



Agenda

March 1, 2018 Comprehensive Plan Steering Committee
Rice County Environmental Services
www.co.rice.mn.us/planning

The Comprehensive Plan Steering Committee meeting on March 1, 2018 will take place at 6:00 p.m. in the Commissioner's Room, 320 Third Street NW, Faribault, MN, to discuss the following:

I. Land Use Statistics

- a. Staff will present additional Land Use information that was requested at the February 20, 2018 meeting.

II. Draft Land Use Section Outline

- a. Staff will provide a draft outline of the Land Use section of the 2040 Rice County Comprehensive Plan.

III. Land Use Action Items

- a. Staff will present possible Action items related to the previously discussed Land Use Goals and Strategies.

Land Use

Goals, Strategies and Action Items Outline

Based on the 2002 Comprehensive Plan, the community forums and community survey, and the Land Use Goals survey conducted on February 1, 2018, the following proposed Goal, Strategy and Action Items combinations were identified.

Goal 1: Support and Encourage Orderly Growth and Development.

- **Strategy 1:** Support land use planning which encourages orderly growth and sustainable development and redevelopment.
 - **Action Item 1:** Coordinate infrastructure expansion with development; and encourage development where the infrastructure is adequate to serve that growth.
 - **Action Item 2:** Support the provision of joint services among jurisdictions.
 - **Action Item 3:** Remain apprised of expected future urban growth areas.
 - **Action Item 4:** Emphasize staging of development, avoiding a discontinuous and inefficient 'leapfrog' pattern.
- **Strategy 2:** Encourage a diverse economic mix for Rice County by promoting existing assets and identifying new opportunities.
 - **Action Item 1:** Create commercial/industrial zones to promote employment and generate tax base in Rice County.
 - **Action Item 2:** Identify appropriate areas for commercial and industrial developments, including along the I-35 corridor.
 - **Action Item 3:** Promote agriculture and associated businesses.
 - **Action Item 4:** Identify and protect areas with sand, gravel and aggregate deposits.
- **Strategy 3:** Identify additional areas for mixed-use development and further support urban growth.
 - **Action Item 1:** Continue to evaluate and implement urban growth zones where municipal infrastructure is likely to extend.
 - **Action Item 2:** Continue to have zoning districts for the unincorporated villages to allow for mixed-use development encouraging the development of municipal type water and sewer services.
- **Strategy 4:** Promote the opportunity to lead active and healthy lifestyles through the coordinated development of infrastructure or supporting programs which promote active lifestyles.
 - **Action Item 1:** Develop connections between existing communities, parks and other destinations to promote safe and active options.
 - **Action Item 2:** Create land use regulations to improve local proximity to healthy food and support local healthy food-related businesses and activities.
- **Strategy 5:** Support and further develop land use patterns that encourage alternative modes of transportation.

- **Action Item 1:** Identify and map concentrations of compact residential and employment development that has potential to be served by transit.
- **Action Item 2:** Identify existing land uses and travel corridors in the county that could be transformed into transit-friendly corridors.
- **Action Item 3:** Encourage local planning for mixed land use areas in or adjacent to transit corridors.
- **Action Item 4:** Continue to expand existing partnerships and look for new opportunities to collaborate on providing alternative modes of transportation.

Goal 2: Preserve Agricultural Land and Natural Resources.

- **Strategy 1:** Minimize conflicts between agricultural, residential and other uses.
 - **Action Item 1:** Adopt land use regulations that control density and development in agricultural and open spaces, to protect and preserve agricultural land and environmentally sensitive areas
 - **Action Item 2:** Continue to allow for the Transfer of Development Rights (TDR) within a township.
 - **Action Item 3:** Develop management methods for accommodating diverse types of agricultural activity.
 - **Action Item 4:** Allow complementary commercial or industrial uses.
 - **Action Item 5:** Protect and promote agriculture by preserving large tracts of land by encouraging clustering of rural residential development through use of transfer of development rights.
 - **Action Item 6:** Promote higher density housing development in cities and unincorporated villages that can provide municipal or municipal type water and sewer services rather than in the agricultural districts.

- **Strategy 2:** Preserve, protect and improve the surface and underground waters including, but not limited to, rivers, streams, lakes, groundwater and aquifer recharge areas.
 - **Action Item 1:** Encourage development to comply with wellhead protection zones.
 - **Action Item 2:** Develop and employ land use regulations and other techniques for natural resource protection, including transfer of development rights or density, best management practices, and public acquisition.
 - **Action Item 3:** Recognize the relationship between land use and water quality, and continue to support water quality improvements through land use plans and regulations.
 - **Action Item 4:** Encourage shoreland protection and restoration methods such as vegetative buffers.
 - **Action Item 5:** Continue to address wastewater treatment and water quality through watershed plans, funding opportunities and various collaborations and partnerships.

- **Strategy 3:** In working through land development, the potential for air, water and land contamination will be considered and minimized throughout the entire process.
 - **Action Item 1:** Encourage conservation design to preserve natural and scenic values.
 - **Action Item 2:** Support and implement state and federal regulations that pertain to environmental review.
 - **Action Item 3:** Define, by GIS overlay, and preserve environmentally sensitive areas and other open space by allowing only compatible land uses and development.

- **Action Item 4:** Recognize that soil conditions may limit development potential.
- **Action Item 5:** Coordinate with Local, State and Federal agencies and organizations to encourage landowners and tenants to implement and maintain good soil erosion practices.