



COMPREHENSIVE PLAN

INTRODUCTION

INVENTORY & ANALYSIS

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IMPLEMENTATION

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CLAY COUNTY COMMUNITY-BASED COMPREHENSIVE PLAN

The existing pattern of development and other conditions in Clay County and the surrounding area have a great influence on the County's future. Accurate, complete and up-to-date information on existing conditions is essential to a successful Comprehensive Plan. Background information for this report was gathered and analyzed for six key planning components including:

- Demographic Overview
- Housing
- Economic Overview
- Environmental Conditions
- Transportation
- Land Use and Growth

The information gathered during this phase of the planning process was combined with the issues articulated during the Community Issues Workshops to develop the goals, policies and implementation strategies contained in this Comprehensive Plan.

A description of each of the Inventory and Analysis components is outlined in the following pages.

DEMOGRAPHIC OVERVIEW:

CLAY COUNTY COMMUNITY-BASED COMPREHENSIVE PLAN

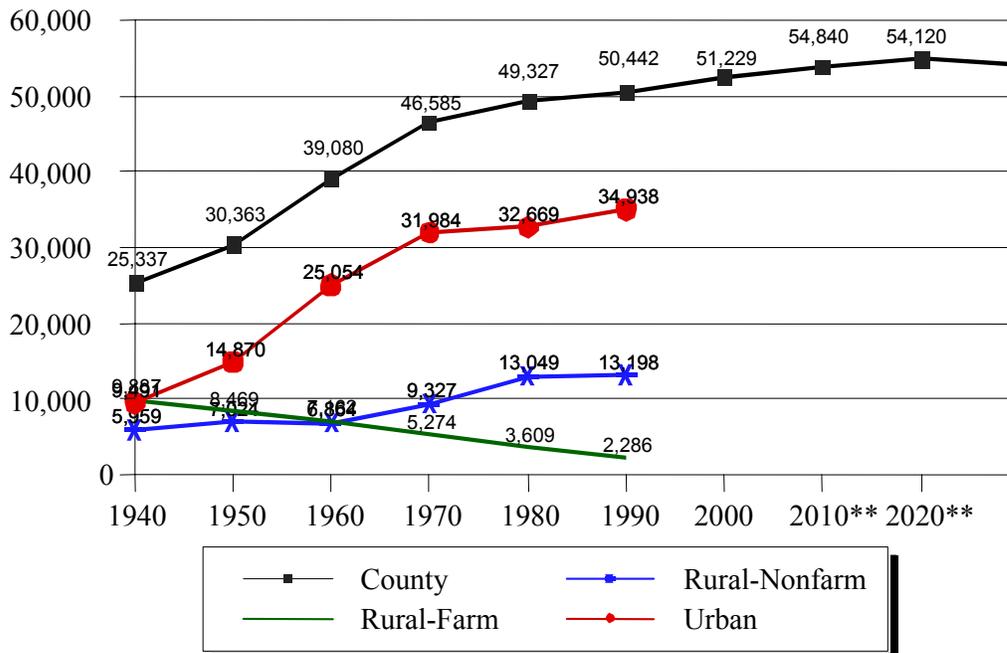
The demographic overview presents population and household trends and projections from 1940 to 2020 and illustrates how these trends and forecasts will influence the policies guiding growth and development in Clay County.

POPULATION

URBAN AND RURAL

The population in Clay County slightly more than doubled from 1940 to 2000. Figure 2-1 shows the rapid growth from 1940 to 1970, followed by steady growth in the 1970's, 1980's and 1990's. Projections from the State Demographer's office project that the County will grow at a much slower rate in the coming decades: 5.6% from 2000 to 2020.

Figure 2-1
Clay County Population Trends and Projections
1940 to 2020



*1995 estimate & **2000-2020 - MN Planning 1998
 1940 to 1990 - U.S. Census

March 2000

In 1940, the rural-farm population in Clay County comprised 39% of the total population, more than the rural-non-farm and urban areas. Urban areas are defined as incorporated communities with populations of 2,500 or more. Rural-farm population is defined as the population living on active farms, outside the urban areas. Rural, non-farm population is the rural population outside of the urban areas, not engaged in farming as a primary occupation. Thus, only Moorhead and Dilworth would be considered urban areas in Clay County, as the population of each of these cities is over 2,500.

Table 2-1 shows that by 1950, the urban population had surpassed rural-farm population by over 6,000. The table also illustrates the rapid increase in urban population from 1950 to 1970 and the steady growth in the 1970's and 80's. During this same time, the rural, non-farm population continued to grow and in 1990 comprised 26% of the Clay County population. In 1990, the rural-farm population made up only 5% of the total population in the County. Although urban and rural figures are not yet available for the 2000 Census, it is likely that this trend will continue.

**Table 2-1
Population Trends
Clay County
1940-1990**

	1940	%	1950	%	1960	%	1970	%	1980	%	1990	%
Rural-Nonfarm	5,959	24	7,024	23	6,864	18	9,327	20	13,049	26	13,198	26
Rural-Farm	9,887	39	8,469	28	7,162	18	5,274	11	3,609	7	2,286	5
Urban	9,491	37	14,870	49	25,054	64	31,984	67	32,669	67	34,938	69

Source: 1940 - 1990 U.S. Census

The trend of decreasing rural population and increasing urban population is not unique to Clay County. In part, the farm crisis has taken a toll on the rural, and particularly the farm, population throughout Greater Minnesota with younger people leaving the farm for higher paying jobs in the urban areas. As a result, small communities and rural areas are seeing their schools consolidated or closed, businesses shut down, and other services within their towns are being closed or down-sized. The migration of young people from the rural areas to more urban areas is one reason for the decline of many rural communities. In addition, elderly persons often eventually move to the larger cities to be close to needed health care services and shopping. These factors all contribute to the decline of the rural-farm population and the growth of the urban centers.

Converse to the trend of migration toward larger urban areas, however, is the increase in non-farm rural residential development, particularly in close proximity to larger population centers. This trend is occurring throughout Minnesota and the nation as residents increasingly seek the perceived higher quality of life and natural amenities available in rural areas while still enjoying the benefits of being near employment and shopping centers.

This type of development often occurs on large lots, as people desire to build bigger homes in the country with more acreage and privacy. Thus, communities with only modest population growth may experience the geographic growth associated with this trend.

Results of the 2000 Census show population losses for many rural Minnesota communities. Growth that did occur in Greater Minnesota was primarily in counties that have larger cities that serve as regional trade and employment centers, such as Moorhead. Clay County was one of the few counties in Western Minnesota that experienced overall growth during the 1990's. The areas that experienced the greatest population losses in Minnesota are located primarily in the southern, western and northwestern parts of the state, those most dependent on agriculture. The four states bordering Minnesota and most of the rest of the plains states also experienced population losses in their farm-dependent rural counties.

Although over half of the townships in Clay County have experienced a decline in population since 1950, ten have increased or remained steady as shown in Table 2-2 on the following page, and also in Figure 2-2, *Townships With Growth*. Four of the townships showing growth are located along U.S. Highway #10. The others are located around major population centers with the exception of Spring Prairie and Parke Township.

One reason that Parke Township experienced an increase may be that the Township includes several lakes where seasonal cabins are being converted into year-round homes. The township also includes marginal agricultural land and wooded lots, where more residential development can occur.

**Table 2-2
Population Trends
Clay County Townships
1950 - 2000**

Township	1950	1960	1970	1980	1990	2000
Alliance	434	442	358	353	267	246
Barnesville	235	190	200	181	180	149
Cromwell	341	319	294	334	310	323
Eglon	405	403	379	410	419	440
Elmwood	409	425	437	385	392	283
Elkton	385	323	301	397	338	371
Felton	208	196	183	115	106	108
Flowing	143	123	106	129	114	97
Georgetown	251	196	263	187	179	188
Glyndon	316	295	350	299	314	281
Goose Prairie	397	388	283	233	206	199
Hagen	274	231	171	215	200	153
Hawley	306	280	243	431	421	459
Highland Grove	468	421	348	333	300	304
Holy Cross	287	250	220	181	137	129
Humboldt	222	231	233	308	260	239
Keene	218	218	178	183	165	128
Kragnes	260	270	342	361	346	319
Kurtz	257	275	262	335	322	288
Moland	350	371	352	340	310	340
Moorhead	326	463	629	420	501	442
Morken	245	240	226	217	190	203
Oakport	561	950	1,265	1,450	1,386	1,689
Parke	450	409	354	511	468	450
Riverton	196	173	258	448	401	462
Skree	225	215	181	179	157	166
Spring Prairie	214	226	277	344	311	364
Tansem	352	272	208	247	226	222
Ulen	323	208	212	206	192	163
Viding	219	166	172	159	139	124
Total	9,277	9,169	9,285	9,891	9,257	9,329

Source: US Census

While Table 2-3 shows that some cities have declined in population, overall the greatest historic growth in Clay County has been within its cities. From 1950 to 2000, cities gained 20,184 people, while townships gained 52. However, the past few decades have brought a shift in the population dynamics within the County. One of the most significant results of the 2000 Census is that the population of the County's largest city, Moorhead, actually declined during the 1990's, after numerous decades of steady growth. Conversely, a number of smaller cities, which had previously been experiencing declining populations, gained population during the 1990's. Also, the gap between city growth and township growth has narrowed significantly with cities gaining 735 residents in the 1990's and townships gaining 72. It is interesting to note that the overall township growth in the past decade is greater than it's total overall growth from 1950 to 2000. This is a result of growth occurring in a number of townships, which previously experienced declining populations in the 1980's.

**Table 2-3
Population Trends
Clay County Cities
1950 - 2000**

City	1950	1960	1970	1980	1990	2000
Barnesville	1,593	1,632	1,782	2,123	2,066	2,173
Comstock	139	138	135	163	123	123
Dilworth	1,429	2,102	2,321	2,575	2,562	3,001
Felton	258	201	232	241	211	216
Georgetown	192	178	141	111	107	125
Glyndon	411	489	674	875	862	1,049
Hawley	1,196	1,270	1,371	1,406	1,655	1,882
Hitterdal	262	235	201	273	242	201
Moorhead	14,870	22,934	29,687	30,641	32,295	32,177
Sabin	211	251	333	447	495	421
Ulen	525	481	486	583	547	532
Total	21,086	29,911	37,363	39,438	41,165	41,900

Source: US Census

AGE OF POPULATION

The median age of Clay County residents in 1990 was 28.9 years of age while in 2000 it was 32.3, indicating an aging of the population. A comparison of surrounding counties is shown in Table 2-4.

**Table 2-4
Median Age
Area Counties and Minnesota
1980 - 2000**

Year	Clay	Becker	Otter Tail	Wilkin	Norman	Cass, ND	Minnesota
1980	25.2	30	34.2	30.7	36.2	27.2	29.2
1990	28.9	35	37.3	34.4	39	30	32.5
2000	32.3	39.4	41.1	38.1	40.9	31.3	35.4

Source: US Census

Although the data shows the population is aging, the median age is well below those of most surrounding counties and the State of Minnesota. The large number of higher education institutions may have the largest affect on the relatively young median age found in Clay County.

Table 2-5 shows the County’s population by age cohorts for 1990 and 2000. The overall population of Clay County increased 1.6% from 1990 to 2000 but changes in various age groups were much more significant. In the 45 to 54 year age group, an increase of 43.5% was seen and the 85+ age group increased nearly 40%. Age groups beyond 34 years old saw increases, with the exception of the 60 to 64 year olds. The population decreased in that category by 12.4% from 1990 to 2000. The increases seen in these age groups would account for the overall increase in the County’s median age. The baby boom generation would help account for the increase in the 35 to 54 year olds but in the older categories, this could indicate an influx of senior-aged residents moving into Clay County. This information is critical for the future planning of community facilities and services.

**Table 2-5
Age Cohorts
Clay County
1990 - 2000**

Age Cohort	1990	2000	Change	
			Number	Percent
Under 5	3,541	3,167	-374	-10.6%
5 to 9	3,874	3,491	-383	-9.9%
10 to 14	3,379	3,886	507	15.0%
15 to 19	5,334	5,485	151	2.8%
20 to 24	6,480	5,532	-948	-14.6%
25 to 34	7,119	5,643	-1,476	-20.7%
35 to 44	6,635	7,522	887	13.4%
45 to 54	4,239	6,160	1,921	45.3%
55 to 59	1,881	2,028	147	7.8%
60 to 64	1,962	1,718	-244	-12.4%
65 to 74	3,184	3,187	3	0.1%
75 to 84	2,060	2,379	319	15.5%
85 +	737	1,031	294	39.9%
Total	50,425	51,229	804	1.6%

Source: US Census

RACE

Clay County experienced a growth in racial diversity during the 1990's. In 1990 minorities comprised 3.6% of the total population but comprised 6.1% in 2000. All minority groups increased in population during this decade, although absolute increases were relatively small. The vast majority of the County's population continues to be white, which makes up approximately 94% of the total.

**Table 2-6
Population by Race
Clay County
1990 - 2000**

	1990	2000	Change	
			Number	Percent
White	48,612	48,149	-463	-1.0%
Black	135	268	133	98.5%
American Indian, Eskimo, or Aleut	583	740	157	26.9%
Asian or Pacific Islander	420	463	43	10.2%
Other Race or More than 1 Race	672	1,609	937	139.4%
Total	50,422	51,229	807	1.6%

Source: US Census

SCHOOL ENROLLMENT

School enrollment in Clay County reached a high of 9,502 in 1995 for kindergarten through twelfth grade, but since then declined each year to 1999, but began increasing again in 2000. From 1995 to 1996, there was a decrease of 2.6%. The overall decrease from 1995 to 2000 was 6.5%. This decrease in enrollment has a significant effect on the overall funding that schools receive from the State of Minnesota.

**Table 2-7
Public School District Enrollment by Grade
Clay County
1993-1998**

Grade	1993	1995	1996	1997	1998	1999	2000
Kindergarten	733	776	660	642	633	501	645
1 st grade	763	739	786	n/a	n/a	504	600
2 nd grade	735	697	739	n/a	n/a	544	658
3 rd grade	742	778	691	n/a	n/a	519	665
4 th grade	743	721	776	n/a	n/a	609	630
5 th grade	759	737	707	n/a	n/a	734	735
6 th grade	740	761	729	n/a	n/a	549	706
1-6 subtotal	4,482	4,433	4,428	4,268	4,212	3,960	3,994
7 th grade	781	770	752	n/a	n/a	609	688
8 th grade	750	746	741	n/a	n/a	568	741
9 th grade	688	797	734	n/a	n/a	613	722
10 th grade	670	710	731	n/a	n/a	613	715
11 th grade	628	639	637	n/a	n/a	594	709
12 th grade	593	631	571	n/a	n/a	524	669
7-12 subtotal	4,110	4,293	4,166	4,274	4,251	3,539	4,244
Total K-12	9,325	9,502	9,254	9,184	9,096	7,499	8,883

Source: MN Dept. Of Children, Families & Learning

HOUSEHOLD CHARACTERISTICS

Household characteristics may change over time and relates to the population change by number and by size. If there is a growth in population and an increase in the both number and size of households, it tends to indicate a community growing from within, i.e., a high birthrate. However, if population growth is reflected primarily by an increase in the number of households and a decrease in the size of households, it may indicate that the community is growing due to an influx of new residents.

Table 2-7 shows that the number of households in the County is increasing along with the population, while the average size of the households are decreasing. This would indicate that the growth is coming from new residents. In 1980, average household size was 2.77 persons while in 1990, household size decreased to an average of 2.64. Household size continued to decrease to an average size of 2.53 persons in 2000. The table shows that the population grew 3.9% from 1980 to 2000 while the number of households grew by 15.3% in the same time period. Again, smaller household size and growth from outside the County would account for this increase.

Table 2-8
Household Trends
Clay County
1980 - 2000

	1980	1990	2000	% Change 1980-90	% Change 1990-00	% Change 1980-00
Population	49,327	50,442	51,229	2.3%	1.6%	3.9%
Households	16,199	17,490	18,670	8.0%	6.7%	15.3%
Persons Per Household	2.77	2.64	2.53	-4.7%	-4.3%	-8.8%

Source: US Census

Based on past trends, the Minnesota Demographer’s office has made some projections of household types to the year 2020. These can be seen in Table 2-9.

From the State Demographer’s projections, you can see that *Married Couples with Children* are expected to decline by over 15 percent from 1990 to 2020. The baby boomer age groups would be moving into the empty-nester category by this time and could account for a large part of this decrease. The largest increase is expected in the *Living Alone, 65+ year old* category with an over 32% increase, again indicative of the baby boomers reaching retirement age.

This information is important for planning purposes and shows an aging household population that may be in need of increased services such as at-home health care, assisted care living facilities and eventually, nursing homes. *No family Households-Living Alone* is also expected to increase by approximately 25%. The social trend of people marrying at a later age and more people able to afford housing are some reasons for this increase. Also, more divorced people, living by themselves, could be contributing to the increase.

In non-family households with a female householder, 71% live in the urban areas, while those with a male householder see 55% living in urban areas.

**Table 2-9
Household Projections
Clay County
1995-2020**

H.H. Type	1990*	1995	2000	2005	2010	2015	2020	% Change
Married-Couple Households	9,890	10,100	10,130	10,220	10,400	10,660	10,870	9
Married with Children	4,929	4,980	4,730	4,480	4,250	4,240	4,270	-15.43
Other Family Households	2,031	2,160	2,260	2,390	2,490	2,570	2,640	23.07
Other Families with Children	1,274	1,320	1,340	1,400	1,450	1,500	1,540	17.27
Male Householder	217	220	230	240	240	250	250	13.20
Female Householder	1,057	1,100	1,110	1,160	1,210	1,250	1,290	18.06
Non-family, Living Alone	4,097	4,340	4,570	4,820	5,030	5,240	5,490	25.37
Living Alone, 65+ Years Old	1,903	2,090	2,190	2,290	2,370	2,520	2,820	32.52
Other Non-family HH	1,472	1,550	1,750	1,930	1,960	1,910	1,800	18.22
Total	17,490	18,160	18,700	19,360	19,890	20,390	20,800	15.91

Source: MN State Demographer’s Office - 1999
* 1990 figures are not projections but actual census data.

POPULATION PROJECTIONS

The State Demographer’s Office has also prepared population projections through 2020 for the County as shown in Table 2-10. As can be seen from the table, the population is expected to decrease in the age 0 to 54 age categories through the year 2020. All categories from age 55 to 85+ are projected to increase to 2020. Some considerations that will need to be made in community planning will include declining school enrollment and an increasing senior population, signifying an increase in the need for services for the elderly. The table also shows general growth for the County to 2010 and then a slight decrease in the following years.

**Table 2-10
Population Projections by Age Group
Clay County
1995 to 2020**

Age Group	2000	2005	2010	2015	2020	% Change
0-4	3,167	3,240	3,110	3,070	2,910	-8.1%
5-9	3491	3,570	3,320	3,180	3,120	-10.6%
10-14	3,886	3,740	3,730	3,450	3,280	-15.6%
15-19	5,485	5,370	4,970	4,720	4,370	-20.3%
20-24	5,532	6,240	6,190	5,600	5,190	-6.2%
25-34	5,643	5,270	5,610	5,920	5,610	-0.6%
35-44	7,522	7,210	6,020	5,620	5,940	-21.0%
45-54	6,160	7,650	8,310	7,250	6,060	-1.6%
55-59	2,028	2,800	3,410	4,240	4,040	99.2%
60-64	1,718	2,350	2,720	3,300	4,100	138.6%
65-74	3,187	3,430	3,850	4,500	5,360	68.2%
75-84	2,379	2,270	2,310	2,450	2,770	16.4%
85+	1,031	1,210	1,290	1,310	1,370	32.9%
Total	51,229	54,350	54,840	54,610	54,120	5.6%

Source: MN Planning, 1999

Note: Due to rounding, the number of people in age groups by year may not add up to the total.

In addition to the Demographer’s projections, four formulas were used to calculate population projections for this Plan. According to these projections shown in Table 2-11 and 2-12, Clay County shows a mix of growth and decline by township and city. The first three methods were based on the actual population counts for the townships and cities for the years 1970 to 2000 and assume that growth will continue along these trends through 2020. The formulas are as follows:

Straight Line: This method uses the average *number* of people per decade that the city/township added (or lost) to its population over the past 30 years. From 1970 to 2000, the city/township's average gain or loss was added to or subtracted from, each decade from 2000 to 2020 starting with its 2000 base population. For example: The average *number* of people that Hawley gained from 1970 to 2000 was 170 per decade, thus 170 was added to each decade starting with 2000 and so on.

Exponential: This method uses the average rate of growth (or loss) the city/township saw per decade between 1960 and 1990. This gain or loss was then used to increase or decrease the population by that percentage each decade beginning with the 1990 base. For example: the average gain for Skree Township from 1960 to 1990 was 3.77%, so 3.77% was added to the 1990 population and so on for each decade to arrive at the next decade's projected population.

Top Down: This method combines population projections prepared by the State Demographer's Office with historic population trends. It first calculates the city/township's average share of the County's population from 1970 to 2000. This percentage of the County's population is then allocated to the Demographer's projections for Clay County through 2020 at a straight percentage for each decade. For example: Barnesville had an average share of 4.1% of the total Clay County population from 1970 to 2000, thus Barnesville is assumed to have 4.1% of Clay County's total expected population for the years 2010 and 2020

Demographer's Rates: This method also uses the State Demographer's projections for Clay County through 2020, but it assumes that each city/township will grow at the same rate as the County is expected to grow during each decade. For example, Clay County is expected to grow to 54,840 by 2010, a 7% increase from its 2000 population, so 7% was added to each city/township's 2000 population to estimate its 2010 population. From 2010 to 2020, the County is expected to lose 1.3% of its population; each city/township's 2020 population is projected by subtracting 1.3% from its 2010 population.

**Table 2-11
Population Projections
Clay County Townships
2000 - 2020**

Township	* 2000 Base	Straight Line		Exponential		Top-Down		Demographer Rates	
		2010	2020	2010	2020	2010	2020	2010	2020
Alliance	246	209	171	217	192	342	337	263	260
Barnesville	149	132	115	135	122	198	195	160	157
Cromwell	323	333	342	333	344	350	345	346	341
Eglon	440	460	481	462	486	457	451	471	465
Elmwood	283	232	180	245	212	418	412	303	299
Elkton	371	394	418	398	426	390	385	397	392
Felton	108	83	58	91	76	143	142	116	114
Flowing	97	94	91	94	91	124	122	104	102
Georgetown	188	163	138	168	150	228	225	201	199
Glyndon	281	258	235	261	243	347	342	301	297
Goose Prairie	199	171	143	177	157	257	254	213	210
Hagen	153	147	141	147	142	205	203	164	162
Hawley	459	531	603	567	701	429	423	491	485
Highland Grove	304	289	275	291	278	358	353	325	321
Holy Cross	129	99	68	108	90	187	184	138	136
Humboldt	239	241	243	241	243	289	285	256	252
Keene	128	111	95	115	103	182	180	137	135
Kragnes	319	311	304	312	305	380	375	341	337
Kurtz	288	297	305	297	307	335	330	308	304
Moland	340	336	332	336	332	373	368	364	359
Moorhead	442	380	317	393	349	556	549	473	467
Morken	203	195	188	196	189	233	230	217	214
Oakport	1,689	1,830	1,972	1,860	2,048	1,604	1,583	1,808	1,784

**Table 2-11
Population Projections
Clay County Townships
2000 - 2020**

Township	* 2000 Base	Straight Line		Exponential		Top-Down		Demographer Rates	
		2010	2020	2010	2020	2010	2020	2010	2020
Parke	450	482	514	487	528	494	487	482	475
Riverton	462	530	598	561	681	433	427	495	488
Skree	166	161	156	161	157	190	188	178	175
Spring Prairie	364	393	422	399	437	359	354	390	385
Tansem	222	227	231	227	232	251	247	238	235
Ulen	163	147	130	149	137	215	213	174	172
Viding	124	108	92	111	100	166	164	133	131
Township Total	9,329	9,344	9,358	9,344	9,358	10,492	10,354	9,987	9,855
County Total	51,229	52,756	54,283	52,854	54,530	54,840	54,120	54,840	54,120

Source: * US Census, DSU/Community Solutions

**Table 2-12
Population Projections
Clay County Cities
2000 - 2020**

City	* 2000 Base	Straight Line		Exponential		Top-Down		Demographer Rates	
		2010	2020	2010	2020	2010	2020	2010	2020
Barnesville	2,173	2,303	2,434	2,322	2,480	2,257	2,227	2,326	2,296
Comstock	123	119	115	119	116	151	149	132	130
Dilworth	3,001	3,228	3,454	3,269	3,562	2,898	2,860	3,213	3,170
Felton	216	211	205	211	206	250	247	231	228
Georgetown	125	120	114	120	115	135	133	134	132
Glyndon	1,049	1,174	1,299	1,216	1,409	956	944	1,123	1,108
Hawley	1,882	2,052	2,223	2,092	2,325	1,747	1,724	2,015	1,988
Hitterdal	201	201	201	201	201	255	251	215	212
Moorhead	32,177	33,007	33,837	33,053	33,952	34,634	34,179	34,445	33,993
Sabin	421	450	480	455	492	469	463	451	445
Ulen	532	547	563	548	565	596	588	569	562
City Total	41,900	43,412	44,925	43,532	45,227	44,348	43,766	44,853	44,265
County Total	51,229	52,756	54,283	52,854	54,530	54,840	54,120	54,840	54,120

Source: * US Census, DSU/Community Solutions

Table 2-13 illustrates the sum of the population projections for Clay County, the rural areas and the urban area, which includes Moorhead and Dilworth. For each decade, the high and low projections were taken and an average of the two was figured for each of the three areas. Taking the *average* numbers in each decade shows growth for both urban and rural Clay County. Both Rural and Urban Clay County shows about 6% growth from 2000 to 2020. Overall, Clay County’s *average* projections show 6% growth from 2000 to 2020 as well. This generally in line with the State Demographer’s growth projections for Clay County of 6.8% for the same time period.

**Table 2-13
County, Rural and Urban Projections
Clay County
2000 to 2020**

Clay County	2010			2020		
	High	Med.	Low	High	Med.	Low
County Total	52,854	52,805	52,756	54,530	54,325	54,120
Rural	17,309	16,915	16,521	17,267	17,112	16,957
Urban	37,658	36,946	36,235	37,514	37,276	37,038

Source: DSU/Community Solutions – 2001

Not every method gives an accurate forecast of what the population of a given city or township will be. Those living in and working at the township and city level will know best which method may be the most accurate to use for future planning purposes. For example, those townships or cities that have historically been losing population over the past four decades will not have an accurate picture of the future if they use the Demographer’s Rates method of projecting the population, as this method would take the base percentage that the County is projected to grow from 2000 to 2020 and add this same rate to each city and township. Realistically, because the township had been decreasing each decade since 1970, it is reasonable to assume this trend may continue and show a decline in population, rather than an increase; therefore, one of the other methods for projecting population may be more accurate for that particular city or township.

The cities of Hawley, Dilworth and Moorhead have all recently completed Comprehensive Plans for their respective cities. During this process, population projections were also completed, in some cases using slightly different methods to arrive at the projections. Moorhead used low, medium and high projections, while Hawley did projections based on annual growth from 1980 to 1997 (.367%); annual rate of growth from 1990-1997 (.699%); and, a medium growth projection using a rate midway between the two, which was .533%. Dilworth used projections provided by the Fargo-Moorhead Metropolitan Council of Governments (FM COG). All of these projections are included in Table 2-14 below.

**Table 2-14
FM COG Population Projections
Moorhead, Hawley and Dilworth
2000-2025**

Year	Moorhead			Hawley			Dilworth
	Low	Medium	High	.367%/Year	.699%/Year	.533%/Year	
2000	34,066	34,799	35,986	1,755	1,772	1,764	3,093
2005	34,518	35,959	38,050	1,787	1,834	1,811	3,241
2010	34,447	36,373	39,265	1,820	1,898	1,858	3,328
2015	34,367	36,753	40,210	1,853	1,964	1,906	3,467
2020	34,133	36,956	40,946	1,887	2,033	1,955	3,592
2025	33,878	37,145	41,641	1,922	2,104	2,006	3,649

Source: Moorhead (1998), Hawley (2000), and Dilworth (1998) Comprehensive Plans

The FM Metropolitan COG also has made projections for Clay County, separating them out by urban (Moorhead and Dilworth) and rural Clay County and based on medium estimates for the area. The medium estimates for Dilworth are the same as the preceding table. These are presented in Table 2-15 below as urban and rural Clay County.

**Table 2-15
FM COG Population Projections
Urban and Rural Clay County
2000-2025**

	2000	2005	2010	2015	2020	2025
Urban	38,283	39,592	40,278	41,451	42,434	43,347
Rural	16,411	16,633	16,596	16,176	15,246	14,278
Total	54,694	56,225	56,874	57,627	57,680	57,625

Source: FM COG Population Projections

No method of projecting the future population of a community is foolproof, but by using past historical trends and the best information available, planning for the future can be accomplished so that growth and development can be as proactive, rather than reactive, as possible.