



## Request for Council Action

**TO:** Mayor and City Council  
**THROUGH:** Tim Murray, City Administrator  
**FROM:** Deanna Kuennen, Community and Economic Development Director  
**MEETING DATE:** April 13, 2021  
**SUBJECT:** Approve Submittal of Letter from the City Council to Rice County Regarding the County's Draft Comprehensive Land Use Plan

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### **Background:**

At its work session on April 6, 2021, the City Council discussed the draft Rice County 2040 Comprehensive Plan update. More specifically, the City Council discussed the County's draft Land Use Plan that guides the area north of County Road 9, along Interstate Highway 35, for commercial and industrial use. The Council asked City Staff to draft a letter to the County on behalf of the Council regarding the Council's comments on the draft Land Use Plan. The attached letter to Rice County summarizes the Council's comments.

### **Recommendation:**

Approve submittal of the attached Letter from the City Council to Rice County regarding the County's Draft Comprehensive Plan, and authorize the Mayor to sign on behalf of the City Council.

### **Attachment:**

- Letter from the Mayor, on behalf of the City Council, to Rice County regarding the County's Draft Comprehensive Plan



April 13, 2021

Rice County Commissioners

Rice County

320 3<sup>rd</sup> Street NW

Faribault, MN 55021

Delivered via email to [CompPlanInput@co.rice.mn.us](mailto:CompPlanInput@co.rice.mn.us) and [jrunkle@co.rice.mn.us](mailto:jrunkle@co.rice.mn.us)

Dear Rice County Commissioners:

On behalf of the Faribault City Council, thank you for the opportunity to review and comment on the draft Rice County 2040 Comprehensive Plan Update. City Staff provided the County with general comments on October 30, 2020. However, in light of recent preliminary discussions that others are having regarding potential commercial and industrial development along the Interstate Highway 35 corridor north of County Road 9, the Faribault City Council wants to share the following comments with the Rice County Commissioners:

1. **Faribault's Staged Growth Plan.** The City's adopted Journey to 2040 Comprehensive Plan includes a Staged Growth Plan that shows an area for future commercial and industrial development along the Interstate Highway 35 corridor from Faribault's northern boundary to County Road 9. If the City receives requests to annex properties within this staged growth area, the City could logically provide City sewer and water to the properties, provided the City and Town have an annexation agreement related to the properties.
2. **Faribault's Sewer and Water Service Policy.** The City Council does not support providing municipal sewer and water service to properties outside the City of Faribault's corporate boundary, except in highly extenuating circumstances like the Roberds Lake Sanitary Sewer Service Agreement. The City Council feels that municipal sewer and water should serve commercial and industrial development.
3. **Faribault's Approach to Annexation.** The City and surrounding Towns no longer have active orderly annexation agreements. However, if the Towns are interested in renewing orderly annexation agreement discussions, the City of Faribault would gladly participate in the discussions.

Except for City-owned property contiguous to the city limits, the City of Faribault has no plans to pursue annexation outside the current corporate boundary. If the City were to receive an annexation petition for property outside the city limits, the City would then work with the property owner and Town to discuss the petition and potentially enter into an appropriate annexation agreement.

4. **Rice County's Draft Land Use Plan North of County Road 9.** The County's draft Land Use Plan guides the I-35 corridor north of County Road 9 for a mix of commercial and industrial uses. While unique opportunities may arise at any time for commercial or industrial development in this area, the City Council supports logical and sequential development within the City's staged growth area. If the City's staged growth area is developed over time, the City could support commercial and industrial development north of County Road 9. However, the properties should be annexed into the city and served by municipal sewer and water.
  
5. **Urban Design Standards.** The City Council recognizes that the City does not control land use outside the city limits. However, if limited commercial or industrial development were to occur outside the city limits, but in an area that could eventually be annexed into the city, the City strongly encourages the development to meet City design standards to minimize future nonconformities.

Again, thank you for the opportunity to review and comment on the draft Rice County 2040 Comprehensive Plan update. The City of Faribault is available to discuss land use issues and opportunities with Rice County and the Towns.

Sincerely,

Mayor Kevin F. Voracek