will work to keep the community economically strong.

Strategy 6.2: Marble will promote rehabilitation of downtown business fronts.

Action Step 6.2.1: Marble will communicate to business owners when rehabilitation programs are available and encourage them to participate.

Strategy 6.3: Marble will address blight in commercial zones.

Action Step 6.3.1: Marble will examine its blight ordinance and make any desired changes. Marble will contract with the Itasca County Sheriff's Office to enforce the ordinance when necessary (currently a \$50 charge).



Strategy 6.4: Marble will promote home-based businesses where appropriate.

Action Step 6.4.1: Marble will allow appropriate home businesses in residential zones.

Action Step 6.4.2: Marble will continue to support broadband access to its homes.

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 Marble, like its neighbors, is working with neighboring communities to share services and costs. For instance, Marble's volunteer fire department provides protection to surrounding rural areas. Law enforcement services in Marble are provided through the Itasca County Sheriff's Office.

Goal Statement: *Marble will take advantage of opportunities to improve the Community through intergovernmental cooperation.*

Strategy 7.1: Marble will participate on the Western Mesabi Mine Planning Board and other governmental forums when appropriate.

Action Step 7.1.1: Marble will continue to attend and participate in the Western Mesabi Mine Planning Board as long as it assists Marble in achieving its vision and is affordable.

Strategy 7.2: Marble will discuss major infrastructure or staffing changes with surrounding governments in order to note overlaps and/or gaps in needs or services.

Action Step 7.2.1: Marble will actively seek out partnerships when it is appropriate for the City.

LAND USE

Development and land use, while welcomed by Marble, should be carried out in a manner that is consistent with the vision statement and history of Marble and the Iron Range. Development in Marble is primarily regulated through the City's zoning code.

Goal Statement: *Marble will provide opportunities for land development and usage that are appropriate and safe.*

Strategy 8.1: Marble will continue to designate locations for industrial, commercial, and residential uses.

Action Step 8.1.1: Marble will review all properties in the City to determine their most desirable use and zone desired use areas accordingly.

Action Step 8.1.2: Marble will create a modern zoning map for the City.

Strategy 8.2: Marble will have a zoning ordinance that is simple and adaptable, but does not sacrifice quality of life assurances.

Action Step 8.2.1: Marble will review, modernize, and simplify its zoning ordinance through an update process.

Strategy 8.3: Marble will use zoning and permitting checklists to ensure a proper and efficient review process is used.

Action Step 8.3.1: Marble will create checklists for all zoning and permitting processes that will ensure an efficient and accurate procedure for all requests.

Strategy 8.4: Marble will create an adult-use business ordinance and zoning district in the City.

Action Step 8.4.1: Marble 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.

IMPLEMENTATION

Implementation of the strategies and action steps as identified in the Marble Comprehensive Plan is the final step in realizing Marble's vision.

The City of Marble 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 Checklist that lists each Plan Section 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 to begin 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 point person that can spearhead each effort will help make significant progress. Timelines range from as short as six months to recommendations that are ongoing.

Goal Statement: Marble will actively work to complete the strategies identified in the comprehensive plan and will review implementation regularly.

Strategy 9.1: Marble will review the Comprehensive Plan action step checklist each year in order to determine the status of each action step and to revise action steps that have changed.

Action Step 9.1.1: Marble will hold an annual Comprehensive Plan review meeting in which actions are analyzed to determine implementation status.

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

Section	Strategy	Action Step	Parties Involved	Implementation Steps	Time Line	Status
Housing	2.1: Encourage new housing development that covers the spectrum of housing needs, including single family market rate, single family workforce, multi-family units and senior-oriented units.	2.1.1: Continue to meet with the Iron Range Housing Expeditor and the Itasca County HRA to discuss housing opportunities, particularly opportunities for grant programs that support permanent workforce housing.	City of Marble, Identified Entities	1. Keep active relationships with the identified entities that will benefit the City.	Short term/Ongoing	
		2.1.2: Review all properties in the City to determine their most desirable use and zone desired housing property as residential.	City of Marble	1. Identify desired use. 2. Maintain and update map as changes occur.	Immediately after Plan adoption, Ongoing	
	2.2: Promote home rehabilitation and blight elimination.	2.2.1: Continue to work with KOOTASCA Community Action to rehabilitate homes through available grant and loan programs.	City of Marble	1. Keep an active relationship with KOOTASCA Community Action that will benefit the City.	Ongoing	
		2.2.2: Communicate to homeowners when rehabilitation programs are available and encourage them to participate.	City of Marble	1. Mail program information to residents when appropriate.	Ongoing	
		2.2.3: Examine blight ordinance and make any desired changes. Contract with the Itasca County Sheriff's Office to enforce the ordinance when necessary (currently a \$50 charge).	City of Marble, Itasca County Sheriff Office	1. Conduct formal review ordinance. 2. Make necessary changes to those ordinances 3. Review enforcement and make identified improvements.	Short term/As needed	
Transportation	3.1: Work with nearby local governments to promote the completion of U.S. Highway 169 as a four-lane between Bovey and Pengilly.	3.1.1: Participate in the Highway 169 Completion Coalition, a committee that is promoting the completion of the four-lane.	City of Marble, Identified Committee	1. Attend and participate in Coalition meetings.	Ongoing	
		3.1.2: Coordinate with Mn/DOT regarding detours or other issues during roadwork on U.S. Highway 169.	City of Marble, Mn/DOT	1. Keep an active relationship with Mn/DOT that will benefit the City.	As needed	
	3.2: Promote all modes of transportation including transit, biking, and walking.	3.2.1: Continue to support the Mesabi Trail.	City of Marble	1. Continue to work with neighboring communities and the Regional Rail Authority to coordinate sweeping, mowing, and trail upkeep.	Ongoing	
		3.2.2: Regularly assess City sidewalks and repair the most critical stretches when needed.	City of Marble	1. Assess and map current condition. 2. Add section replacement to a five year public infrastructure improvement plan budget.	Short term	
		3.2.3: Assess appropriate locations and designate or acknowledge a parking area for people participating in car pools.	City of Marble	1. Survey and map existing or potential park and ride lots. 2. Designate or acknowledge areas	Short term	
	3.3: Ensure well-maintained roadways by creating a City Street inventory and improvement plan.	3.3.1: Review City streets every year and determine all repairs and reconstruction needed for a five year period as allowed by budget.	City of Marble	1. Identify and assess current condition. 2. Add section replacement projects to a five year public infrastructure improvement plan budget	Short term/Ongoing	

Section	Strategy	Action Step	Parties Involved	Implementation Steps	Time Line	Status
Utilities and Community Facilities	4.1: Conduct a facility and utility review and develop an improvement plan regularly.	4.1.1: Assess and plan utility and facility repairs and improvements for a five year period.	City of Marble	1. Identify and assess current condition. 2. Add section replacement project to a five year public infrastructure improvement plan budget	Short term/Ongoing	
	4.2: Amenable to alternative energy production opportunities in the community.	4.2.1: Amenable to producing alternative energy in the community at both the industrial and residential levels by allowing such uses in its zoning code.	City of Marble	1. Include Action Step 4.2.1 with Land Use Action Step 8.2.1.	Ongoing	
	4.3: Strive for energy efficiency in all City facilities wherever possible.	4.3.1: Consider energy efficiency whenever it makes facility improvements in the City.	City of Marble	1. Research energy efficient options and systems. 2. Include renovation projects into the five year public infrastructure plan budget.	Ongoing	
	4.4: Explore ways of adding another high-speed internet option for its residences and businesses.	4.4.1: Follow efforts of the Blandin Foundation and the ARDC to expand fiber optic networks in the Arrowhead Region and take advantage of opportunities when available.	City of Marble	1. Keep active relationships with the Blandin Foundation and ARDC that benefit the City.	Ongoing	
Agricultural, Natural, and Cultural Resources	5.1: Identify natural and cultural resources.		City of Marble	1. Assess local natural and cultural resources. 2. Determine existing conditions. 3. Develop preservation activities and budget.	Medium term	
	5.2: Preserve and promote natural and cultural resources.		City of Marble	1. Implement preservation activities 2. Promote resources locally and regionally.	Medium term/Ongoing	
Economic Development	6.1: Determine what properties in the community are appropriate for industrial and/or commercial use and then assist in the marketing of those properties.	6.1.1: Review all properties in the City to determine their most desirable use and zone desired business property as industrial or commercial.	City of Marble	1. Coordinate action step with Land Use Step 8.2.1.	Short term	
		6.1.2: Submit industrial property infrastructure installation to the Arrowhead CEDS for Federal EDA funding when appropriate.	City of Marble	1. Report planned projects to ARDC to include in the CEDS.	As needed/Ongoing	
	6.2: Promote rehabilitation of downtown business fronts.	Step 6.2.1: Communicate to business owners when rehabilitation programs are available and encourage them to participate.	City of Marble	1. Mail program information to local businesses when appropriate. 2. Follow up mailing with phone call to discuss program.	Ongoing	
	6.3: Address blight in commercial zones.	6.3.1: Examine its blight ordinance and make any desired changes. Contract with the Itasca County Sheriff's Office to enforce the ordinance when necessary (currently a \$50 change).	City of Marble, Itasca County Sheriff Office	1. Conduct formal review ordinance. 2. Make necessary changes to those ordinances 3. Review enforcement and make identified improvements.	Short term/As needed	
	6.4: Promote home-based businesses where appropriate.	6.4.1: Allow appropriate home businesses in residential zones.	City of Marble	1. Identify business types 2. Coordinate action step with Land Use Steps 8.2.1. and 8.3.1.	Short/Medium term	
		6.4.2: Continue to support broadband access to homes in the City.	City of Marble	1. Develop and maintain a list of service providers. 2. Provide broadband access information to residents as requested.	Ongoing	

Section	Strategy	Action Step	Parties Involved	Implementation Steps	Time Line	Status
Intergovernmental Cooperation	7.1: Participate on the Western Mesabi Mine Planning Board and other governmental forums when appropriate.	7.1.1: Continue to attend and participate in the Western Mesabi Mine Planning Board as long as it assists Marble in achieving its vision and is affordable.	City of Marble, Western Mesabi Mine Planning Board	1. See Action Step 7.1.1.	Ongoing	
	7.2: Discuss major infrastructure or staffing changes with surrounding governments in order to note overlaps and/or gaps in needs or services.	7.2.1: Actively seek out partnerships when it is appropriate for the City.	City of Marble, Neighboring Communities	1. Keep active relationships with all neighboring communities. 2. Identify inefficiencies and approach neighboring communities to collaboratively improve service that could benefit Marble.	Ongoing	
Land Use	8.1: Continue to designate locations for industrial, commercial, and residential uses.	8.1.1: Review all properties in the City to determine their most desirable use and zone desired use areas accordingly.	City of Marble	1. Identify desired use. 2. Maintain and update map as changes occur.	Immediately after Plan adoption, Ongoing	
		8.1.2: Create an updated and modern zoning map for the City.	City of Marble	1. Create and update zoning map 2. Approve updated zoning map	Immediately after Plan adoption, Ongoing	
	8.2: Possess a zoning ordinance that is simple and adaptable, but does not sacrifice quality of life assurances.	8.2.1: Review and modernize zoning ordinance through an update process.	City of Marble	1. Draft scope of work, identify needs 2. Create and approve zoning ordinances for all approved zoned areas.	Short term	
	8.3: Use zoning and permitting checklists to ensure a proper and efficient review process is used.	8.3.1: Create checklists for all zoning and permitting processes that will ensure an efficient and accurate procedure for all requests.	City of Marble	1. Develop permitting and conditional use checklists that include timelines, rights and responsibilities of City and applicants. Coordinate with Action Step 8.2.1.	Short term	
	8.4: Create an adult-use business ordinance and zoning district in the City.	8.4.1: Proactively address adult-use businesses by regulating them through the creation of an ordinance and designating appropriate locations for such businesses to be located.	City of Marble	1. Create and approve ordinance in coordination with Action Step 8.2.1.	Short term	
Implementation	9.1: Review the Comprehensive Plan action step checklist each year in order to determine the status of each action step and to revise action steps that have changed.	9.1.1: Hold annual Comprehensive Plan review meeting to analyze actions and determine implementation status.	City of Marble	1. Planning Committee, Library Board, and City Council will hold annual review meeting.	Annually	
		9.1.2: Change, update, or end actions that need alterations or have been completed.	City of Marble	1. See Action Step 9.1.2	Ongoing	



**City of Marble
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December 2009**

Prepared for

The City of Marble

Prepared by the

Arrowhead Regional Development Commission
Regional Planning Division

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 Marble Comprehensive Plan,
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