

CITY OF WATERVILLE

COMPREHENSIVE PLAN

-Update 9/3/2013-

Prepared By:

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Why Have a Comprehensive Plan?

A Comprehensive Plan is a legal document that states the goals and intentions of a city. It is the city's official statement used to guide development, redevelopment, and preservation of the city. It is used as the basis for planning issues, providing documented proof of intentions and strategies. It sets forth policies, plans, and programs governing land use, transportation, community facilities, and services. Zoning is based on the Comprehensive Plan. Courts often consult the Comprehensive Plan during legal matters on land use. Additionally, Comprehensive Plans lay the framework for growth management, addressing strategies that may help contain urban sprawl.

A number of states require a Comprehensive Plan as a matter of law. Minnesota does not require one, per Minnesota Statute §462.353, but many Minnesota cities have chosen to prepare one to guide their development.

There are two (2) major functions of a Comprehensive Plan. First, a Comprehensive Plan is physical documentation of what a community wants from their city. It states goals, objectives, and a vision of what the community may be. Second, the Plan serves as a guide to decision making in the community, both public and private sectors.

Purpose of a Comprehensive Plan

- To promote the public interest in establishing a more functional, healthy, interesting, and efficient community by serving the interest of the community at large rather than the interests of individuals or special groups within the community, if their interests are at variance with the public interest;
- To treat the entire community as one ecosystem and inject long range consideration into determinations affecting short-range action;
- Prepare for anticipated changes and by such preparations, bring about significant savings in both private and public expenditures;

City of Waterville Comprehensive Plan Update Tentative Schedule

Step 1: Council Meeting (September 3, 2013)

- Discuss Comp Plan update;
- Update City website with this material.

Step 2: Special Meeting (TBD)

- Discuss content of goals and policies that need to be updated in accordance with the Comprehensive Plan;
- Develop questionnaire, to be distributed to residents throughout the community and allow for their feedback.

Step 3: Dissemination of Questionnaire to Residents (TBD)

- Possibly establish a survey monkey account that will also allow Residents to respond to the questionnaire via the internet.
- Possibly collaborate with LMC Performance Measure, in the dissemination of the questionnaire.

Step 4: Collection of data (TBD)

- Minnesota Valley Council of Governments will compile the raw data from the questionnaire and place it into an easily comprehensible format.
 - Upload questionnaire data on the City website prior to meeting.

Step 5: Special Meeting (TBD)

- Present questionnaire data.
 - Identify trends and areas of concern in questionnaire, to establish community goals.
- Through the City Council, EDA, Planning Commission and Citizen Feedback establish strategies to obtain objectives and goals.

Step 6: Planning Commission Meeting (TBD)

- Present Updated Comprehensive Plan to Planning Commission for their review.
- Place Updated Comprehensive Plan draft document on City Website, to allow for review prior to the meeting.

Step 7: City Council Meeting (TBD)

- Present Updated Comprehensive Plan to City Council for their review.
- Place Updated Comprehensive Plan draft document on City Website, to allow for review prior to the meeting.

Step 8: Present Final Document to City Council (Tentative Completion 4th week in January)

NATURAL RESOURCES

INTRODUCTION

The natural environment of the Waterville Community is of prime importance to its citizens. The lakes and rivers located in the community provide seasonal and year-round residents and tourists with many recreational opportunities. The many natural features, however, also create restrictions and may tend to hinder development, transportation patterns, and public services. Conversely, development attempted without regard for existing natural features, could very likely have a severe and detrimental impact on the environment. As a consequence it is necessary for the community to establish guidelines for the protection and preservation of the environment.

A Natural Resources Plan is intended to provide the community with needed information and guidelines to maintain a high quality environment. The City must meet the needs of its residents while complying with all applicable state and federal requirements, regarding development in environmentally sensitive or potentially sensitive areas of the community. It is the basic intent of the Natural Resources Plan, to provide recommendations and guidelines for the City to follow in the maintenance and improvement in the quality of lakes, rivers and any other natural features located in the community.

POLICY PLAN

Objectives

1. Preserve the natural small-town environmental character of the community.
2. Protect all environmentally sensitive areas.
3. The natural and aesthetic quality of Tetonka and Sakata Lakes, and the White Water and Cannon Rivers and their shore lines.
4. Initiate controls that regulate land use intensity with respect to the capacity of the natural environmental features to support such activity.
5. Insure that development which occurs is compatible with the natural environmental feature in order that these amenities are preserved.
6. Encourage development design that will be enhanced by the natural features.
7. Encourage all efforts to preserve soil resources.
8. Preserve and protect the natural vegetation against disease and destruction and replace when necessary.
9. Maintain and improve where feasible, the natural and aesthetic quality of the City's water resources.

Principles

1. All development in naturally or environmentally sensitive features shall conform to local, state and federal regulations.
2. Regulations shall be formulated and/or updated and enforced in a fair and consistent manner to ensure the proper protection of identified natural environmental resources within the community.

3. All development proposed for locations within environmentally sensitive areas shall be analyzed to insure that cost/benefit issues are thoroughly understood by the community.
4. New development and the expansion of existing activities shall be restricted and regulated where environmental damage may result.
5. Development on shorelands, wetlands, floodplains and other natural features which perform important environmental functions in their natural state shall be restricted or prohibited.
6. Environmentally sensitive areas shall be dedicated for recreational uses where such use is feasible.
7. Soil suitability for building sites shall be a basis for determining the kind of development to be permitted.
8. Soil types associated with drainage ways shall be protected and preserved in order to channel flowage, and control erosion.
9. Development on slopes identified as potential problem areas, due to erosion or slippage characteristics shall be restricted or prohibited. Methods of controlling erosion or soil slippage shall be indicated on all developments request involving severe slopes.
10. Programs designed to protect vegetation through disease control measures and reforestation shall be continued and increased.
11. Forested areas and natural wildlife habitats shall be protected to insure against loss.
12. The location, type and condition of existing vegetation shall be indicated in all development requests.
13. Natural drainage patterns shall be preserved wherever feasible.
14. Development on or alteration of natural drainage system components shall be prohibited, so that storm water can be adequately managed.
15. Water bodies and watercourses shall be classified and zoned for specific uses giving due consideration to DNR recommended regulations.
16. Efforts aimed at preventing water, air and noise pollution shall be supported.
17. The natural and aesthetic quality of Waterville's lakeshore environment shall be maintained and where possible improved.
18. State and federal pollution regulations shall be incorporated into local policy when appropriate.

SUMMARY OF RECOMMENDATIONS

Recommendations

1. Conduct soil surveys in areas of potential development limitations caused by unsuitable soils steep slopes or other limitations.
2. ~~Develop and enforce a Flood Plain Ordinance.~~
3. ~~Prohibit development in designated floodplain with the possible exception of recreational development.~~
4. ~~Ensure development in shoreland area is in accordance with DNR rules and regulations for shoreland management.~~
5. ~~Examine closely, all development proposals in low lying areas and prohibit where not appropriate,~~
6. Improve and maintain quality of lakes and rivers, then cooperation with interested government agencies.
7. Control water, air and noise pollution, by following the guidelines of the Minnesota Pollution Control Agency.

Management Mechanisms

- a. Subdivision Ordinance---Adopted 6-1-99
 - b. Zoning Ordinance
 - c. Soil Conservation Service
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- a. Flood Plain Ordinance---Adopted 6-1-99
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- a. Flood Plain Ordinance---Adopted 6-1-99
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- a. Shoreland Management Act-DNR
 - b. Zoning Ordinance—Shoreland Ordinance adopted 6/3/97
 - c, Subdivision Ordinance---Adopted 6-1-99
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- a. Zoning Ordinance-land use ordinance adopted
 - b. Subdivision Ordinance---Adopted 6-1-99
 - c. Comprehensive Plan Update
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- a. Comprehensive Plan Update
 - b, DNR**
-
- a, Minnesota Pollution Control Agency

LAND USE

INTRODUCTION

The Land Use Plan proposed for the City of Waterville, represents an attempt to provide for orderly and guided development and redevelopment within the community. The basic intent of this plan is to provide the community with the needed information and guidelines to aid in the stimulating of growth, while at the same time, controlling that growth to the City's greatest advantage. A City which adequately plans for future growth both within and outside the corporate limits, will take an important step toward avoiding and eliminating potential development problems.

The Waterville Land Use Plan is basically consistent with existing development and zoning. There are, however, a number of minor possible changes which could take place. In this regard, the Land Use Plan suggests what are preferred types of activities, based upon considerations such as compatibility of uses, marketability, land use needs, accessibility and tax base. The plan therefore represents what the City would like to achieve or accomplish, given the appropriate opportunity.

LAND USE PLAN

Undeveloped Land and Development Adjacent to the Community

Development on currently undeveloped parcels of land in the City should be examined on a case by case basis. Development should not occur in low lying areas without proper and acceptable re-landscaping of the area to prevent flooding. Any new landscaping should not be done unless it can be proven that this landscaping will have no negative effect on water drainage. There should also be no further development in the flood plain. Areas in the flood plain and in low lying areas that are unsuitable for development would be better developed as recreational development or open space. Development in agricultural areas within the City should be encouraged to take place on a phased basis. Development should extend outward from current development instead of "leaping" out away from the City. Continual extension away from current development makes it more convenient for the City to extend streets and water and sewer facilities. Whenever development occurs in the City, strict enforcement of zoning and subdivision regulations must be maintained.

The development which has occurred outside the corporate limits of Waterville has not caused any deep concern on the part of the City. However, to ensure that development in adjacent areas of the community coordinates with development currently existing in the community, the City may want to exercise its authority to control subdivision within two miles of the corporate limits. The Minnesota legislature has given this authority to any incorporated community in the state who wishes to exercise it. This is helpful because it provides the community with a method of assuring that subdivision will be standard with current City standards if and when the City expands to that point and annexation becomes an issue.

Problems that could be avoided if the City exercises its two mile subdivision control include building on lots of insufficient square footages and setbacks, overutilization of on-site sewers, and inadequate street widths. The City should examine this option further and decide whether they foresee a need to exercise such an opportunity or not.

Development Along Lakeshore Property

Development along lakeshore property should be scrutinized as closely or closer than development in other areas. In addition to reviewing a proposed subdivision as to its accordance with subdivision and zoning regulation, it must also be reviewed as to how it complies with the Minnesota Department of Natural Resources' regulations for shoreland management. Strict enforcement of the City's own on-site sewer ordinance is important throughout the City, but especially along lakeshore property where inadequate sewer systems can lead to pollution of the lake. All applicable rules and regulations shall apply to commercial operations as well as seasonal and year-round homes.

Housing Stock and Conditions

The major deficiency in the housing stock of the community appears to be the lack of a mobile home park. Mobile homes, both seasonal and year-round, are scattered throughout the City. A mobile home park, if established by the City, would be an area specifically zoned for such a use. It would require that any future mobile homes coming into the City must be located there and nowhere else. More than one area could be established as needed. This would not affect any mobile homes currently in the City, however, since they would in effect be "grand fathered" in.

A normal approach in the development of mobile home parks that the City may wish to examine is one that is being utilized by a variety of cities in Minnesota. This approach requires that the City establish an area for mobile homes, much the same as other mobile home parks are established. However, these designated areas should be subdivided to meet the requirements of a single family development. In other words, lots should be subdivided as if a single family home were to be built there. Families and individuals owning mobile homes would be allowed to buy a lot in this district and locate their mobile home there, with the agreement that they build a single family structure on the lot in a specified amount of time (ten years as an example). Time extensions could be provided if needed.

This idea is good for people who would like to build a home, but can't afford to buy the lot and build a home all at the same time. The establishment of this type of district will allow people to buy a full size lot, live on it, and then build when it suits them better financially. This district could be established in addition to a regular mobile home park and expanded as the need arises. Such a district would help the community find a location for mobile homes, while at the same time providing for an improved single family housing make-up in the future.

A recent survey of homes in Waterville indicated that 13.6 percent of the City's housing units were suitable for rehabilitation or relocation. The City may wish to examine potential funding sources in an effort to upgrade the overall housing stock. Some of the most notable sources of housing funds are the Department of Housing and Urban Development, which not only has programs designed for improved housing but also for streets and public facilities; the Farmers Home Administration providing money to communities for home repairs; and the Minnesota Housing Finance Agency, which also provides home loans and grants for repairs and building. Local funding programs like Tax Increment Financing can be utilized for home improvements. The overall housing condition in Waterville is not seen as critical at this time, but steps should be taken to identify and eliminate problem areas and potential problem areas before the situation does become critical.

Property Maintenance

Waterville citizens should be encouraged through the use of community beautification activities or other incentives by the City to improve and maintain the exterior of their homes, yards and out-buildings. Yards should be cleared of debris, trash, fallen, old or rotted timber. Homeowners should also be encouraged to trim grass and hedges and improve and maintain the exterior of their homes with new

paint, re-shingling, etc. whenever needed. Such programs could be initiated along with a program designed to encourage energy efficiency in the homes. Encouraging clean-up and fix-up campaigns along with energy efficiency programs will help the community build a sense of pride in its residential neighborhoods.

Commercial Development

Future commercial development should be located in the downtown, whenever feasible. Development along highways should be kept open only to highway-oriented businesses, like service stations, restaurants, drive-ins, and motels. Commercial development along lakeshore property should be restricted only to those operations related to recreation and/or tourism (i.e. resorts).

The City may also wish to consider a major face-lifting of the downtown. A redevelopment or improvement program would help to maintain a good image of the downtown and benefit its businesses. Some of the needed improvements include: painting wooden buildings, sandblasting brick store fronts, removal of unneeded and deteriorating signs, and repairing broken or badly cracked sidewalks. Additional parking in the downtown may also be a consideration. For example, in determining whether a downtown area has enough parking, a general rule of thumb is that for every three square feet of commercial building space, there should be at least one square foot of parking (a 3 to 1 ratio). Though a 3 to 1 ratio is considered acceptable, a 2 to 1 or 1 to 1 ratio is a desired goal. The City may wish to examine its parking situation closer to determine if an adequate ratio is existent. All problem areas in the downtown should be located and identified as soon as possible.

The City should examine programs designed to help communities improve their downtowns. Grant and loan programs administered by the local government and available to qualified businessmen are available through the Department of Housing and Urban Development (HUD) through the Farmers Home Administration (FHA). Other local and governmental programs the City may wish to examine and consider include: Tax Increment Financing (TIF, local), Small Business Administration (SBA, Federal), the Urban Development Action Grant Program (UDAG, Federal), and the Economic Development Administration (EDA, Federal).

Industrial Development

The major problem with industrial development in Waterville is that some of the development exists next to commercial or residential areas. The City should ensure that these commercial and residential areas be appropriately buffered. Future industrial development should take place in industrial zoned areas away from major residential or commercial development.

The City and its newly formed industrial development commission should continue efforts to establish an industrial park. Should a park be established, it should be located near major transportation routes (i.e., railroad and highway), but away from homes, recreation, and potentially sensitive environmental areas. The City should also continue its efforts to attract new industry to the community.

Tourism and Recreational Development

The tourist industry in Waterville has great potential. The City should continue to support resorts and other recreation related businesses in an effort to keep the commercial sector of the City viable. The City should also continue to support activities designed to attract tourists and their business to the community. Resort owners should also be encouraged to maintain their operations in good condition to establish and continually improve the aesthetic value of the lake. All resorts, whether they are new or existing must meet all applicable regulation for development along lakeshore property.

Parks and other recreational sites in the City will be discussed in more detail in the Community Facilities section of this report.

Development Regulations

The City should consider the drafting and accepting of a flood plain ordinance to help them control development in the flood plain. Though a major flood has not occurred in the City since 1965, development here should be prohibited to protect the property owners and to protect the natural drainage of the area.

Strict enforcement of existing regulations in the City should be encouraged. A major problem here is the lack of enforcement of the on-site sewer ordinance. Strict enforcement of this ordinance must be reinitiated to ensure proper installation of on-site sewers and protect the lakes and rivers from pollution. The City may wish to re-examine all development regulations, including subdivision and zoning ordinances to determine if they are meeting the current needs of the City, as well as all state and federal requirements. If not, appropriate redrafts and changes should be made.

One method the City utilizes to ensure better and more efficient enforcement of both local ordinances and state and federal regulations is a Planning Commission. It is the duty of a Planning Commission to review all development requests to determine if the proposal meets all applicable requirements before it is taken before the city Council. Since Planning Commissions only deal with development request, they can take the needed amount of time to study them thoroughly. All too often, a City Council, which has so many other duties to perform, cannot always take the needed time to study a request. Since most of the preliminary work is done by the Commission, it takes most of the pressure off the Council.

It must be pointed out that a Planning Commission can only vote to recommend or not recommend that a development be approved by the Council and that recommendation can only be based on how the proposed development meets all applicable regulations. It is the council that has the final authority of approval.

Implementation

The accomplishment of the land use and overall Comprehensive Plan can occur in many and varied fashions. Privately initiated rezoning of property is undoubtedly the easiest means available. Relying on the private sector however, is a slow and uncertain process. Should the City view any of the changes as critical and essential, other more direct means of change will have to be pursued. Through mechanisms such as a Housing and Redevelopment Authority and programs such as tax increment financing, the City can directly and swiftly undertake plan implementation. Other programs which have been identified in a summary of recommendations at the back of the Land Use, Transportation, Natural Resources and Community Facilities Plans, and briefly defined in Section Three of the Plan should also be considered as a means to bring about a realization of the Comprehensive Land Use Plan.

The means of and decisions on plan implementation are not intended as a function of this report. This document sets forth only actions and changes to possibly be pursued. The programming of implementation efforts will be left as a decision typically to be confronted during annual budgeting or as special opportunities of problems arise. In this regard the City can be as passive or as active as it so decides

POLICY PLAN

Objectives

1. Maintain the community identity through the use of conscientious land use planning and development.
2. Formulate and implement a cohesive land use pattern which ensures compatibility and functional relationships among activities.
3. Ensure efficient utilization and conservation of land on both an individual site as well as a community basis.
4. Land use allocations are to be balanced with economic market demands and service availability.
5. Maintain and, where necessary, upgrade land uses and environmental quality.
6. Ensure that community development is compatible with features of the natural environment, and accommodate development without destroying environmental features and natural amenities.
7. Promote Waterville as a viable residential, employment and recreational center.
8. Protect historically significant sites and structures.
9. Permit growth on a phase basis, providing for a logical extension of community services.
10. Prevent over-crowding and over-utilization of land uses.
11. Prevent development which is not accompanied by a sufficient level of supportive services and facilities (utilities, parking, access, etc.) to sufficiently serve the development.
12. Provide safe, healthy and attractive residential environments which offer a broad and full choice of housing types.
13. Property values are to be preserved and protected.
14. Maintain and, where necessary, create and strengthen the character of individual neighborhoods.
15. Ensure that safe, convenient, attractive and accessible commercial development is available to Waterville's residents.
16. Maintain and promote balanced commercial activity which is viable and responsive to the needs of the community and surrounding market area.
17. Pursue a strengthened and sound tax base to maintain an advantageous tax base.

Principles

General

1. An aesthetic environment free from cluttered development shall guide the future development of the community.

2. The City shall analyze all development proposals on an individual basis, considering physical, economic and social issues to determine whether it provides appropriate uses within the context of the community as a whole.
3. The community shall be planned and developed in units as determined by either physical barriers and/or similar land use characteristics, keeping in mind the availability of services, and the desired character of the City.
4. The impact of physical barriers shall be reduced to reinforce a sense of community wherever possible.
5. Different types of land uses shall be combined and integrated when compatible and complementary, and when it will result in efficient land use.
6. Development shall be prohibited from occurring on lots too small to adequately accommodate the intended use.
7. Land use development in the community shall be organized to prevent development of an unwanted, wasteful, or detrimental type.
8. Intensification of land use activity and development shall be accompanied by sufficient corresponding increases in related supportive and service facilities such as parks, off-street parking, fire and police protection, etc.
9. Waterville's lakeshore shall be protected from over intensification of use and development.
10. Over allocation of use types shall be avoided on a community, as well as a subarea basis.
11. The use of easements for the purpose of access is to be discouraged.
12. Land use development shall be related to and reflect transportation needs, desired development and community priorities.
13. Property values shall be protected through the harmonious relationship of land uses, streets and natural features.
14. Related uses and activities concentrated into functionally related units of the community.
15. Transitions between distinctly differing types of land use shall be accomplished in an orderly fashion which does not create a negative (economic, social or physical) impact on adjoining developments.
16. Conflicts arising from incompatible land uses shall be minimized through the use of physical barriers, distances, screens, and/or proper physical orientation of lots and buildings.
17. Changes in types of land use shall occur either at center, mid-block points so that similar uses front on the same street, or at borders of areas separated by major man-made or natural barriers, wherever possible.
18. Undue scattering of commercial, industrial, and residential development shall be prevented. The orderly and controlled growth and development of remaining undeveloped land within the community shall be provided.

19. The community and its identity shall be protected as changes in the neighborhood and community occur.
20. Conflicting and no-complementary uses shall be eliminated through removal and relocation, where practical.
21. A second tax base for the City shall be pursued through the use of proper land use practices.
22. The removal of land from the tax rolls shall be considered only when it can be clearly demonstrated that such removal is in the public interest.
23. Programs and incentives for continuing privately initiated maintenance, improvements for energy conservation, and redevelopment of existing land use development shall be created and implemented. The City shall be a partner with private groups in undertaking development and redevelopment efforts.
24. Renewal, replacement and redevelopment of substandard and grossly incompatible development shall be accomplished through public action and private means.
25. The combining of substandard lots to form lots which conform to current City standards.
26. Land use development shall be planned so as not to isolate or create land-locked parcels.
27. Development of both a city-wide and individual basis which facilitates energy resource conservation, yet maintains compatibility of land use shall be planned and encouraged.
28. Waterville's land planning and development shall be coordinated with other local and regional governments.
29. To the maximum extent possible, development policies and regulations shall be applied consistently and uniformly.
30. Building maintenance shall be promoted through a program of beautification and building inspection.
31. The attractiveness of the community shall be enhanced through a continuing program of civic beautification, tree planting, maintenance of homes and streets, gradual elimination of all overhead wiring, and other measures which will promote an aesthetically pleasing environment.
32. Proper growth and development shall be maintained by means of properly administered zoning and subdivision ordinances'.

Residential

1. The City shall respond to the housing needs of the entire community.
2. The provision and maintenance of a variety of housing types to satisfy the needs, desires, and income levels of all people shall be encouraged.
3. Residential neighborhoods shall be planned and developed as units.

4. Low density residential neighborhoods shall be protected from encroachment or intrusion of incompatible higher use types and by adequate buffering and separation from other residential as well as no-residential use categories.
5. Residential neighborhoods shall be protected from penetration by through traffic.
6. Residential Development shall be prohibited on flood plains, wetlands and other natural features that perform important ecological functions in their natural state.
7. Residential development shall be protected from adverse environmental impacts, including noise, air and visual pollution.
8. A residential maintenance code shall be formulated and enforced to help ensure that residential structures represent community attributes on an on-going basis.
9. Substandard housing shall be removed when it is judged not economically feasible to correct deficiencies.
10. Adequate lot sizes and soundly constructed dwelling units shall be required.
11. Design and planning innovations shall be encouraged in housing units and adhere to the highest design, planning and construction standards.
12. Density shall be given equal consideration to lot size in planning for the community and in the review of development request in order to maintain the overall rural atmosphere of the City.
13. New residential development shall maintain the natural environmental character of Waterville.
14. Locate multiple family housing in areas not inferior to those generally used for conventional single family housing.
15. Housing styles and development techniques which conserve land and increase efficiency are to be encouraged.
16. Innovation in subdivision design and housing development shall be encouraged through the use of devices such as the cluster and planned unit development concepts.
17. The existing housing stock shall be preserved and improved where necessary through inspection, code enforcement, and resulting physical updating.

Public and Semi-public

1. Public and semipublic buildings shall be adequately related to adjoining land uses through the provisions of plantings, proper setting, screening, etc.
2. Public facilities shall be constructed and maintained so as to set examples for developers of private facilities.
3. Recreational facilities and a full range of recreational activities shall be provided on a community basis.
4. Both the active and the passive types of recreation shall be provided. Thus, nature walks and picnic areas shall be provided, as well as playgrounds, skating rinks, tennis courts, etc.

Commercial

1. Spot or commercial development shall be strongly discouraged in favor of a unified development pattern.
2. Existing spot development shall be consolidated into more functional patterns when opportunities arise.
3. The community commercial center shall be developed as a cohesive, highly interrelated unit with adequate off-street parking.
4. Substandard commercial facilities shall be rehabilitated or redeveloped by condensing scattered retail and service functions in a centralized area.
5. The City shall encourage and participate in efforts to achieve commercial redevelopment.
6. High intensity service and commercial center with high density housing within close proximity shall be supported.
7. Excellence of design and structural quality shall be encouraged in commercial developments.
8. Joint utilization of parking, access, and other related supportive services shall be promoted in service and commercial districts and individual developments.
9. Safe and convenient pedestrian movement shall be provided within service and commercial developments.
10. Orderly transitions between commercial and residential areas shall be established and maintained
11. All existing service and commercial uses shall be adequately screened or buffered from any adjacent residential development.
12. Existing service and commercial uses shall be adequately and appropriately landscaped according to community requirements as may be amended.

Industrial

1. Industrial uses shall be consolidated in compact and functional districts. Large industrial land parcels shall be assembled.
2. Industrial development shall provide adequate off-street parking and loading facilities.
3. Industrial uses shall be located within easy access of major streets or arterials and industrial-oriented traffic shall penetrate local streets as little as possible.
4. Penetration of residential neighborhoods by traffic generated by industrial activity shall be prohibited.
5. Considerations to all potential physical implications and services and facility demands (i.e. traffic generation, sewer and water demands, etc.) of any proposed industrial expansion shall be given.
6. Outside storage of equipment and materials shall be screened and landscaped to eliminate any visual impact.

7. Further industrial and commercial developments shall be encouraged to create new job opportunities and expand the City's tax base.
8. Industrial activities complementary to existing development and facilitate the development of such industries in Waterville shall be identified.

SUMMARY OF RECOMMENDATIONS- Land Use

Recommendation	<u>Management Mechanism</u>
1, Control development in the City.	a, Zoning Ordinance—Land use b, Subdivision Ordinance---Adopted 6-1-99 c, On-site Sewer Ordinance—1982 Code d, Comprehensive Plan Update
2, Control development adjacent to City.	a. Extended application of Subdivision Ordinance into two mile area.—Included in Subdivision Ordinance
3, Control development along lakeshore property.	a. Zoning Ordinance—Shoreland Ordinance b, Subdivision Ordinance---Adopted 6-1-99 c, On-site Sewer Ordinance—1982 Code d. DNR - Shoreland Management Act
4. Develop mobile home park,	a, Zoning Ordinance b. Subdivision Ordinance
5, Upgrading quality of housing.	a. Community Development Block Grants – HUD—Small City Grant local and county b. Individual Homeowners Loans FHA--Avialable c. Repair and Rehabilitation Housing Loans – FHA--Available d. Grants and Loans - MHFA e. Scattered Site Development - Tax Increment Financing—EDA f, Housing Maintenance Code g. Uniform Building Code
6. Extend services on a phases basis,	a, Capital Improvements Program b. Revenue Sharing c. Community Development Block Grant -HUD d, Economic Development Administration Grant - EDA
7, Encourage individual property maintenance,	a, Community Beautification Activities—On going
8. Encourage commercial development through the improvement of commercial businesses districts	a, Tax Increment Redevelopment Program--Available b, Capital Improvements Program c, Small Business Administration-Available d, Urban Development Administration e. Economic Development Administration-Available f. State Department of Economic Development-Available g, Department of Housing and Urban Development – HUD-Available h, Farmers Home Administration-Available
9. Encourage development of industrial park.	a. Capital Improvements Plan b. Business and Industrial Credit-FHA c. State Department of Economic Development d. Industrial Revenue Bonds-Available

- 10. Encourage strict enforcement of, all ordinances and state and Federal regulations.
 - e. Economic Development Administration Grant
 - a. Comprehensive Land Use Plan—Land Use Ordinance

TRANSPORTATION

INTRODUCTION

The purpose of a transportation system is to provide efficient access and to provide for the safety and convenience of the individuals using that system. The transportation system has a major effect on the development of land use and natural environmental conditions. A good transportation system can control these conditions to the benefit of the community as it grows and its needs change.

The Transportation Plan is intended to provide the community with needed information and guidelines to aid in the improvement and maintenance of its various transportation systems. The City must meet the needs of its residents, while complying with all applicable state and federal requirements regarding transportation.

POLICY PLAN

Objectives

1. Provide a street system with necessary traffic control devices for safe and efficient movement of people and goods.
2. Provide a balance transportation system, giving attention to all modes and related activities including automobile, bicycle and pedestrian circulation.
3. Provide for safe, rapid and convenient movement by all modes of transportation.
4. Upgrade existing substandard streets to meet current design standards.
5. Develop a system of priorities relative to improvement of transportation related facilities.

Principles

General

1. Transportation facilities shall function in a manner compatible with adjacent land use.
2. The mobility needs of all persons in the planning and development of the transportation system shall be considered.
3. The highway system shall complement and facilitate local movements provided by local streets, bicycle trails and pedestrian facilities. A line of communication with local and county highway officials in order to ensure that planned improvements are consistent with the goals and objectives of the community shall be maintained.
4. All modes of transportation and related facilities shall be treated as one system to be coordinated and related on a comprehensive basis.
5. Transportation facilities shall be designed to conserve natural resources and existing man-made facilities and minimize the total need for on-going public investment.

6. All components of the transportation system shall be maintained and developed to the highest standards to ensure against detrimental impact upon community growth.
7. The transportation system shall be focused on activity centers within the community, and in neighboring communities.
8. Transportation planning and implementation shall be coordinated with neighboring affected jurisdictions.
9. Early and continuing citizen involvement in transportation planning and implementation projects shall be provided.
10. A Capital Improvements Program for transportation facilities shall be prepared and annually updated.

Streets

1. A classification system for the street network in Waterville shall be established based on the Minnesota Department of Transportation standards.
2. Proper visibility, design and control of all intersections and rail crossings shall be required.
3. Street safety shall be improved through the appropriate use of street lighting and sign controls.
4. A phased program to improve hazards and poorly designed intersections and access points so as to increase the safety to both motorized and non-motorized traffic shall be established.
5. All local or residential streets shall be designed to prevent penetration by through traffic and properly direct traffic to collector or arterial streets.

FUNCTIONAL CLASSIFICATION OF STREETS

CLASS	FUNCTION	PROVIDE ACCESS TO
Principal Arterial	Service to major centers of activity, provides continuity to rural arterial system	Principal arterials Minor arterials
Minor Arterial	Service of an intra-community nature, urban concentrations to rural major collector roads	Principle arterials Collector Streets
Collector Street	Local collection and distribution between collector streets and arterials, land access to minor generators	Land Minor arterials Local streets
Local Streets	Service to abutting land	Land High order systems

SOURCE: Minnesota Department of Transportation

6. Vehicular access onto all types of arterials shall be limited to ensure adequate distance between intersections and utilization of appropriate traffic control methods and devices.
7. Access to property from major streets shall be prevented wherever possible.

8. Parking on arterial streets shall be prohibited where feasible.
9. Any on-street parking which conflicts with moving traffic or creates hazards shall be prevented.
10. A uniform system and policy shall be developed regarding public signing which eliminates unnecessary signs and replaces outdated, inappropriate and confusing public signs.
11. The amount of land devoted to streets and the number of street miles within the community shall be minimized.
12. Provisions for other transportation modes, i.e. bicycles, snowmobile, etc. and utility construction in street improvement plans shall be included, where feasible and practical.
13. All lots shall abut on a public street; access via private streets or easements shall not be permitted except where absolutely essential to the enjoyment of property rights.
14. All lots and streets shall be arranged so as to avoid inefficient land shapes (such as triangles) and sizes (such as very narrow out lots).
15. All streets shall intersect at right angles wherever possible.
16. All proposed subdivisions and street improvements shall be reviewed for street gradients, design and construction specifications.

Parking

1. Overall demand and resulting space requirements for parking shall be reduced through consolidation and concentration of related land uses and through improved pedestrian and bicycle facilities.
2. Any new development or expansion of existing development shall include adequate off-street parking.
3. Municipal parking requirements shall be periodically reviewed to ensure that supply is reflective of demand.
4. Parking which conserves land, allows joint utilization and minimizes conflicts with moving vehicular traffic, pedestrians and bicyclist shall be developed.
5. Parking in high activity centers shall be structured such that all day parking is located at the periphery of the centers, while the most desirable, close-in spaces are reserved for customer and transient users.
6. Parking in the downtown shall be planned and developed based upon distribution, location and timing demands, and circulation requirements.
7. Lots in the downtown district shall be designed and landscaped so as to enhance the image of the downtown as well as improve parking operation and utilization.

Pedestrian/Bicycle

1. Pedestrian rights-of-way apart from all forms of moving traffic in heavily travelled pedestrian zones, along major thoroughfares and in the more densely developed portion of the community shall be provided where feasible.
2. Safe pedestrian movement within high intensity activity centers shall be provided.
3. Adequate lighting shall be provided in all areas of heavy pedestrian movement.
4. All sidewalks in need of repair shall be repaired at the earliest possible convenience.
5. All sidewalks in good repair shall be maintained so that they are kept open and clear throughout the year.
6. Any pedestrian street crossings on heavily travelled streets shall be clearly marked and lighted.
7. Priority shall be given to the establishment of pedestrian and bicycle facilities in areas in and surrounding the school, churches, parks and service or commercial centers.

Rail

1. The Chicago and Northwest Transportation Company shall continue to be encouraged to maintain the railroad in top performance.
2. Continued main line railroad service to the City of Waterville shall be officially supported.
3. On-grade railroad crossings shall be maintained to prevent hazardous situations in regard to street condition, signing, signals, and visibility.
4. New uses for the abandoned railroad right-of-way in Waterville shall be examined for its most feasible reuse.

SUMMARY OF RECOMMENDATIONS- Transportation

Recomnlendations

1. Plan future roads according to a functional classification system.
2. Address all street improvements based on priorities established by the City.
3. Identify all hazardous intersections, crossings, and bridges and minimize their hazard.
4. Examine potential of reuse of abandoned rail line bed as a recreational trail.

management Mechanisms

- a. Subdivision Ordinance-adopted
- b. Standards~ Minnesota Department of Transportation
- c. State Aid Highway Program
- a. Subdivision Ordinance-adopted
- b. Capital Improvements Plan
- c. Comprehensive Plan Update
- d. Department of Housing and Urban Development
- e. Economic Development Administration
- f. Standards, MnDOT
- a. Standards, MnDOT
- b. Comprehensive Plan
- a. MnDOT
- b. Department of Natural Resources
- c. Comprehensive Plan Update

COMMUNITY FACILITIES

INTRODUCTION

The providing of community facilities and services to its citizens is one of the most important functions of a community. The need for a community to provide citizens with services is what initially led to the formation of the community. Only if the City continues to provide these services does it retain its vitality. A city which fails to provide adequate community facilities will no longer be a desirable place to live and work. The nature and scope of the community services should include housing, transportation, and the arts and not be limited to the basic provision of sewer, water, and streets. Attention to these items can stimulate positive community attitudes and insure the continued growth of the community.

A Community Facilities Plan is intended to provide the community with needed information and guidelines designed to develop and maintain a high quality in the services they provide their citizens.

POLICY PLAN

Objectives

1. Maintain, improve existing services, and develop new community facilities and services to meet the needs and interests of the community.
2. Ensure an equitable distribution of public facilities to all areas of the City and to all segments of its population.
3. Coordinate facilities and services on a joint use basis between various governmental units.
4. Plan public systems such as sanitary sewer, water supply and storm drainage along with their private extensions in a comprehensive manner to utilize fully the natural environmental conditions minimizing development costs.

Principles

Recreation and Open Space

1. Sufficient Park and open space land shall be acquired and/or reserved to fulfill the needs of the population and tourists utilizing the area. Park and open space development shall be undertaken as residential development demands.
2. Parks and open space shall be developed and improved to take maximum advantage of natural community features like Lake Tetonka and Lake Sakatah.
3. An equitable distribution of parks and open space shall be maintained throughout the community, taking care that sufficient and adequate facilities are available and tailored to suit community needs.
4. Innovative design and development of parks and recreation shall be encouraged where deficiencies are noted in park facilities.

5. Recreational opportunities and facilities designed to meet the needs of all age groups shall be provided.
6. An adequate balance between active and passive recreational areas throughout the community should be provided.
7. Recreational facilities which provide year round programs of activities shall be equally distributed throughout the community.
8. The community's park and open space system shall be developed and improved according to the criteria and standards listed in the following table.

SUMMARY OF RECOMMENDATIONS- Community Facilities

Recommendations

Management Mechanisms

- | | |
|--|---|
| <p>1. Expand recreational facilities when necessary and where Feasible,</p> | <p>a. Waterville Comprehensive Outdoor Recreation Plan
 b. Capital Improvements Plan
 c. LAWCON and LCMR Parks and Recreation Grants
 d. Intergovernmental Cooperation
 e. Revenue Sharing
 f. City Bonding</p> |
| <p>2. Extend sanitary sewer lines to unserved areas,</p> | <p>a. Community Development Block Grant - HUD
 b. Farmers Home Administration
 c. Revenue Sharing
 d. City Bonding
 e. Capital Improvements Plan</p> |
| <p>3. Enforce on-site sewer ordinance,</p> | <p>a. On-Site Sewer Ordinance-adopted
 b. Subdivision Ordinance-adopted
 c. Zoning Ordinance-adopted</p> |
| <p>4. Examine areas of potential funding for a new water tower in the City.-newly constructed 2005</p> | <p>a. Community Development Block Grants - HUD
 b. Economic Development Administration - EDA
 c. Farmers Home Administration"
 d. Revenue Sharing
 e. Capital Improvements Plan
 f. City Bonding</p> |
| <p>5. Initiate periodic examinations of protective facilities to identify improvements as they Occur. -</p> | <p>a. Comprehensive Plan Update
 b. Law Enforcement Grants and Loans</p> |
| <p>6. Cooperate and coordinate with neighboring communities to improve protective services and reduce costs.</p> | <p>a. Comprehensive Plan Update</p> |
| <p>7. Continue efforts to secure additional physician, Mayo Clinic systems</p> | <p>a. American Medical Association
 b. Trade Publications
 c. Major Newspapers and Magazines</p> |
| <p>8. Examine ambulance service to determine if service is adequate.</p> | <p>a. Comprehensive Plan Update</p> |

Recommendations

9. ~~Examine potential for expansion and/or relocation of municipal offices.~~ Relocated in 1982

10. ~~Encourage school district officials to cooperate and coordinate with community and other school districts to cut costs of education.~~ School district combined with Morristown

management Mechanisms

a. Comprehensive Plan Update

- a. Waterville School Plan
- b. Comprehensive Plan Update