



LAND USE

The Land Use chapter of the 2019 Nowthen Comprehensive Plan provides a framework to guide future growth and development with supporting infrastructure improvements in Nowthen. Outlined herein is a narrative and graphic description of anticipated development to occur in Nowthen through 2040. The text of the Land Use chapter provides the background and rationale for land use designations shown on the 2040 Land Use Plan map to serve both as a community education tool, as well as a basis for decision making by City officials, to improve the understanding of how continued growth in Nowthen will occur.

The primary emphasis of the 2019 Nowthen Comprehensive Plan is new development of rural residential, commercial and industrial uses. This emphasis is consistent with Nowthen's designation as a Rural Residential community without sanitary sewer (or water) utilities until after 2040 under the Metropolitan Council's Water Resources Policy Plan and anticipated population, household and employment growth that is to occur. However, the 2040 Land Use Plan must be reviewed in consideration of the infrastructure and facilities needed to support the community both now and in the future.

POPULATION, HOUSEHOLD AND EMPLOYMENT FORECASTS

Metropolitan Council has developed projections of population, household and employment growth for Nowthen based on anticipated regional growth as part of the Thrive MSP 2040 Plan. The rate of population and household growth anticipated for Nowthen is generally consistent with past trends and will continue, but at a slower rate. The average household size for Nowthen is about 3.04 persons per household, which has declined consistently since 1990, but remains higher than the State average of 2.48 persons per household.

City of Nowthen 1990-2040 Population, Household and Employment							
	Actual			Estimate	Projection		
	1990	2000	2010	2016	2020	2030	2040
Households	754	1,123	1425	1,497	1,600	1,860	2,100
Population	2,401	3,557	4443	4,548	4,590	5,100	5,500
Household Size	3.18	3.17	3.12	3.04	2.87	2.74	2.62
Employment	259	294	318	465	500	590	680
Source: US Census, Metropolitan Council and City of Nowthen							

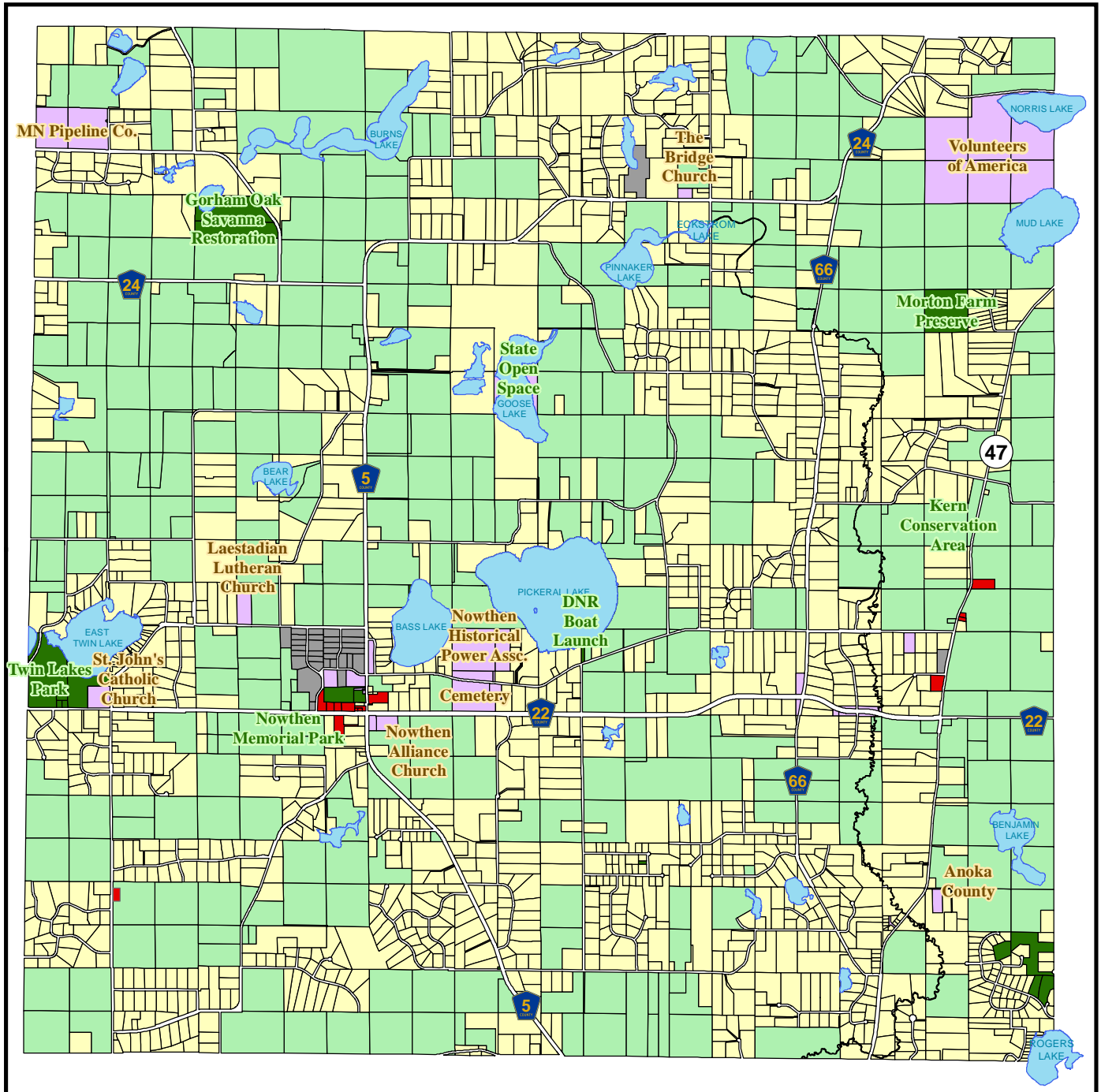
EXISTING LAND USE

The pattern of existing land uses in Nowthen is generally reflective of the community's rural character and comprised primarily of agricultural fields and wetland areas, farms and scattered rural single-family dwellings. The City has seen limited development of retail/service commercial uses and industrial uses in areas focused at the intersection of Nowthen Boulevard (CSAH 5) and Viking Boulevard (CSAH 22).



CITY OF NOWTHEN

2019 COMPREHENSIVE PLAN



EXISTING LAND USE

- | | |
|-----------------------|--|
| Agricultural / Vacant | Public and Quasi Public |
| Rural Residential | Parks, Open Space and Conservation Areas |
| Commercial | Industrial |

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SOURCES: CITY OF NOWTHEN, ANOKA COUNTY,
MN DNR, HAA, TPC

MAP DATE: 23 MAR, 2019

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LAND USE

City of Nowthen 2018 Existing Land Uses		
	Acres	Percent
Agricultural/Undeveloped	10,380	46.1%
Rural Residential	9824	43.6%
Commercial	28	.1%
Industrial	104	.5%
Public and Quasi Public	516	2.3%
Parks and Open Space	181	.8%
Water/Wetlands	1,062	4.7%
Right-of-Way	434	1.9%
Total	22,529	100%
Source: City of Nowthen, HAA, TPC (10/1/2018)		

City of Nowthen Comparison of 2030 and 2040 Land Use Plans					
Category	2030 Land Use Plan		2016 Comp Plan Amendment	2040 Land Use Plan	
	Acres	Percent		Acres	Percent
Rural Residential - <i>Permanent</i>	18,500	82.1%	+74.0 acres	18,574	82.4%
Rural Residential - <i>Interim</i>	1,260	5.6%		1,260	5.6%
Commercial / Industrial	795	3.5%	-74.0 acres	721	3.2%
Public/ Quasi Public	335	1.5%		335	1.5%
Parks	142	0.6%		142	0.6%
Water/Wetlands	1,062	4.7%		1,062	54.7%
Right-of-way	434	1.9%		434	1.9%
TOTAL	22,529	100.0%		22,529	100.0%
Source: The Planning Company LLC					

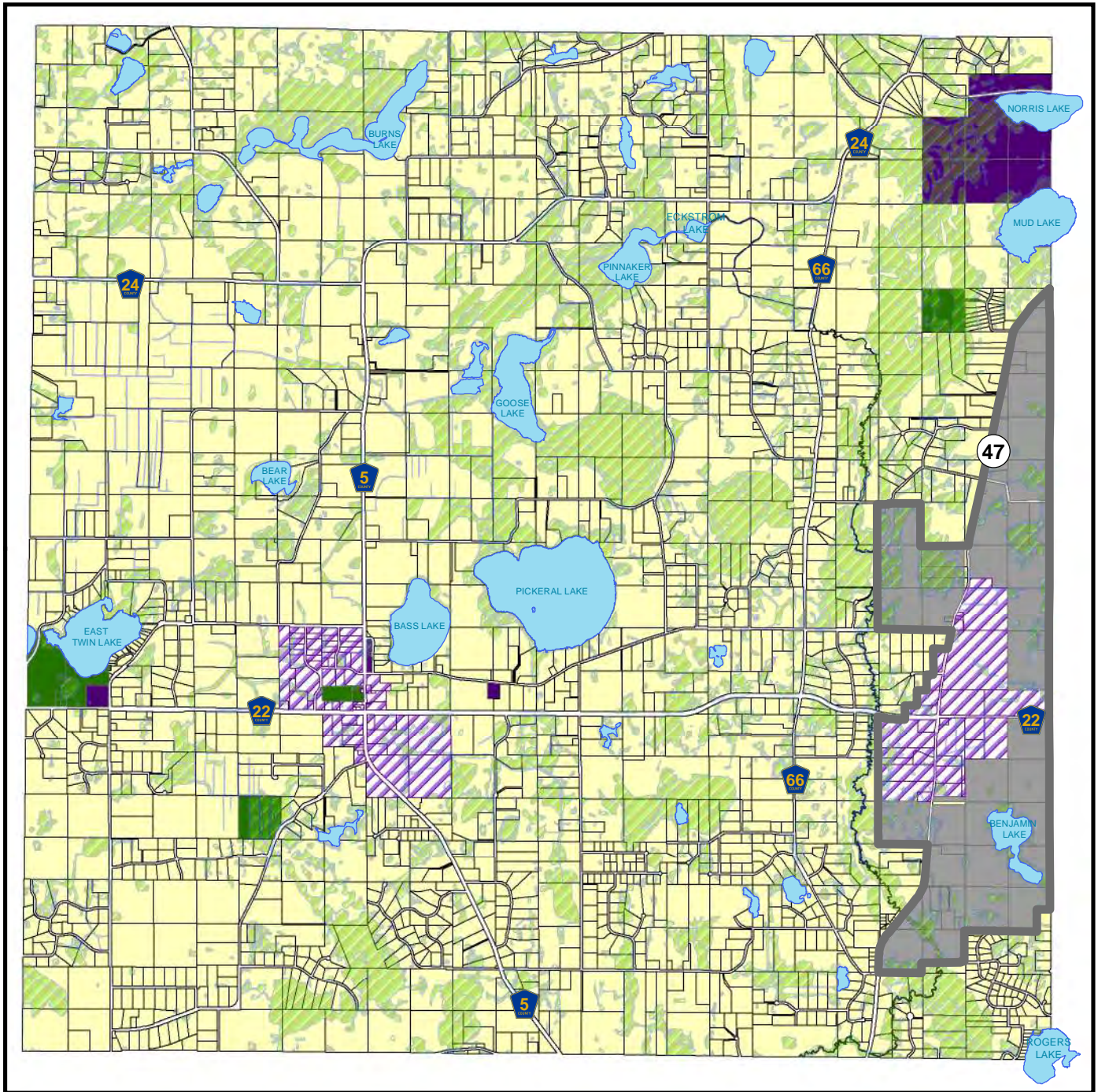
URBAN SERVICE AREA REMOVED

The Diversified Rural designation was removed from the 2040 Land Use Map and replaced with a Permanent Rural Residential designation. A portion of what was previously limited to a 1/10 density is planned for 2.0 acre lots to help increase population and bolster the development of commercial and industrial uses at the Highway 47/Viking Boulevard intersection.










CITY OF NOWTHEN

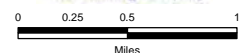
2019 COMPREHENSIVE PLAN



2030 LAND USE PLAN

-  Rural Residential (Permanent) (18,826.49 acres / 88.73%)
-  Rural Residential (Interim) (1218.18 acres / 5.74%)
-  Commercial / Light Manufacturing (711.8 acres / 3.35%)
-  Public and Quasi Public (296.87 acres / 1.4%)
-  Parks and Open Space (165.4 acres / 0.78%)
-  Future MUSA
-  Wetlands

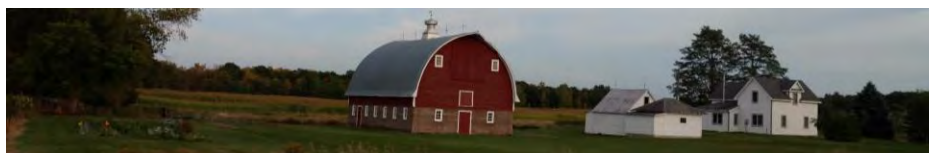
TPC
The Planning Company



SOURCES: CITY OF NOWTHEN, ANOKA COUNTY,
MN DNR, HAA, TPC

MAP DATE: 23 JAN, 2019

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LAND USE

SEWER ALLOCATION FORECASTS & LONG-TERM WASTEWATER SERVICE AREAS

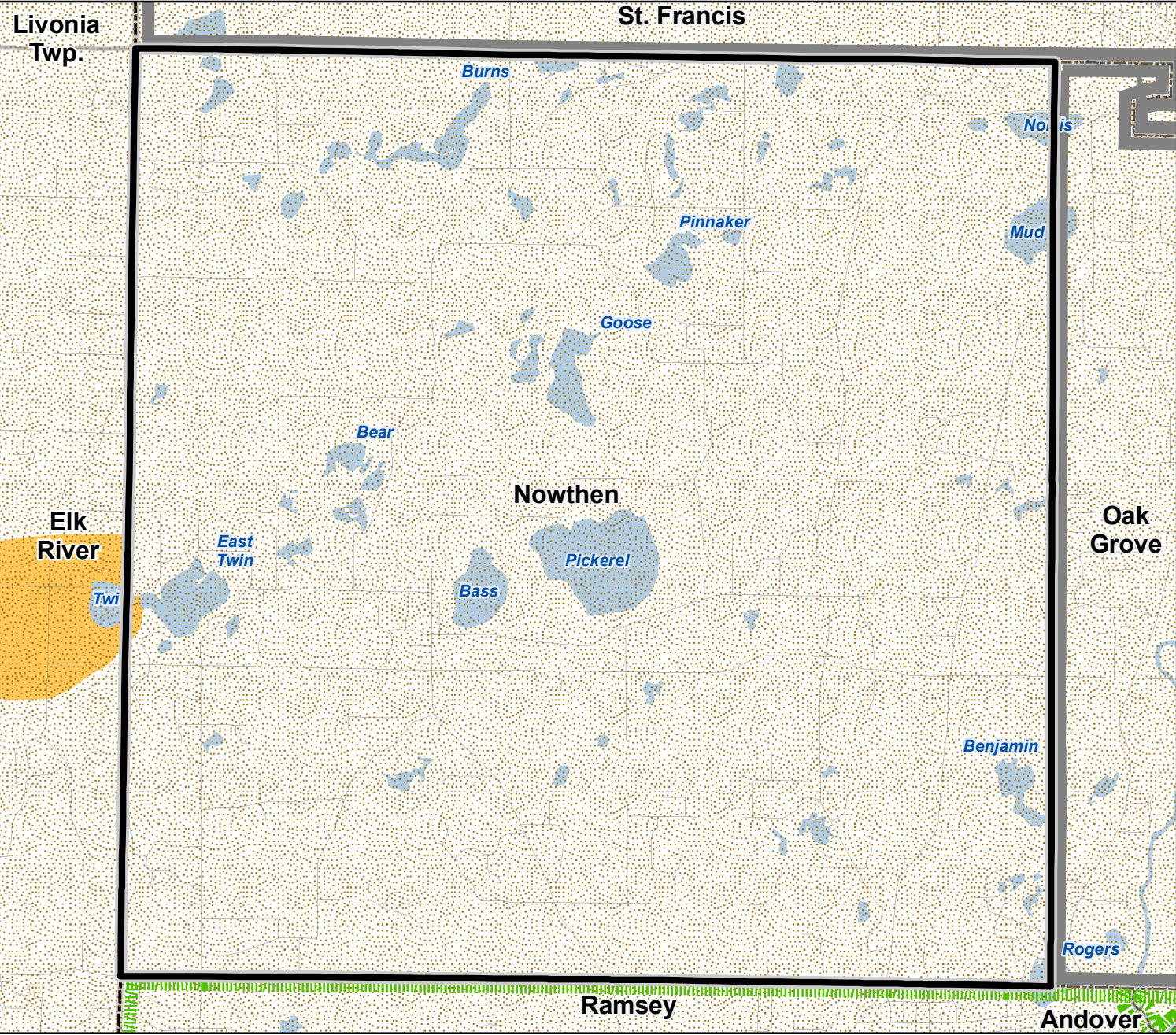
Nowthen is not included within the Regional Wastewater System Long-Term Service Area and will remain unsewered through 2040.

Sewer Allocation Forecasts (Source: Metropolitan Council, 2019)				
Forecast Year	Forecast Component	Population	Households	Employment
2010	Unsewered	4,443	1,450	318
2020	Unsewered	4,590	1,600	500
2030	Unsewered	5,100	1,860	590
2040	Unsewered	5,500	2,100	680



Municipal Public Water Supply System Interconnections and Management Areas

City of Nowthen, Anoka County



Special Well and Boring Construction Areas (MDH)



The community's most recent local water supply plan reports that the public water supply system has no interconnections



The community's most recent local water supply plan reports that the public water supply system has one or more interconnections



North and East Metro Groundwater Management Area (DNR)



Drinking Water Supply Management Area for Minneapolis/St. Paul



Moderate to Highly Vulnerable Drinking Water Supply Management Areas (MDH)



County Boundaries



City and Township Boundaries



Open Water Features



NCompass Street Centerlines



2040 LAND USE: Maintaining Nowthen's Rural Character

The 2040 Land Use chapter of the 2019 Nowthen Comprehensive Plan provides a guide for future community growth and improvements. The Land Use Plan is a narrative and graphic description for future land uses within the City, as well as the background and rationale for how these designations are established.

An important environmental and land use priority for Nowthen is preservation of open space and maintenance of the City's existing rural character. Directly related to the preservation of open space is the need to maintain agricultural activities within Nowthen. As a means of accomplishing its objective of preserving open space, the following strategies have been implemented:

Long Term Agriculture.

Areas essential to farming will be zoned agricultural in order to restrict suburban development and preserve them for farming purposes. Residential development densities in long term agricultural areas (LTA Zoning District) will be restricted to one dwelling unit per quarter-quarter section. This will preserve large amounts of open space/farmland for agricultural purposes. Rezoning requests to LTA zoning designations will, however, only occur upon initiation by individual property owners. No one has requested this designation since it was established in 2009.

Permanent Rural Residential & Agriculture.

Active farming operations exist throughout Nowthen. Continuation of these agricultural activities represents an important land use within the City consistent with the heritage and desired character of the community. Agricultural uses are allowed as permitted uses within the LTA Long Term Agriculture and RRA Rural Residential Agriculture zoning districts adopted as part of the Zoning Ordinance. An issue related to maintaining agricultural uses as viable land uses in Nowthen is allowing new or existing farm operations that qualify as an animal feedlot to continue and opportunities for expansion. Commercial agriculture operations qualifying as a feedlot are limited as an allowed use only in the LTA Zoning District.

In planning for continued agricultural land uses in Nowthen, there is a need to anticipate the inherent conflict between contemporary agricultural operations and residential land uses and minimize it to the extent possible. Performance standards have been developed as part of the Zoning Ordinance to respond to this compatibility issue by establishing standards for:

- Limitations on the maximum number of animal units allowed.





LAND USE

- Compliance with all current MPCA regulations related to the storage and disposal of manure.
- Setbacks for construction of new buildings or expansion of existing buildings from adjacent residential uses.
- Requiring reciprocal setbacks for construction of any new residential dwelling adjacent to an established feedlot.

Hobby farms have been a compatible part of land uses within the RRA Zoning District which requires a minimum lot size of 2.5 acres, although to accommodate farm animals a minimum of three acres is required. As the City continues to grow and infill development brings neighborhoods closer together, consideration may need to be given to establishing standards and accepted locations for hobby farms within Nowthen. Typically, a hobby farm is defined as a tract of land consisting of ten or less acres in size with a house and accessory buildings on which crops and often livestock_ are raised, but not as a principal source of income. In determining proper hobby farm locations, Nowthen must establish standards for the keeping of animals on non-farm, rural residential properties less than 20 acres which don't meet the definition of agricultural uses/agricultural production.

Flexible Development.

When residential development does occur in agricultural areas, property owners shall be encouraged to plan subdivisions where lots are concentrated into groups to provide for protection of either large tracts for continued agricultural use or protection of natural areas as an amenity within the development. The City's Zoning Ordinance does currently contain provisions for Planned Unit Developments under which flexible developments may occur, although such language may need to be updated depending upon the application area desired by the City Council.

Acquisition of Parks, Open Space and Greenways.

The 2011 Park and Trail Plan anticipates acquisition of additional land within the City for parks and greenway corridors. Parks and greenways, which are essentially linear parks, provide opportunities for passive open space and interaction with nature in addition to active recreation.

The table below illustrates anticipated future land uses based on the 2040 Land Use Plan map. The 2040 Land Use Plan map is a generalized guide for future development in Nowthen that may be anticipated to be refined and amended over time as community priorities evolve.





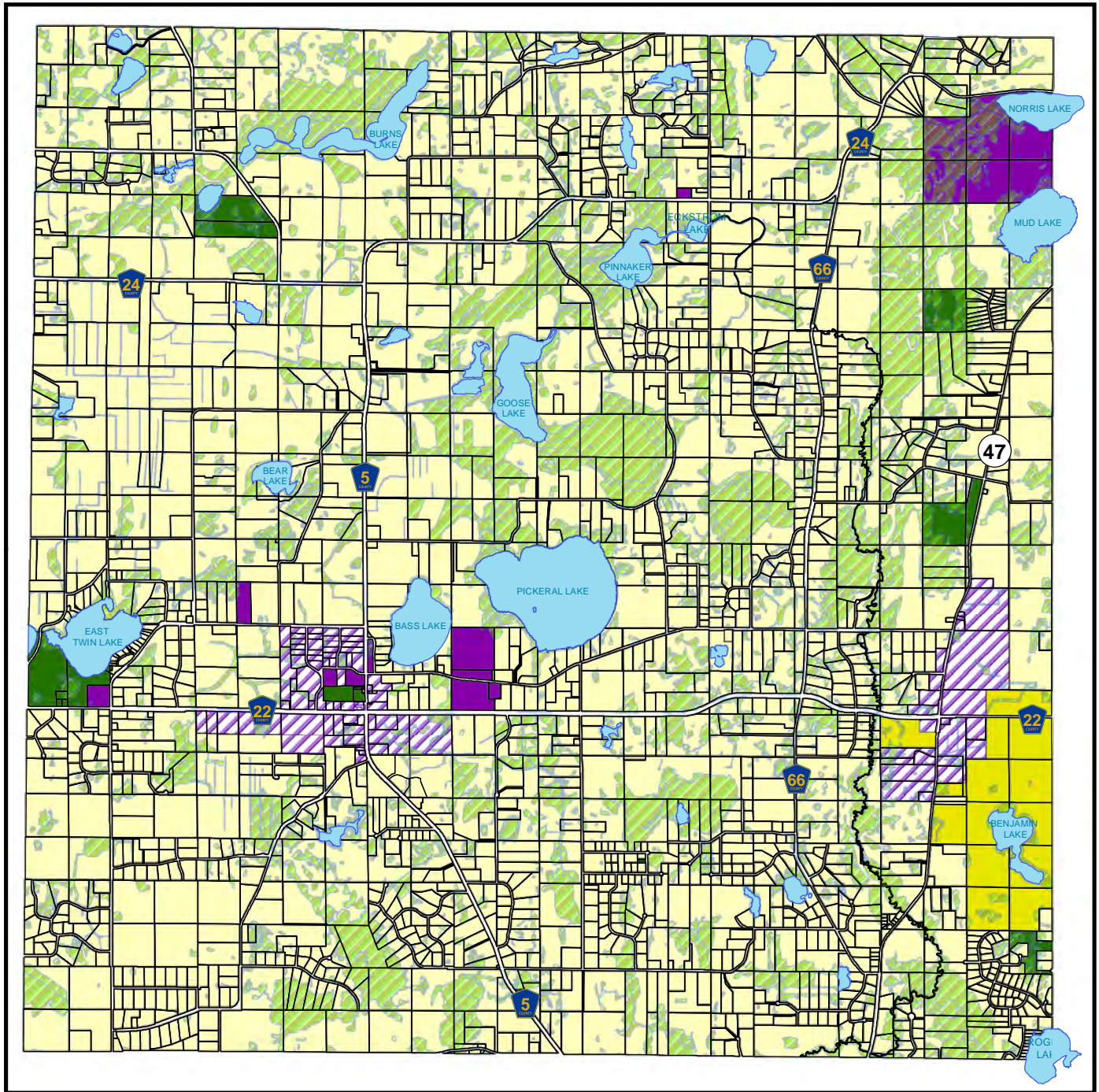
LAND USE

City of Nowthen 2040 Land Use Plan		
Category	Acres	Percent
Rural Residential - <i>Permanent</i>	18,500	82.1%
Commercial / Industrial	795	3.5%
Public / Quasi Public	335	1.5%
Parks	142	0.6%
Water/Wetlands	1,062	54.7%
Right-of-way	434	1.9%
TOTAL	22,529	100.0%
Source: The Planning Company LLC		









CITY OF NOWTHEN

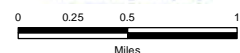
2019 COMPREHENSIVE PLAN



2040 LAND USE PLAN

-  Rural Residential (Permanent) 8/40 (19522.21 acres / 92%)
-  Rural Residential (Transition) 20/40 (475.29 acres / 2.24%)
-  Commercial / Light Manufacturing (590.74 acres / 2.78%)
-  Public and Quasi Public (364.71 acres / 1.72%)
-  Parks and Open Space (265.77 acres / 1.25%)
-  Wetlands

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SOURCES: CITY OF NOWTHEN, ANOKA COUNTY, MN DNR, HAA, TPC

MAP DATE: 5 MAR, 2019

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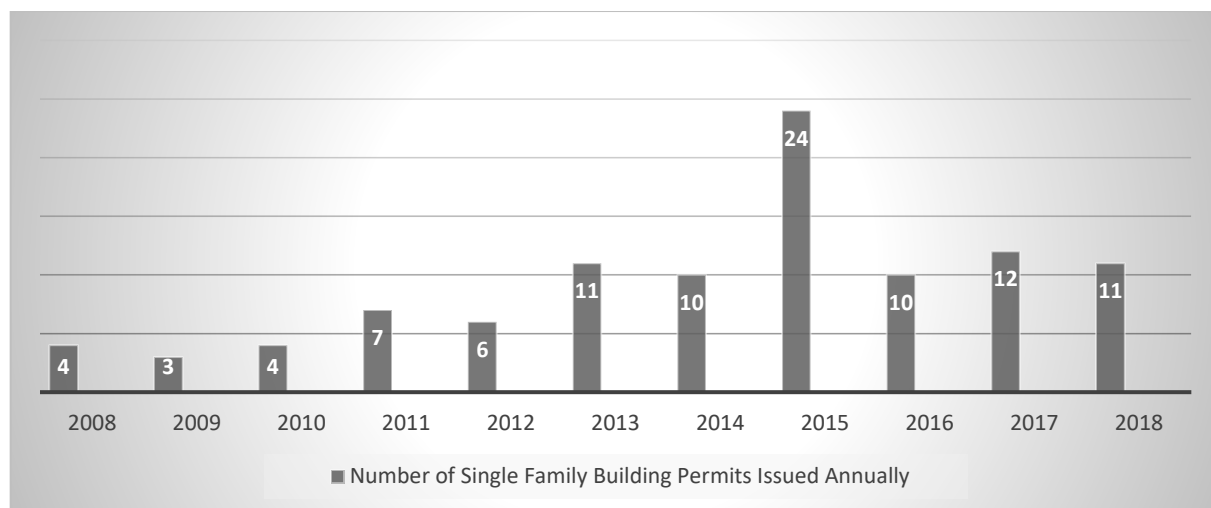


LAND USE

RESIDENTIAL

Residential land uses consisting of single-family homes are the primary developed land use in Nowthen:

City of Nowthen 2010 Housing Units by Type		
Type	2010	Percent
Single family detached	1,412	99.1%
Twin homes and townhomes	7	0.5%
Multiple family	0	0.0%
Manufactured housing	6	.4%
Other	0	0.0%
TOTAL	1,425	100.0%
Source: 2010 US Census, City of Nowthen		

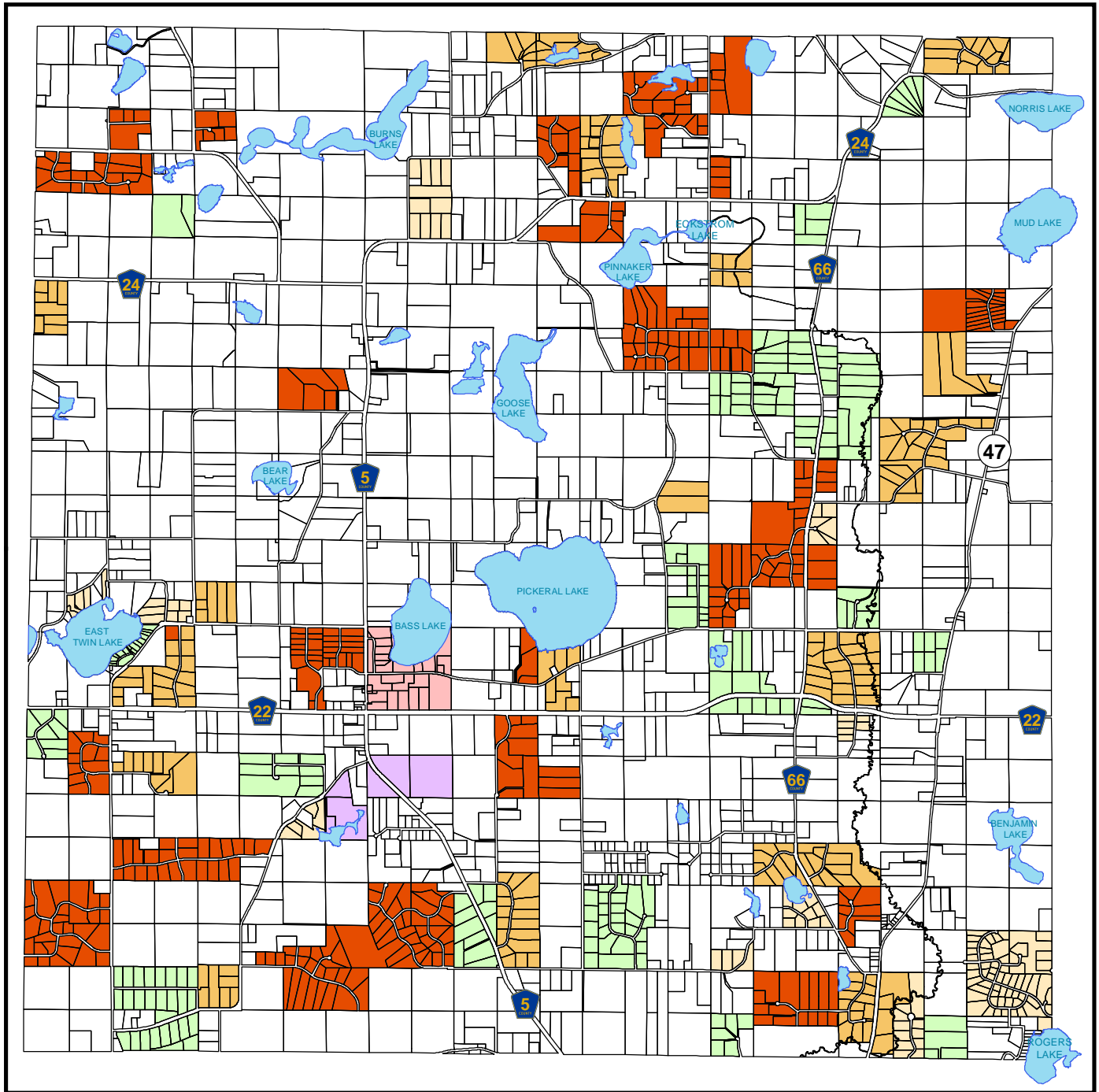


Housing options in Nowthen are limited in terms of type because public sanitary sewer and water utilities are not available to serve medium and high-density residential dwellings. This situation is not likely to change until after 2040 when regional sanitary sewer may be made available to lands within the City. The MUSA Reserve, part of the 2030 Land Use Plan, was removed by Metropolitan Council as the extension of utilities is no longer expected to extend from the south through the City of Ramsey until post 2040. In the interim, Nowthen will encourage construction of a variety of single-family housing values, sizes and styles to provide housing options to the extent possible. Without medium and high-density residential alternatives, the majority of housing in Nowthen is owner occupied with the median housing value being \$334,800 (2010 US Census).



CITY OF NOWTHEN

2019 COMPREHENSIVE PLAN



PLATS BY DECADE

- PRE 1970
- 1970 TO 1979
- 1980 TO 1989
- 1990 TO 1999
- 2000 TO 2009
- 2010 TO PRESENT

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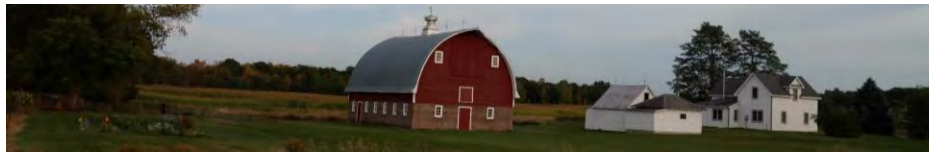
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Miles



SOURCES: CITY OF NOWTHEN, ANOKA COUNTY

MAP DATE: 23 JAN, 2019

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LAND USE

City of Nowthen 2010 Housing Units by Tenure		
Tenure	Number	Percent
Owner occupied	1,339	94.0%
Renter occupied	86	6.0%
TOTAL	1,425	100.0%
Source: 2010 US Census		

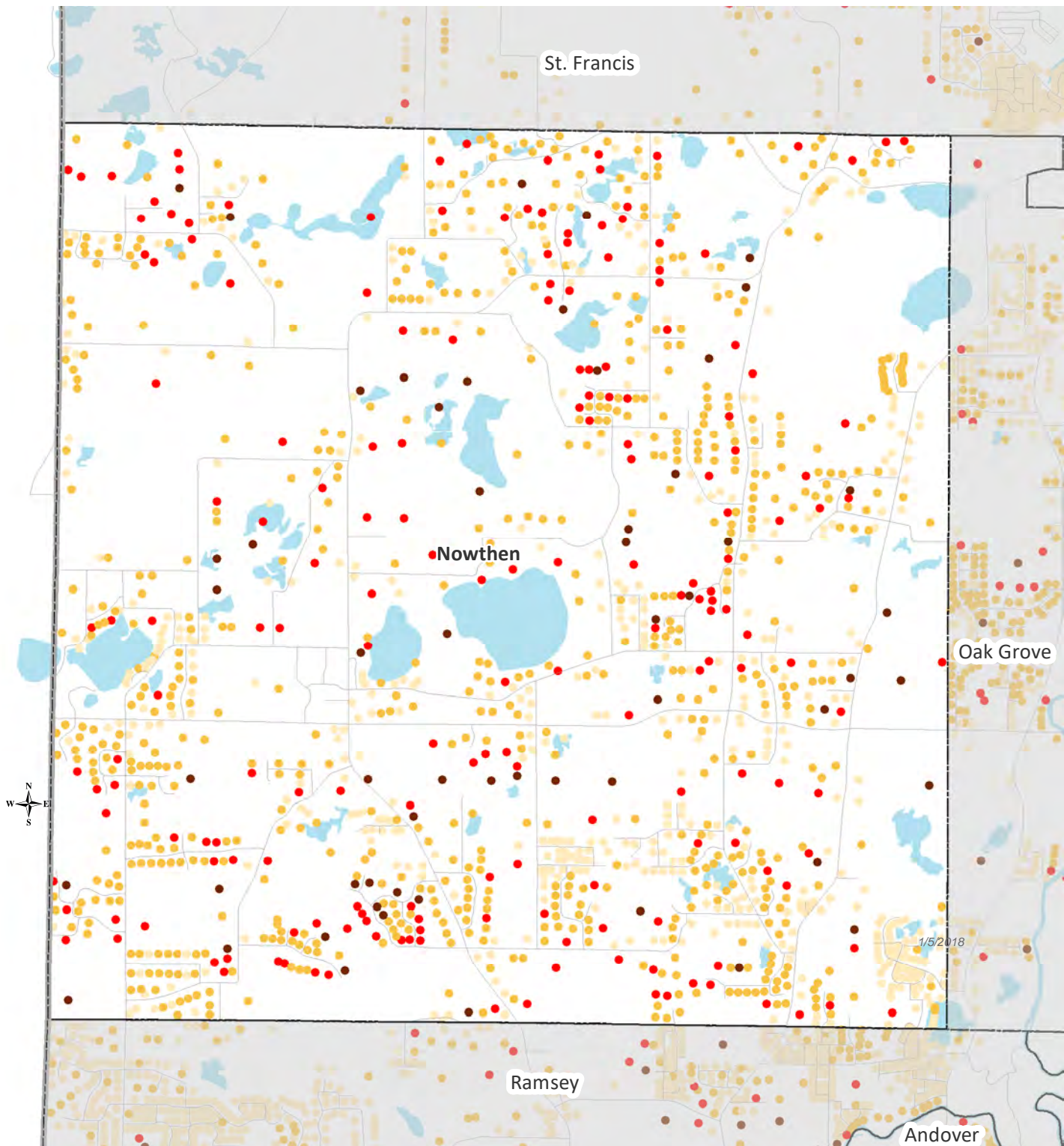
More than half the housing in Nowthen has been constructed since 1990. Maintenance of Nowthen's existing housing units is increasing in importance as these homes continue to age. Maintenance of existing housing is also a key strategy for the community in terms of providing affordable housing options. Older neighborhoods of moderately sized houses often tend to be more affordably valued in comparison to new construction. At some point, however, older homes reach a point where maintenance costs exceed the value added or are irreparable. Numerous old farm houses and original homesteads have been removed in the last decade and replaced with new housing stock. Homes built before 1950 represented 8.9% of the total housing stock in the year 2000 and fell to 4.8% of the housing stock in 2010, after numerous original homesteads and farm houses were demolished. The map showing Plats by Decade is another good indicator of housing stock age.

City of Nowthen Year Housing Structure Built		
Year	Number	Percent
1949 or earlier	68	4.8%
1950 to 1959	55	3.9%
1960 to 1969	96	6.7%
1970 to 1979	245	17.2%
1980 to 1989	209	14.7%
1990 to 1999	408	22.9%
2000 to 2009	344	24.1%
2010 to present	82	5.7%
TOTAL	1,425	100.0%
Source: 2010 US Census, City of Nowthen		



Owner-Occupied Housing by Estimated Market Value

Nowthen



- County Boundaries
- City and Township Boundaries
- Streets
- Lakes and Rivers

Owner-Occupied Housing Estimated Market Value, 2016

- \$243,500 or Less
- \$243,501 to \$350,000
- \$350,001 to \$450,000
- Over \$450,000

1 in = 0.96 miles



Source: MetroGIS Regional Parcel Dataset, 2016 estimated market values for taxes payable in 2017.

Note: Estimated Market Value includes only homesteaded units with a building on the parcel.



LAND USE

Development of single-family dwellings in a rural context, as the only form of residential land use in the City, is anticipated to continue through 2040. The present City Council, like those before it, desire to preserve large rural lots and hobby farms which rely on the need to utilize individual sewage treatment systems. The City will continue to promote property maintenance through on- going code enforcement efforts and administration of the septic ordinance. In evaluating new residential subdivision .proposals, the following performance standards will continue to be upheld:

- In RRA rural residential agriculture areas, development densities shall be consistent with the allowances described as part of permanent rural residential uses at 1 dwelling unit per 5 gross acres (8/40).
- In RRT rural residential transition areas (annexation settlement area), development densities shall be consistent with the allowances described as part of permanent rural residential uses at 1 dwelling unit per 2 gross acres (20/40).
- The City shall require minimum lot area and width requirements with sufficient net buildable area and contiguous space for adequate building sites.
- Each lot shall be required to demonstrate area to accommodate two individual sewage treatment systems.
- The City will consider the use of Flexible Residential Development options that preserve open space and protect natural resources as part of subdivisions within the Permanent Rural area or that reserves land for future subdivision at urban densities.

ALLOCATION OF AFFORDABLE HOUSING NEED

Nowthen's 2021-2030 Allocation of Affordable Housing Need is zero (0) units. The need reflects what share of forecasted regional household growth will make less than a set threshold of income and therefore need affordable housing. The Allocation is the determination of each community's share of this regional need. The region's total need for affordable housing for 2021-2030 is 37,900 units.





LAND USE

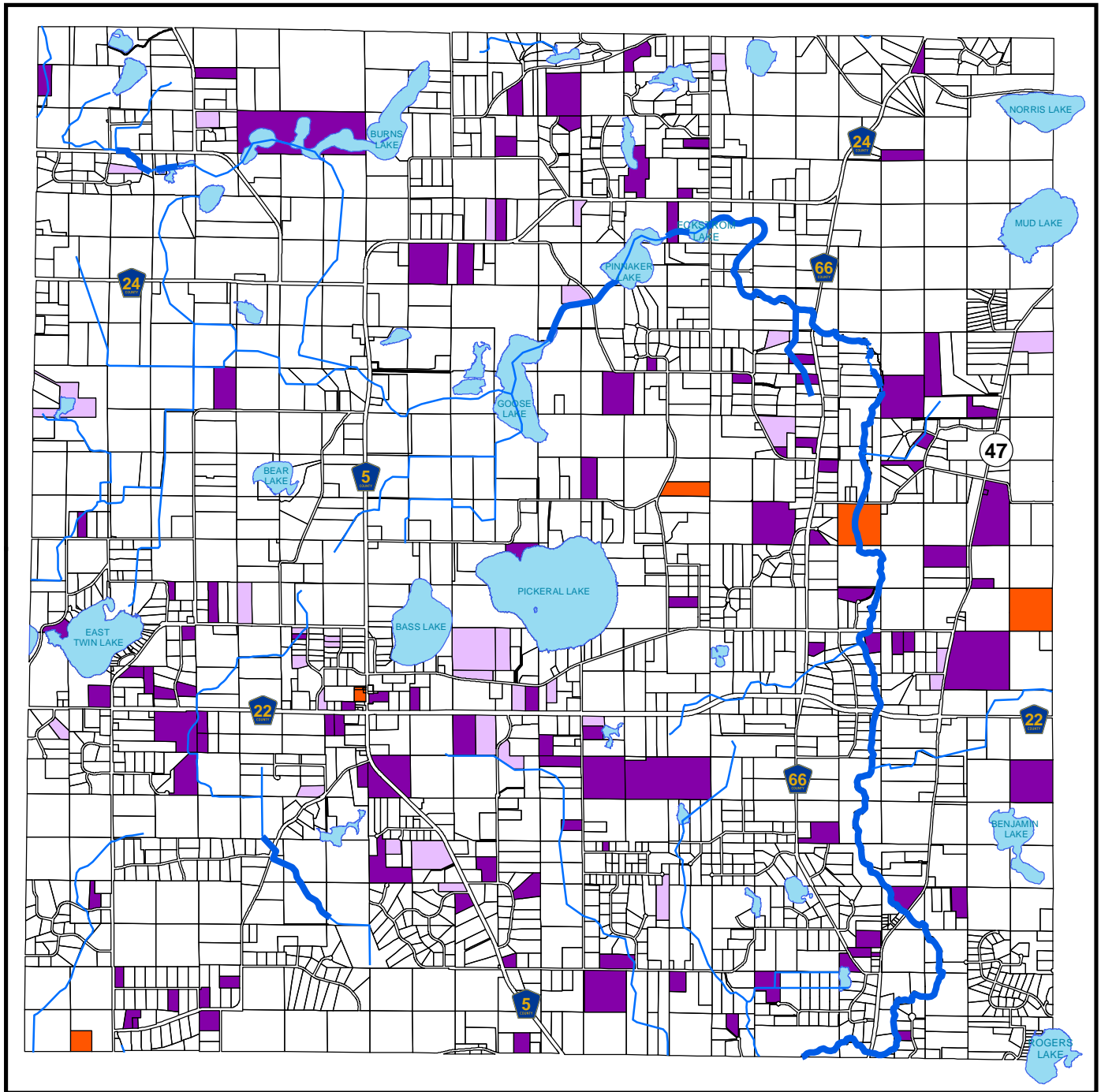
SPECIAL USE PERMITS AND HOME OCCUPATIONS

Nowthen contains more than one hundred home extended businesses or home occupations located on residential property in the City for which Conditional or Interim Use Permits have been issued. While the location of secondary commercial or industrial type uses on rural residential parcels creates potential for compatibility conflicts with surrounding properties, CUP and IUP applications are reviewed in detail by the City Council prior to issuance to identify and address any potential issues up front. If the business operations are viewed as too intense in terms of potential impacts to City streets, character of the site changing due to the number of employees involved, noise, higher traffic generation, commercial vehicle parking, or nature of the outdoor storage, the application may be denied and the property owner guided toward land appropriate to the business operations. Allowance of home occupations or home extended businesses in rural residential areas creates competition for planned commercial and industrial zoned land in the City, but it is also a highly sought after means of accommodating smaller and start-up businesses. Nowthen has undertaken an update of home occupation and home extended business-related performance standards in recent years to minimize potential compatibility issues and has implemented an Administrative Citation process as part of routine code enforcement updates and actions which are discussed monthly at the City Council workshop.



CITY OF NOWTHEN

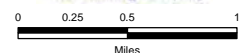
2019 COMPREHENSIVE PLAN



SPECIAL USE PERMITS & HOME OCCUPATIONS

- Communication / Cell Towers
- Conditional Use Permits
- Interim Use Permits

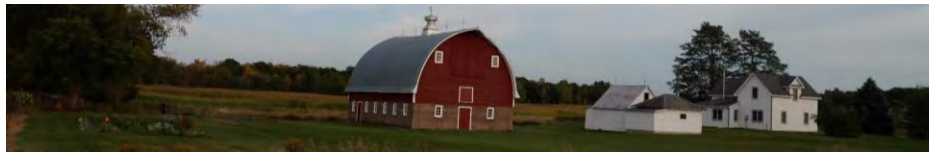
TPC
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SOURCES: CITY OF NOWTHEN, ANOKA COUNTY, TPC

MAP DATE: 23 JAN, 2019

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LAND USE

COMMERCIAL / INDUSTRIAL

Existing commercial and industrial development in Nowthen is limited primarily due to trade area potential, larger competitive locations in adjacent communities and unavailability of municipal sanitary sewer and water utilities. Nowthen completed a land use study approved on August 14, 2007 designating areas at the intersections of Nowthen Boulevard (CSAH 5) / Viking Boulevard (CSAH 22) and St. Francis Boulevard (TH 47) / Viking Boulevard (CSAH 22) for commercial and light industrial uses. The recommendations of the commercial and industrial land use study have been incorporated as part of the 2040 Land Use Plan. Given the existing rural character of Nowthen and limited additional growth anticipated to occur in the future, expansion of commercial and industrial businesses in Nowthen will likely be occasional development of retail or service related uses serving the convenience needs of the immediate area and light manufacturing, contractor's operations or other industries without need for sanitary sewer and water utilities.

A significant factor influencing the amount and rate of commercial and industrial development in Nowthen will be the development standards imposed by the Zoning Ordinance. Requirements for the use of higher quality building materials, landscaping, extensive screening and other site improvements will serve to somewhat limit demand. This limitation will need to be considered, however, in relationship to community benefits in terms of aesthetics, land use compatibility and tax base.

PERFORMANCE STANDARDS

The following is a list of performance standards that Nowthen implemented following the 2009 Comprehensive Plan Amendment to update the Zoning Ordinance and encourage development of cohesive, integrated commercial and industrial developments within the areas so designated on the 2040 Land Use Plan:

- Define the range of allowed commercial and industrial uses that can be accommodated by individual sewage treatment systems, on site wells, the existing or planned capacity of transportation facilities and other infrastructure.
- Development is to minimize impacts to and be integrated with natural environmental features of a site.
- All buildings will use exterior face materials consistent with community standards for quality development in Nowthen.





LAND USE

- Outside storage is to be fully screened from view of public rights-of-way and adjacent rural residential properties.
- Commercial and industrial developments will provide for adequate access and off-street parking of passenger vehicles for patrons and employees.
- Landscaping is to be required in areas of a site not occupied by buildings, parking or outside storage.
- Exterior lighting is to be regulated to prevent glare cast onto public rights-of-way or adjacent rural residential properties and minimize light pollution.
- Signage will be regulated to allow adequate opportunity for business identification while preventing driver distraction and compromising aesthetics.

CITY CENTER

An important part of the City's land use planning efforts is the development of a City Center in the vicinity of Nowthen and Viking Boulevards to create an identity for Nowthen and a focal point for the community. Those property owners willing to sell or develop their property must consider the following objectives as land uses change from agricultural/vacant to commercial/industrial and residential:

- Expansion of commercial uses are centered upon the main thoroughfares with high visibility and pedestrian-oriented access while industrial uses expand in areas adjacent to commercial uses, as a second tier, with less visibility from main roadways and the ability to screen outdoor storage.
- Transition areas are provided between commercial/industrial and large lot rural residential land uses either through alternative/flexible developments, buffer zones, open space or park land.
- Public parks, trails, open space, and municipal facilities are integrated into the City Center and consideration is given to relocating the ball fields to allow development opportunities consistent with an expanded business district, overall beautification/unification of land uses, expansion of community facilities and/or the development of alternative housing choices.





LAND USE

- Enhance boulevards, streetscapes, sidewalk/trail connections and other aspects of transportation corridors to establish a municipal identity and create a welcoming atmosphere.

PUBLIC AND QUASI-PUBLIC USES

This land use category includes various facilities ancillary to community development accessible to the public, government buildings, schools, churches, etc. There may be a need for additional public and quasi-public land uses as Nowthen continues to develop to serve the growing population. While the need for these types of uses is recognized, it is not practical to identify sites where future public and quasi-public uses may be appropriate. Public and quasi-public facilities other than those of the City of Nowthen will be allowed as conditional uses as part of any underlying zoning district. This approach will allow the City to establish performance standards specific to a given use to ensure development at appropriate locations in a manner compatible with surrounding uses and that needed City infrastructure can be provided in a cost-effective manner. Public and Quasi-Public land uses are encouraged to reflect the highest level of quality site and building design, as an example for the private sector to follow. Furthermore, promotion of consistent architectural themes or other elements that provide site character is also to be encouraged to strengthen overall community identity.



St John's Church



Nowthen Alliance Church



Nowthen City Hall





LAND USE

City center map





LAND USE



PARKS, TRAILS, AND OPEN SPACE

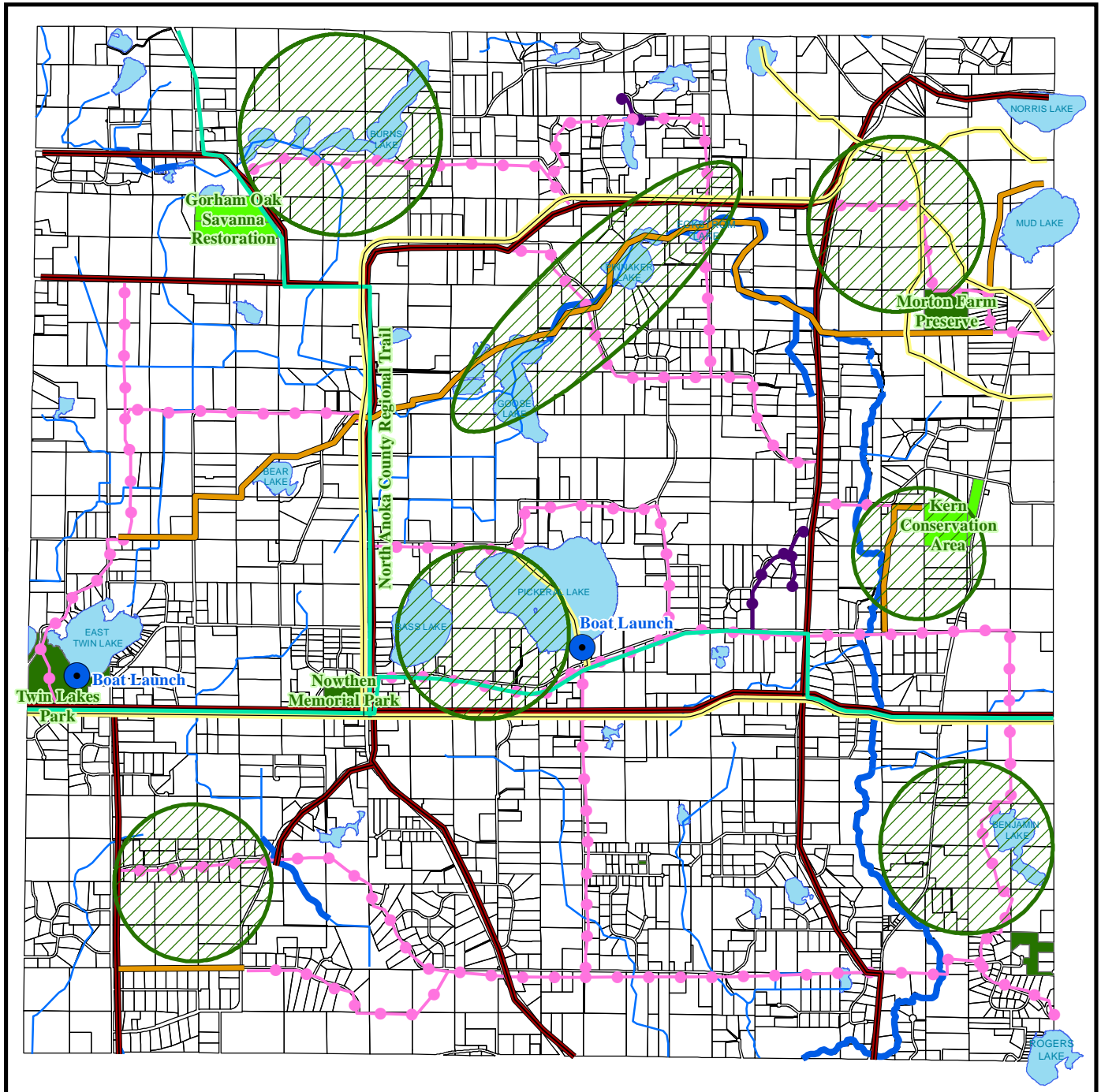
Parks and trails are an amenity within Nowthen that contribute positively to quality of life and rural character. The park land uses designated on the 2040 Land Use Plan correspond to the existing areas developed in accordance with the 2011 Park and Trail Plan. The 2011 Park and Trail Plan (currently being updated) establishes a vision for a fully developed parks, trails and open space system based on the existing facilities and future needs of Nowthen. Continued implementation of the Park and Trail Plan will result in additional lands within Nowthen being acquired for recreational purposes.

There are no regional parks within Nowthen. The 2040 Regional Parks Policy Plan identifies two proposed regional trails within Nowthen, including the North Anoka County Regional Trail and the Northwest Anoka County Regional Park Search Area, which Anoka County has identified as including the Sugar Hills Regional Trail. The Parks and Trails Plan map included herein has been updated to include these regional trail corridors and the City supports Anoka County for their development.












CITY OF NOWTHEN

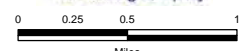
2019 COMPREHENSIVE PLAN



PARK AND TRAIL PLAN

-  Snowmobile Trails (Winter Only)
-  Potential Natural Trails
-  Potential Trail Corridors (County Roads)
-  Potential Trail Corridors (City Streets)
-  Existing Trails
-  Proposed County Regional Trail
-  Parks
-  Conservation Areas
-  Potential Park Search Areas

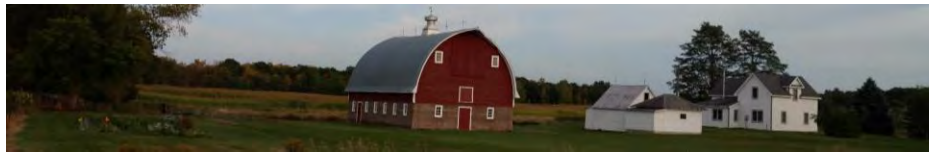
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SOURCES: CITY OF NOWTHEN, ANOKA COUNTY, MN DNR, HAA, TPC, 2004 BURNS TOWNSHIP PARK AND TRAIL PLAN

MAP DATE: 23 JAN, 2019

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LAND USE

City of Nowthen Parks, Public Lands & Open Spaces		Privately Owned Public Land, Quasi-Public Land & Conservation Areas	
Lions Park	13.03 ac	Pickerel Lake Boat Launch	1.13 ac
Twin Lakes Park	72.65 ac	Goose Lake Open Space	40.22 ac
Morton Farm Preserve	40.96 ac		
Rustic Acres Park/Ponds on 184th Ave and 185th Lane	16.44 ac		
Arcadian Acres Park/Pond on Roanoke Street	19.66 ac	Gorham Oak Savanna Restoration (17.5 acres replanted/habitat)	65.79 ac
Sparre Road Pond	3.69 ac	Kern Conservation Area	52.09 ac
Dolomite Street Open Space	.61 ac		
		Volunteers of America/Bar None	249.04 ac
City Hall/Council Chambers	.18 ac		
City Offices/Public Works	5.0 ac	Lakeview Cemetery	29.15 ac
Vacant Parcel on 199th Ave	5.71 ac	Nowthen Alliance Church	9.28 ac
		Laestadian Lutheran Church	12.73 ac
		St John's Catholic Church	10.34 ac
		The Bridge Church	3.24 ac
		Buddhist Temple	4.87 ac
Total	177.93 ac	Total	477.88 ac

SCHOOLS

Nowthen residents attend one of three school districts: Elk River, St. Francis or Anoka-Hennepin, as shown on the following map. There are no existing or planned school facilities located in the City.

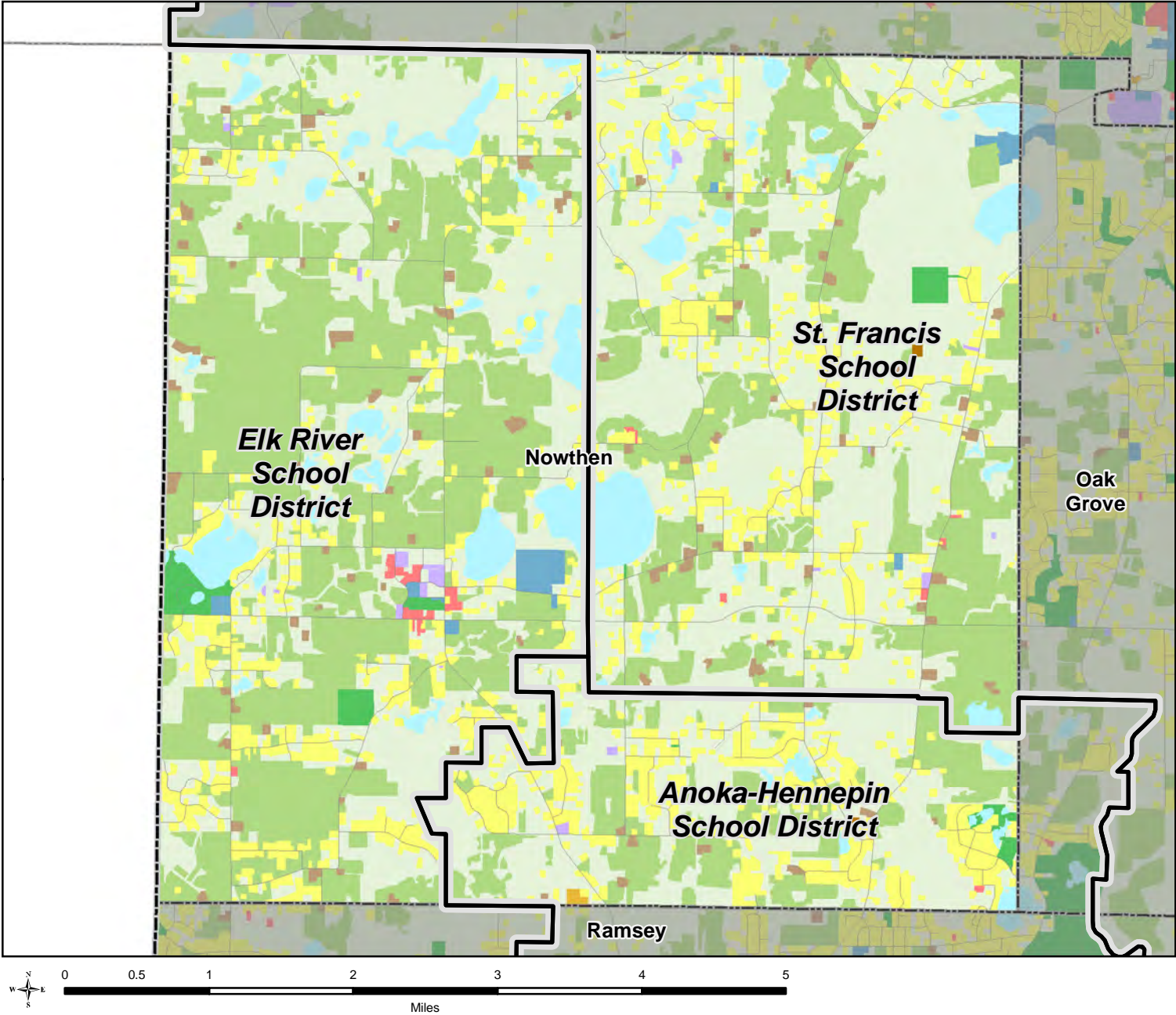
HISTORIC PRESERVATION

Historic preservation aids significantly in supporting a community's identity and is to be encouraged whenever feasible. Preservation of historic sites in Nowthen is accomplished primarily through private means. The City may aid in historic preservation efforts by helping to identify potentially significant historical sites within Nowthen, providing information resources for property owners and developers interested in historic preservation and communicating information about Nowthen's history and historic places to residents and businesses. The City of Nowthen has an annual Heritage Days Celebration in the fall, which includes activities and information about Nowthen's history, and the Nowthen Historic Power Association sponsors a Threshing Show as well as other activities throughout the summer.

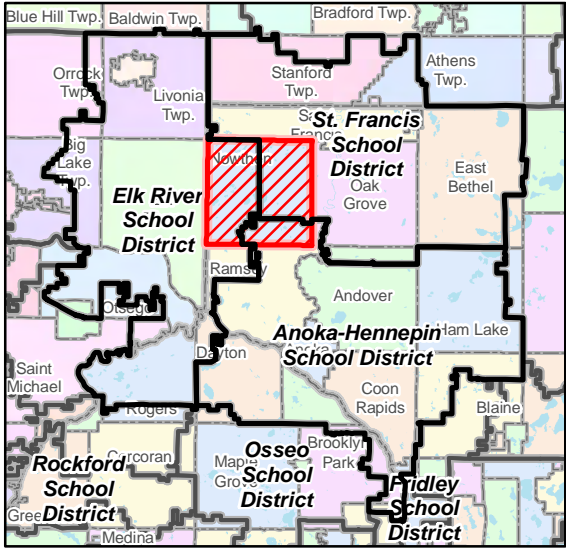


Generalized Land Use: Communities and Affected School Districts

City of Nowthen, Anoka County



School Districts in the Community



2016 Generalized Land Use

