



Council Work Session Memorandum

TO: City Council

THROUGH: Tim Murray, City Administrator

FROM: Deanna Kuennen, Director of Community and Economic Development

MEETING DATE: April 6, 2021

SUBJECT: Review/Discuss the Draft Rice County Comprehensive Plan (North I-35 Corridor)

Discussion:

Rice County has been in the process of updating their Comprehensive Plan for the last few years. The overall planning and approval process has been delayed due to COVID-19. Last year, Rice County solicited comments from public entities, organizations, and citizens regarding the draft Rice County Comprehensive Plan. City Council members can view the draft Rice County Comprehensive Plan and all of the draft plan comments at the following website: www.co.rice.mn.us/197/Comprehensive-Plan. At that time the City did not provide comment on the plan, however many comments were received. Of those comments, many expressed concerns about the portion of the draft Land Use Plan that guides the area on both sides of Interstate Highway 35 for commercial/industrial use from County Road 9 to State Highway 19 (see Figure 1).

City Staff has expressed that commercial and industrial development should occur within cities and it should be served by municipal sewer and water. One of the obstacles that the City has faced over the years is the lack of available, suitable land to support industrial development. Due to limited available industrial land within the Faribault city limits, City Staff met with County Staff and representatives from the adjacent townships to discuss the City's Journey to 2040 Staged Growth Plan, which shows staged growth of commercial/industrial uses along the Interstate Highway 35 Corridor to County Road 9 (see Figure 2). Not all of the land within the staged growth area is suitable for development due to steep slopes, pipelines, wetlands, and other constraints. However, the City can reasonably serve the areas identified with municipal sewer and water. During the meetings with the County Staff and township representatives it was discussed that as opportunities for industrial growth increase, the City, Wells Township, and Cannon City Township will discuss orderly annexation to accommodate new industrial uses in the staged growth area. City Staff

does not support random and/or premature commercial and industrial growth north of County Road 9 in Forest Township or Bridgewater Township, outside of the city limits.

City Staff will facilitate a discussion with the City Council regarding the County's draft Land Use Plan, specifically the area along the I-35 corridor and how the proposed County land use supports/doesn't support the City's recently adopted 2040 Staged Growth Plan. Based on Council direction, City Staff will prepare an official response to the County regarding the draft Land Use Plan, and bring it back for City Council action. This discussion will also provide feedback regarding the Council's view as it pertains to any discussion about future commercial or industrial development north of County Road 9.

Attachments:

- Rice County 2040 Future Land Use – Preliminary Draft
- City of Faribault Staged Growth Plan

Rice County 2040 Future Land Use Preliminary Draft

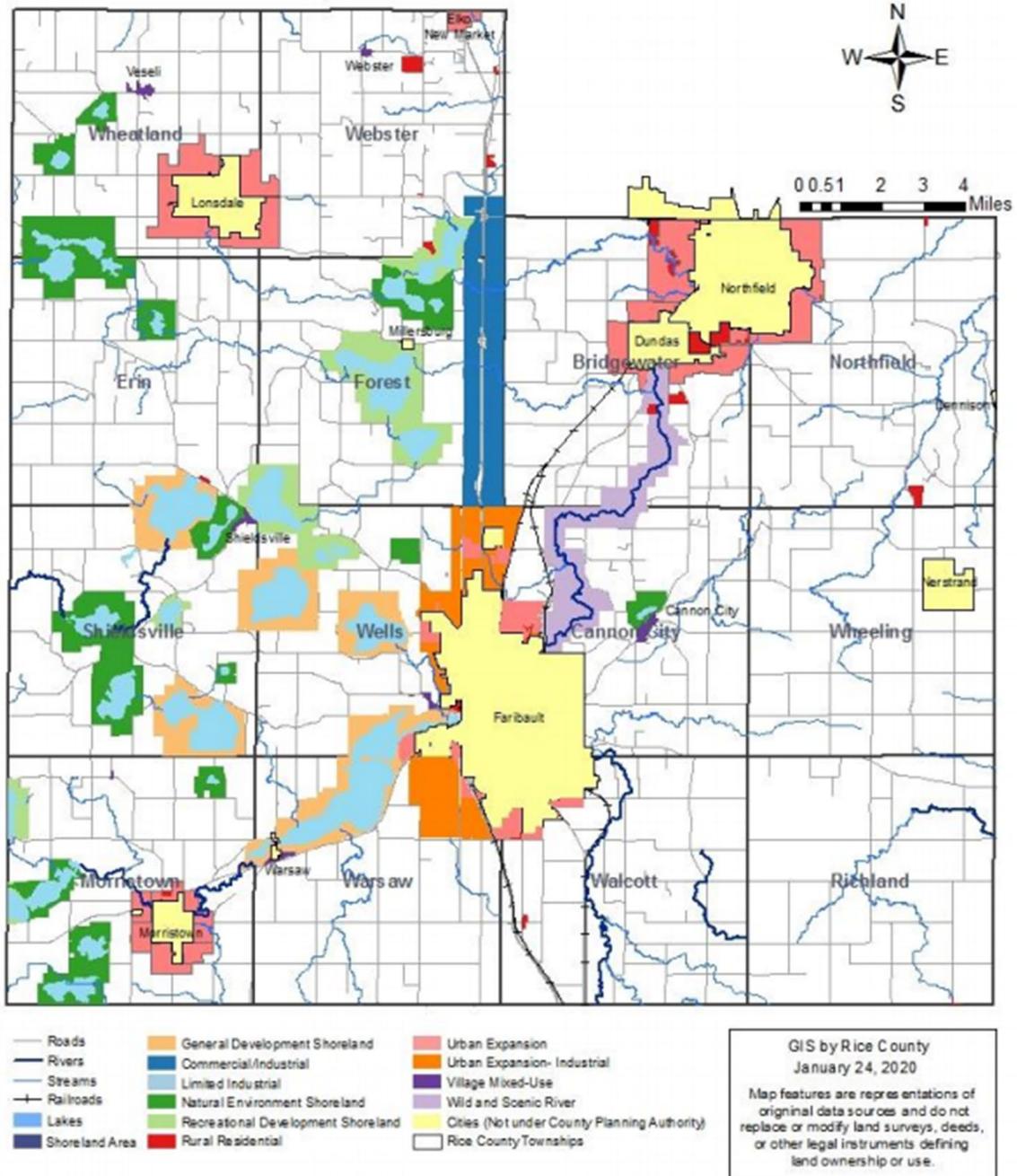


Figure 1: Draft Rice County Land Use Plan

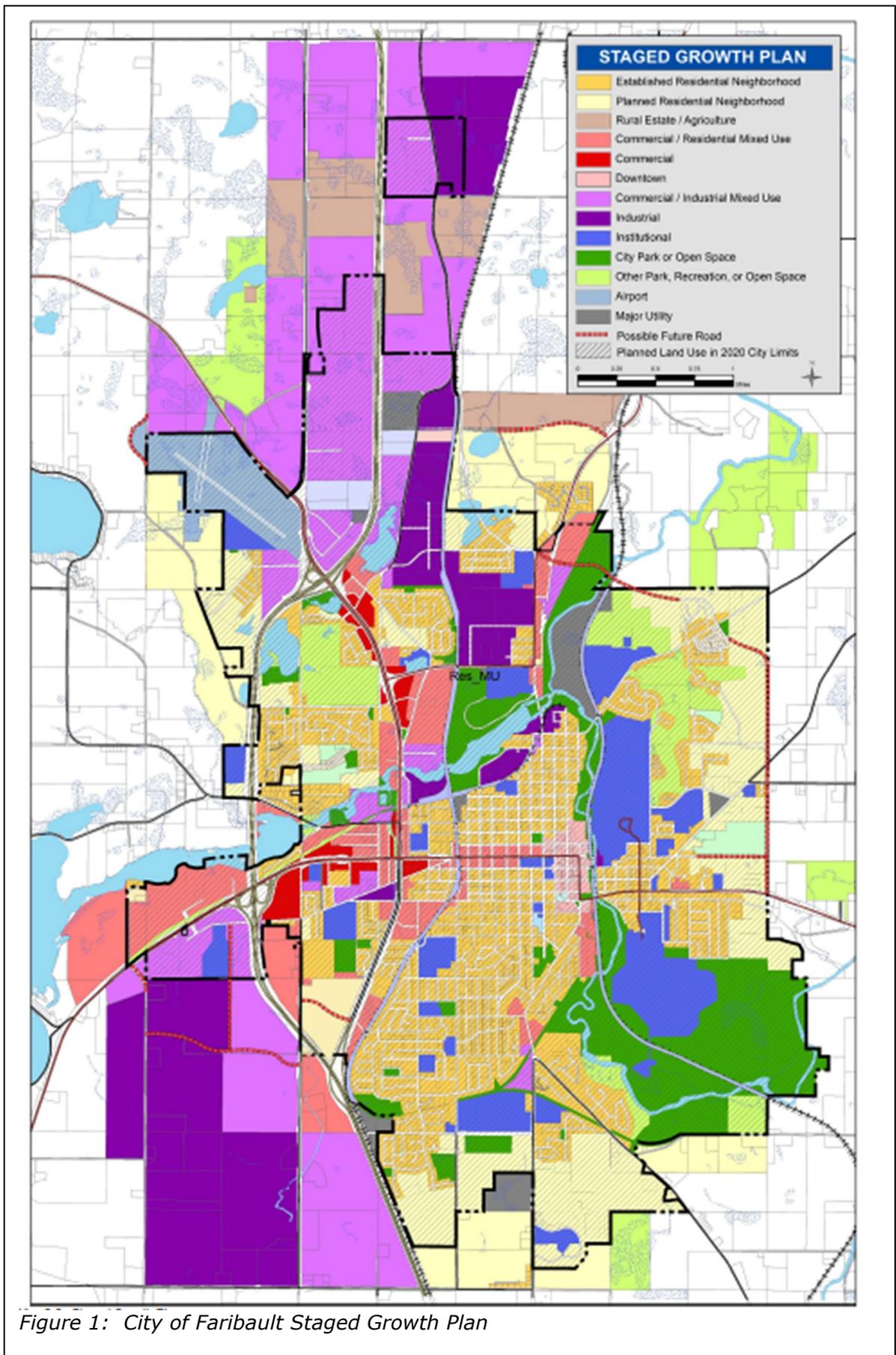


Figure 1: City of Faribault Staged Growth Plan