

City of Rice Lake

PRESERVING OUR FUTURE

COMPREHENSIVE PLAN ORDINANCE UPDATE

STEERING COMMITTEE MEETING #3

MAY 7, 2020

Today's Agenda

Introduction

Process Recap

Planning Commission Report

Updated Chapter Review

- Summary of Changes
- Recommendations

Discussion Items

- Introduction
- Land Use
- Transportation
- Other Issues

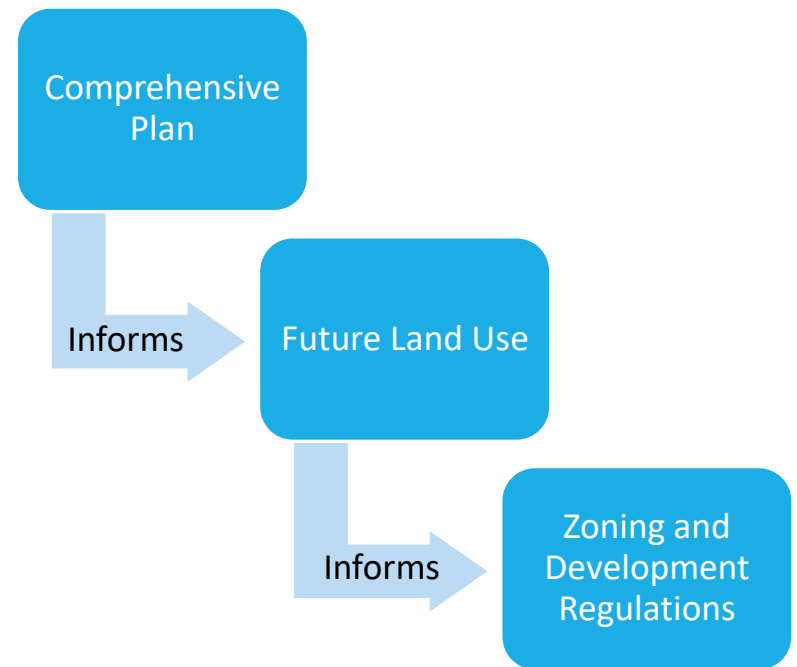
Public Comments

Next Steps/Schedule

The Process

Why do we need a Comprehensive Plan?

- A framework and vision for the next 20-30 years in the city's future
- Identifies goals & policies for the physical development of the City
- Manages anticipated growth
- Guides ALL stakeholders in making land use decisions



Chapters in the Comprehensive Plan

Introduction

Land Use

Transportation

Utility Infrastructure

Natural Resources

Parks, Recreation, and Open Space

Economy and Employment

Implementation



Approval Process



Information Gathering

Community Survey
Project Website
Steering Committee
Public Open House



Developing the Comprehensive Plan

Steering Committee
Planning Commission
Staff and Consultants



Formal Approval

Planning Commission
(Public Hearing)
City Council

Progress Report



Information Gathering

Community Survey (338 responses)

Project Website

Newsletters

Pop-Up Meeting

Steering Committee Meetings



Developing the Plan

Drafted and Reviewed

- 8 Chapters
- Future Land Use Map

Planning Commission Report

Updated Chapter Review

Introduction

Using the Plan

- Definition of a comprehensive plan
- Decision-making categories
 - Develop and implement regulatory controls and financial tools
 - Project proposals
- Demographics and Data Analysis

Introduction

Overarching Goals

- Guide land and manage growth
- Protect natural resources
- Allow a variety of land uses and residential densities while maintaining the City's existing rural character
- Provide economic opportunities for residents and businesses

Land Use

Goals and Objectives

- Updated based on comments

Future Land Use Classifications

- Different than Zoning
- Reflect desired future development in a given area
- 3 Broad Classifications
 - Residential
 - Non-Residential
 - Public and Open Space

Land Use *(Residential)*

Residential Classification

- Rural Residential
 - Single family homes on 4.5 acre lots
 - Accessory agricultural uses
- Low Density Residential
 - Larger lots
 - Single family homes and townhomes in 2 to 4-unit buildings
 - Primarily located north of Gothenberg Road, south of Beyer Road, and east of Rice Lake Road
- Medium Density Residential
 - Smaller lots with municipal services
 - Single family dwellings and duplexes
 - Primarily located on the south side of City
- High Density Residential
 - Close proximity to principal arterials and collector roads
 - Municipal sewer and water
 - Detached and attached single family dwellings
 - Multi-family (5-24 units)
 - Primarily located ¼ mile east of Rice Lake Road between Gothenberg and Ridgeview

Land Use

(Non-Residential)

Non-Residential Classification

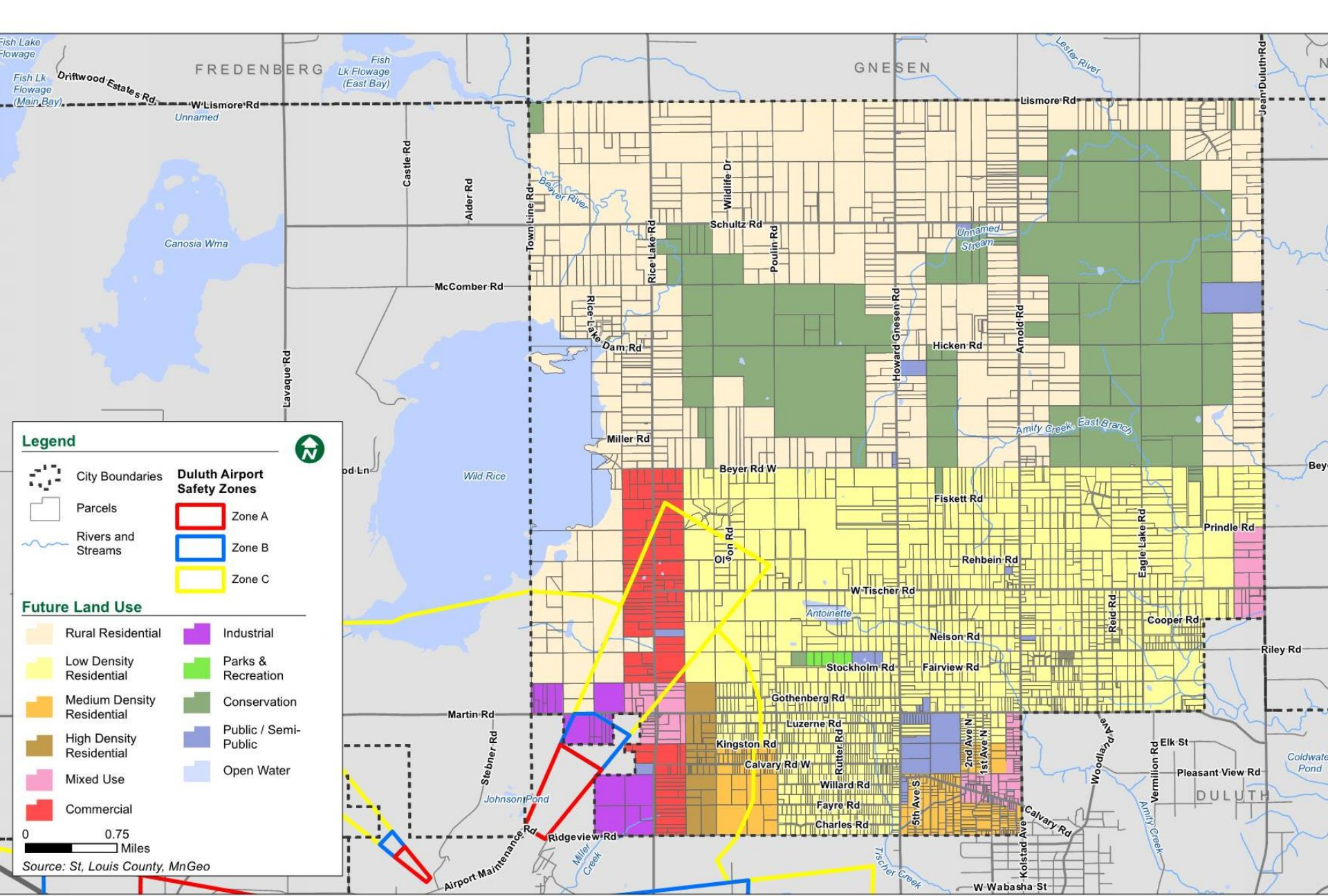
- Commercial
 - Delivery of goods and services while assuring the integrity of the surrounding area
 - West half of City along Rice Lake Road
 - Existing commercial along East Calvary Road
- Industrial
 - Encourage the development of industry in appropriate locations
 - Recognize potential environmental and social impacts
 - Located in southwest corner of the city along Martin Road
- Mixed Use
 - Provide neighborhood-scaled, pedestrian-oriented mixed uses
 - May be vertical (multi-story buildings with mixed uses) or horizontal (mix of uses on a lot)
 - 40% residential/60% non-residential mix
 - Requires changes to Zoning Ordinance

Land Use

(Public & Open Space)

Public and Open Space Classification

- **Public/Semi-Public**
 - Government facilities
 - Educational facilities
 - Cemeteries
- **Parks and Recreation**
 - City parks
- **Conservation**
 - Areas with valuable natural resources
 - Environmentally sensitive
 - Owned and/or managed by State
- **Open Water**
 - Lakes, rivers and streams
 - Does not include wetlands

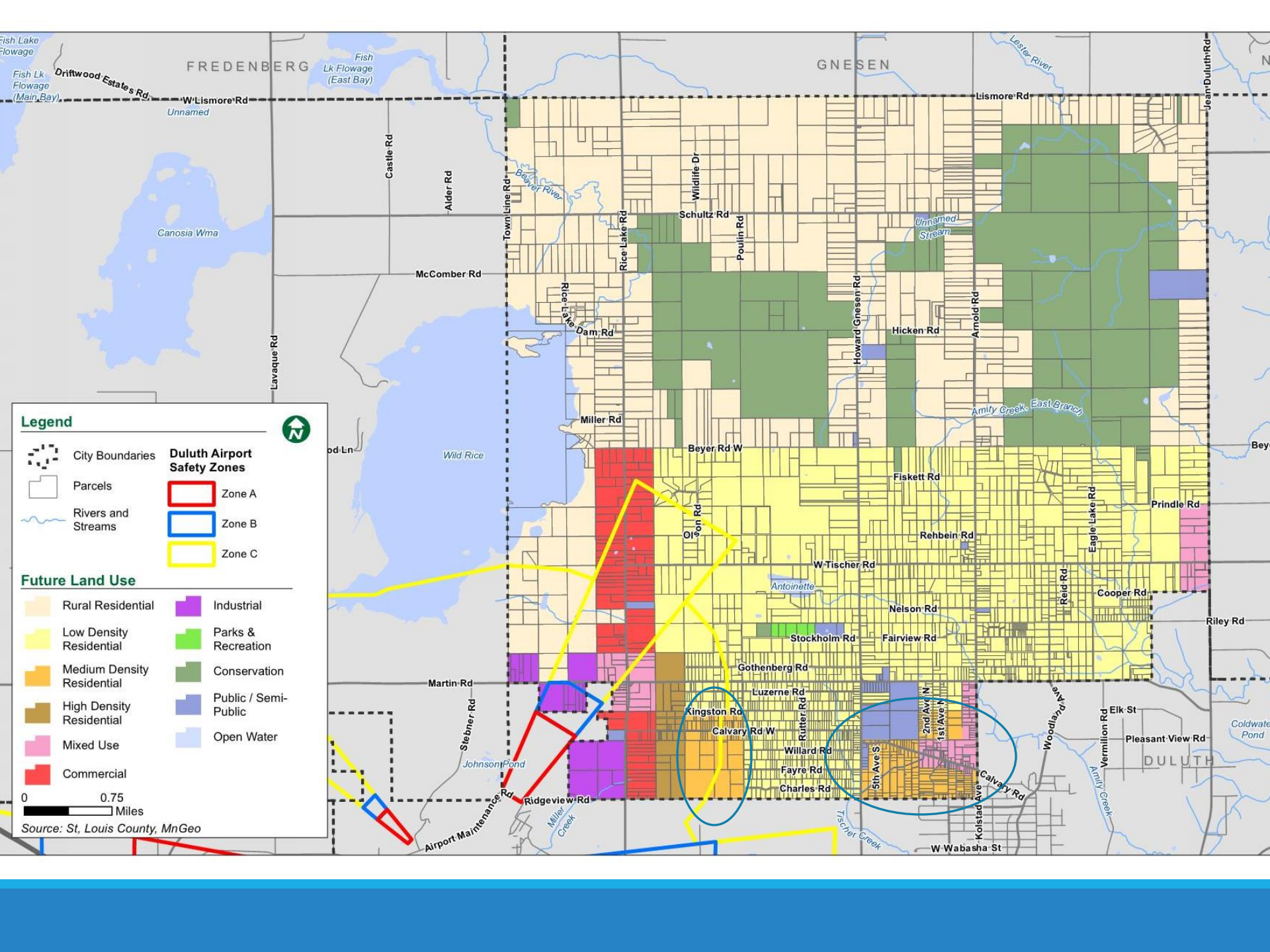


Legend

- City Boundaries
 - Parcels
 - Rivers and Streams
 -
- Duluth Airport Safety Zones**
- Zone A
 - Zone B
 - Zone C
- Future Land Use**
- Rural Residential
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Mixed Use
 - Commercial
 - Industrial
 - Parks & Recreation
 - Conservation
 - Public / Semi-Public
 - Open Water

0 0.75
Miles

Source: St. Louis County, MnGeo

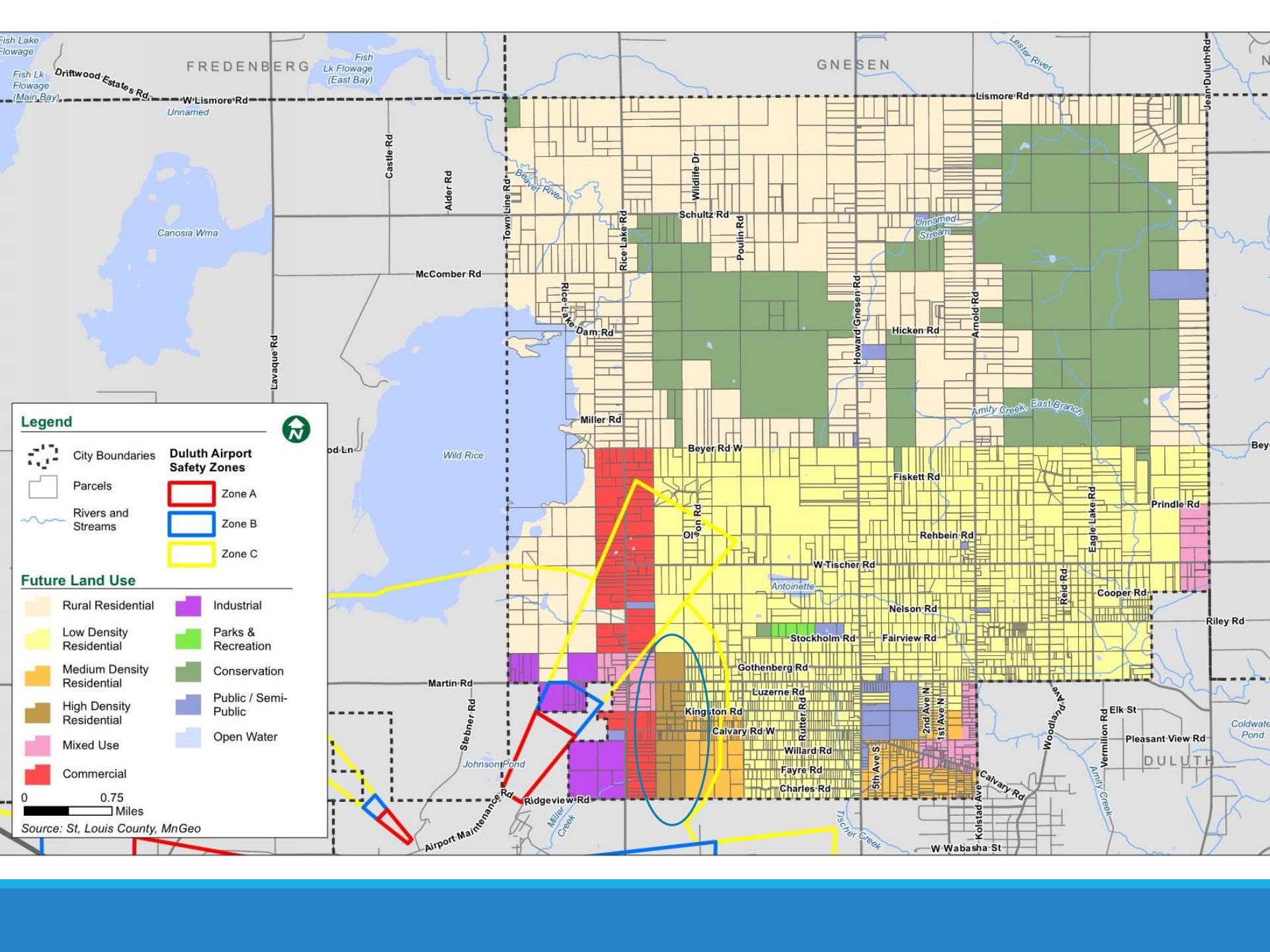


Legend

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Source: St. Louis County, MnGeo



Legend

City Boundaries

- City Boundaries
- Parcels
- Rivers and Streams

Duluth Airport Safety Zones

- Zone A
- Zone B
- Zone C

Future Land Use

- Rural Residential
- Low Density Residential
- Medium Density Residential
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- Mixed Use
- Commercial
- Industrial
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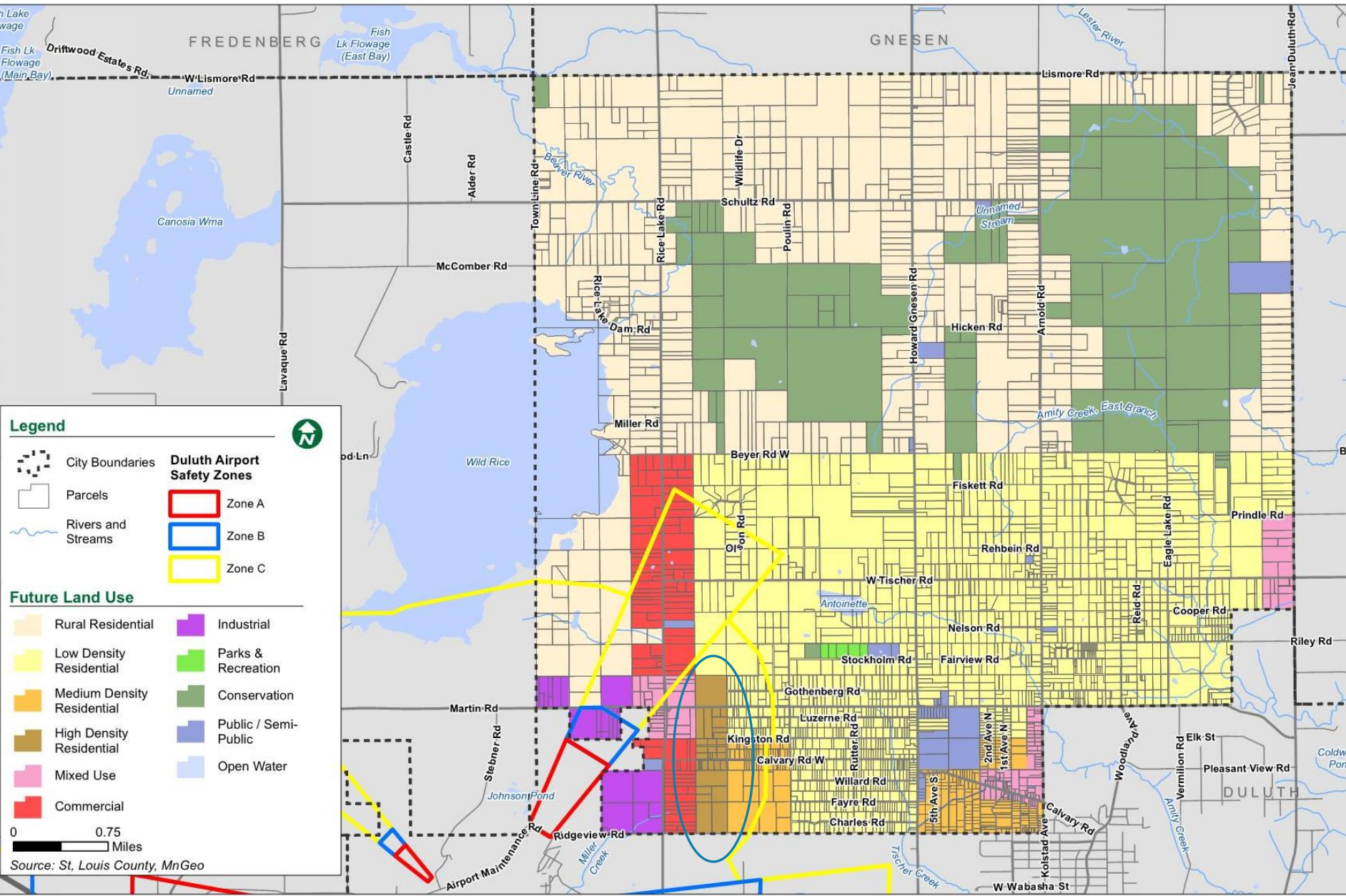
0 0.75 Miles

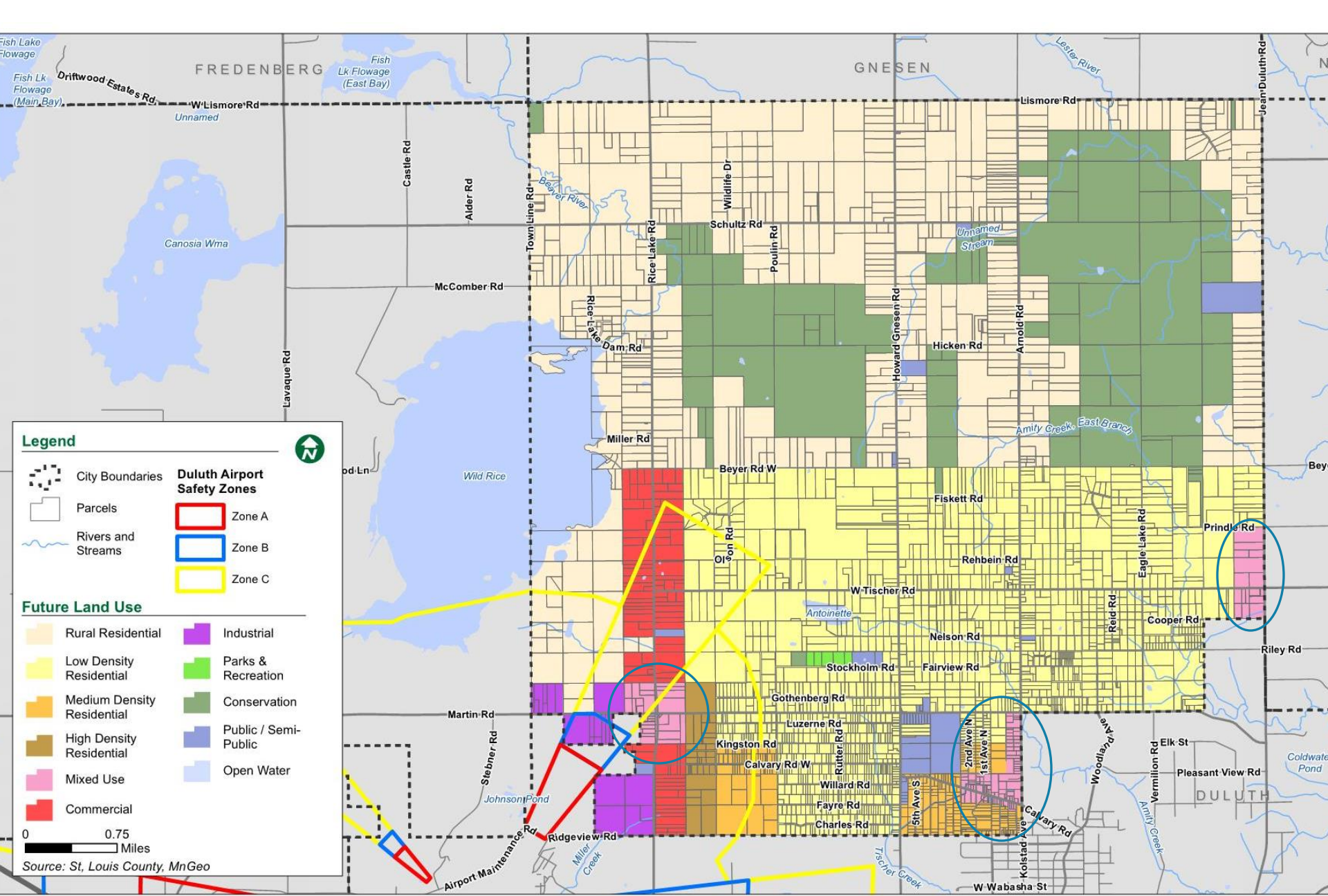
Source: St. Louis County, MnGeo

FREDENBERG

GNESEN

DULUTH





Legend

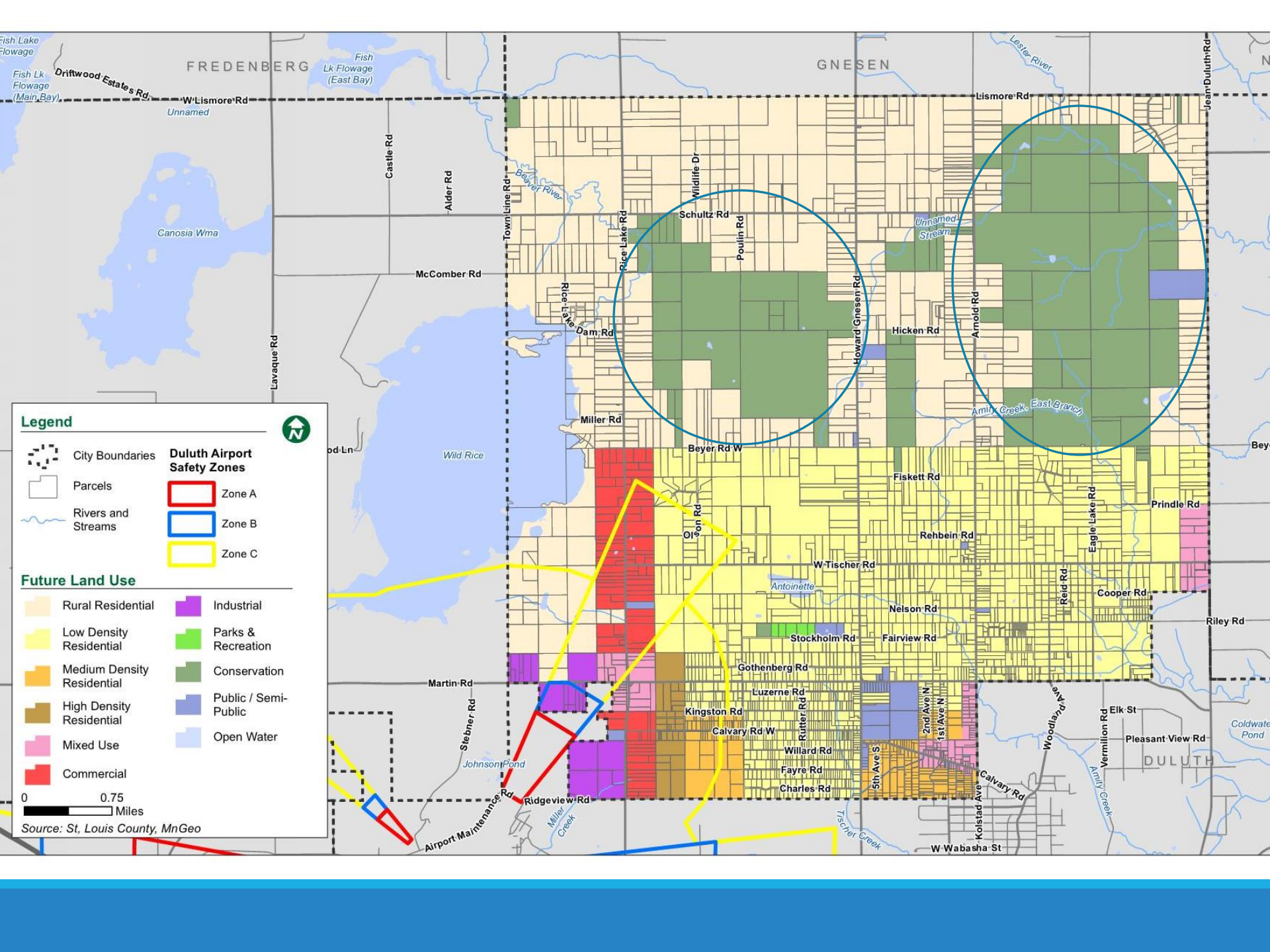
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- Parcels
- Rivers and Streams
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- Future Land Use - Public / Semi-Public
- Future Land Use - Open Water

0 0.75
Miles

Source: St. Louis County, MnGeo



DULUTH



Legend

	City Boundaries		Duluth Airport Safety Zones
	Parcels		Zone A
	Rivers and Streams		Zone B
			Zone C

Future Land Use

	Rural Residential		Industrial
	Low Density Residential		Parks & Recreation
	Medium Density Residential		Conservation
	High Density Residential		Public / Semi-Public
	Mixed Use		Open Water
	Commercial		

0 0.75 Miles

Source: St. Louis County, MnGeo

Source: St. Louis County, MnGeo

Table L-2 –Future Land Use Characteristics

Land Use	Gross Acres	Percent of Total	Net Acres	Percent of Total
Residential Classifications				
Rural Residential	7,657	36%	5,482	34%
Low Density Residential	6,411	30%	5,612	35%
Medium Density Residential	531	3%	437	3%
High Density Residential	201	1%	173	1%
Non-Residential Classifications				
Commercial	670	3%	522	3%
Industrial	308	1%	253	2%
Mixed Use	378	2%	342	2%
Public and Open Space Classifications				
Public/Semi Public	314	1%	270	2%
Parks & Recreation	29	0.1%	19	0.1%
Conservation	4,103	19%	2,985	19%
Open Water	619	3%	0	0%
Total	21,219	100%	16,092	100%

Future Land Use Classifications

Transportation

Natural
Resources

Parks,
Recreation &
Open Space

Economy &
Employment

- Minor changes in response to comments

Infrastructure

New since last meeting

Includes description of public utilities

- Water supply
- Sanitary sewer
- Stormwater

Requires additional information to determine future projections

- Working with staff for information

Implementation

Action Steps

- Based on goals and objectives
- Requires more detailed discussion by Planning Commission and City Council

Implementation

GOAL	ACTION STEPS	TIMELINE
Land Use		
Goal: Preserve the rural, wooded character of Rice Lake through zoning regulations, ordinances, and site design standards	<i>Provide ongoing code enforcement in the City.</i>	<i>Ongoing</i>
	<i>Identify programs and tools to facilitate preservation of open space and natural areas.</i>	<i>2021-2022</i>
	<i>Require site plans to provide a plan for noise and light control/buffers</i>	
Goal: Manage land use and extension of urban services for orderly development.	<i>Require site plans to have an approved traffic pattern consistent with pedestrian and traffic safety and emergency services safety.</i>	
Goal: Ensure a variety of lot sizes to create affordable development opportunities to best meet the needs of residents and businesses in Rice Lake.	<i>Develop a new Mixed-Use district for consistency with Comprehensive Plan.</i>	
	<i>Update Zoning Requirements to eliminate minimum building square footage and other requirements that may limit housing affordability.</i>	
Goal: Ensure agricultural uses are part of the community as a viable long-term land use.	<i>Develop Zoning regulations aimed at permitting agricultural uses.</i>	
Goal: Encourage a variety of options for development and redevelopment of commercial and residential properties.	<i>Format Zoning Ordinance and Subdivisions Ordinance to allow for easy digital/online navigation and links.</i>	
	<i>Develop additional worksheet questions that require applicants to answer questions about practical difficulty and project alternatives.</i>	
	<i>Utilize vegetative screening and buffers to separate residential subdivisions from county collector and arterial roads and areas established or planned for commercial or industrial use.</i>	
Goal: Ensure new development is located, designed and built to avoid environmental impacts other hazards.	<i>During the subdivision concept stage, confirm site suitability for septic system installation (if the development will not be connected to community sewer).</i>	
Goal: Encourage preservation of historical structures and features.	<i>Develop a list of historical structures and features.</i>	
Goal: Consider purchase of properties in tax forfeiture for public purposes.	<i>Annually review County list of tax-forfeited properties.</i>	

Discussion Items

Discussion Item #1

Introduction

- Are the 4 overarching goals consistent with the City's vision

Guide Land and Manage Growth

An important role of the Comprehensive Plan is to appropriately guide the use of land and manage the timing by which it is developed. This important challenge is met with careful decisions about land uses, including the location and amount of specific land uses necessary to meet the need and demand for new housing of all types, provide increased areas of commercial, industrial and job growth, and to meet park and recreation facility needs. The timing of development is based on the location and characteristics of growth and on the logical and practical use and extension of municipal services and infrastructure.

Protect Natural Resources

The City of Rice Lake has a diversity of natural resources within the community. Rice Lake is committed to preserving these resources as they are integral parts of the community and provide food, as well as animal and fish habitat. Access to these resources connects residents to nature, encourages active and healthy lifestyles, and promotes community interaction.

Allow a variety of land uses and residential densities while maintaining the City's existing rural character.

Rice Lake has diverse land uses emphasizing its rural nature and natural landscape, including wooded areas, large lot rural residential housing, open spaces, and more intense uses where municipal sewer and water are available. The mix of land uses in different parts of the City changes with the geography, and is preserved and maintained by sound, intentional land use policies.

Provide economic opportunities for residents and businesses.

Economic opportunities in the City continue to evolve. The City will seek solutions to create economic opportunities for employment and to provide needed services for Rice Lake residents.

Discussion Item #2

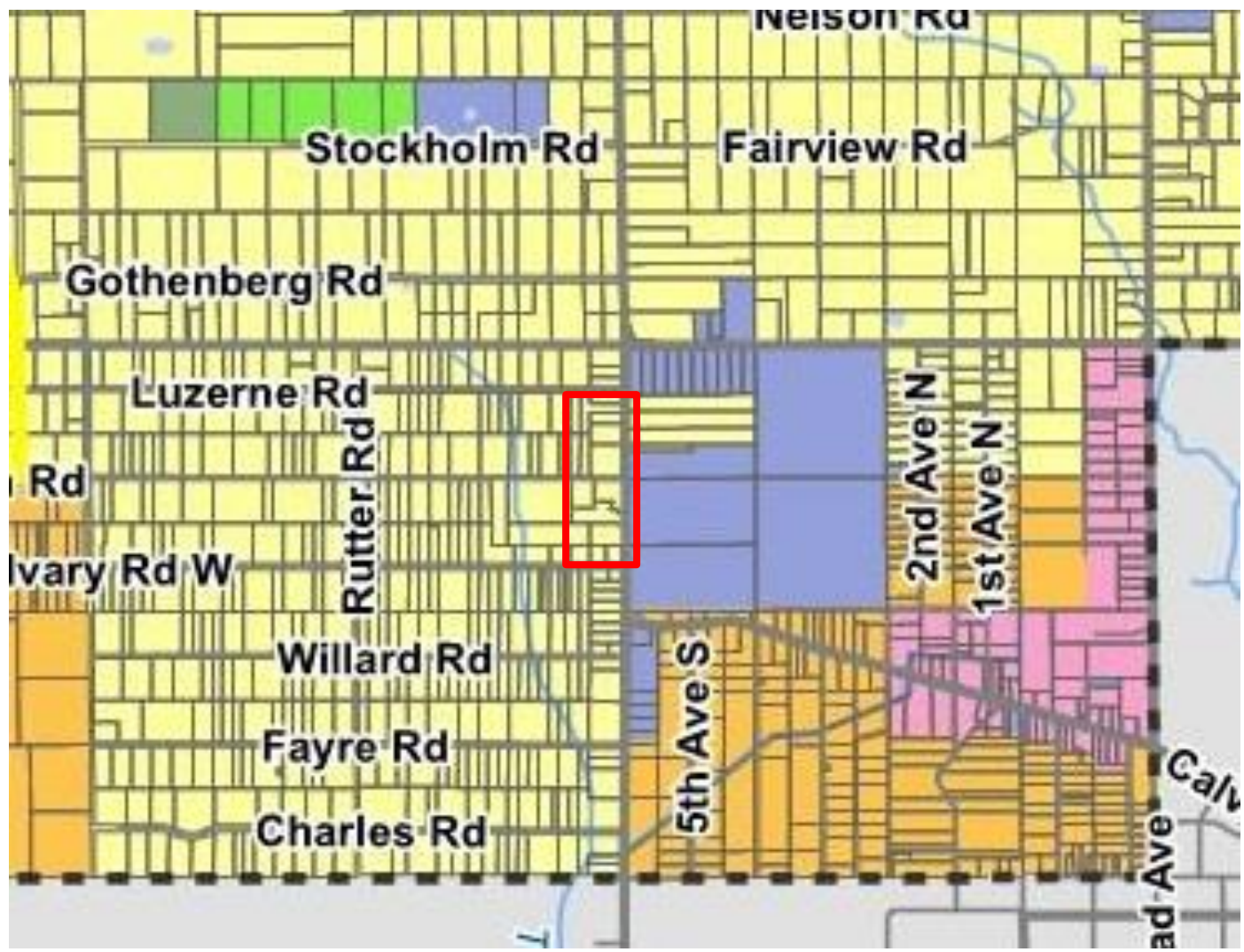
Future Land Use Goals

- Should the goals and objectives highlighted on page 2 of the Land Use chapter be deleted?

Discussion
Item #3

Future Land Use Map

- Should the area along Howard Gnesen Road between West Calvary Road and Luzerne Road be Mixed Use?



Discussion
Item #4


Future Land Use Map

- Should there be other changes?

Discussion Item #5

Transportation Goals

- How should the comments on pages 1 and 2 of the Transportation chapter be addressed?



Other Issues for
Discussion?

Public Comments

Next
Steps/Schedule

Approval Process



Information Gathering

Community Survey
Project Website
Steering Committee
Public Open House



Developing the Comprehensive Plan

Steering Committee
Planning Commission
City Council
Staff and Consultants



Formal Approval

Planning Commission
(Public Hearing)
City Council

Project Initiation

- Develop Website
- Distribute Community Survey
- Establish Steering Committee

Steering Committee #2

- Review the following plan elements:
- Infrastructure
 - Parks, Trails and Open Spaces
 - Natural Resources
 - Economy and Employment
 - Implementation

Community Open House

- Receive Public Feedback on Draft Plan

Draft Plan Review

- Planning Commission and City Council provide preliminary feedback

Planning Commission

- Public Hearing on Comprehensive Plan

August,
2019

November,
2019

February,
2020

April-May,
2020

June, 2020

July, 2020

August,
2020

September,
2020

Steering Committee #1

- Review the following plan elements:
- Vision and Goals
 - Demographics and Data Analysis
 - Land Use and Growth Management
 - Transportation

Steering Committee #3

- Provide feedback for review draft

Steering Committee #4

- Review feedback
- Finalize Plan
- City Council review

City Council

- Final Plan Approval

Timeline
