



# Comprehensive Plan

Bois Forte, Minnesota • 2010



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# Acknowledgements

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Chris Cox, Allotment Forester

Andrew Datko, Commissioner of Community Development and Planning

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## Introduction

During the winter of 2010, the Bois Forte Tribal Council approved a contract with Short Elliott Hendrickson Inc. (SEH®) to work with the Tribe on creating an updated Land Use Comprehensive Plan and Zoning Ordinance. To assist with the plan, SEH relied on the expertise of the Land Use Planning Committee and various stakeholders to provide details and review the document. Without their hard work, this planning process would not have been developed.

## History

Bois Forte, or “strong wood”, was the French name given to the Indians living in the densest forests of what is now extreme northern Minnesota. The history is referenced from the Bois Forte website at [www.boisforte.com](http://www.boisforte.com).

The Bois Forte Band of Ojibwe (also referred to as Chippewa) has lived in northern Minnesota for centuries, but they did not originate there. The people journeyed from the east coast up the Saint Lawrence River, around the Great Lakes and followed rivers and lakes inland.

The community first entered into a treaty with the United States in 1854 that set aside an undefined region around Lake Vermilion as a reservation. The regions at Nett Lake and Itasca County–Deer Creek—were officially established in an 1866 treaty, and the Lake Vermilion lands were defined in an 1881 executive order. In 1997, the Bois Forte Reservation Tribal Council assumed full responsibility for the delivery of all government programs and services to its people.

The Bois Forte Band has carefully reinvested their revenues and diversified their business portfolio as part of their commitment to strengthening the regions economy and increasing Band member employment. Under the management of the Bois Forte Development Corporation, the Band now owns and operates Fortune Bay Resort Casino, The Wilderness Golf Course, WELY–End of the Road Radio, Powerain Manufacturing, Inc., the Y-Store and Bois Forte Wild Rice. Fortune Bay Resort Casino officially

opened in August of 1986 and currently employs over 500 people, annually injecting more than \$30 million into the economy of northern Minnesota

The Bois Forte people have seen many changes, the great forests are gone, and there is more people and far fewer animals. Despite these alterations, Bois Forte has endured and preserved their ancient traditions; harvesting wild rice, tapping maple trees and picking berries to name a few.

As Bois Forte enters the Information Age, they still hold and cherish their traditions and culture. Balancing and weaving everything together—a sense of community, is expressed in gatherings, celebrations in powwows and sacred ceremonies. Keeping things in balance Bois Forte embraces education, keeping ancient traditions alive as well as planning and preparing for the future.

## Purpose of a Plan

The Bois Forte Comprehensive Plan is intended to provide a road map for growth, development, redevelopment and preservation within the Tribal area.

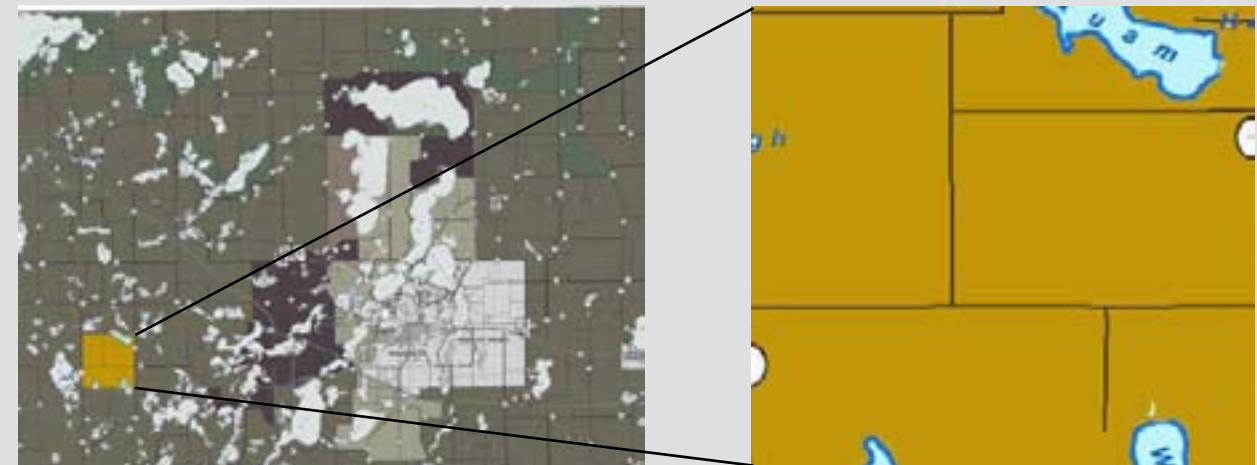
The fundamental difference between a comprehensive land use plan and zoning ordinance is the word... policy. A comprehensive plan provides policies for land use decisions within Bois Forte. This “higher-elevated” look at land uses is based upon the best interests of the Tribe. A zoning ordinance is intended to provide a detailed framework for the policies described herein.

## Tribal Background

The Bois Forte reservation is located in northern Minnesota in Koochiching and St. Louis counties, approximately 40 miles south of the Canadian border. The reservation is divided into six distinct geographic regions—two primary population areas and four secondary areas.

### Primary Nett Lake

Nett Lake encompasses approximately 80,000 acres of which 50 percent is wetland. The Nett Lake sector is home to the majority of the Bois Forte Band members (approximately 328 people) and the Bands primary government offices.



Difference between a Comprehensive Plan and Zoning Ordinance:  
Policy Level: 30,000 feet

At ground level



Requested Data	Tribal Response
Total Tribal Enrollment	3068
Total Tribal Resident Indian Population (TRIP)	4178
TRIP under age 16 years old	659
TRIP between 16-64 years old	2023
TRIP over 64 years old	672
TRIP between 16-64 years old not available for work	254
Total TRIP employed in Public sector	302
Total TRIP employed in Private sector	118
Total TRIP employed but below poverty level	149
Total Trust/Restricted Acres	42820

2010 U.S. Census Data was not available at the time of publication. Updated Census Data will be added as an addendum to this plan.

Vermilion

Located on Lake Vermilion, near Tower in St. Louis County. Approximately 150 people reside on the 2,000 acres. Fortune Bay Resort Casino, the Bois Forte Heritage Center, the Vermilion Family Wellness Center and the Vermilion Community Center and Health/Dental Clinics also reside in the Lake Vermilion Reservation.

Secondary  
Deer Creek

Deer Creek encompasses 120 acres in Deer Creek Township, Itasca County. However, no Band members live in Deer Creek.

Palmquist

Consists of a small residential area south of Nett Lake and is home to approximately 30 families.

Indian Point and Sugar Bush

Indian Point and Sugar Bush encompass 60 acres and 83 acres respectively. They are located on Pelican Lake near the town of Orr, Minnesota. Approximately 80 people reside in these two areas.

Based on 2000 census data, the total population for the Bois Forte Reservation was 657 people. Of that total, 464 (or 71 percent) were Native American. Whites made up approximately 28 percent of the population, while Asians and people of two or more races made up less than one percent.

Nett Lake

Greater demographic detail is available for Nett Lake, which has the greatest population in Bois Forte. Nett Lake encompasses land in Koochiching County and St. Louis County.

Nett Lake, Koochiching County

According to 2000 census data, there were 56 people and 17 households residing in Nett Lake in Koochiching County. The population density was 0.4 people per square mile. The racial makeup of the unorganized territory was 87.5 percent Native American and 12.50 percent White. Hispanic or Latino of any race were 1.79 percent of the population.

The median income for a household was \$17,500, and the median income for a family was \$29,583. There were 35.3 percent of families and 50.7 percent of the population living below the poverty line.

Nett Lake, St. Louis County

According to 2000 census data, Nett Lake in St. Louis County had 272 people and 89 households. The population density was 8.6 people per square mile. The racial makeup of the unorganized territory was 97.06 percent Native American and 2.94 percent White. Hispanic or Latino of any race were 0.37 percent of the population.

The median income for a household in the unorganized territory was \$20,893, and the median income for a family was \$28,125. About 27.8 percent of families and 29.2 percent of the population were below the poverty line.

Based on 2000 census data, the total population for the Bois Forte Reservation was 657 people. Of that total, 464 (or 71 percent) were Native American. Whites made up approximately 28 percent of the population, while Asians and people of two or more races made up less than one percent.

Goals of the Plan

At the beginning of this planning process, there were overarching goals, including:

- Streamline the planning process and make it easy for policy makers and stakeholders to use, understand and implement this Plan
- Create maps that can be reused and edited by the Tribe



Lake Vermilion is a sensitive area that should be conserved through buffer standards.

- Ensure that the Plan is reviewed by stakeholders and the Tribal community
- Ensure that sensitive areas (cultural, environmental and/or historical) are conserved

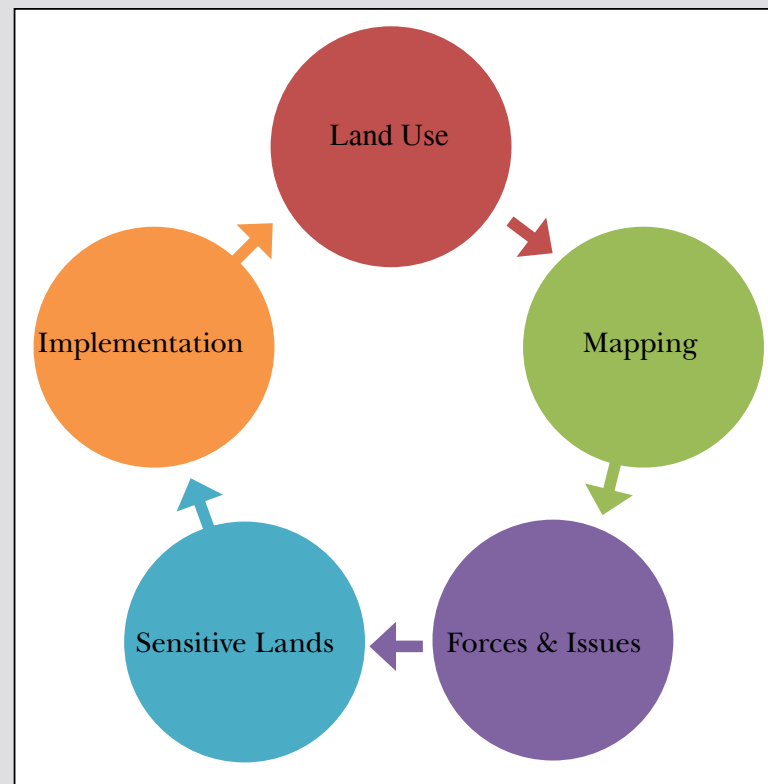
Through the incorporation of easy-to-use graphics, GIS formatted maps, plan transparency and identified areas designated as sensitive areas, these goals have been accomplished.



## What is the Bois Forte Comprehensive Plan?

In the winter of 2010, Bois Forte began the process of updating its Comprehensive Plan. The key reasons for having a plan include:

- Provides a road map for planning over the course of the next decade and beyond.
- Provides a framework for development and redevelopment.
- Outlines issues related to economic development, land use, transportation and growth, among others.



### How the Plan was Adopted

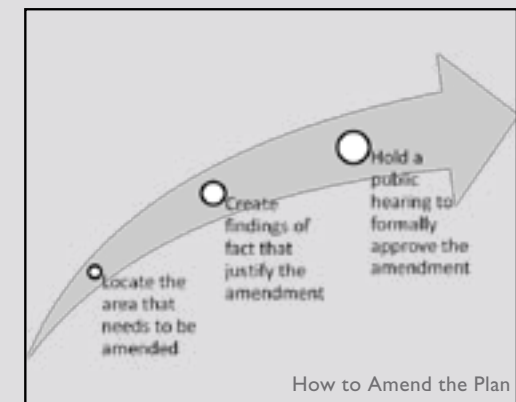
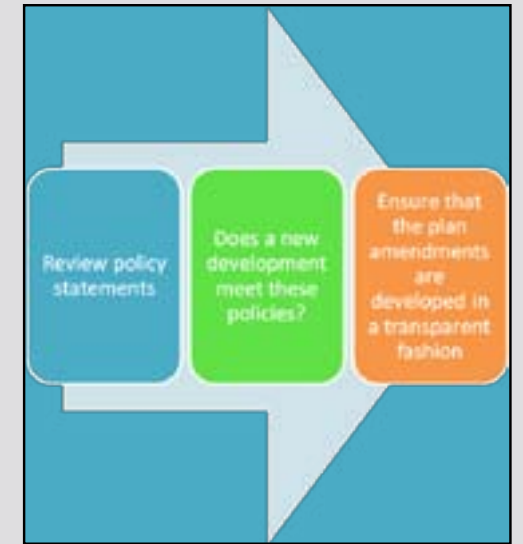
- Monthly committee meetings
- Public open house meetings
- Ground truth exercises
- Stakeholder interviews
- Public hearing and formal adoption

### How to Use this Plan

- All development and redevelopment within Bois Forte should be reviewed against the goals and policies of the Comprehensive Plan.
- The Tribal Council should review this document and the policies within at the beginning of each year or sooner to determine if an amendment is necessary.

### How to Amend this Plan

- Amending a section of the Comprehensive Plan is a common process.
- Before any amendment is approved, adequate public review should take place.
- As a way to ensure that the process is transparent and participatory, invite the public to an informational meeting prior to the public hearing.
- After internal review from staff, the proposed amendment should be reviewed by the Tribal Council during a public hearing. Approving or denying a Comprehensive Plan amendment is a policy decision to be reviewed by the Tribal Council and formally approved/denied by the Tribal Board. Specific findings of fact should be developed to support the reasons for approval or denial.



### What is a Finding of Fact?

Findings of fact are specific elements that should be incorporated into a resolution approving or denying any planning application and/or Comprehensive Plan amendment. Findings are support elements that provide the public (and board) reasons why an application was granted or denied. An example of a finding could include: Finding of Fact 1. "The proposed land use change is consistent with adjoining land uses in the north, south, east and west. The proposed development will not cause spot zoning to occur."

## Strengths, Weaknesses, Opportunities and Threats (SWOT) Analysis

Several key themes were identified at the beginning of the planning process. Themes were broken down into core strengths, weaknesses, opportunities and threats (SWOT). Core issues within the Bois Forte Tribal area include maintaining and preserving sensitive historical, cultural and environmental areas, maintaining a healthy economic base and ensuring that development and redevelopment occurs in harmony with the environment. These themes helped in creating land use policies and implementation action items.



### STRENGTHS

- Nett Lake – Wild Rice Lake
- Duck hunting! Great fishing and hunting in general
- Scenic lakes
- Nett lake (and Vermilion Lake to a degree) are historical and cultural lakes
- Abundant recreational activities
- Remote
- Safe
- Pride
- Timber resources
- Clean water and clean air
- Conservation and preservation are important in this area
- Lots of wilderness and open spaces
- Peacefulness
- New school/wellness center/clinic
- Mining (new mining projects)
- Gravel in abundance at Nett Lake
- Abundance of wetlands and associated environmental benefits
- Abundance of wildlife

### WEAKNESSES

- Transportation-remote location, loading restrictions, lack of freight availability
- Lack/limited developable land
- Lack of services
  - Infrastructure, WiFi, telecommunications
- Blighted areas
- Resistance to change-community resistance to change/attitude to change
- Employment (lack of employment) options
- Lack of elderly housing
- Lack of three phase power
- Lack of private businesses (e.g. auto repair)
- Difficult attracting tourist trade especially to Nett Lake
- Checkerboard land ownership

## Issues & Opportunities



## OPPORTUNITIES

- Biomass
- Green buildings
- Alternative energy
- New housing growth
- New telecommunication towers
  - Fiber optics
- Small businesses (e.g. auto repair shops)
- Attracting area tourists to Nett Lake
- Bird watching – guided wildlife tours
- Attract local tourists to pow-wows
- Gravel mining (needs inventory)
- BIA minerals assessment program
- Opportunity for land acquisition at Nett Lake and Deer Creek
- Need to identify potential for acquiring lands for purpose of establishing a wetland bank
- Littlefork River
- Employment
  - Resort
  - Government
  - Casino
- Tourism and heritage tourism
- Positive growth
- Bike trails
- Cultural immersion camp
  - May also be opened to non-Indians and to school groups
- Mining
  - Off-Rez mining projects
  - Potential for on-Rez gravel mining projects
- Growth management areas

## THREATS

- Mining
- Environment
- Natural disasters – vulnerability because of remoteness
- Funding/cutbacks in aid/grants
- Remoteness/no major corridors connecting Bois Forte
- Loss of sustainable resources
- Public safety issues within Nett Lake and Vermilion (one way in, one way out)
- Encroachment onto culturally sensitive areas
- Bear treatment and feeding (four miles outside of Bois Forte)
- Orr High School closing
- Gangs, drugs and urban issues

# Issues & Opportunities



## Land Use

Bois Forte is made up of six primary land planning areas. These include: Nett Lake, Vermilion, Sugar Bush, Indian Point, Deer Creek and Palmquist. Each area offers a range of land classifications, topographic and history within the Bois Forte Tribal area.

### Nett Lake

Nett Lake is the headquarters of the Bois Forte Band as well as the main population center for the Tribe. The Nett Lake area is also the population hub of the entire Bois Forte Tribal area. The main land uses within this area include single-family residential, governmental and administration areas and natural resources.

### Vermilion

The Vermilion area is home to the Fortune Bay Casino and Resort Center and the Wilderness Golf Course. This area is also home to the largest number of non-Tribal members. The main land uses within this area include the Bois Forte Development District, single-family residential, natural resources and recreational uses.

### Sugar Bush

The Sugarbush land area is made up of single-family residential uses as well as natural resource areas.

### Indian Point

Indian Point is made up of natural resource areas as well as single-family residential. This area has numerous cultural and historical sites.

### Deer Creek

The Deer Creek land area is the furthest geographically of all of the land areas. It is also the smallest. The current land use designation for Deer Creek is natural resources.






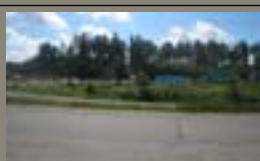
### Palmquist






There are approximately 25–30 single-family units located within the Palmquist area. The majority of this land area is designated as single-family residential with commercial uses proposed to the north.

## Land Use Classifications

The land use classifications of Bois Forte provide categories, objectives, principle uses and design and performance standards for the following land uses:

- Single-family uses
- Multifamily uses
- Elder housing uses
- Commercial uses
- Bois Forte Development District uses
- Industrial uses
- Public works and utilities
- Governmental and administration uses
- Natural resources
- Recreational uses

Land Classifications of Bois Forte					
	Category	Objectives	Principle Uses	Design or Performance Standards	Illustration
SF	Single-family Residential (SF) Areas for the development or redevelopment of single-family uses	<ul style="list-style-type: none"><li>• Encourage conservation design to preserve natural resources and open spaces</li><li>• Encourage low-impact development</li><li>• Where possible, in-fill development shall occur prior to the approval of new subdivisions</li><li>• The promotion of trails shall be incorporated into new subdivisions</li></ul>	Single-family residential lots intended by lease or home ownership for single families. This classification includes recreational, seasonal and permanent, low-density housing	Contextual design standards may be considered to avoid out-of-scale development	
MF	Multifamily Residential (MF) Higher-density housing that is located near tribal service and community centers	<ul style="list-style-type: none"><li>• Encourage conservation design to preserve natural resources and open spaces</li><li>• Encourage low-impact development</li><li>• Where possible, in-fill development shall occur prior to the approval of new subdivisions</li><li>• The promotion of trails shall be incorporated into new subdivisions</li></ul>	Residential uses that include tribal elder housing, duplexes, condos, single-room occupancies, and apartment complexes	Contextual design standards may be considered to avoid out-of-scale development	
EH	Elder Housing (EH) Areas specifically designated for tribal Elders. Elder housing should be located in close proximity to tribal service and community centers	<ul style="list-style-type: none"><li>• Concentrate Elder Housing near commercial, community and service centers</li><li>• The promotion of trails shall be incorporated into new subdivisions</li></ul>	Multifamily housing specifically designated for tribal elders	Contextual design standards may be considered to avoid out-of-scale development	
COM	Commercial (COM) To provide land specifically for commercial opportunities	<ul style="list-style-type: none"><li>• Locate non-residential areas adjacent to transportation corridors</li><li>• Encourage "low-impact" development</li><li>• Where feasible, link pedestrian trails to nearby residential areas</li><li>• Examine potential design standards to improve aesthetics and vehicular and pedestrian access</li></ul>	Retail, restaurants, cafes and services associated with commercial uses	Examine potential design standards to improve aesthetics and vehicular and pedestrian access	
BFDD	Bois Forte Development District (BFDD) The Bois Forte Development District (BFDD) is specifically designated for the Fortune Bay Resort Area	<ul style="list-style-type: none"><li>• Further development within the BFDD shall require a master plan</li><li>• Where possible, light-imprint standards shall be incorporated</li></ul>	Resort and casino district  Mix of lodging, commercial, retail and recreational uses	Contextual design standards may be considered to avoid out-of-scale development	
IND	Industrial (IND) To provide land specifically for industrial opportunities	<ul style="list-style-type: none"><li>• Locate non-residential areas adjacent to transportation corridors</li><li>• Encourage "low-impact" development</li><li>• Where feasible, link pedestrian trails to nearby residential areas</li><li>• Examine potential design standards to improve aesthetics and vehicular and pedestrian access</li></ul>	Production and warehousing facilities and manufacturing  Sand and gravel mining  Natural resources/agricultural-related industrial activity and telecommunication towers	Review and updated performance standards for environmental protection	

Land Classifications of Bois Forte					
	Category	Objectives	Principle Uses	Design or Performance Standards	Illustration
PWU	Public Works and Utilities (PWU) Areas designated for the long-term infrastructure needs of Bois Forte	<ul style="list-style-type: none"><li>Where possible, public works buildings should be properly screened with native landscaping</li></ul>	Pump houses, pump fields, surface water treatment fields, telecommunication tower	Review and updated performance standards for environmental protection	
GA	Governmental and Administrative (GA) Specific uses that are owned or operated by the Bois Forte Band	<ul style="list-style-type: none"><li>Governmental buildings should be constructed in close proximity to residential uses</li><li>"Low-impact" and light-imprint standards should be utilized</li><li>Where possible, alternative energy-sources should be utilized to reduce long-term energy costs</li></ul>	Tribal buildings, schools, and tribal-owned or operated lands	Examine potential design standards to improve aesthetics and vehicular and pedestrian access	
NR	Natural Resources (NR) Development shall be limited or prohibited due to significant historical, natural or environmental issues Where development is allowed, a master plan will be required	<ul style="list-style-type: none"><li>Conserve land within this sensitive land area</li></ul>	Lands that are intended to be conserved due to sensitive, historical, cultural or environmental elements  Secondary uses: Natural resources/agricultural-related industrial activity and telecommunication towers	Performance standards differ depending upon the specific natural resource	
RU	Recreational Use (RU) Areas designated for the enjoyment of the Bois Forte Tribe and visitors	<ul style="list-style-type: none"><li>Encourage trail connections to recreational areas within Bois Forte</li><li>Encourage "low-impact" development</li></ul>	Beaches, public access, picnic areas, playgrounds, ball fields and skate parks	Vegetative buffers and clearance requirements in order to preserve and enhance key areas	
<div>SF = Single-family Residential MF = Multifamily Residential EH = Elder Housing COM = Commercial BFDD = Bois Fort Development District</div> <div>IND = Industrial PWU = Public Works and Utilities GA = Government and Administrative NR = Natural Resources RU = Recreational Use</div>					



## Single-family Residential

### Description

Areas for the development or redevelopment of single-family uses

### Objectives

- Encourage conservation design to conserve natural resources and open spaces
- Encourage “low-impact” development
- Where possible, infill development shall occur prior to the approval of new subdivisions
- The promotion of trails shall be incorporated into new subdivisions

### Primary Use

Single-family residential lots intended by lease or home ownership for single families. This classification includes recreational, seasonal and permanent low-density housing.

### Design or Performance Standards

Contextual design standards may be considered to avoid out-of-scale development.

## Multifamily Residential

### Description

Higher-density housing that is located near Tribal service and community centers

### Objectives

- Encourage conservation design to conserve natural resources and open spaces
- Encourage “low-impact” development
- Where possible, infill development shall occur prior to the approval of new subdivisions
- The promotion of trails shall be incorporated into new subdivisions

### Primary Use

Residential uses that include Tribal elder housing, duplexes, condominiums, single room occupancies and apartment complexes

### Design or Performance Standards

Contextual design standards may be considered to avoid out-of-scale development.

## Elder Housing

### Description

Areas specifically designated for Tribal elders. Elder housing should be located in close proximity to Tribal service and community centers.

### Objectives

- Concentrate elder housing near commercial, community and service centers
- The promotion of trails shall be incorporated into new subdivisions

### Primary Use

Multifamily housing specifically designated for Tribal elders.

### Design or Performance Standards

Contextual design standards may be considered to avoid out-of-scale development.







## Commercial

### Description

Land specifically for commercial opportunities

### Objectives

- Locate non-residential areas adjacent to transportation corridors
- Encourage “low-impact” development
- Where feasible, link pedestrian trails to nearby residential areas
- Examine potential design standards to improve aesthetics and vehicular and pedestrian access

### Primary Use

Retail, restaurants, cafes and services associated with commercial uses

### Design or Performance Standards

Examine potential design standards to improve aesthetics and vehicular and pedestrian access

## Bois Forte Development District

### Description

The Bois Forte Development District (BFDD) is specifically designated for the Fortune Bay Resort area.

### Objectives

- Further develop within the BFDD shall require a master plan
- Where possible, light-imprint standards shall be incorporated

### Primary Use

Resort and casino district. Mix of lodging, commercial retail and recreational uses.

### Design or Performance Standards

Contextual design standards may be considered to avoid out-of-scale development.





## Industrial

### Description

Land specifically for industrial opportunities

### Objectives

- Locate non-residential areas adjacent to transportation corridors
- Encourage “low-impact” development
- Where feasible, link pedestrian trails to nearby residential areas
- Examine potential design standards to improve aesthetics and vehicular and pedestrian access

### Primary Use

Production and warehousing facilities and manufacturing

Sand and gravel mining

Natural resources/agricultural-related industrial activity and telecommunication towers

### Design or Performance Standards

Examine potential design standards to improve aesthetics and vehicular and pedestrian access

## Public Works and Utilities

### Description

Areas designated for the long-term infrastructure needs of Bois Forte

### Objectives

- Where possible, public works buildings should be properly screened with native landscaping

### Primary Use

Pump houses, pump fields, surface water treatment fields, telecommunication towers

### Design or Performance Standards

Review and update performance standards for environmental protection



*Photo of a public works building in Vermilion.*



## Governmental and Administrative

### Description

Specific areas that are owned or operated by the Bois Forte Tribe

### Objectives

- Governmental buildings should be constructed in close proximity to residential uses
- “Low-impact” and “light-imprint” standards should be utilized
- Where possible, alternative energy sources should be utilized to reduce long-term energy costs

### Primary Use

Tribal buildings, schools and Tribal-owned or operated lands

### Design or Performance Standards

Examine potential design standards to improve aesthetics and vehicular and pedestrian access

## Natural Resources

### Description

Development shall be limited or prohibited due to significant historical, natural or environmental issues. Where development is allowed, a master plan will be required.

### Objectives

- Conserve land within this sensitive land area

### Primary Use

Lands that are intended to be conserved due to sensitive, historical, cultural or environmental elements

Natural resources/agricultural-related industrial activity and telecommunication towers

### Design or Performance Standards

Performance standards differ depending upon the specific natural resource







## Recreational Use

### Description

Areas designated for the enjoyment of the Bois Forte Tribe and visitors

### Objectives

- Encourage trail connections to recreational areas within Bois Forte
- Encourage “low-impact” development

### Primary Use

Beaches, public access, picnic areas, playgrounds, ball fields and skate parks

### Design or Performance Standards

Vegetative buffers and clearance requirements in order to preserve and enhance key areas

## Preservation of Cultural, Natural, Historical and Environmental Areas

The long-term health of the Bois Forte Tribal area will depend greatly on the land use and preservation decisions that are made in the short-term. By balancing growth with preservation and conservation, Bois Forte is ensured a sustainable future.

Based upon the input of the Land Use Committee, stakeholder interviews and comments during community meetings, conservation development is critical to the short-term and long-term health and well-being of Bois Forte. Conservation development is defined as ensuring that sensitive land areas are conserved to the extent possible within the Tribal area. Therefore, it is critical that Bois Forte adopt and implement design standards after the implementation of the updated Zoning Ordinance. By adopting these standards, Bois Forte can continue to enjoy its natural, cultural, historic and environmental land areas while still accommodating growth, development and redevelopment.



## Land Use Goals 2010-2015

### Nett Lake

- Increase the land area available for single-family home ownership
- Expand the land area available for elder housing
- Expand commercial and industrial areas within Nett Lake

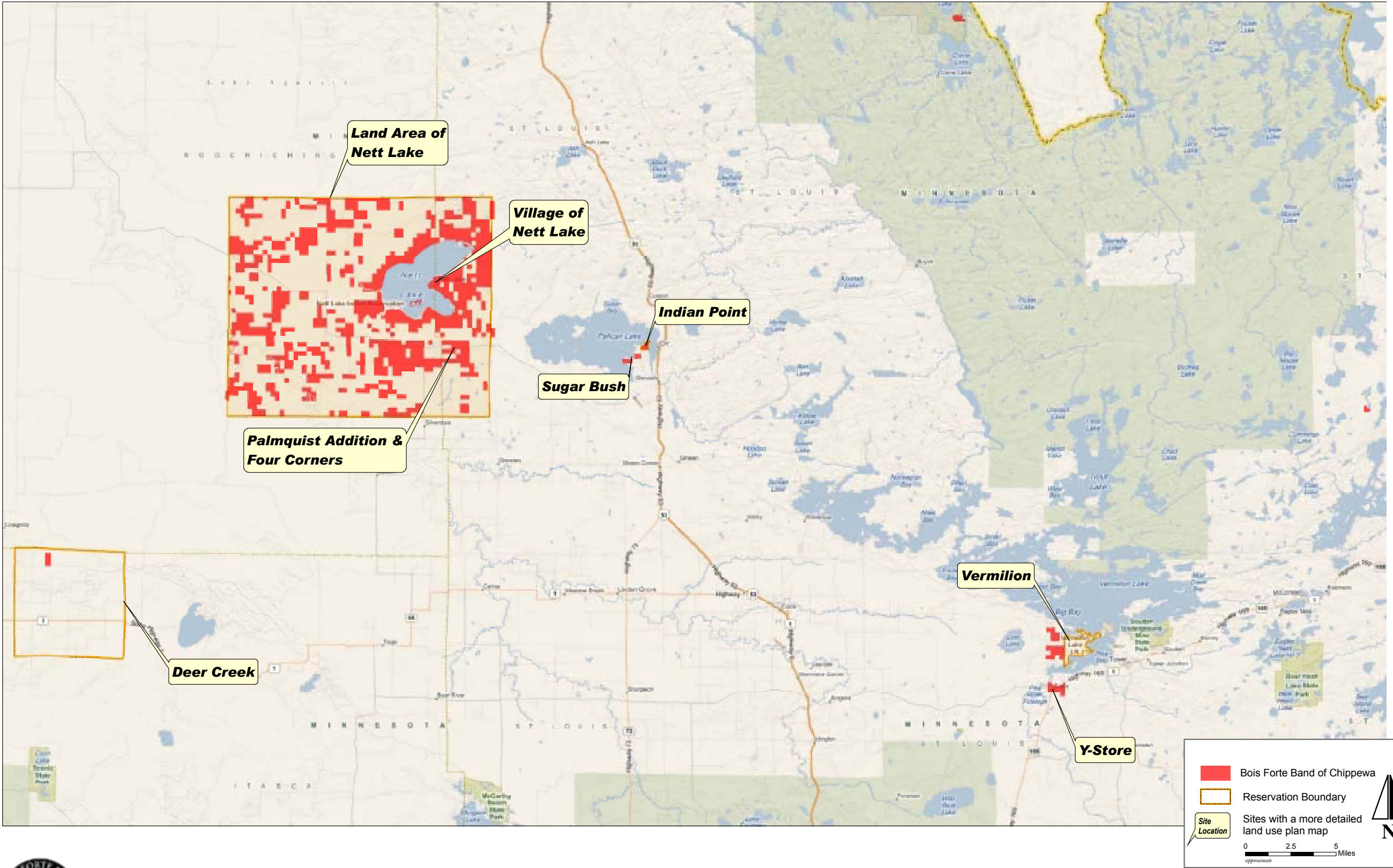
### Vermilion

- Develop non-conforming redevelopment standards for small-scale Tribal areas so that residents are able to expand single-family residential lots
- Increase the land area for single-family home ownership
- Designate additional land area for elder housing
- Expand the commercial uses for the Y-Store area

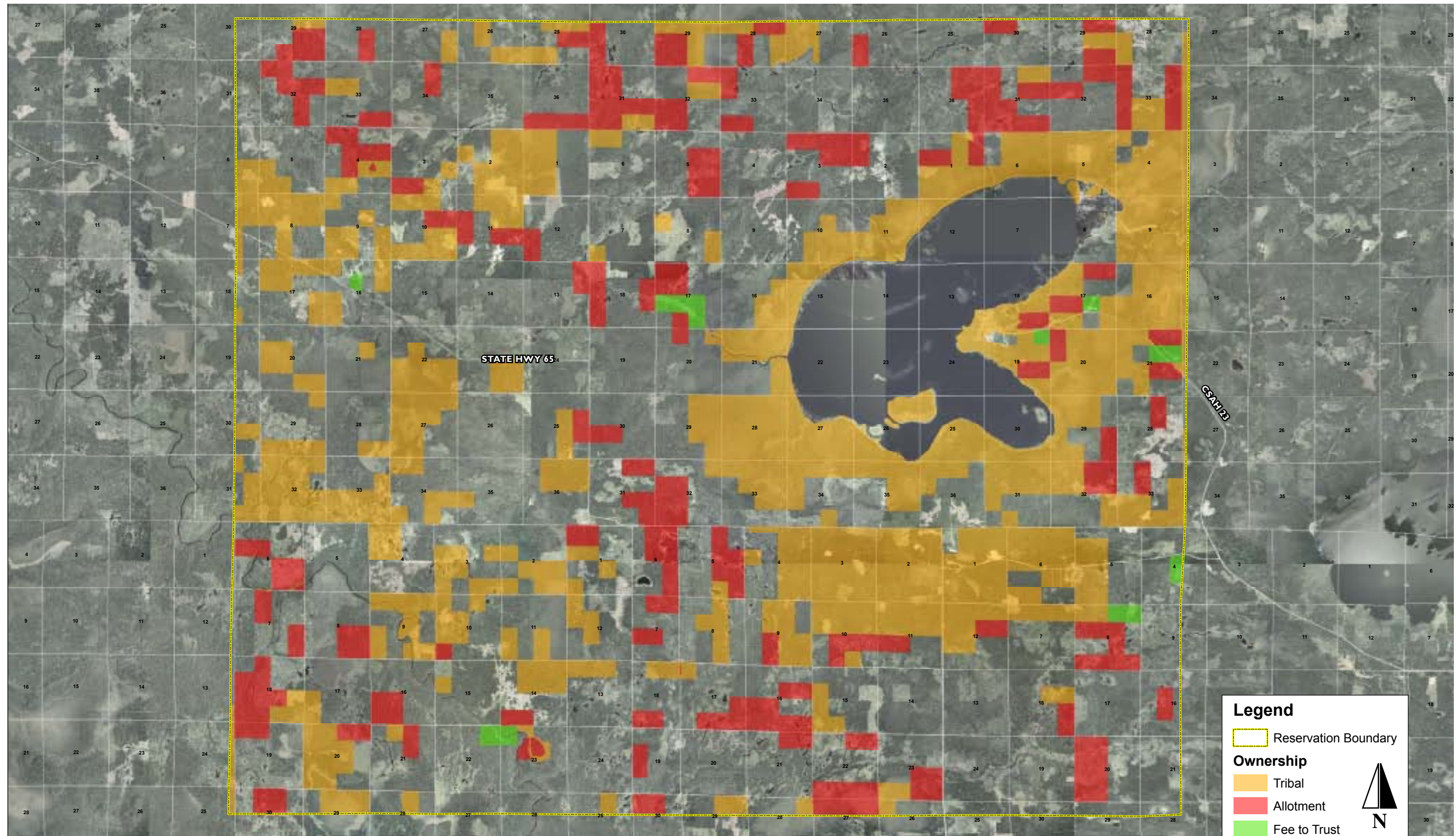
### Tribal Areas

- Develop a Tribal Plan Commission/Design Committee that is responsible for providing opinions to the Tribal Council on all land use decisions
- Develop design standards for development and redevelopment
- Create natural resource preservation standards
- Inventory, to the extent possible, natural resources within Bois Forte. These include cultural, historical and environmental areas. The purpose of these areas is to ensure that new development/redevelopment does not encroach within these important areas
- Develop a comprehensive trail system as a part of the land use plan
- Ensure that all new development create easements for the incorporation of a trails/sidewalks. When possible, construct the trail/sidewalk system during development
- Develop location for hunting camps within Tribal lands

This map is intended to provide general location land areas with Bois Forte. For more detailed land use maps, please refer to the individual land use maps.

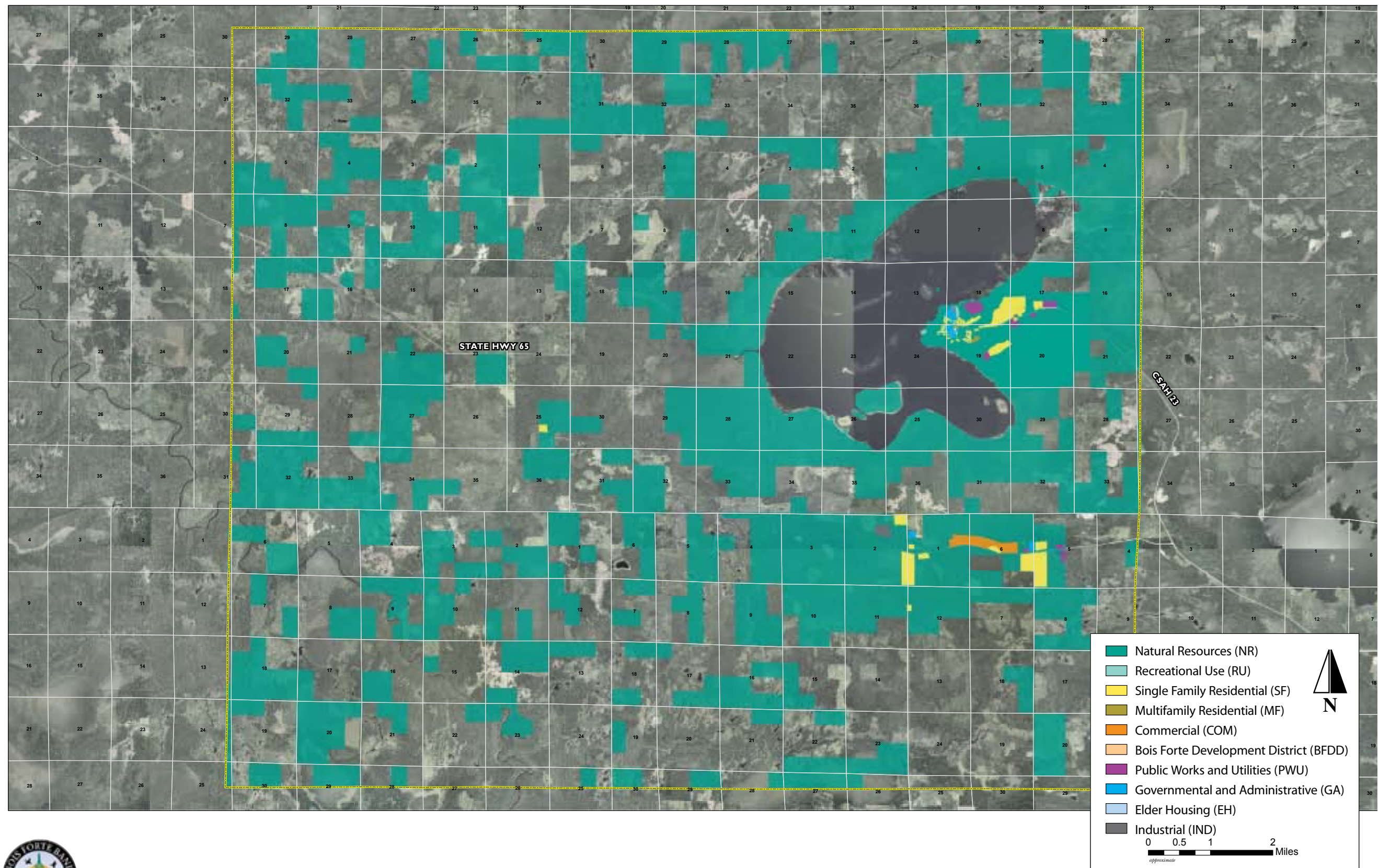








Please note that the information provided within this map estimates the total land area. Upon a land use request, additional field work and/or a survey of the area will be required in order to specifically locate natural resource areas, water features or sites of significance.



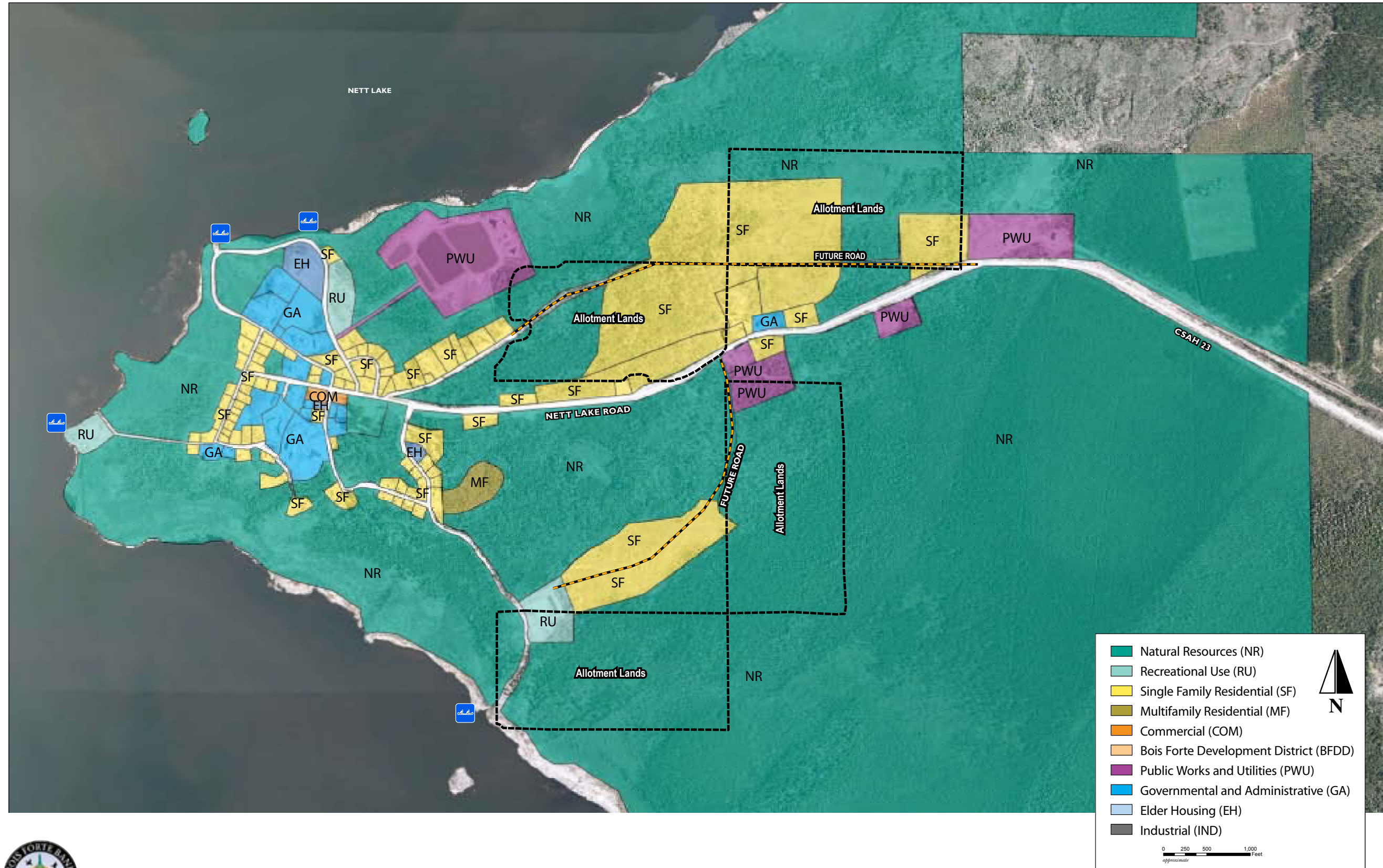
## LAND AREA OF NETT LAKE LAND USE PLANS | BOIS FORTÉ

FEBRUARY 2011





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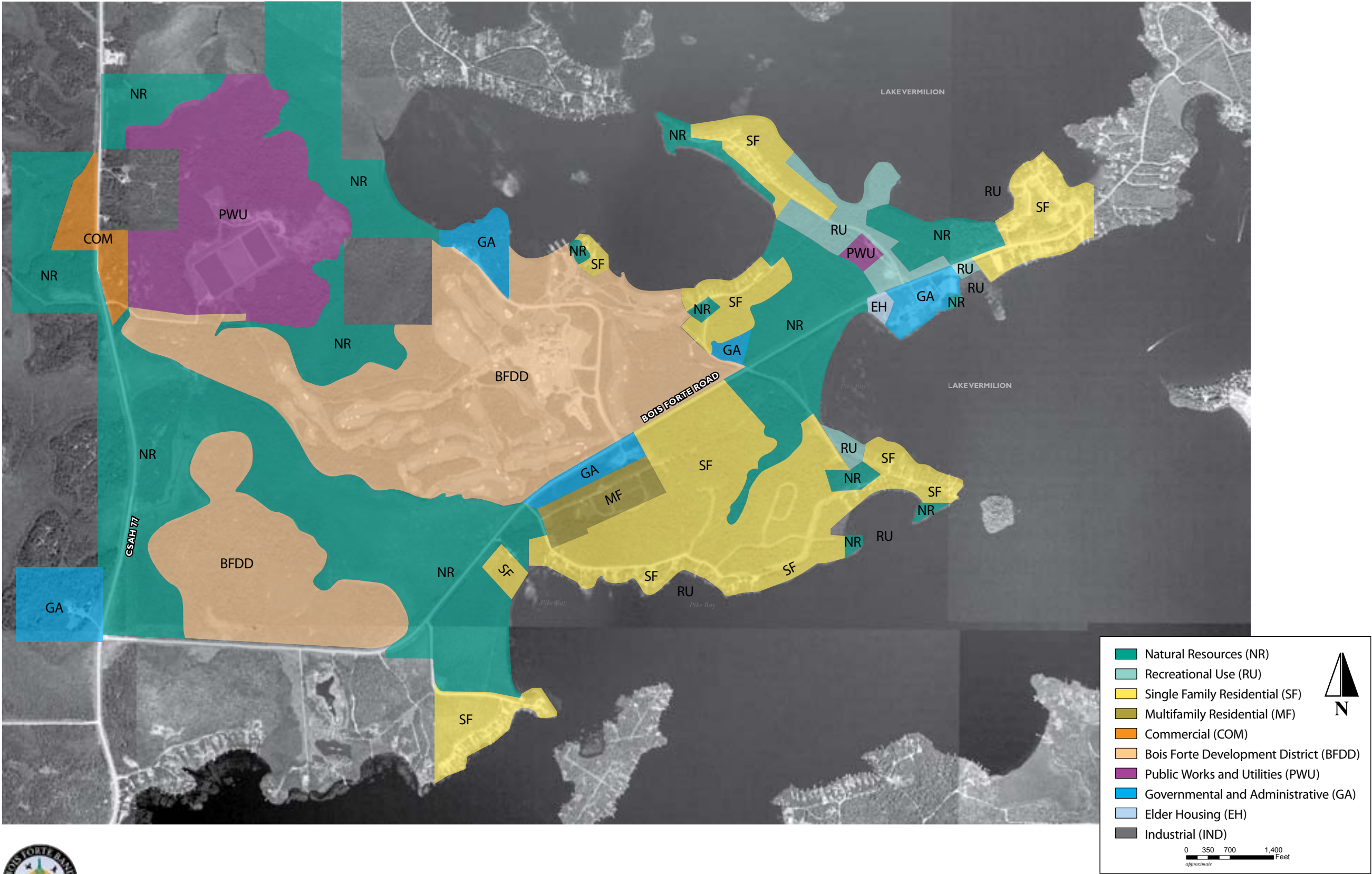
## VILLAGE OF NETT LAKE LAND USE PLANS | BOIS FORTÉ

FEBRUARY 2011



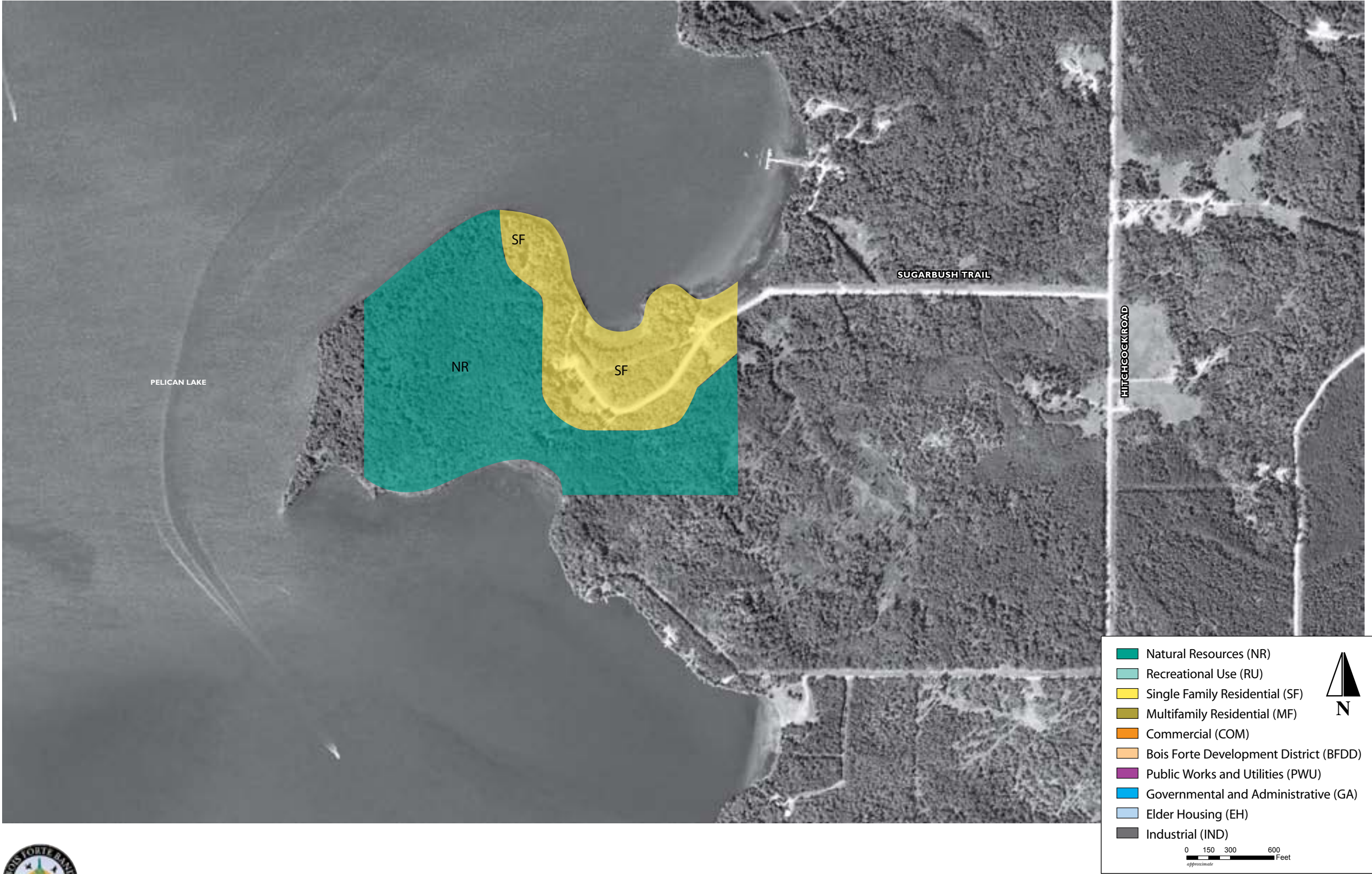


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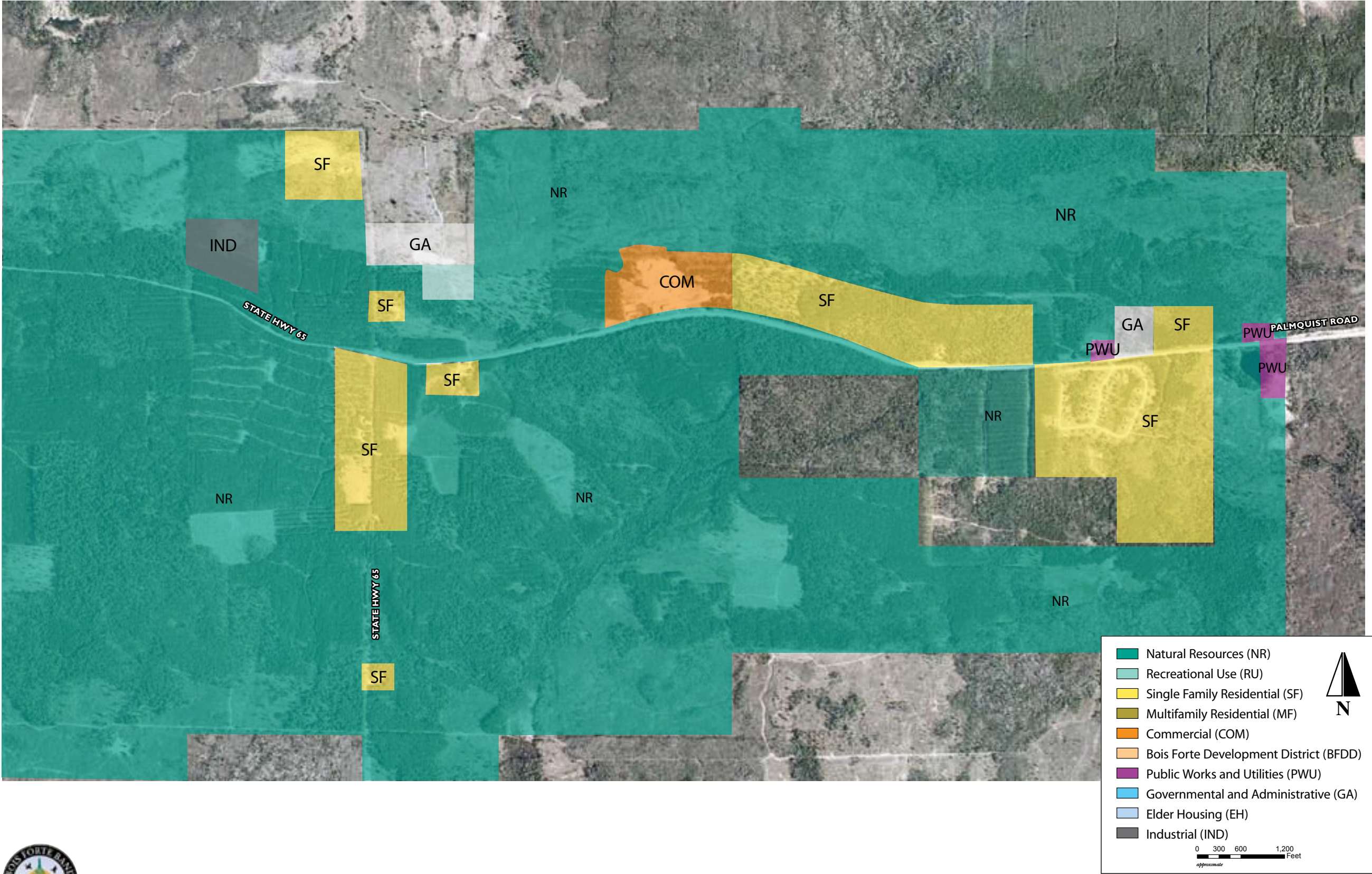


SUGARBUSH LAND USE PLANS | BOIS FORTE  
FEBRUARY 2011





Please note that the information provided within this map estimates the total land area. Upon a land use request, additional field work and/or a survey of the area will be required in order to specifically locate natural resource areas, water features or sites of significance.



**PALMQUIST/FOUR CORNERS LAND USE PLANS | BOIS FORTÉ**  
FEBRUARY 2011





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## INDIAN POINT LAND USE PLANS | BOIS FORTE





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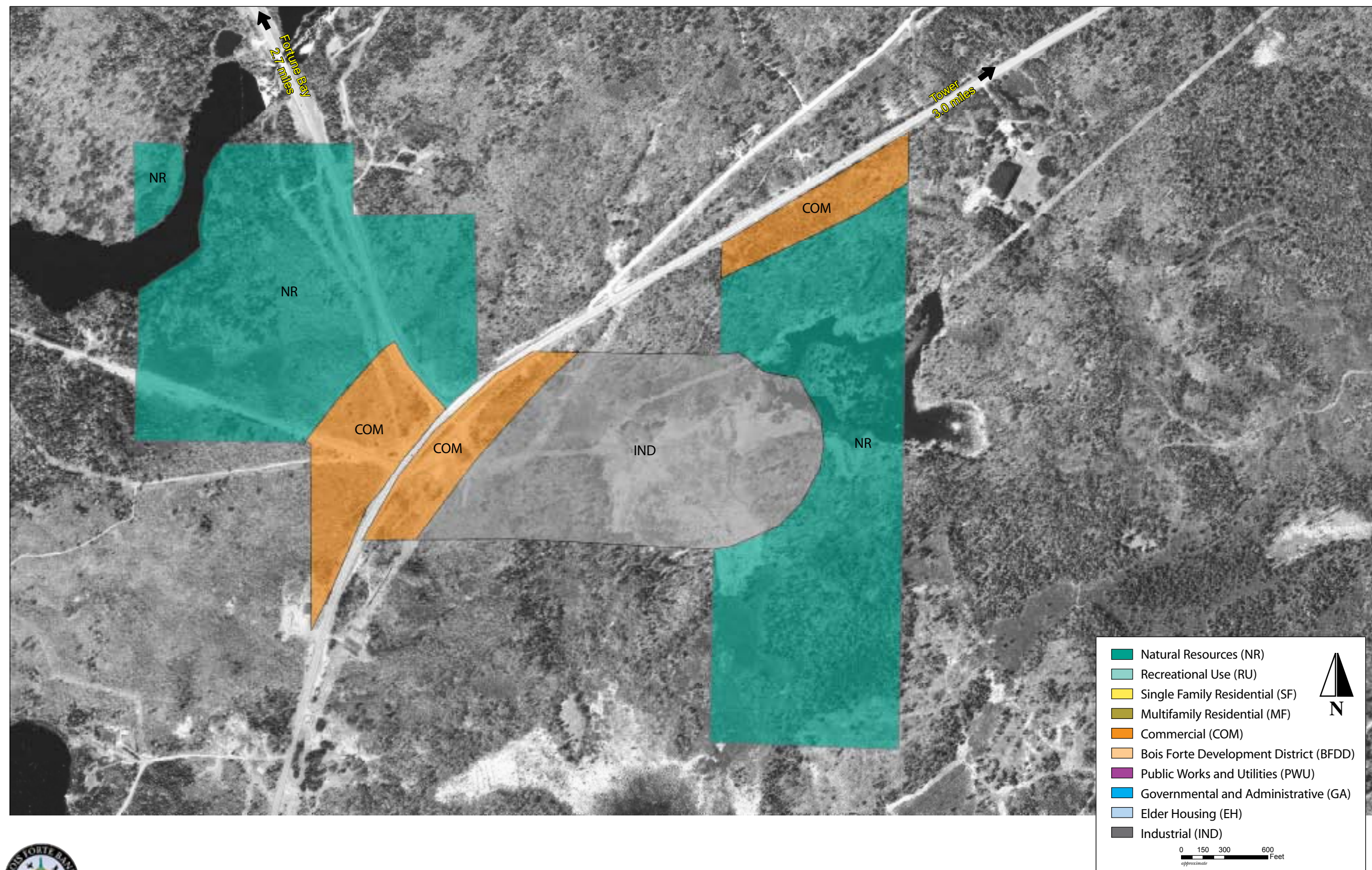
## DEER CREEK LAND USE PLANS | BOIS FORTE

FEBRUARY 2011





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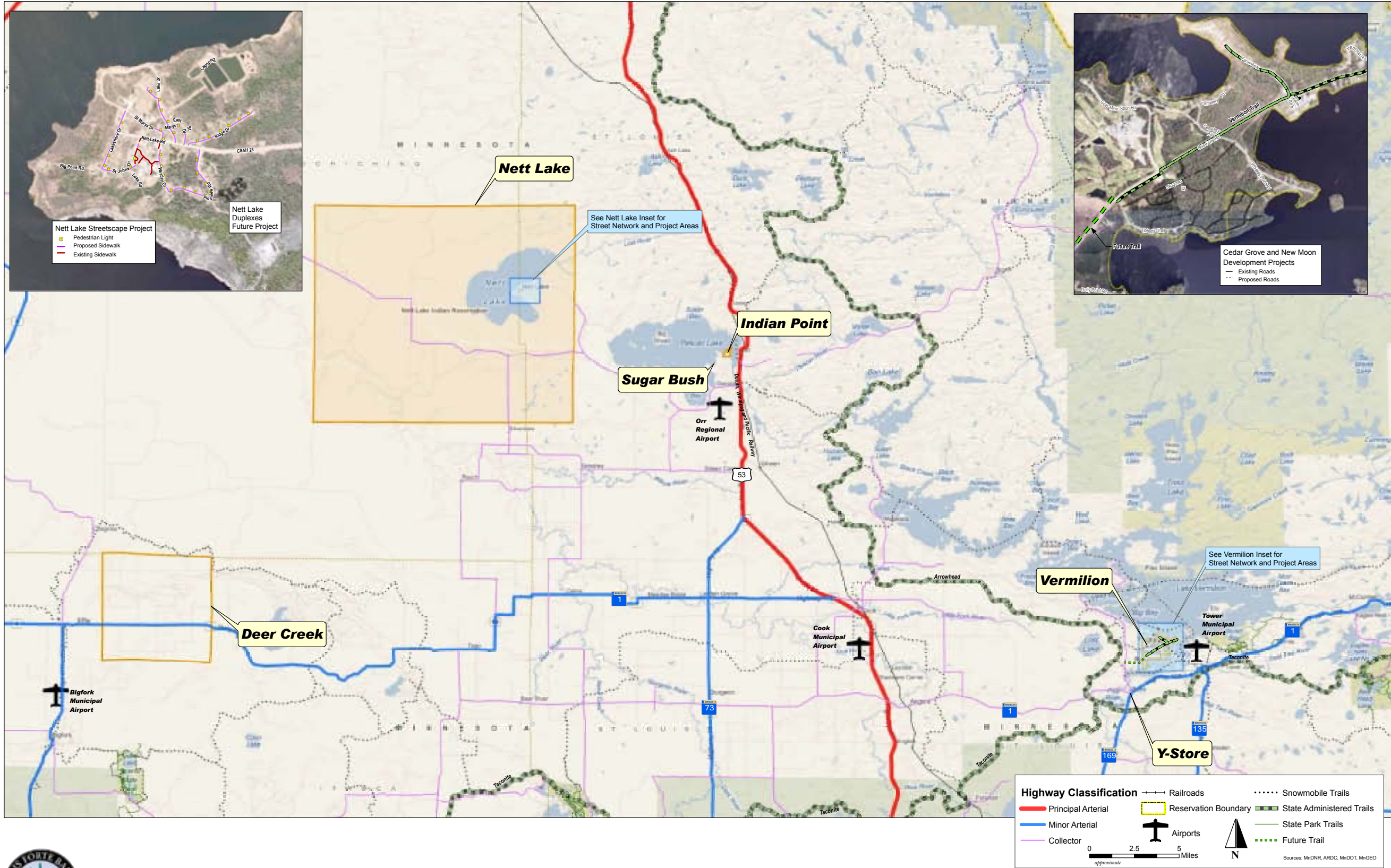


## Y STORE SITE LAND USE PLANS | BOIS FORTE



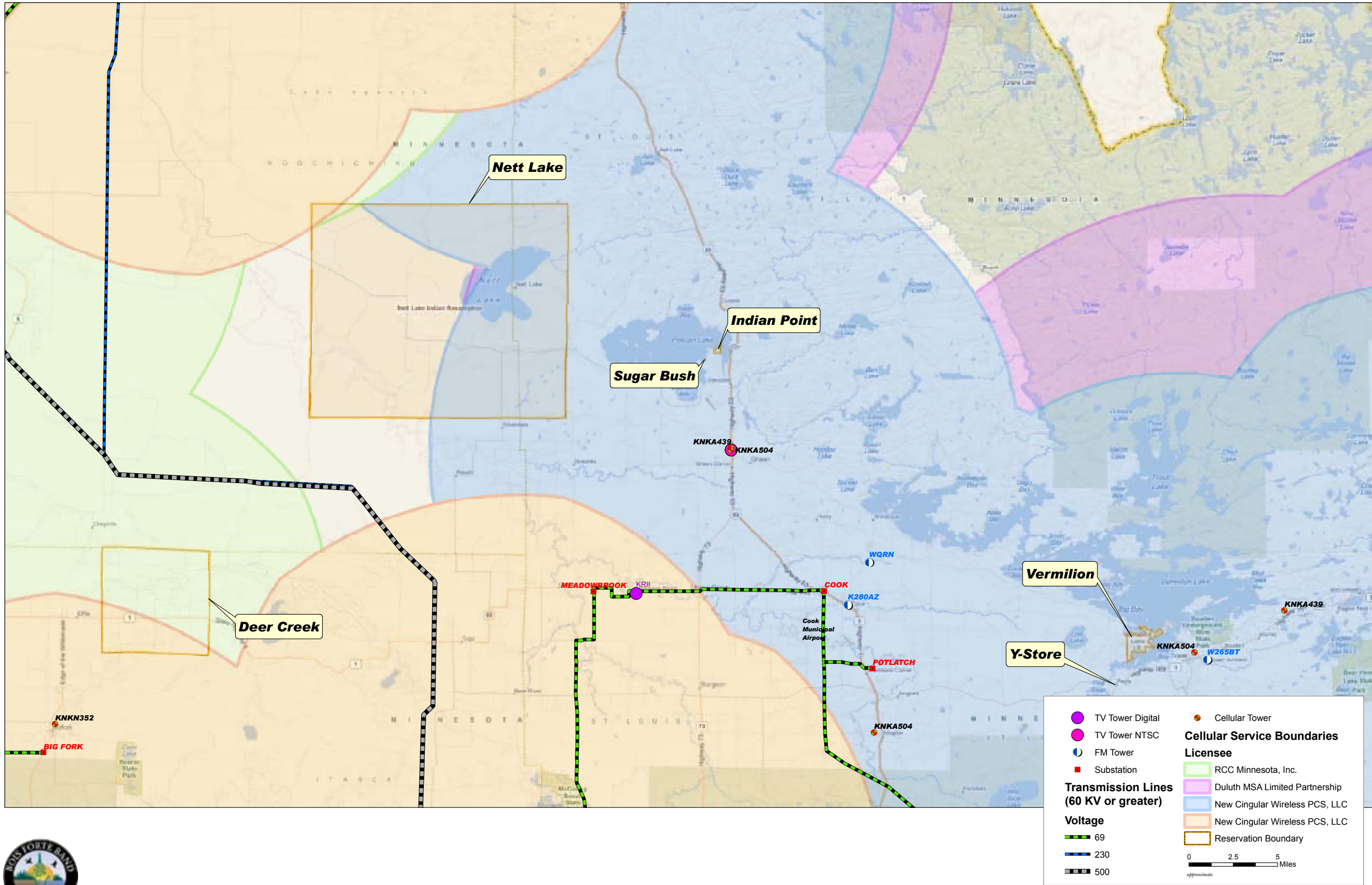


The Transportation Map includes a comprehensive view of transportation modes within Bois Forte. This includes highways, railroads, trails and airports. There has been some recent construction work in the Nett Lake and Vermilion area. The two inset maps show these projects and how they relate to the overall transportation system within Bois Forte.



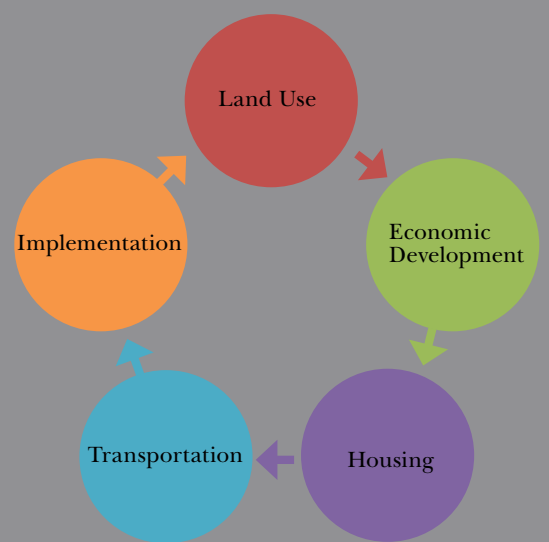


The Utility and Transmission Plan Map of Bois Forte displays the major transmission lines of over 60 kilovolts and their substations. This data is provided by Minnesota Geospatial Information Office . Also depicted on this map are current cell phone towers and their approximate coverage areas as provided by the Federal Communications Commission (FCC) . Based on cell phone towers and coverage areas being shown, the majority of the Bois Forte land area has cell phone coverage with the exception of the western half of the Nett Lake site. This map also shows the location of several TV and FM Radio towers.



UTILITY/TRANSMISSION PLAN | BOIS FORTE





## Comprehensive Plan Review

### Purpose

The Tribe's Comprehensive Land Use Plan is the official growth, redevelopment and preservation policy document. The purpose of this planning document is to provide guidance related to land use within Bois Forte. The key element of this Plan is the introduction of action items related to specific elements of the Plan. These specific elements include action steps and general timelines needed to update each specific planning element. In order to ensure that this Plan is continuously updated and reviewed, the Tribe must review the document on an annual basis.

### Action Steps

Annual Review (first Tribal meeting of each year). During the first official meeting of each year, the staff will review action cards and time frames of the Comprehensive Plan. During this meeting, the Tribal Council will examine priorities, review action steps that have been achieved and determine new action steps for the calendar year. (January 2011+)

## Planning Commission

### Purpose

The purpose of a Bois Forte Tribal Plan Commission (BFTPC) is to provide an advisory look at planning applications prior to coming before the Tribal Council. The BFTPC is to provide insight on planning applications insuring that they meet the intent of the Comprehensive Land Use Plan.

### Action Steps

Create a Bois Forte Tribal Plan Commission (January 2011)





# Amending the Comprehensive Plan

## Purpose

Comprehensive planning is a fluid and organic process. Amending the Comprehensive Plan is a policy decision that the Bois Forte Tribal Council, with the assistance of staff, can make from time to time. However, an amendment to the Comprehensive Plan should not be taken for granted. Any amendment, no matter the size, should be viewed within the best interest of the Tribal community and within the frameworks of health, safety and general welfare. An amendment should also include specific findings of fact that support the need to amend the Plan.

## Action Steps

All proposed amendments to the Comprehensive Plan will require the following steps:

- Public notification and public hearing about the request
- Findings of fact to support/deny the amendment
- Plan Commission approval/denial with findings of fact
- Review and approval/denial with findings of fact

# Planning Applications and Review

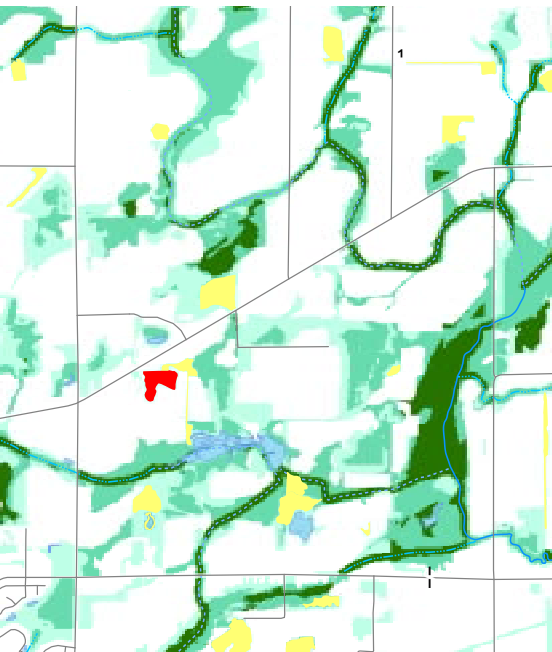
## Purpose

As new growth and redevelopment occurs, it is critical that planning applications and review continues to be conducted in a fashion built upon the strict interpretation of the Zoning and Subdivision Ordinance. Planning applications also have to meet all necessary requirements for review by the Tribal Council and Planning Commission.

## Action Steps

All planning related applications including applications for variances, rezoning requests, site plans, platting, and amendments should be placed on the Tribe’s website and made available at the Tribe’s planning department. Each application should include the process for review, average timeline, information required by the applicant and estimated fees associated with each planning application. (2011)





## Sensitive Land Mapping Inventory

### Purpose

Bois Forte is rich in cultural, historical and environmental sensitive lands. Identifying and preserving these areas is critical to ensuring that they remain preserved. The primary function of this mapping inventory is to allow policy makers and staff to properly identify key areas within Bois Forte.

### Action Steps

Map all sensitive land areas within Bois Forte (2011-2012)

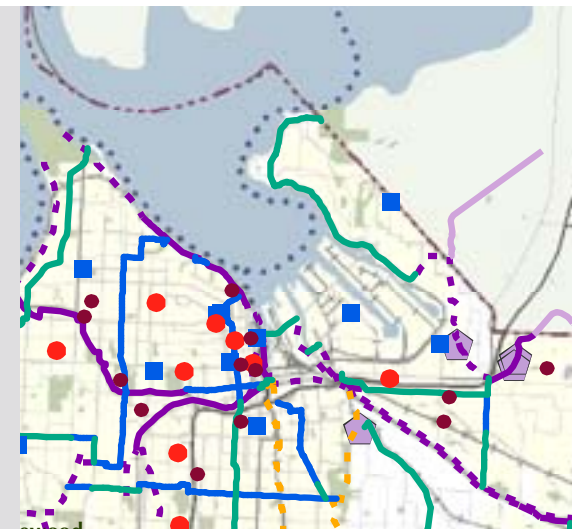
## Comprehensive Trail Plan

### Purpose

The purpose of Comprehensive Trail Plan is to ensure that multi-modal (auto, bike, ski, sled) forms of transportation can occur throughout the vast land area of Bois Forte. By adopting a Trail Plan, future development can continue to be connected by trails.

### Action Steps

Comprehensive Trail Plan (2011-2012)



Implementation



# Tribal Wayfinding

## Purpose

Wayfinding is an important means of encouraging visitors to the area. The creation of a tribal kiosk and wayfinding system will allow visitors to explore the various land areas of Bois Forte.

## Action Steps

Tribal Wayfinding System (2011-2012)





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