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# INTRODUCTION

## I. PURPOSE

The City of Rockville Comprehensive Plan is a dynamic planning tool intended to guide the future growth and development of the city. The Comprehensive Plan is based on local and regional historical facts, trends, and governmental planning standards. This document presents the Comprehensive Plan for Rockville, Minnesota; reflective of the community planning process conducted in 2002 and continued through 2004.

As a means of discerning, classifying, and analyzing historical information this inventory of pertinent data has been compiled. The Comprehensive Plan identifies the type, amount, and pattern of growth that has taken place within the City and utilizes this information for the planning of future growth. Accordingly, the Comprehensive Plan provides a knowledge base for instituting a hierarchy of policies that will assist the community in processing a variety of development issues on a defined policy level. This information and policy base will allow decision-makers to evaluate and guide proposals benefiting the residents of Rockville, and fulfilling the City's goals and objectives.

## II. SCOPE OF PLAN

This Comprehensive Plan encompasses twelve (12) general categories of information:

1. A review of the **Characteristics of the Community, which** indicates the geographical nature of the community in terms of a regional context along with an evaluation of the physical aspects of the City such as soils information, topographical elements and physical barriers to development.
2. A review of **Demographic Characteristics and Trends** contains historic and projected population information as it relates to growth, age characteristics, education, occupation, and income level.
3. A **Housing Section** evaluates the current housing stock, identifies housing opportunities, establishes policies for future housing development and identifies housing financing programs to achieve the goals established.
4. The **Land Use Section** includes elements that inventory existing land uses, identify potential infill or redevelopment areas and evaluate future land use. This section also categorizes the city into various land use districts for more detailed land use planning.
5. A section on **Transportation** includes information on the current transportation system; goals and policies for future transportation planning and a transportation plan.
6. A section pertaining to **Sanitary Sewer Services**. This includes historic wastewater generation rates, the service area of the system, the system design and long-term treatment facility and service strategies.
7. The **Water Element** section includes system information including water demand and analysis, treatment and storage capacity, source(s) of drinking water/volume available and the system as it relates to historic and future demand.
8. A section on **Municipal or Administrative Buildings and Public Services** includes information relating to government, health care, churches and educational facilities.

9. The **Parks, Trails and Recreation Section** includes an inventory of existing park and recreational amenities an analysis of future needs and policies relating to the future parks, trails and other recreational offerings.
10. An **Economic Development Section** details Economic Development policy statements relative to Agriculture/Farming, Commercial, Industrial and Housing growth.
11. An **Implementation Section** describes and summarizes local controls pertaining to land use; the subdivision of land, and the City's Capital Improvement Plan process.
12. A series of **Maps** which supplement the narratives.

### III. METHODOLOGY

This Comprehensive Plan is the product of several entities and systematic, ongoing, forward-looking processes including:

- Development of a community survey instrument made available to the public at City Hall and available for downloading from the Municipal Development Group website ([www.municipaldevelopmentgroup.com](http://www.municipaldevelopmentgroup.com));
- Meeting with the business community; notices mailed to approximately 58 business establishments, press release to local papers regarding business meeting;
- Neighborhood meeting(s);
- Gathering of historical data from the city, county, state and U.S. Census;
- Analysis of opportunities and constraints leading to the formation of goals and objectives;
- Review of City Ordinances;
- Public meetings, both neighborhood and business, providing perspectives from residential/business communities;
- Review of the previous Rockville Comprehensive Plan;
- Inventory of pertinent information, statistical data, and existing structures;
- Assistance from the City Engineer, the City Attorney and the City Building Inspector.
- Input from City agencies/commissions, including the Planning Commission, the Main Street Renovation/Facilities Committee, Bikes/Trails Task Force, Address/Identity Task Force, Youth Task Force and the City Council;
- Information from the September, 2003 Design Team visit; and,
- City staff participation.

#### IV. COMMUNITY'S UNIQUE STRENGTHS AND OPPORTUNITIES

Numerous opportunities for examination of the Rockville community's strengths and challenges have been derived through the consolidation process, a site visit by the Minnesota Design Team and the draft comprehensive plan completed by Dr. Robert Bixby dated January of 2002. Data extracts from those processes follow:

- The Rockville/Rockville/Pleasant Lake Advisory Committee's Joint Plan and Analysis for the Combination of the City of Pleasant Lake, City of Rockville and Rockville Township asserted growth management as a key issue for the combined City to address, especially with the completion of the new four-lane Highway 23 from St. Cloud to Cold Spring.
- The same Joint Plan and Analysis states that "traditional rural activities occurring within the [former] township such as farming, hunting and animal husbandry should not be negatively affected by the combination of [Pleasant Lake, Rockville and Rockville Township]." In addition it is noted a need to preserve farming/agricultural activities was also identified.
- Several residents completed a community survey in the summer of 2003 in preparation for a site visit by the Minnesota Design Team. Participants were asked to rate the degree to which they did or did not agree with the several statements. A summary of the results follows:

<b>Statement</b>	<b>Agree</b>	<b>Disagree</b>
Careful knowledge of the natural environment	43	4
Strong belief in and support for education	43	0
Attention to a sound and well-maintained physical infrastructure	42	5
Evidence of pride in the community	41	3
Strong presence of traditional institutions in the life of the community	40	5
Strong acceptance of women in leadership roles	39	3
A strong multi-generational family orientation	38	3
Willingness to seek help from outside sources	37	3
Emphasis on quality in business and community life	33	7
A cooperative community spirit	32	11
Broad community participation in community decision-making	30	11
Sophisticated use of information resources and networks	30	5
Willingness to invest in the future	29	7
A realistic awareness of future opportunities	28	10
Awareness of the community's competitive position	26	10
Careful use of community financial resources	26	7

An active economic development program	22	15
Belief that, in the long run, you have to do it yourself	20	12
A deliberate transition of power to a younger generation of leaders	12	19
A problem solving approach to providing health care	12	10

- The data above when condensed indicates the top five things survey respondents like about Rockville are:
  - Natural Environment.
  - Education.
  - Infrastructure.
  - Community Pride.
  - Traditional Institutions.
  
- Conversely the above data when condensed indicates the items survey respondents most disliked about their town were:
  - Transition to younger leaders.
  - Lack of economic development.
  - You have to “do it yourself”.
  - Lack of community spirit.
  - Community is not involved in decisions.
  
- Members of the community attending a meeting facilitated by the Minnesota Design Team were asked to provide input on several issues. Among them were the following:
  1. Rockville’s Role in the Region.
    - a. Quiet; welcoming when visiting shops/cafes.
    - b. Small town with urban utilities.
    - c. Independent service center.
  2. Role of Downtown Rockville.
    - a. Core of the City: Administration, Fire Hall, City Hall.
    - b. Attract people to spend money.
  3. Three things to do in the next two years.
    - a. New City Hall and Fire Hall.
    - b. Restaurant/Café in town.
    - c. Add bike paths/trails.
  4. What is your legacy in Rockville?
    - a. Community where people work together for the benefit of the whole town.
    - b. Community that works together for controlled growth and open space preservation.

Through a written survey and during community and business meetings facilitated by MDG, Inc. participants were asked to identify the best aspects of day-to-day living in Rockville, or the most positive attributes. Following are the most common responses received during the public input process:

- Small town, agricultural, country atmosphere (23 responses)
- Low traffic and crime, quiet peaceful living with clean air and resources (16 responses)
- Friendly people and neighbors with strong sense of community (9 responses)
- Close to large city amenities and shopping yet far enough away from big city (7 responses)
- Abundance of natural resources, beauty and scenery (5 responses)

It is noted that when asked what creates a rural atmosphere respondents indicated access to fresh air, open spaces, 'not feeling like you're on a thoroughfare', the presence of diversity in plant species and wildlife and low development densities were contributing factors. When asked what defines a small town, friendly community respondents indicated people who are willing to lend a helping hand, 'fence-lining' or talking with your neighbors, a developed sense of place, a sense of safety and trust in your neighbors.

As the City continues to grow and change, residents and businesses believe the community will be faced with a number of challenges or opportunities. Survey respondents and neighborhood meeting participants concurred a major challenge facing the community is growth management. The majority of respondents indicated they would like to see steady growth in the community over the next twenty years. Following are additional challenges which those attending meetings and completing surveys identified:

- Dealing with development and fast pace of growth (28 responses)
- Keeping the downtown alive, attracting businesses and competition with St. Cloud (12 responses)
- Tax burden and lack of tax base to provide needed services and keep taxes reasonable (12 responses)
- Handling diversity and uniting merged communities into one community (11 responses)
- Providing central sewer and water and limiting sprawl and retaining "country" lifestyle (9 responses)
- Maintaining community input with consistent planning and follow-through (4 responses)

When asked what one major improvement would make living in Rockville better for them, survey respondents noted the following items:

- Attract businesses like restaurants, cafes, grocery store, hardware store, and drug store (12 responses)
- Completion of city services (sewer and water) (8 responses)
- Repair roads (5 responses)
- City police presence (4 responses)
- Lower taxes (3 responses)

Other comments received through the survey process, neighborhood meetings, from city staff members and consultants and from planning commission meetings are contained within the various chapters of this Plan.

On February 28, 2004 public officials and representatives from various boards, committees and task forces met at the John Clark Elementary School to conduct a Strength, Weakness, Opportunity and Threat (SWOT) analysis of the City. Comments are summarized in the tables on the following pages.

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS
Unique environment; wildlife, lakes, river; diversity of habitat; quarries (6 responses)	Development pressure, growing too fast (3 responses)	To protect/preserve the environment; and recreational opportunities tied to it (6 responses)	Growing pains: rapid growth; growth exceeding resources planning, fire protection, maintenance; growth outpacing the City's ability to deal with it (10 responses)

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS
Church/community groups (5 responses)	Lack of trails: ATV, snowmobile, bike, walking (3 responses)	To properly develop, manage growth (3 responses)	Disagreements between various factions in the community; lack of compromise; rumor spreading, spreading of misinformation (9 responses)
Trails/parks (5 responses)	Infrastructure: need to develop priorities and standards and provide for costly maintenance/upgrades (3 responses)	To develop parks and trails (ATV & four-wheeler) (3 responses)	Maintaining open space, lakes, river, creeks, environment in general (4 responses)
Granite Industry (5 responses)	Lack of unity, focus (3 responses)	To grow (2 responses)	Mindsets: 'no new taxes'; 'not in my backyard'; 'change is bad'; 'the old way is the right way' (4 responses)
City Administration, City staff; City Council (4 responses)	Too small of tax base (2 responses)	Expand tourism trade with focus on granite industry; surface waters, etc. (2 responses)	Impact of decisions by other governments (e.g. state reductions in local government aid, land use choices in adjacent local units of government) (3 responses)
Volunteerism (4 responses)	Lack of a service center (e.g. dentist, professional services, restaurants, small engine repair, etc.) (2 responses)	Expand recreation programs, opportunities (2 responses)	Need for prioritization (2 responses)
Transportation System – Hwy. 23 – (4 responses)	Lack of accurate information being transferred from meetings to public (2 responses)	To expand community facilities (e.g. school could be a library, senior center, daycare, etc). (2 responses)	Not maintaining our current quality of life (2 responses)
Farms (4 responses)	Lack of youth activities	Ability to look at surrounding communities	People going to too many meetings and getting burned out; losing volunteers (2 responses)
Rocori Schools (4 responses)	Influence of special interests	To keep young people in community	Agricultural/farm lands being developed; preservation of agriculture (2 responses)
Quality of emergency response volunteers (3 responses)	Large, diverse City area	To develop not just housing, but neighborhoods	Development of too many small lots; Having lot sizes that are too small which may force people to move as their families grow; having lot sizes that are too small which may force people to move as their families grow (2 responses)
Proximity to shopping, higher education and employment opportunities (3 responses)	Environmental issues	To develop facilities and buildings	Impact of growth on school district, what if school leaves the community (2 responses)
City has abundant acreage (3 responses)	Lack of consistent outreach for input community-wide	To protect agriculture and farming operations	New development must set the standard for additional development, let's make sure we do it right the first time
Intelligent, caring people (2 responses)	Need to explain/outline what people need to do (e.g. building permits, development review)	To bring in wide variety of people and to try to get young persons involved	Not considering farm sites as 'developed'
Willingness to change and work together (2 responses)	Lack of City officials listening to committee reports	To make Rockville special, unique	Fire department not having adequate equipment/facilities

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS
Infrastructure (2 responses)	Lack of social infrastructure (e.g. café, youth/senior center, community center)	To redevelop the main street in downtown Rockville	Hazards brought about by persons/items being transported on highway (e.g. hazardous materials)
Contracting for police, expert advice & water/sewer services (2 responses)	Uncertainty regarding presence of railroad tracks/trains in community	To make Rockville a beautiful community while maintaining agriculture	Favoring certain developments
Opportunity for growth (2 responses)	Lack of sense of community	To plan for a community that is viable	Tendency to lose sight of the impact commercial development has on taxes
Rural atmosphere (2 responses)	Downtown needs renovation	To learn from mistakes of communities with rapid growth	Ability to attract intelligent human resources to the community
Main Street; Broadway (2 responses)	Size of City, could lead to non-association, lack of people getting involved	Good City Council comprised of representatives of each of the former civil divisions	Ourselves – not getting along, not working together
Opportunity for tourism (2 responses)	Lack of identity for City	Clark House	Development agreements not being specific
Planning occurring at ground level on a Saturday morning (2 responses)	Lack of consistency in addressing	To review transportation, really consider where main thoroughfares and rights-of-way will go	Interest rate fluctuation and its impact on rate of growth
Railroad (2 responses)	Lack of spacious public facilities (e.g. fire hall, City hall, public works)	To make a stand according to the best interest of the whole	Temptation for people to sell property to make money
Environment of newness generates ideas	Lack of public library	Volunteers willing to help, assert effort	Possibility that growth doesn't occur
Ability to hunt/fish in City	Financing is based on forecast growth, what if it doesn't occur?	To control future of the City	Taxes getting too high
Everybody knows each other	Lack of financing for parks/recreation opportunities	To expand industrial tax base	Community members not caring enough to be on committees, or those who are on committees but don't care enough to see projects through
Not everybody knows each other	Lack of policy on developments	To provide a place for kids to go that is controlled and comfortable	Development of codes that don't accommodate rural and urban areas
Youth	Lack of maintenance equipment	To teach youth about community	People who do not take enough responsibility to inform themselves of when meetings are scheduled
Service Center	Condition of roadways/physical design of roadways in rural areas	Educational outreach	Ag/livestock farmers threatened when residents complain of odors
Sauk River opportunities for canoeing/wildlife viewing	Possible asbestos in buildings in downtown	To consolidate addresses to Rockville	Inability of farmers to expand ag operations
Committees, Council are open minded	Lack of maps/info at public meetings	Develop Eagle Park	Loss of hunting/other privileges with increased regulation
Planning to preserve greenspace	Being pushed too fast to make informed decisions	To create opportunity for City center/plaza	Downtown preservation
Opportunity for managed growth	Lack of grid of timetable on planning process	To learn from each other and plan future of community together	Not involving younger generations

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS
Increasing land values	No community school	To show people what Rockville is all about when they pass through; people say they miss Rockville when they pass through	Potential to lose rural values, sense of neighborliness, sense of safety
Leadership working to save City money	Lack of community knowledge, community feeling	To identify proper placement of fire hall	
Rural roads	Lack of mixed uses	To build beautiful new structures (City hall, fire hall) with Rockville granite on the front	
Industrial Park	No core in City (e.g. high school)	Trend toward more natural products – granite still mined here	
Healthy housing stock	Lack of attractive downtown	To control our own destiny	
HCP training	Not all 'ducks in a row' at this time; lack of thorough and detailed information	Cost efficiency created by merger	
Stearns Electric is a resource for financing	Lack of planning priorities	To become a regional service center	
Businesses give to the community	Preconceived, old fashion ideas on how communities need to be developed (e.g. 'plan before you leap')	To promote business expansion	
"Rockfest" bring more people together	Information overload, moving too fast		
Capital Improvement Planning	Lack of space in downtown		
Working with townships and neighboring minor civil units	Emotional/psychological barrier between communities		

Those attending the February 28<sup>th</sup> meeting were also asked a series of questions designed to help decision makers. The following rules applied,

- Please complete this questionnaire independently without consulting others.
- Please circle either one statement or the other (not both or neither).
- Please interpret each question as you see fit.
- Please only write feedback to questions in the space at the bottom of the worksheet entitled "COMMENTS".

A summary of the results follows:

## CITY OF ROCKVILLE PRIORITIZATION RESULTS

### ORIGINAL STATEMENT

*The overall goal of the City Council and its appointed Committees, Boards and Task Forces is to provide quality services to all residents. The City Council often has to make difficult choices on how to manage, operate and grow the City. Would you encourage the City Council to:*

1. Choose a development style which:  
**(10%)** primarily encourages mixed uses (e.g. mixed housing types/densities; mixed uses like housing and commercial) **OR**  
**(90%)** primarily features tiered land uses (e.g. separate commercial and single family residential zones with a buffer zone of multiple family residential land use).

2. Place more emphasis on  
(24%) the development of affordable housing **OR**  
(76%) maintaining larger lots.
3. When managing future growth in parcels abutting existing areas with public water/sewer should the City:  
(93%) specify where urban growth can occur and at what time **OR**  
(7%) allow the price of land to dictate where and when development adjacent to urban areas occurs.
4. (87%) Protect farming operations by strict enforcement of the special protection overlay and A-40 zoning classification **OR**  
(13%) allow farm owners who choose to develop their property subdivide into lots of less than 10 acres.
5. If facing budget constraints, which should be a greater priority:  
(83%) the development of public facilities such as a City library, City Hall, Fire Hall, etc. **OR**  
(17%) the development of quality of life facilities and opportunities such as parks and trails.
6. Place more emphasis on:  
(59%) quality of life facilities, opportunities and amenities (park and trail system development) **OR**  
(41%) on keeping taxes low.
7. (52%) Allow commercial development which serves large volumes of vehicular traffic on lots with highway frontage **OR**  
(48%) reserve the downtown for commercial development.
8. (27%) Develop more, smaller parks used by neighborhood and community residents **OR**  
(73%) develop a few larger parks that are used by all City and area residents/tourists.
9. (54%) Fix up and/or enhance existing parks and recreational areas **OR**  
(46%) accept the donation of additional parkland in developing areas.
10. (39%) Begin developing vacant or undeveloped parklands **OR**  
(61%) fix up or enhance existing park and recreation areas.
11. (21%) Spend more money on supervised recreation activities **OR**  
(79%) spend more money on building park and recreation areas.
12. Recognizing that both are important, should the City and the Economic Development Authority:  
(19%) Place greater emphasis redeveloping existing commercial areas **OR**  
(81%) Attracting new business development.
13. (90%) Employ advanced standards for aesthetics for businesses (e.g. require portions of building facades utilize prescribed exterior building materials; landscaping standards) **OR**  
(10%) pursue less stringent standards (e.g. allow pole buildings; do not require landscaping) as a means of attracting more business.
14. (83%) Encourage participation/interest by youth in the community through: active participation and leadership in establishing recreational, citizenship and mentoring programs **OR**  
(17%) providing facilities designed for youth (e.g. teen center).
15. (24%) Assess all road improvement projects in the community the same **OR**  
(76%) assess rural roads differently than urban streets.
16. Focus on attracting businesses to the downtown that:

**(62%)** cater to/are dependent on pedestrian traffic (e.g. public bldg, post office, specialty shops)  
**(38%)** allow businesses that are dependent on higher vehicular traffic (e.g. fast food restaurants, car dealerships).

17. If faced with budget constraints which should be a greater priority:

**(66%)** upgrading Broadway Street in the downtown and adding a coordinated streetscape design  
**(34%)** upgrading rural roads to bituminous surfacing.

18. Promote image/ambiance in the community by

**(54%)** implementing historic preservation and design review standards **OR**  
**(46%)** protecting viewing corridors along roadways.

19. Preserve the rural, agricultural nature of the City by

**(61%)** limiting growth in rural areas **OR**  
**(39%)** working with developers to design residential environments that are fully compatible with adjacent areas (e.g. limit foundation size, building height; require landscaping techniques that preserve native vegetation, woodland and wildlife communities).

20. Address water quality issues affecting lakes and groundwater

**(52%)** on a citywide basis (e.g. manage stormwater runoff through regional public systems) funded in part through a stormwater utility fee **OR**  
**(48%)** require individual property owners to properly manage stormwater runoff (e.g. be responsible for ensure post-development runoff rates/affluent ratios do not exceed pre-development rates).

Additional input from various sources and from those previously identified are included in the individual elements of the Comprehensive Plan which follow.

# **COMMUNITY CHARACTERISTICS AND SETTING**

This Chapter provides background information on the City of Rockville's history of development and physical profile including its setting and soil conditions which impact development and open spaces.

## **I. History**

### Formation of the City of Rockville

A new City of Rockville emerged in June 2002 with the merging of the City of Pleasant Lake, the City of Rockville and Rockville Township. In 2004 the City of Rockville includes 36 square miles and is home to 2,585 people in 877 households. The following accounts of significant historical elements shaping the community were researched at the Stearns County Historical Museum and recite data from two primary sources: the book "Rockville – Do You Remember?" by Mary Ann Hermanutz and the book "The History of Stearns County" by William B. Mitchell".

Original inhabitants of the City of Rockville were Native American populations. Ms. Hermanutz alludes to several Native American settlements in the Rockville area:

*"Discovered artifacts indicate that early Indians had a settlement at Rausch Lake. The Trail appears to have gone from there, northwest to the Sauk River (old Classen farm) crossing over to the Indian's settlement near present day Cold Spring on Knaus Lake. . . The Sioux (Dakota) occupied the Rockville area in 1776. A settlement at Grand Lake, near the creek outlet is noted because of burial mounds evident in earlier years . . . on the north side of the river. . . In the mid 1800's the Chippewa Indians of present day Richmond used their guns and drove the Sioux into the prairie. The accounts in the December 1857 St. Cloud newspaper reported several gatherings of Sioux on horseback at Grand Lake reportedly looking for Chippewa."*

Fur traders were some of the first non-natives to explore the area, drawn to the region's physical environment comprised of prairie, big woods and water. Fur trading was profitable in the late 1860's with pelts being shipped from the Rockville area to London. More settlers (French, English and Swiss) followed in the 1850's depending on land resources and native food sources including deer, ducks, geese, wolves and bear. Mr. William Cappel traveling with a companion named "Mack" arrived in the area in 1852, exploring much of the region, naming Pleasant Lake and Grand Lake and settling on the "Reiter homestead" and "Othmar Lahr" property. Other early settlers included William Decker, David Spicer, Nicholas Kirsh, Peter Meinz, Michael Hansen (claimed land at Mill Creek/Sauk River junction), Nicholas Loesch, Joseph C. Staples and, according to Mary Ann Hermanutz "Steichen, Walter, Weber, Schaefer, Payne, Undersander, McClure, Alden and Michels.

Although from different origins, a common thread appears to have drawn settlers to the Rockville area – abundant natural resources.

Rockville Township (TWP 123, Range 29) was formed in 1860 split from Maine Prairie Township, the result of an election held on June 25<sup>th</sup> at the home of Michael Hansen, Jr. Major issues confronting the newly formed township included building/maintenance of roadways and allowing livestock to run at-large.

In the mid 1800's a village site was surveyed and platted by H.C. Waite and D.H. Spicer near the junction of Mill Creek and the Sauk River. The village plat was named "Rockville" after the tremendous amount of granite deposits and outcroppings often referred to as Rockville 'haystacks'. The Village of Rockville incorporated in July 14<sup>th</sup>, 1903 but was allowed to continue to vote and participate in the township governing entity until the 1970's.

Grasshopper plagues during the 1850's, 60's and 70's receded giving way to an era of prosperity during the late 1800's and into the 20<sup>th</sup> Century. By 1887 passenger trains ran through present day downtown Rockville on their route from St. Paul to Willmar. The Cargill Company constructed a large elevator

adjacent to the train depot. Henry Alexander and John Clark organized granite-mining companies and the State Bank of Rockville was organized.

The City of Pleasant Lake after being explored and named by Cappel and Mack, was settled in the 1890's by Louis Fosset from France. John Cooper platted the area named "Lakeside Park and constructed a two story, two room home purchased prior to the turn of the century by Judge D.B. Searle. Judge Searle expanded the existing home, attracted area residents to 'summer homes' in Lakeside Park and was renowned for his horses. Judge Searle continued to hold most of the land near Pleasant Lake through the 1920's and 30's. Paul Pappenfus bought three acres of land in 1938 for the purpose of establishing a "Club House" on the lake. At that time state law required the club house to exist within an organized 'village' of 400 or more people. Pappenfus appealed to the State Legislature and was granted a special waiver to allow the village to have a population less than 400 and have a liquor license issued for the club house. The Village of Pleasant Lake was incorporated on June 28, 1938. The "400 Club", named for the four hundred memberships sold at \$1.00 each, opened shortly afterward.

#### Historical Importance of Agriculture

Original settlers, dependent on the land, came to Rockville for its rich soils, large woods, water resources (including the natural 'waterfall' on Mill Creek) and plentiful wildlife. Most business between settlers was conducted through trading of goods like animals, land and tools and services. The book "Rockville, Do You Remember" alludes to the historical importance of farming.

*"Every farmer needed at least one hay meadow. In the 1860's excess hay was sold for cash to the government for its army horses. Sweet and white clover were native to this part of the country, and by 1900 they were preferred crops. They could get two cuttings; the first was used for feed for the cows, the second for seed. . . Most farmers harvested more seed than they needed and sold the rest for cash. Some farmers plowed under the red clover for fertilizer for their corn crop. Red clover supported honeybees and their hives supplied a heavy bodied honey. . . Most cleared land was planted with wheat. . . Sheep were raised on the farms early in Rockville's history because they could live off the land and help clear it of brush. After 1900 the number of sheep declined because more land was cleared and plowed, the dairy herds grew and the sheep pastures were eliminated. Pigs were raised for food and cash, but large herds were rare. Farm women usually raised chickens for their own family use. . . Early in the 1900's Judge Searle and John Lorenz raised purebred Shorthorns and Hereford cattle. . . Most local farmers changed to dairy cows after the separator was invented in 1878."*

By the time the depression hit in the 1930's many farmers had large dairy herds and barns. As dairy herds increased in size, silos started appearing on the horizon, a response to an increasing demand for quality forage products. In the 1950's there were over 100 dairy farms in Rockville Township. Since then the amount of farms has significantly decreased. A change from pasturing livestock to feeding them indoors has also affected land use. Since the 1960's several farmers/developers have platted smaller residential lots directly adjacent to roadways and sold them for income.

#### Historical Importance of Granite

The Rockville area and Central Minnesota in general is renowned for its granite deposits noted for its durability, beauty, color and hardness which makes it readily employed in the construction of structures and buildings. Rockville granite is light pink and gray with large crystals. Rockville granite materials in buildings and monuments are found in every state and some foreign countries. Rockville granite is featured in the center of the east front steps of the nation's Capitol in Washington, D. C. and the Air Force Academy in Colorado Springs, Colorado.

Granite is present in a sixty-mile radius of Rockville with visible outcroppings in several areas. In 1889 Henry Alexander and his business partners leased 40 acres of land southeast of the Mill Pond in Rockville and formed the "Rockville Alexander Company". By 1898 the granite company relocated to a site adjacent to Elm Street where it remained until 1920 when the operation re-located to Cold Spring. Although renamed, the company remains in operation since and specializes in the production of building materials and monuments. A second Scotsman named John Clark, after working and traveling for years

as an assistant foreman for Matthew Breen Granite in St. Cloud, in 1907 purchased 12 acres of land to the east of Pine Street. Ms. Hermanutz indicates Mr. Clark was a “huge success by 1910 – even building a company ‘hotel’ for workers.” Clark also constructed a dwelling adjacent to Pine Street that remains today and was placed on the National Registry of Historic Places in 1982.

## II. Location

The City of Rockville is located approximately seven miles southwest of the regional trade center, St. Cloud; and approximately 70 miles northwest of the Twin Cities metropolitan area. Rockville is situated in west central Stearns County, the seventh most populous county in the state. Important traffic corridors in the City include State Highway 23, CSAH 4, CSAH 6, CSAH 8, CSAH 47, Broadway Street, County roads 137, 138, 139, 141 and Lake Road. Figure 1-1 indicates the location of Rockville in a regional context.

**Figure 2-1:  
Regional Context Map**



SOURCE: U.S. Census Bureau; U.S. Census 2002 Estimated Population; Minnesota Demographer's Office

## III. Physical Profile

### A. Area.

Consolidated information from the 2000 Census reports 36 square miles (57.94 kilometers; 23,040 acres) of area within Rockville (Pleasant Lake .79 sq miles; Rockville Township 34.47 sq. miles; Rockville City .66 sq. miles). Map 2-1 on the following page is a color orthophoto of the City of Rockville.

### B. Topography.

Map 2-2 on Page 5 illustrates topography within the City of Rockville. Area topography features mild fluctuations in elevation with greater fluctuations noted adjacent to surface waters. Map 2-3 on Page 6 created by Dr. Bixby illustrates areas with fluctuations in slope which may require careful review or protection if proposed for development.







**C. Surface Waters.**

Approximately five percent of the City’s total land area is comprised of surface waters. Map 2-4 on the following page is reflective of the public water inventory and national wetland inventory for areas within the City of Rockville. The map illustrates surface water resources. Major surface water features within the City include the Sauk River, Mill Creek, Grand Lake and Pleasant Lake. Surface waters classified by the Minnesota Department of Natural Resources are subject to shoreland regulations.

Wetlands are also illustrated on Map 2-4. The source for these data is the National Wetland Inventory (NWI). Table 2-1 illustrates the amount of wetlands classified by NWI type. Wetlands represent approximately 22% of the surface in the study area. Wetlands are concentrated along the Sauk River and the eastern and southeastern portions of the study area. In some areas, wetlands have been drained and cultivated as drained wet soils are often very productive. To those ends, controlling water via drainage tiles and ditches is extensive in the county. It is important for the City to balance goals for managing growth and preserving agricultural and farming operations and with a desire to protect the physical/natural environment, especially as it pertains to the re-engineering of the City’s remaining naturally-functioning wetlands.

**Table 2-1  
Wetland Communities – City of Rockville**

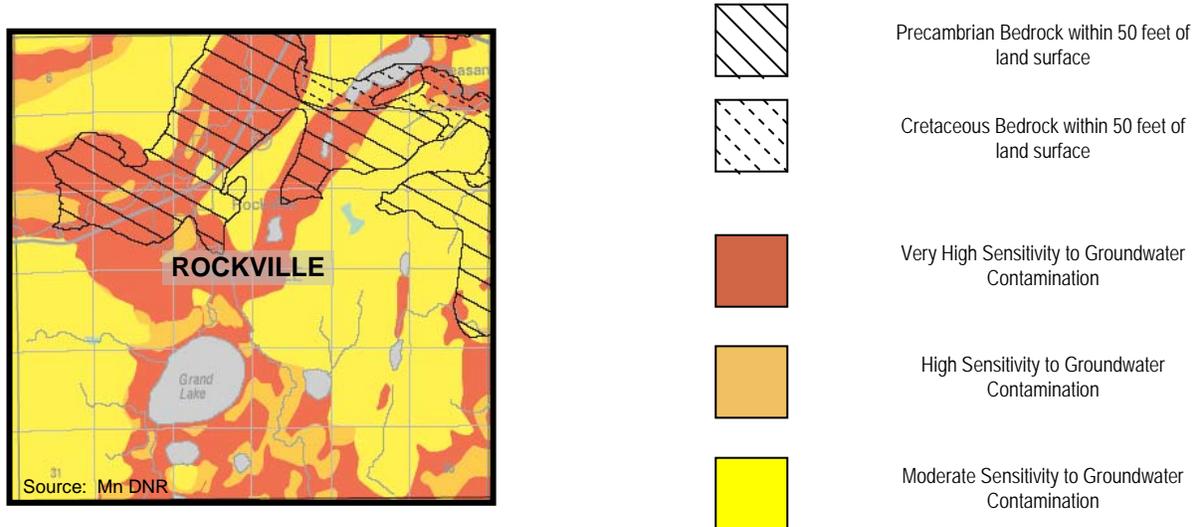
<b><u>TYPE</u></b>	<b><u>ACRES</u></b>
Type 1	16
Type 2	21
Type 3	2,294
Type 4	152
Type 5 (Open Water)	1,317
Type 6	839
Type 7	505
<b>Total</b>	<b>5,144</b>



#### D. Geology/Ground Water (Hydrogeology).

The Minnesota Geological Survey identifies the composition of the City's surficial geologic resources as outwash deposits (sand and gravel). The Survey indicates higher elevations within the City and areas adjacent to rock outcrops are composed of glacial till (sandy loam). The Survey notes substantial areas of granite outcrops and limited areas of organic and alluvial surface soils.

**Figure 2-2  
Geology/Hydrology**



The Geologic Atlas of Stearns County depicts bedrock depth of less than fifty feet throughout a large portion of the northern half of the City. Figure 2.2 above illustrates areas of Precambrian (primarily Rockville Granite) and Cretaceous bedrock within 50 feet of the land surface. The abundance of rock outcrops and widespread levels of bedrock at less than fifty feet below the surface may pose significant limitations to development and may significantly increase the cost of development. A study of bedrock depths/corridors throughout undeveloped portions of the City may be necessary to ascertain the preferred route/method of utility extension.

The Minnesota Department of Natural Resources hydrogeology studies indicate groundwater throughout the City is primarily from the Quaternary water-table aquifer with some wells tapping confined aquifers. In general, areas north and south of Grand Lake contain hydrogeologic resources with plentiful yields, between 100 to over 2,000 gallons per minute. Groundwater throughout the City generally flows east-northeast to south-southeast. Groundwater quality is generally good, however, it is high in iron and manganese. Groundwater in the area is generally thought to be free from contamination. Figure 2.2 illustrates the groundwater systems sensitivity to pollution. Areas of very high sensitivity (takes only hours or months for surface contaminants to reach 50 feet below the surface) adjacent to existing surface waters and areas of hydric soils. The Minnesota Pollution Control Agency reports five confirmed instances of leaking underground storage tanks (LUST). Most files have been closed.

**E. Soils.**

Soils are the basic resource upon which all terrestrial life depends. A map (Map 2-5) of soils within the City of Rockville is included on the follow page and is reflective of USGS datum. Many of the environmental decisions about using a resource are based on the kind of soil and the ability of the soil to support that resource use. The characteristics of the soils in the Rockville area are examined in order to make proper decisions on the use of the land and to protect the natural environment. Existing soils in the City have been principally responsible for the area’s overall development pattern and may impose limitations or increased sensitivity to future urban development/redevelopment. The Stearns County Soil Survey reveals most surface soils within the City consist of sandy loams and loamy sands which are, by nature, relatively course and quite permeable. Soil permeability combined with bedrock elevation may pose significant limitations to the development of individual sewage treatment systems.

Table 2-2 reflects data included in the Stearns County Soil Survey as illustrated on the “General Soils Map” of Stearns County comprised by Stearns County Environmental Services.

**Table 2-2  
General Soils – City of Rockville**

<b>Soil Association</b>	<b>Location</b>	<b>Characteristics</b>
Hubbard-Dickman	Extreme northeast corner of City, east of Pleasant Lake	Nearly level to sloping, excessively drained and well drained, course textured and moderately coarse textured on outwash plains and stream terraces.
Estherville-Hawick	Sauk River, Mill Creek and lake corridors, correspond to areas of very high sensitivity to groundwater contamination identified in Figure 2-2	Nearly level to very steep, somewhat excessively drained and excessively drained, moderately coarse textured and coarse textured soils on outwash plains and stream terraces.
Fairhaven-Estherville	South central portion of City, south of Grand Lake and west of Mill Creek	Nearly level to steep, well drained and somewhat excessively drained, medium textured and moderately coarse textured soils on outwash plains, valley trains and stream terraces.
Cushing-Mahtomedi	Eastern, southwestern and northwest/northeast portions of City, generally areas of soils suited for agricultural use	Undulating to very steep, well drained and excessively drained, moderately coarse textured and coarse textured soils on uplands.



**F. Agriculture/Farmland.**

It is estimated that 94% (22,085 acres) of the total acreage of the City (23,519 acres) is agricultural in nature. As evident throughout area history, agriculture and farming have and continue to play a prominent role in the area’s economy. According to the Minnesota Agriculture Statistical Service’s 2003 Annual Report, Stearns County continues to lead the entire State total cash farm receipts. Stearns County is Minnesota’s leader in volume of cattle/calves (January 1, 2003) and milk production (2002). Further statistical information is represented in Chapter Three of this plan.

The preservation of the City’s rural character, sustaining farming operations, protecting natural resources/physical features and managing residential growth were factors underlying the consolidation of Rockville in 2002. To those ends, lands within the City within the City were mapped as a means of identifying agricultural lands. A summary of the soils within the City that are important to agricultural operations can be found in Map 2-6 on Page 13 (map units and corresponding names are itemized below); Map 2-7 on Page 14 illustrates land that is currently cultivated as calculated by Dr. Bixby.

**Table 2-3  
Important Farmland Soils – City of Rockville**

<b>Map Unit</b>	<b>Name/Characteristic</b>	<b>Farmland Category</b>
129	Cylinder Loam	Prime
144B	Flak sandy loam, 4 to 8 percent slope	Prime
156A	Fairhaven loam, 0 to 2 percent slopes	Prime
156B	Fairhaven loam, 2 to 6 percent slopes	Prime
163B	Brainerd fine sandy loam, 1 to 4 percent slopes	Prime
1902B	Jewett silt loam, 2 to 8 percent slopes	Prime
204B	Cushing sandy loam, 2 to 8 percent slopes	Prime
233B	Growton sandy loam, 1 to 4 percent slopes	Prime
25	Becker fine sandy loam	Prime
292B	Alstad sandy loam, 1 to 4 percent slopes	Prime
32B	Nebish sandy loam, 2 to 8 percent slopes	Prime
461B	Koronis loam, 2 to 6 percent slopes	Prime
511	Marcellon loam	Prime
5A	Dakota loam, 0 to 2 percent slopes	Prime
5B	Dakota loam, 2 to 6 percent slopes	Prime
119B	Pomroy fine sand, 1 to 6 percent slopes	Farmland of Statewide Importance
144C	Flak sandy loam, 8 to 15 percent slopes	Farmland of Statewide Importance
204C	Cushing sandy loam, 8 to 15 percent slopes	Farmland of Statewide Importance
327A	Dickman sandy loam, 0 to 2 percent slopes	Farmland of Statewide Importance
327B	Dickman sandy loam, 2 to 6 percent slopes	Farmland of Statewide Importance
406B	Dorset sandy loam, 2 to 8 percent slopes	Farmland of Statewide Importance
413	Osakis loam	Farmland of Statewide Importance
41A	Estherville sandy loam, 0 to 2 percent slopes	Farmland of Statewide Importance
41B	Estherville sandy loam, 2 to 6 percent slopes	Farmland of Statewide Importance
453B	Demontreville loamy sand, 2 to 8 percent slopes	Farmland of Statewide Importance
461C	Koronis loam, 6 to 12 percent slopes	Farmland of Statewide Importance
565	Eckvoll loamy sand	Farmland of Statewide Importance
639A	Ridgeport sandy loam, 0 to 2 percent slopes	Farmland of Statewide Importance
639B	Ridgeport sandy loam, 2 to 6 percent slopes	Farmland of Statewide Importance
875B	Estherville-Hawick complex 2 to percent slopes	Farmland of Statewide Importance

Source: Stearns County Environmental Services – per Planning Chairperson Bechtold





## G. Woodlands and Vegetation

According to the Minnesota Department of Natural Resources, irregular topography and the presence of lakes and wetlands in the central Minnesota area provided a partial barrier to fire, resulting in pre-settlement vegetation of predominantly woodlands and forests rather than prairie vegetation. The eastern half of Stearns County is found within the deciduous forest biome.

In 1997, the DNR completed the Stearns County Biological Survey, identifying native plant communities and rare species within Stearns County, including the City of Rockville. The following graphic represents plant communities and rare species within the City. Map 2-8 on the following page illustrates significant communities and rare species within the City limits.

The Biological Survey indicates massings/occurrences of:

- Lowland hardwood forests, described wet bottomland forests along streams or lowland forests on margins of wetlands in either occurrence on level terrain. The forest canopy is dominated by basswood, green ash, American elm and hackberry. The shrub layer is usually poorly developed. The ground layer features spring-blooming species like white trout-lily and Virginia waterleaf but later becomes dominated by cleavers and wood nettle.
- Deciduous woodlands of the subtype Oak Woodland Brushland type, described as dry woodlands on well-drained soils in glacial till or on glacial outwash often on south to west facing slopes. The canopy is dominated by open grown northern pin oak or bur oak with lesser amounts of paper birch and quaking aspen. The shrub layer is dense and dominated by American hazelnut, prickly gooseberry, chokecherry, prickly ash and gray dogwood. The ground layer is composed of summer-blooming species adapted to moderate shade including hog-peanut, woodland sunflower and Pennsylvania sedge. Prairie species may be present in small openings.
- Upland Oak Forest composed of patches of mesic oak forest (dominated by red oak) and oak woodland-brushland subtypes, typically located in areas of well-drained glacial till and rugged topography (i.e. quarries/granite outcrops). The canopy is co-dominated by red oak, northern pin oak, burr oak and paper birch. Shrub and ground layers feature a diverse array of species.
- Open wetlands of the Wet Prairie subtype, situated on poorly-drained mineral or shallow organic soils in shallow depressions. Wet prairies are common along margins of wet meadows in mostly level terrain. Major ground species in wet prairies are prairie cord-grass, big bluestem, bluejoint, sweet grass, tall cotton-grass, rigid sedge and Buxbaum's sedge. Scattered clumps of willows and red-osier dogwood are often present. The DNR reports findings of the small white lady's slipper, a rare species, within wet prairies in Quarry Park.
- Open wetlands of the Wet Meadow subtype, typical of wet, seasonally flooded mineral or thin organic soils in shallow basins, often part of larger marsh or swamp complexes. Ground vegetation is dominated by course-bladed sedges and bluejoint. Scattered clumps of willows and red-osier dogwood are often present.
- Tamarack swamps – seepage subtype. This is an extremely rare community of which only two intact occurrences exist in the entire county. Typically forested swamps on organic soils deeply saturated by cold, mineral-rich groundwater often with deep deposits of muck around seeps and along small outlet channels. Moderate to dense stands of tamarack dominates the canopy. Diverse shrub and 'ground' layers similar to other tamarack swamps but with spotted touch-me-not and fowl manna-grass in seeps.



- Rock outcrops consisting of dry rather sparsely vegetated communities on exposures of granite bedrock. Vegetation typically occurs as a complex growing on bare rock surfaces, in rock crevices and in shallow soils less than a couple of feet deep between and around exposures. Lichen-encrusted rock surfaces and rock crevices are subject to frequent and extreme drought. Vegetative species comprising the canopy, shrub and ground levels vary greatly.

In addition to vegetative communities, the Stearns County Biological Survey, identifies rare species/animal aggregations within the City of Rockville. Three separate reports of rare animal aggregations are reported within the City especially near Grand Lake.

Materials and text included in the study authorized by the former cities of Pleasant Lake and Rockville and Rockville Township and performed by City consultants prior to consolidation estimate 46% of the land area within the City is cultivated based on interpretation of the 1990 digital ortho quarter quadrangles photos.

#### **IV. Recommendation.**

Natural and physical features/attributes of the City of Rockville are simultaneously a bountiful resource and a factor limiting development/redevelopment. To the extent possible the City should promote, protect, enhance and preserve natural and physical features while managing requests for development and redevelopment.

# **DEMOGRAPHIC TRENDS AND ASSUMPTIONS**

In order to analyze future housing, park and recreation, governmental, utility and transportation needs of the city it is important to review historic trends which have occurred and develop assumptions for the future growth of the community. Population projections, land use and housing needs are dependent upon a number of factors including numerous which are outside of the city's control, however projections are necessary in order to assist the city in its long range planning for appropriate infrastructure and services and funding of those items. The Information contained in this Chapter has been obtained through statistical data released by the United States Census Bureau, the State Demographer's Office, Stearns County and City of Rockville, former Rockville Township and former City of Pleasant Lake historical and current trend analysis, including building permit activity.

## **I. SOCIAL PROFILE SUMMARY**

In June 2002 the City of Rockville, City of Pleasant Lake and Rockville Township combined to form the new city of Rockville. The population increased from 749 in the previous City of Rockville to 2,504 and the physical area increased to 36 square miles, the fourth largest city as measured by landmass, in Minnesota. The 2000 Census reports statistics for each of the previous governmental units. The following includes a compilation of combined and separate facts.

### **Population Growth – Historical:**

- Census data demonstrates a rapid growth within each of the previous governmental units as well as the combined new City of Rockville population over the past 40 years. The U.S. Census calculated a combined City of Rockville population of 2,507 in 2000 a 22.4 % increase over the combined population in 1990. Reflected in Table 3-1 on page 2 of Chapter 3.
- As indicated in Table 3-2 on page 2 of Chapter 3: When reviewing historical population statistics, the combined City of Rockville has remained a steady as a percent of the County population at 1.7% to 1.9%. This indicates the City is growing at a pace similar to that in the County.
- Table 3-3 on page 3 of chapter 3 is based on data from the Minnesota Demographer's Office and illustrates projected growth in the County by age. We look at the County as the Demographer's Office doesn't break down projections for municipalities or other minor civil divisions. It is noted Table 3-3 depicts a significant increase in the population over 50 and a significant decrease those under 20 years of age. The data is reflective of the general aging of the population and will impact future demand for changes in housing types, public transportation needs and recreational opportunities.

### **Household Growth - Historical:**

- Comparative Census data indicates the number of households within the consolidated City area increased by 26.8% between 1990 & 2000.
- The average household size in 2000 was 2.79 in the former City of Rockville, 3.14 in the former Rockville Township and 2.90 in the former City of Pleasant Lake for a new combined City of Rockville average household size of 2.98. The average household size in the City of Rockville is greater than those reported in the 2000 Census for Stearns County (2.64) and Minnesota (2.52), reflecting the more rural nature of the city, with more family households.
- City building permit activity trend analysis represented in Table 3-4 on Page 5 of Chapter 3 illustrates significant fluctuations in the number of new single-family residential units constructed annually. For the past ten years the number of single-family homes constructed ranged between three and eleven, with an average of 6.5 homes per year. This data does not reflect building activity in Rockville

Township or the City of Pleasant Lake. It is noted MDG, Inc. researched building permit data for the former Rockville Township and City of Pleasant Lake at Stearns County but was unable to track due to changes in property identification numbers resulting from the consolidation. Continued household growth within the City is expected over the next two decades. The Mn. Demographer's Office anticipates the number of households in Stearns County will increase 17.3% over the next 20 years with the vast majority (74.39%) occurring in the number of individuals over 65, living alone.

### **Population and Household Projected Growth:**

- Three models used to project population and household growth; projections are based on an average of the three models. The first model is the "top down model" which calculates the City's population as a percentage of the county's population. The 'top down' model is the most conservative method of population projection; results from this model are reflected in Table 3-7 on page 7 of Chapter 3 (Projected 2020 population 2,846 persons). The second model of projecting population used is the 'linear method' which assumes the historical rate of growth will continue in the future. This is the most aggressive method of population projection; results from this model are represented in Table 3-8 on Page 7 of Chapter 3 (Projected 2020 population 4,136 persons). The final method of projecting population is termed the 'exponential mode' and it uses the actual number persons moving into or out of the community over a period of ten years to project future growth/reduction in population. The results of this method are reflected in Table 3-9 on page 8 of Chapter 3 (Projected 2020 population of 3,367). An average of the three models is incorporated in Table 3-10 on Page 8 of Chapter 3 (Projected 2020 population of 3,450). The population forecast by Dr. Bixby indicated a total of 2,967 residents in the year 2020 slightly higher than the most conservative model MDG employed. Since projected population forms the basis for land use, housing, transportation, utilities, facilities, park/quality of life issues, input is requested from the Planning Commission.

### **Population Characteristics:**

- Nearly 85% of the housing units in Rockville are owner-occupied, the remaining 15% are currently rented. In Stearns County 74% of the housing units in are owner-occupied and the remaining 26% rented.
- 2000 Census household profile information reports 79% of all households were "family households" (related by blood, marriage, adoption) and 21% were non-family households . The City of Rockville has a higher percentage of family households than the county where just 67.5% of the households are 'family households'.
- Table 3-13 on page 9, Chapter 3 indicates: Of the 'family households' in Rockville 92% consist of married couples, a significantly higher than the state average of 54%. Of the 'family households' in Rockville 52% have children under the age of 18. The 'family household' data indicates a predominant core of traditional families within the community.
- Age distribution statistics indicate the newly formed City of Rockville has a comparatively young populace, with a median age of 33.67 years (2000 Census). This is slightly higher but comparable to a county median age of 31.6 years; lower than the state median of 35.4 years and lower than the national average of 35.3 years of age. Not surprisingly, the largest age groups in Rockville are the 35 to 44 years and 25 to 34 years at 20.18 % and 13.2% of the total population respectively. .
- 2000 Census information identifies a gender distribution of 48.2% female to 51.8% male for the City of Rockville, illustrating a slightly lower female to male ratio than the county (49.7% to 50.3%), state (50.5% to 49.5%) and nation (50.9% to 49.1%). In Rockville males outnumber females in every category except ages 15-19 and 75+.
- 2000 Census data indicates 91% of persons aged 25 and over living in Rockville are high school graduates, statistically speaking significantly higher than the County average of 86.3%. Of those not

graduating from high school, 5% completed less than 9 years of education. A full 29% have obtained Bachelors degrees or higher.

- The Minnesota Work Force Center estimates 83,859 people in the labor force in Stearns County in December 2003, with 80,024 employed, resulting in a 4.6% unemployment rate. During this same time period Minnesota had an unemployment rate of 4.5% and the United States unemployment rate was 5.4%.
- The 1990 Census and Minnesota Department of Economic Security estimates a 21.21% increase in projected employment for Stearns County for the period 1990-2020, with the largest percentage growth occurring in the 65+ years labor pool (137.73%) and 45-64 year old category (87.09%), as well as with additional females entering the labor force.
- Stearns County is Minnesota's most productive farming community with cash receipts in 2001 (latest data available) leading the list of all Minnesota counties.

## II. POPULATION GROWTH

Census data demonstrates a rapid growth within each of the previous governmental units as well as the combined new City of Rockville population over the past 40 years. The following table illustrates growth trends in Rockville as compared to the County as a whole.

**TABLE 3-1  
HISTORICAL POPULATION COMPARISON**

Year	City of Rockville	% Change	Rockville Township	% Change	City of Pleasant Lake	% Change	New City of Rockville	% Change	Stearns County	% Change
1970	302	-	938	-	65	-	1305	-	95,400	18.70%
1980	597	97.68%	1255	33.8%	120	84.6%	1972	51.1%	108,161	13.40%
1990	579	-3.02%	1390	10.8%	79	-34.2%	2048	3.9%	118,791	9.80%
2000	749	29.36%	1254	-9.8%	504	538.0%	2507	22.4%	133,166	12.00%

Source: U.S. Census: Minnesota State Demographer's Office

Rockville experienced significant growth between 1970 and 1980 (51.1% increase), but continued at a slower rate between 1980 and 1990. The chart and Table 3-2, below, illustrate that the city and county are both growing in population and that the population of Rockville as a percent of the total county population has remained relatively constant at 1.7% to 1.9% of the total county population over the past 30 years.

**TABLE 3-2  
CITY POPULATION AS A PERCENT OF COUNTY**

Year	City of Rockville	Stearns County	% of County Population	% Change City/County
1970	1305	95,400	1.4%	-
1980	1972	108,161	1.8%	+4%
1990	2048	118,791	1.7%	-.1%
2000	2507	133,166	1.9%	+2%

As indicated in the following Table 3-3, the State Demographers Office estimated the population of Stearns County to increase 8.2% over the next 20 years or from 133,166 (the 2000 Census population) to a 2020 estimated population of 144,050. These projections were completed in 1998 by the MN State Demographic Center, MN Planning. Please note the actual 2000 census figures were slightly below the 2000 projections. It is important to note the significant increase in population of those aged 50+ years and significant decreases in the 0-19 year old age groups. The projected aging of the population will require changes in the types of housing available, public transportation and recreational opportunities.

**TABLE 3-3  
STEARNS COUNTY: POPULATION PROJECTIONS BY AGE GROUP**

Stearns County projections, 1995-2025								
Minnesota State Demographic Center, Minnesota Planning, June 1998								
Age	Sex	1995	Projected	Projected	Projected	Projected	Projected	Projected
		Population						
		Estimate	2000	2005	2010	2015	2020	2025
Total		126,912	134,730	139,750	142,480	143,630	144,050	144,980
0-4	Male	4,584	4,290	4,130	4,130	4,150	3,980	3,750
0-4	Female	4,320	4,100	3,980	3,980	4,000	3,840	3,610
5-9	Male	5,395	4,950	4,560	4,340	4,290	4,290	4,100
5-9	Female	5,025	4,630	4,340	4,170	4,130	4,130	3,950
10-14	Male	5,615	5,910	5,380	4,900	4,620	4,550	4,530
10-14	Female	5,226	5,500	5,030	4,660	4,450	4,390	4,370
15-19	Male	6,190	8,090	8,210	7,650	6,920	6,490	6,580
15-19	Female	6,304	7,810	7,790	7,200	6,540	5,920	6,300
20-24	Male	7,213	7,340	8,870	8,950	8,280	7,520	7,130
20-24	Female	6,460	7,350	8,690	8,690	8,050	7,320	7,040
25-29	Male	4,281	3,840	4,010	4,780	4,820	4,560	4,050
25-29	Female	4,069	3,430	3,580	4,300	4,090	3,880	3,530
30-34	Male	4,939	4,440	3,950	4,100	4,870	4,900	4,630
30-34	Female	4,849	4,190	3,550	3,680	4,400	4,170	3,950
35-39	Male	4,910	5,030	4,490	3,980	4,130	4,900	4,930
35-39	Female	4,768	4,920	4,260	3,610	3,730	4,450	4,210
40-44	Male	4,317	4,930	5,050	4,490	3,990	4,130	4,900
40-44	Female	4,037	4,830	4,980	4,300	3,640	3,750	4,470
45-49	Male	3,219	4,300	4,910	5,000	4,450	3,950	4,090
45-49	Female	3,281	4,060	4,850	4,980	4,290	3,630	3,740
50-54	Male	2,662	3,180	4,240	4,830	4,930	4,380	3,890
50-54	Female	2,715	3,280	4,050	4,820	4,940	4,260	3,600

55-59	Male	2,380	2,620	3,130	4,160	4,730	4,830	4,300
55-59	Female	2,309	2,720	3,270	4,040	4,790	4,910	4,230
60-64	Male	2,040	2,250	2,500	2,990	3,970	4,510	4,610
60-64	Female	2,130	2,280	2,660	3,200	3,940	4,660	4,780
65-69	Male	1,905	1,860	2,060	2,300	2,740	3,650	4,150
65-69	Female	2,060	2,010	2,160	2,520	3,030	3,740	4,430
70-74	Male	1,580	1,640	1,610	1,780	2,000	2,390	3,180
70-74	Female	1,846	1,890	1,850	1,990	2,320	2,800	3,450
75-79	Male	1,255	1,260	1,310	1,300	1,440	1,620	1,940
75-79	Female	1,604	1,620	1,660	1,630	1,760	2,050	2,480
80-84	Male	740	880	890	940	930	1,040	1,160
80-84	Female	1,109	1,280	1,300	1,350	1,330	1,440	1,680
85+	Male	504	700	890	980	1,060	1,090	1,190
85+	Female	1,071	1,330	1,600	1,770	1,890	1,950	2,060

Note: Due to rounding, the number of people in age groups by year may not add up to the total. The 1995 data is a U.S. Census Bureau estimate that was used to create the population projections through 2025.

### III. HOUSEHOLD GROWTH

Various data sources can be reviewed to provide a profile of the households in Rockville. The State Demographer's Office, 1990 and 2000 census data indicates the number of households within the City increased 26.8% over the past decade from 663 in 1990 to 841 in 2000.

The City's average household size has fluctuated from 3.23 persons per household in 1980 to 2.93 persons per household in 1990 to an average of 2.98 persons per household in 2000. Stearns County had an average of 2.64 persons per household in 2000.

The 2000 Census reports a total of 127 rental units in the City of Rockville. This represents 15% of the total occupied housing units.

Residential new construction and remodeling has fluctuated over the past five years with significant residential construction in the year 2000. The following table includes residential construction for new single-family and multi-family buildings, residential remodeling projects, commercial and non-profit projects for the past five years. A total of 41 new single-family residential units were constructed between 1998 and 2003. Over the past five years residential construction in the community has averaged just over one million dollars (\$1,067,834). While commercial/industrial construction has been very limited, the City did have three new businesses constructed in 2003 with a value of \$647,000.

**TABLE 3-4  
BUILDING PERMITS 1998-2003**

<b>Year</b>	<b>Total Permits Issued</b>	<b>Number of New Homes</b>	<b>Number of New Businesses</b>	<b>Value of Construction - New Homes</b>	<b>Value of Construction - Businesses</b>
1993	6	3	-		
1994	12	3	-		
1995	17	8	-		
1996	17	6	-		
1997	20	10	-	950,800	-
1998	22	9	-	852,400	-
1999	27	11	-	915,200	-
2000	21	4	1	425,600	1,822,000
2001	27	7	-	732,500	-
2002	56	6	-	908,500	-
2003	73	3	3	535,000	647,000
<b>Total</b>	<b>298</b>	<b>70</b>	<b>4</b>	<b>5,320,000</b>	<b>2,469,000</b>

Source: Former City of Rockville and Pleasant Lake Building Permit Reports; specific information regarding parcels and types of building permits issues not available for former township at Stearns County offices.

The following Table 3-5 illustrates the construction of single-family housing since 1997 along with their construction values. The average value per home has increased steadily over the past five years with fluctuations in the actual number of single-family homes that were constructed.

**TABLE 3-5  
SINGLE-FAMILY HOUSING CONSTRUCTION SUMMARY**

<b>Year</b>	<b>Number</b>	<b>Total Value</b>	<b>Average Value Per Home</b>
1997	10	950,800	\$95,080
1998	9	852,400	\$94,711
1999	11	915,200	\$83,200
2000	4	425,600	\$106,400
2001	7	732,500	\$104,643
2002	6	908,500	\$151,417
2003	3	535,000	\$178,333
<b>AVERAGE</b>	<b>7.3</b>	<b>\$760,000</b>	<b>\$106,400</b>
<b>TOTAL</b>	<b>50</b>	<b>\$5,320,000</b>	<b>N/A</b>

Source: City of Rockville Building Permit Records

Continued household growth within the City is expected over the next two decades. The State Demographer's Office anticipates the number of households within Stearns County to increase from 43,500 households to 51,040 or 17.3% over the next 20 years, with the largest increase in the number of individuals 65+ years old, living alone (a 74.39% increase).

The following table illustrates the projected age and gender characteristics for Rockville's residents in 2010 and 2020. Historically, Rockville has had more males than females, which is unlike county and state statistics. The largest age category is anticipated to remain at 35 to 44 years of age.

**TABLE 3-6  
STEARNS COUNTY POPULATION PROJECTIONS**

Age	2000 Census Population		2010 Population		2020 Population		2030 Population	
	Male	Female	Male	Female	Male	Female	Male	Female
0-4	4337	4172	4940	4720	5420	5180	5440	5200
5-9	4672	4442	4730	4520	5390	5150	5570	5320
10-14	5224	4823	4670	4481	5170	4940	5650	5400
15-19	6625	6810	6440	6124	6380	6100	7160	6840
20-24	7571	7045	9450	8004	8930	7670	9600	8250
25-29	4374	3819	6750	5611	6830	5520	6730	5470
30-34	4571	4316	5370	4820	6440	5480	6160	5280
35-39	5255	4974	4300	4060	6010	5450	6140	5450
40-44	5078	4956	4390	4270	4950	4620	5860	5260
45-49	4501	4334	4880	4800	4040	3950	5450	5170
50-54	3654	3437	4870	4860	4250	4210	4730	4520
55-59	2510	2589	4270	4120	4680	4590	3920	3810
60-64	2152	2264	3350	3230	4510	4560	4000	4000
65-69	2021	2129	2290	2380	3890	3800	4360	4310
70-74	1716	1964	1740	1970	2790	2880	3840	4110
75-79	1361	1680	1440	1750	1720	2050	3000	3330
80-84	815	1230	1010	1420	1100	1490	1850	2290
85+	552	1193	820	1640	1030	2000	1380	2530
<b>Gender Totals</b>	66,989	66,177	75,690	72,760	83,550	79,660	90,850	86,520
<b>Total Population</b>	133,166		148,450		163,200		177,370	

Source: MN State Demographic Center, October 2002.

#### IV. CITY OF ROCKVILLE POPULATION AND HOUSEHOLD PROJECTIONS

It is understood the nature of the City's future with respect to housing, farm/agricultural population and operations, retail, commercial, and industrial market potentials depends to a great extent on the population growth that may take place in the coming years. As such, the confidence with which future market situations may be assessed is closely related to the quality of the population projections employed. A second consideration of significance is the development of a viable approach to the provision of municipal services. In administering the construction of these increasingly costly systems, the City must constantly anticipate, if not control, the amount and location of their demand. Failure to maintain a managed approach would be fiscally irresponsible and could put the City in jeopardy of engaging a trade-off between environmental quality and financial solvency.

The role that population projections play in all of these areas is central. As such, the provision of high quality projections has been a basic aim for this report and for support of municipal service policy development.

Projections of population and households in Rockville were developed on the basis of an analysis of local and regional trends and policies, and through the application of economic and demographic principals, with emphasis on the detailed profile of the City developed in this planning inventory. Specific data applied to the projections were the rate of residential building permits issued since 1992, trends in city's urban and rural areas and county growth.

Three methods of analyzing historic population trends (U.S. Census Data) to develop future projections were utilized. These include the “Top Down” method, the “Linear Model” and the “Exponential Model”. The Top Down method calculates the city’s population as a percentage of the county’s population. As illustrated in Table 3-2, the city’s percentage of the county population has been relatively stable at 1.8% of the County population over the past 30 years. Both the city and county populations are increasing with a relatively stable city to county growth ratio. Table 3-7 illustrates historical trends and population projections based on the Top Down method.

**TABLE 3-7  
HISTORICAL AND PROJECTED POPULATION PROJECTIONS – TOP DOWN METHOD**

<b>Top Down Method of Population Projection for the City Based on Lineal Approach for the County</b>								
	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>
<b>Stearns County</b>	<b>95,400</b>	<b>108,161</b>	<b>118,791</b>	<b>133,166</b>	141,223	148,205	153,893	158,097
% Growth Annual	<b>1.87%</b>	<b>1.34%</b>	<b>0.98%</b>	<b>1.21%</b>	0.99%	0.77%	0.55%	0.33%
<b>City of Rockville</b>	<b>1,305</b>	<b>1,972</b>	<b>2,048</b>	<b>2,507</b>	<b>2,542</b>	<b>2,668</b>	<b>2,770</b>	<b>2,846</b>
% of County	1.4%	1.8%	1.7%	1.9%	1.80%	1.80%	1.80%	1.80%

The Lineal Method of forecasting future growth within the city was also completed. The Lineal Method assumes that the historical rate of growth (percentage change) will continue in the future. The City of Rockville’s population increased an average of 3.07% per year over that past 30 years and at an average rate of 2.24% per year over the past 10 years. Due to this variation, an average of the two were used for the Average Total Forecasted Population. Table 3-8 not only takes into account the historic growth in the city, but in Stearns County as well.

**TABLE 3-8  
POPULATION TRENDS AND FORECASTS- LINEAL MODEL**

<b>Geographical Area</b>	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>
<b>City of Rockville</b>	<b>1,305</b>	<b>1,972</b>	<b>2,048</b>	<b>2,507</b>	2,788	3,100	3,448	3,834
with % Annual growth based on past 10 years		<b>5.11%</b>	<b>0.39%</b>	<b>2.24%</b>	2.24%	2.24%	2.24%	2.24%
Estimate population with 30 yr. Avg growth rate				<b>2,507</b>	2,892	3,336	3,848	4,439
<b>Average Total Forecasted Population</b>				<b>2,507</b>	<b>2,840</b>	<b>3,218</b>	<b>3,648</b>	<b>4,136</b>
<b>Stearns County</b>	<b>95,400</b>	<b>108,161</b>	<b>118,791</b>	<b>133,166</b>	141,223	148,205	153,893	158,097
% Annual Growth	<b>1.87%</b>	<b>1.34%</b>	<b>0.98%</b>	<b>1.21%</b>	0.99%	0.77%	0.55%	0.33%
Estimated population w/ 30 yr avg. growth rate				<b>32,821</b>	34,986	37,295	39,755	42,378
<i>State Demographer's Est. (completed in 2002)</i>				134,730	139,750	142,480	143,630	144,050

Finally, the Exponential Model of forecasting future population was used. The Exponential Model incorporates the historical average number of residents per decade and utilizes this number increase to calculate future population. Analyses of historic average increases over the past 10 years and past 30 years were completed. Due to the fluctuations, the average of the 10-year and 30-year trends were used to calculate the total forecast.

**TABLE 3-9  
EXPONENTIAL METHOD OF POPULATION FORECASTS**

Geographical Area	1970	1980	1990	2000	2005	2010	2015	2020
<b>City of Rockville est. pop. Based on previous 10 years</b>	<b>1,305</b>	<b>1,972</b>	<b>2,048</b>	<b>2,507</b>	2,737	2,966	3,196	3,425
Avg. Annual Absolute change		67	8	46	46	46	46	46
Estimate population based on				2,507	2,707	2,908	3,108	3,308
30 Yr average Absolute Change				40	40	40	40	40
<b>Total Average Forecasted Population – Exponential Method</b>				<b>2,507</b>	<b>2,722</b>	<b>2,937</b>	<b>3,152</b>	<b>3,367</b>
<b>Stearns County</b>	<b>95,400</b>	<b>108,161</b>	<b>118,791</b>	<b>133,166</b>	141,223	148,205	153,893	158,097
		1,276	1,063	1,438	1,438	1,438	1,438	1,438
Estimated population w/				1,259	139,460	145,755	152,049	158,343
30 yr average Absolute Change				1,259	1,259	1,259	1,259	1,259
<i>State Demographer's Estimate (completed in 1998)</i>					139,750	142,480	143,630	144,050

A summary of the three methods of forecasting population is illustrated in Table 3-10, along with projected households and residential land use needs. Table 3-10 does not take into account the additional population and households resulting in the possible annexation of already developed land in other townships, as those areas would not require additional raw land for development.

**TABLE 3-10  
SUMMARY OF POPULATION PROJECTIONS, HOUSEHOLD GROWTH  
AND RESIDENTIAL LAND DEMAND**

Year	Method of Calculating Population Projection				Projected Households	Projected Res. Acre Demand	+ Added 30% Roads Etc.
	Top Down	Lineal	Exponential	Average			
2000	2,507	2,507	2,507	<b>2,507</b>	841		
2005	2,542	2,840	2,722	<b>2,701</b>	965	31	40.62
2010	2,668	3,218	2,937	<b>2,941</b>	1,050	22	28.09
2015	2,770	3,648	3,152	<b>3,190</b>	1,139	22	29.20
2020	2,846	4,136	3,367	<b>3,450</b>	1,232	23	30.45

\*Projected households= Population/2.8 people per household

\*Average lot size (sq. ft) = 10,200 **Note: current ordinance Single family minimum is 10,200**

**Pending Requests for Subdivision/Municipal Utility Service**

The population projections above, even the most progressive approach, do not adequately represent the growth pressures currently facing the City of Rockville do the extension of municipal utilities (sewer and water) adjacent to Grand Lake, Pleasant Lake and new T.H. 23. The City has designed its utility extension near Pleasant Lake to service an additional 393 acres at a density of 2.2 dwelling units per acre corresponding to a population increase of 2,162.

**V. ROCKVILLE POPULATION CHARACTERISTICS**

**A. Household size and type.**

Of the 841 occupied housing units, the U. S. Census data indicates a significantly higher percent of family households (79.0%) than non-family households (21.0%) within the City of Rockville. Of the total 901 housing units, 93.3% were occupied (841units), and 6.7% of the units (60) were vacant. In addition, 85% of the occupied housing units were owner-occupied while 15% were renter-occupied.

**TABLE 3-11  
HOUSEHOLDS – ROCKVILLE**

AREA	FAMILY HOUSEHOLDS	NON-FAMILY HOUSEHOLDS	TOTAL
City of Rockville (previous)	187	81	268
Rockville Township (previous)	339	60	399
City of Pleasant Lake (previous)	138	36	174
Total Combined New City of Rockville	664	177	841

Source: 2000 Census, Minnesota State Demographer's Office

In 2000, the average household size for owner-occupied units was 3.13, while the average household size for renter-occupied units was 2.15.

A review of the type of unit occupied (i.e. owner occupied or renter occupied) is an important measure of the sustainability of the communities housing stock. A diversity of housing options prevents a polarization of residents into one age or income group. The following table compares the number of persons who choose to own their own home versus the number who must rent. The data for both decades reflects the combined total for the present-day City of Rockville. The statistics reflect the expansion of the single-family home in the core City over the past decade. Single-family homes are typically occupied by owners rather than renters.

**TABLE 3-12  
OWNER-OCCUPIED AND RENTAL STATISTICS**

Census Year	Owner-Occupied	% of Total Units	Renter Occupied	% of Total Occupied Units
1990	516	78%	147	22%
2000	714	85%	127	15%

Source: 1990 and 2000 Census date: Dwelling Units by Type

As depicted in the following Table, 2000 statistics indicate 609 or 72.4% of all households and 91.7% of all family households consist of married couple households. Children 18 years and under reside in 52.4% of all family households. Rockville has a significantly higher percent of married couple households than the state of Minnesota that, in 2000, reported 53.7% of all households were married couples, a decrease from 57.2% in 1990.

**TABLE 3-13  
FAMILIES BY PRESENCE OF CHILDREN & FAMILY TYPE  
CITY OF ROCKVILLE – 2000 CENSUS**

<b>Households by Type</b>	<b>Number</b>
Total Households	841
Total Family Households	664 (79%)
Total Family Households with children under 18 years old	348 (52.4% of all Family Households)
Married Couple-Family Household With and without children	609 ( 91.7% of all Family Households)
Married Couple-Family Household with children under 18 years old	348 (57.1% of Married Couple-Family Households and 52.4% of all Family Households)
Female householder, no husband present with children under 18 years old	21 (3.1% of all Family Households)

**B. Age.**

From 1990 to 2000, the percent of residents less than nine years of age decreased slightly from 19% of the population in 1990 to 16.32% of the population in 2000. Similarly, the percent of residents aged 20-29 decreased slightly from 17.4% in 1990 to 9.78% in 2000. Meanwhile increases were recorded in the population of people aged 10 to 19 (16.4% in 1990; 18.27% in 2000) and 40 to 49 (11% in 1990; 17.19% in 2000). The percent of individuals over 65 years of age remained relatively stable from 1990 to 2000. The 2000 median age was 33.7 years. Table 3-14 indicates age group distribution changes within the City between 1990 and 2000.

**TABLE 3-14  
ROCKVILLE AGE GROUP DISTRIBUTION**

<b>Age Group</b>	<b>1990 Population</b>	<b>Percent 1990</b>	<b>2000 Population</b>	<b>Percent 2000</b>
Under 5	196	9.6%	202	8.06%
5 to 9	193	9.4%	207	8.26%
10 to 14	179	8.7%	240	9.57%
15-19	157	7.7%	218	8.70%
20-24	140	6.8%	119	4.75%
25-29	217	10.6%	126	5.03%
30-39	349	17.0%	461	18.39%
40-49	226	11.0%	431	17.19%
50-59	162	7.9%	220	8.78%
60-64	83	4.1%	89	3.55%
65-69	57	2.8%	68	2.71%
70-79	56	2.7%	95	3.79%
80+	33	1.6%	31	1.24%
<b>Total</b>	2048	100.0%	2507	100.00%

Source: U.S. Census- 1990 and 2000

Comparative analysis of age distributions within the City and the County (based on the 2000 Census) indicates there are more children and persons aged 25-44 within the City than the County and significantly less persons aged 20-24 and 55-59 within the City when compared to Stearns County. This may be indicative of high college age populaces within the cities of St. Joseph, Waite Park and St. Cloud,

within Stearns County and a higher family household (parents 25-44 with children) within Rockville. Table 3-15 indicates population age group characteristics.

**TABLE 3-15  
ROCKVILLE AGE & STEARNS COUNTY GROUP DISTRIBUTION IN PERCENT**

<b>Age Group</b>	<b>Rockville</b>	<b>Stearns County</b>	<b>Difference</b>
Under 5	8.06%	6.4%	1.66
5-9	8.26%	6.8%	1.46
10-14	9.57%	7.5%	2.07
15-19	8.70%	10.1%	-1.40
20-24	4.75%	11.1%	-6.35
25-34	13.20%	6.2%	7.00
35-44	20.18%	12.9%	12.72
45-54	11.65%	15.2%	-3.55
55-59	4.35%	11.9%	-7.55
60-64	3.55%	3.8%	-0.25
65-74	5.31%	5.9%	-0.59
75-84	1.79%	3.8%	-2.01
85+	0.64%	1.3%	-0.66
<b>Total</b>	<b>100.00%</b>	<b>100.0%</b>	<b>--</b>

Source: U.S. Census- 2000

**C. Gender.**

As defined in the latest Census, in 2000 there were 91 more males (51.8% of the population) than females (48.2% of the population) residing in Rockville. The number of males in the community are greater than females in all age categories except 15 to 19 and 75 and older.

**D. Educational Attainment.**

Rockville is a part of the Rocori School District which includes the communities of Rockville, Cold Spring and Richmond. The City of Rockville has a population of 2,373 aged three years and older, of which 739 are currently enrolled in school. Of these students, 96 or 13% are enrolled in college or graduate school, 192 or 26% are enrolled in high school (grades 9-12), 383 or 52% are enrolled in middle or elementary school (grades 1-8), 31 or 4% are in kindergarten and 37 or 5% are nursery school or preschool.

The Rocori School District includes one high school for grades 9 through 12, with an enrollment of 829 (as of 12-2002), located in Cold Spring, one middle school for grades 7 and 8, which has an enrollment of 452 (as of 12-2002) also located in Cold Spring and three elementary schools for kindergarten through 6<sup>th</sup> grade. These include Cold Spring Elementary (enrollment 682), Richmond Elementary (enrollment 201) and John Clark Elementary School within the City of Rockville (enrollment 168). Average grade size is between 200 and 215 students.

According to the 2000 Census, there were 1,498 people in Rockville 25 years of age and older. Of these, 90.5% graduated from high school. 20% or 299 individuals of the population obtained bachelors degrees or higher. Of those not graduating from high school, 5.4% (80) completed less than 9 years of education and 4.1% (62) completed between 9 and 12 years of education but did not obtain a diploma.

**E. Employment.**

Employment statistics from the 2000 census indicates 1,423 people age 16 and over are in the labor force. Depending on where they live in the city of Rockville, the mean time traveled to work ranges from 17.9 minutes to 21.6 minutes.

According to the most current data available at the time of the drafting of this chapter, the Minnesota Work Force Center estimates 83,859 people in the labor force in Stearns County in December, 2003, with 80,024 employed, resulting in a 4.6% unemployment rate. During this same time period Minnesota had an unemployment rate of 4.5% and the United States unemployment rate was 5.4%.

The Minnesota Workforce Center estimates average wages for employees in Rockville in the fourth quarter of 2003 (most recent) to be \$393.00 per week, or \$9.83 per hour. The average weekly wage in Rockville is considerably less than those within Waite Park (\$13.03), within St. Joseph \$566 (\$14.15/hour), within Sauk Rapids was \$592 (\$14.80/hour); within Sartell \$593 (\$14.83/hour) and within St. Cloud \$670 (\$16.75/hour). The lower average wage within the City of Rockville is likely due to a higher concentration of jobs within the community in the service-providing domain rather than the goods-producing domain and the location of the community further away from the core of the St. Cloud metropolitan statistical area.

The Minnesota Workforce Center projects changes in the labor force within counties. Detail at a minor political subdivision level (i.e. City and/or Town) is not available.

Table 3-16 below illustrates projected growth in the labor force in Stearns County through the year 2020. As indicated, the total labor force within Stearns County is projected to increase 21.21% by 2025, with the largest increase occurring in the availability of labors over the age of 65.

**TABLE 3-16  
STEARNS COUNTY – LABOR FORCE PROJECTIONS**

Labor Force Type	1990*	1995	2000	2005	2010	2015	2020	1990-2020 % Change
Males	32,774	34,050	35,670	37,500	38,510	38,780	38,320	16.92
Females	29,416	30,940	32,890	34,790	36,030	36,860	37,050	25.95
Ages 16-24	16,536	16,210	17,460	18,660	18,220	17,420	16,310	-1.37
Ages 25-44	30,844	31,680	30,410	28,900	28,540	29,440	30,640	-0.66
Ages 45-64	13,384	15,520	18,990	22,920	25,700	26,080	25,040	87.09
Ages 65+	1,426	1,580	1,700	1,810	2,080	2,700	3,390	137.73
<b>TOTAL LABOR FORCE</b>	<b>62,190</b>	<b>64,990</b>	<b>68,560</b>	<b>72,290</b>	<b>74,540</b>	<b>75,640</b>	<b>75,380</b>	<b>21.21</b>

**E. Income.**

The 2000 Census reports a median family income in Rockville of \$60,858, with male full-time year-round workers earning an average of \$32,398 per year while female full-time year-round workers earn an average \$17,628 per year.

While the 2000 Census reports the median income for Stearns County increased 19 percent from 1989 to 1999, it also indicates St. Cloud had the fourth highest city population of individuals 18 and older living in poverty, with a total of 7,171. More than 20 percent of St. Cloud families led by a female (and no male) were living in poverty. Almost 50% of those families had children less than 5 years of age. Among area cities, Rockville had a relatively low percent (1.4 percent) or nine families living in poverty. Neighboring city, Avon, had the lowest percent of families in poverty at one (1) percent. Sauk Rapids, Sartell, St. Cloud and Waite Park had the following percent of families living in poverty: 2.8, 3.0 and 5.0 and 7.9 percent respectively.

**TABLE 3-17  
INCOME PROFILES: STEARNS COUNTY AND CITY OF ROCKVILLE**

	<b>Per Capita Income</b>	<b>Median Family Income</b>	<b>Median Household Income</b>	<b>Male full-time year-round income</b>	<b>Female full-time year-round income</b>
Stearns Co.	<b>\$19,211</b>	<b>\$51,553</b>	<b>\$42,426</b>	<b>\$34,268</b>	<b>\$23,393</b>
Rockville City (Previous)	\$16,527	\$50,083	\$43,854	\$28,750	\$15,694
Rockville Township (previous)	\$20,703	\$65,625	\$61,250	\$33,158	\$17,500
Pleasant Lake City (previous)	\$28,811	\$63,750	\$56,346	\$35,893	\$20,833
Rockville City New – combined	<b>\$21,085</b>	<b>\$60,858</b>	<b>\$49,738</b>	<b>\$32,398</b>	<b>\$17,628</b>

Source: 2000 Census- 1999 statistics.

**F. Farming/Agriculture.**

According to the 2003 Annual Report of the Minnesota Agricultural Statistics Service, Stearns County is Minnesota's most productive farming community with total cash receipts in 2001 (latest data available) leading the list of all Minnesota counties. The County leads the State in the production of milk, hay and oats and the volume of cash receipts from milk cows and cattle/calves. Additional data at a county level is available from the 2002, 1997, 1992 and 1987 Agricultural Census. The Minnesota Agricultural Statistics Service indicates data is not available at a 'minor civil division' level. Data at the County level from the 2002 Ag Census is due out later this year (2004).

Table 3-18 illustrates data regarding the number of farms, types of farms, amounts of land in farming and land reserved for farming in Stearns County. Table 3-19 illustrates the number of farms of specific acreage, the volume of acres included in various farm sizes and the average farm size per criteria.

**TABLE 3-18  
FARMS/LANDS STEARNS COUNTY  
1997, 1992 & 1987**

<b>Item</b>	<b>1997</b>	<b>1992</b>	<b>1987</b>
Number of Farms	2,982	2,972	3,185
Acres of Land in Farms	646,025	642,762	671,895
Land in Farms; Average Size of Farm (Acreage)	217	217	211
Estimated Market Value of Land & Buildings Per Acre	1,099	804	696
Number of Farm Operators Listing Farming as Principal Occupation	1,984	2,158	2,316
Number of Farm Operators Listing Other Occupations as Principal Occupation	1,253	1,075	1,228
Number of Farms with Beef Cows	478	393	357
Number of Beef Cows	8,935	6,834	6,063
Average # of Beef Cows/Farms with Beef Cows	18.69	17.39	16.98
Number of Farms with Milk Cows	1,120	1,348	1,557
Number of Milk Cows	62,793	64,107	68,661
Average # of Milk Cows/Farms with Milk Cows	56.07	47.56	44.10
Number of Farms with Hogs/Pigs	330	597	773
Number of Hogs/Pigs	92,800	110,020	107,037
Average # of Hogs/Pigs per Farm with Hogs/Pigs	281.21	184.29	138.82
Total Cropland (Acres)	492,359	505,818	522,207
Total Cropland Harvested (Acres)	421,559	412,857	415,227
Total Pastureland All Types (Acres)	89,480	100,371	114,317
Land Under Conservation Reserve or Wetlands Reserve Programs	33,758	19,911	7,130
Average Age of Farmers	48	50	N/A

SOURCE: Minnesota Agricultural Statistics Service; U.S. Agricultural Census

**TABLE 3-19  
#FARMS/VOLUME OF LAND IN VARIOUS CLASSES  
STEARNS COUNTY: 1997, 1992 & 1987**

ITEM	1997		1992		1987	
	NUMBER	AVG. SIZE	NUMBER	AVG. SIZE	NUMBER	AVG. SIZE
1997 Size of Farm: 1 to 9 acres (number of farms) <i># of Acres in Farms of 1 to 9 acres</i>	101	3.95	107	3.26	182	3.14
	<i>399</i>		<i>349</i>		<i>571</i>	
1997 Size of Farm: 10 to 49 acres (number of farms) <i># of Acres in Farms of 10 to 49 acres</i>	399	28.38	346	27.65	310	28.28
	<i>11,325</i>		<i>9,566</i>		<i>8,768</i>	
1997 Size of Farm: 50 to 69 acres (number of farms) <i># of Acres in Farms 50 to 69 acres</i>	136	58.94	107	57.79	109	60.23
	<i>8,016</i>		<i>6,183</i>		<i>6,565</i>	
1997 Size of Farm: 70 to 99 acres (number of farms) <i># of Acres in Farms of 70 to 99 acres</i>	252	82.13	223	82.31	211	82.07
	<i>20,698</i>		<i>18,355</i>		<i>17,316</i>	
1997 Size of Farm: 100 to 139 acres (number of farms) <i># of Acres in Farms of 100 to 139 acres</i>	271	117.09	268	118.58	287	118.88
	<i>31,731</i>		<i>31,779</i>		<i>34,119</i>	
1997 Size of Farm: 140 to 179 acres (number of farms) <i># of Acres in Farms of 140 to 179 acres</i>	385	157.89	387	158.03	488	157.65
	<i>60,787</i>		<i>61,157</i>		<i>76,931</i>	
1997 Size of Farm: 180 to 219 acres (number of farms) <i># of Acres in Farms of 180 to 219 acres</i>	322	197.45	358	198.03	400	198.71
	<i>63,580</i>		<i>70,895</i>		<i>79,482</i>	
1997 Size of Farm: 220 to 259 acres (number of farms) <i># of Acres in Farms of 220 to 259 acres</i>	242	237.15	311	237.16	313	237.10
	<i>57,391</i>		<i>73,758</i>		<i>74,212</i>	
1997 Size of Farm: 260 to 499 acres (number of farms) <i># of Acres in Farms of 260 to 499 acres</i>	680	337.84	689	336.10	722	336.87
	<i>229,734</i>		<i>231,574</i>		<i>243,222</i>	
1997 Size of Farm: 500 to 999 acres (number of farms) <i># of Acres in Farms of 500 to 999 acres</i>	159	641.62	149	639.59	132	654.88
	<i>102,017</i>		<i>95,299</i>		<i>86,444</i>	
1997 Size of Farm: 1,000 to 1,999 acres (# of farms) <i># of Acres in Farms of 1,000 to 1,999 acres</i>	28	1,403.82	21	1,390.90	28	1,258.54
	<i>39,307</i>		<i>29,209</i>		<i>35,239</i>	
1997 Size of Farm: 2,000 or more acres (# of farms) <i># of Acres in Farms of 2,000 or more acres</i>	7	3,005.71	6	2,606.33	3	3,008.67
	<i>21,040</i>		<i>15,638</i>		<i>9,026</i>	

SOURCE: Minnesota Agricultural Statistics Service; U.S. Agricultural Census

Table 3-18 illustrates the rate of decrease in the amount of farms leveled off in Stearns County from 1992 to 2002, as did the amount of acreage consumed by farms in the county. However, the number of persons in the County listing farming as their principal occupation (as represented in Table 3-18 on the previous page) has decreased remarkably (by 15%) since 1987 indicating more farmers are needing to seek employment off the farm to offset deficits incurred while farming. In addition, the average number of livestock per farm in the county is increasing, possibly also indicative of a need to offset farming deficits. The total volume of cropland in the county has decreased, roughly corresponding to an increase in the amount of land under conservation in Stearns County.

Table 3-19 illustrates a decrease in the number of very small farms (1 – 9 acres) in the County over the past 15 years, however, a large increase in the number of smaller ‘hobby farms’ (10 – 99 acres) has occurred over the same time period. A significant decrease in the number of ‘family’ farms, those between 140 and 500 acres is noted since 1987, with a net loss of 62,355 (not including 2002 data) acres of farmland in farms between 140 and 500 acres in size. Some of the net acreage loss in ‘family’ farms is reflected in the increasing size of large farms (500 or more acres) and the increasing amount of ‘hobby’ farms.

**G. Race.**

2000 Census statistics indicate approximately 97% of Rockville residents classify themselves as white or Caucasian. 2.11% of the population (53) are Hispanic or Latino, .56% of the population is Black or African American, .12% is American Indian or Alaskan Native, .12% of the population is Asian, with various other races or two or more races also present.

# **LAND USE**

## **I. PURPOSE**

The Land Use Section of the Rockville Comprehensive Plan includes:

- Analysis of existing land uses by type and volume;
- Examination of parcels within existing developed areas which provide an opportunity for land use redevelopment and/or infill;
- Calculation/identification of forecast land use volumes and types;
- Staging of future land use;
- A discussion of surface water management tools;
- Evaluations of individual Planning Districts.

The goals of this section are to maintain and promote cost effective and orderly development and redevelopment patterns throughout the City, to maintain and enhance the quality of life within the City, and to prevent and eliminate blight and resist deterioration of the developed areas of the City.

The responsibility for implementation of this chapter ultimately depends on cohesive efforts by and between a variety of entities including, but not limited to: the public, residents, business owners, prospective developers, the City Council, City Staff and Department Heads, the Park Board and the four Task Forces developed as a result of the Minnesota Design Team site visit in 2003. Stearns County and the Minnesota Department of Transportation are also important in the development and redevelopment of the City.

## II. LAND USE INVENTORY

Land use analysis will identify existing land use volumes along with vacant and redevelopable parcels within the current corporate limits. Said analysis will also project land use demands and guide the type of use, staging and intensity of future growth. Dr. Bixby, in preparing the 2002 Comprehensive Plan update, conducted a detailed land use inventory based on new City 'neighborhoods' including Pleasant Lake, rural Rockville and downtown Rockville. The information that follows is representative of Dr. Bixby's inventory.

### Pleasant Lake Neighborhood

The 'Pleasant Lake neighborhood' is described as the area within the former corporate limits of the minor civil division known as the City of Pleasant Lake. Residential development with lot size more typical in 'urban' areas exist along the shoreline of Pleasant Lake. Lot sizes in the remainder of the neighborhood, at least away from the lake, have been developed at approximately three acres per lot. Development that is less dense adds to the ambiance of the neighborhood while making the provision of municipal services (e.g. drinking water, sanitary sewer and storm sewer) more expensive. Table 4-1 which follows reflects Dr. Bixby's calculations for land use in the Pleasant Lake neighborhood, it is noted 'percent' in this table is calculated as a percentage of the neighborhood and not the entire City of Rockville.

**TABLE 4-1  
PLEASANT LAKE NEIGHBORHOOD  
LAND USE/COVER**

<u>Land Use/Cover</u>	<u>Acres</u>	<u>Percent</u>
Farmsteads & Rural Residential	3	1
Rural Residential Dev Complex	97	15
Cultivated Land	85	13
Grassland	83	13
Grassland-Shrub-Tree (Deciduous)	11	2
Deciduous Forest	180	28
Water	170	27
Wetlands	8	1
<b>TOTAL</b>	<b>637</b>	<b>100</b>

It is noted transportation rights-of-way are not reflected in the above calculation. Generally speaking area reserved for rights-of-way is estimated at 20% of the total area.

### Rural Rockville Neighborhoods

'Rural Rockville neighborhoods' describe the area within the former corporate limits of the minor civil division known as Rockville Township. Current land use within rural Rockville reflects the intent of the former town to maintain its agricultural nature. According to Dr. Bixby's calculations, a full 98% of rural Rockville is agricultural in use. Currently single-family housing is allowed within agricultural zones only through a Planned Unit Development (PUD) process. Table 4-2 which follows reflects Dr. Bixby's calculations of land use within rural Rockville neighborhoods, it is noted 'percent' in this table is calculated as a percentage of rural neighborhoods and not the entire City of Rockville. It is further noted Dr. Bixby's calculations for rural neighborhoods are based on existing zoning classifications and do not necessarily reflect current use of land (e.g. how it is taxed).

**TABLE 4-2  
RURAL ROCKVILLE NEIGHBORHOODS  
LAND USE/COVER**

<u>Zone</u>	<u>Acres</u>	<u>Percent</u>
Agricultural	21,979	98
Business	250	1
General Industrial	171	1
Residential	76	0
<b>TOTAL</b>	<b>22,476</b>	<b>100</b>

It is noted transportation rights-of-way are not reflected in the above calculation. Generally speaking area reserved for rights-of-way is estimated at 20% of the total area.

Downtown Rockville Neighborhood

The 'Downtown Rockville neighborhood' describes the area within the former corporate limits of the minor civil division known as the City of Rockville. The former corporate limits of this neighborhood encompassed a total of 406 acres, most of which was not urban land use (i.e. serviced by municipal utilities). Large areas of grassland and forested land (approximately 65%) exist within this neighborhood, much of it related to the presence of the Sauk River and a shallow depth to bedrock within the community. It is further noted that 39 acres (10%) of the downtown Rockville is owned/operated for extractive use/mining purposes. Granite quarrying has been a long-standing occurrence within the downtown, a traditional occupation for area residents and the reason for the city's name of Rockville. Public comments received during the preparation of this Plan indicate a community that embraces this heritage. Table 4-3 which follows reflects Dr. Bixby's calculations of land uses within the downtown neighborhood, it is noted 'percent' in this table is calculated as a percentage of the downtown neighborhood and not the entire City of Rockville.

**TABLE 4-3  
DOWNTOWN ROCKVILLE NEIGHBORHOOD  
LAND USE/COVER**

<u>Land Use/Cover</u>	<u>Acres</u>	<u>Percent</u>
Urban & Industrial	110	27
Farmsteads & Rural Residential	2	1
Cultivated Land	21	5
Grassland	100	25
Grassland-Shrub-Tree (Deciduous)	1	0
Deciduous Forest	117	29
Coniferous Forest	3	1
Water	6	2
Wetlands	1	0
Gravel Pits & Open Mines	39	10
<b>TOTAL</b>	<b>406</b>	<b>100</b>

It is noted transportation rights-of-way are not reflected in the above calculation. Generally speaking area reserved for rights-of-way is estimated at 20% of the total area.

Table 4-4 which follows reflects land use within the entire City of Rockville in 2004, reflective of Dr. Bixby's calculations in 2002.

**TABLE 4-4  
CITY OF ROCKVILLE  
LAND USE/COVER**

<u>Land Use/Cover</u>	<u>Acres</u>	<u>Percent</u>
Urban & Industrial	110	0.48%
Farmsteads & Rural Residential	81	0.35%
Cultivated Land/Grassland/Forest*	17666	76.68%
Water/Wetlands	5144	22.33%
Gravel Pits & Open Mines	39	0.17%
<b>TOTAL</b>	<b>23040</b>	<b>100.00%</b>

\*This line has been adjusted per Dr. Bixby's calculations relative to Water/Wetland units in City

It is noted transportation rights-of-way are not reflected in the above calculation. Generally speaking area reserved for rights-of-way is estimated at 20% of the total area.

Following is a description of the individual land uses that make up the City of Rockville.

**URBAN DEVELOPMENT**

Comprising less than one-half of one percent of the City's acreage (.48 percent), urban development (residential, commercial and industrial) comprise only a small portion of the entire City at this time. It is noted additional urban services are expected to be extended to areas with existing higher-density developments, especially those that impact surface water quality.

Concentrations of residential land uses are located: (1) within the downtown Rockville neighborhood; (2) adjacent to Pleasant Lake and, (3) adjacent to Grand Lake. More aged housing stock is primarily centered on smaller lots in areas adjacent to Hubert Lane (Grand Lake, original cabins) and in the downtown's original plat north and south of Broadway between Pine and Chestnut Streets. Newer residential housing stock is located east of CSAH 8 in downtown Rockville, adjacent to Pleasant Lake, south and east of Grand Lake and occasionally interspersed throughout rural Rockville. Although there are seemingly large portions of land zoned for residential use at varying densities, development options may be complicated by physical features the City wishes to conserve such as natural environs, agricultural lands, farming operations, steep slopes and hydric soils.

The highest concentrations of commercial uses are present in downtown Rockville (adjacent to Broadway Street). Industrial uses are found at various intervals directly adjacent to the re-routed Highway 23.

In October of 2003, the City approved an "Official Zoning Map" which was adopted via a process implemented by Dr. Bixby and his predecessors which is similar to that typically associated with the development of a future land use map in conjunction with the Comprehensive Plan process. The Official Zoning Map allows single-family residential uses (1) in Planning District 6, directly adjacent to existing single-family uses in downtown Rockville, (2) in Planning District 2, on the Heddens and Lodermeier property north of downtown Rockville, (3) in Planning District 2, west of CSAH 138 on the Howard Fuchs property, (4) in Planning District 5, on infill lots adjacent to Grand Lake, (5) in Planning District 1, adjacent to existing residential units in the Pleasant Lake neighborhood and (6) in Planning District 1, on the Fred Schilplin property in the northeast corner of the City. Moderate density residential development is allowed in the first tier of lots west of CSAH 8 between Broadway and Highway 23. The Official Zoning Map allows future light industrial and commercial uses (1) in Planning District 6, one tier west of CSAH 8 between Broadway Street and re-routed Highway 23 and (2) in Planning District 2, adjacent to re-routed

Highway 23 north of the confluence of old/new Highway 23 to the intersection of CSAH 6 and Highway 23. It is noted community input received at a neighborhood meeting on March 22, 2004 reflect mixed feelings regarding where to place future growth. Several indicated the "Official Zoning Map" should be implemented as a guide to future land use, others, especially those adjacent to Pleasant Lake indicated a desire to move to larger lot sizes (e.g. five acre minimum) than those currently allowed in the R-1 district (10,200 square feet).

#### RURAL DEVELOPMENT

The vast majority of acreage within the City (77%) is rural in nature comprised of farm sites, rural residential dwellings, cultivated lands and grasslands/forested lands. Large expanses of rural lands are found in the northwest, southwest and southeast quadrants of the City in planning districts 3, 4, 6 and 7. Rural development is characterized by farmsteads interspersed with cultivated lands, rolling stands of grass/forested land, narrow roadways and farming operations.

Public input has indicated a strong desire to maintain and protect the rural character/nature of the City and a need to recognize the contribution of agricultural lands and farming operations to the City and the local economy.

### III. REDEVELOPMENT/INFILL POTENTIAL

While the amount of vacant land within the area serviced by municipal utilities is modest, the City should emphasize the use of currently available sites within the service urban areas prior to the development of alternative sites. The development of sites within the serviced area will ensure prudent land management, assist in the prevention of 'leap-frog' type development and ensure maximum cost effectiveness for community residents. Additionally, efforts shall be made to ensure proper placement and phasing of urban expansion and the maintenance of existing and future land use compatibility.

Potential redevelopment areas are primarily centered in or near the City's core. The City shall focus redevelopment efforts on commercial and residential areas/parcels in the more established areas of the City.

To achieve this the City will (those responsible for implementing efforts are in parenthesis):

1. Encourage the removal of existing buildings that have exceeded their useful life and promote the redevelopment of the site or dedicate the site to public open space.
  - Implementation: Primary - City Building Official should identify such buildings/parcels. City EDA, Planning Commission, City Council should promote redevelopment of sites.
2. Promote appropriate re-uses for under-utilized properties.
  - Implementation: Primary – EDA. Planning Commission and City Council should promote redevelopment of sites.
3. Preserve existing neighborhoods through zoning, subdivision and building controls.
  - Implementation: Primary: City Administrator, Building Official, Planning Commission and City Council.
4. Support efforts to eliminate nuisances relating to specific property(ies) and/or conditions which are deemed to have a 'blighting effect' upon adjacent properties and/or nuisance conditions that pose a threat to the health and safety of adjacent property owners.
  - Implementation: City Administrator, Building Official, Stearns County Sheriff's Department, Planning Commission and City Council.

Further information regarding specific redevelopment/development policy statements can be found in the Economic Development Section of the Comprehensive Plan.

**IV. FORECAST LAND USE DEMAND**

As previously identified, the current municipal service area provides a finite amount of vacant and redevelopable acreage. The City of Rockville will need additional land with urban services to accommodate forecast household and employment growth through the year 2020. Projections of population and households in Rockville identified in Chapter 3 of this Plan were developed on the basis of an analysis of local and regional trends and policies, and through the application of economic and demographic principals, with emphasis on the detailed profile of the City developed in this planning inventory. Specific data applied to the projections were the rate of U.S. Census data, residential building permits issued (where data was available), historical population/household patterns and trends, trends in average household size, and sub-regional migration patterns.

**Pending Requests for Subdivision/Municipal Utility Service**

The population projections above, even the most progressive approach, do not adequately represent the growth pressures currently facing the City of Rockville do the extension of municipal utilities (sewer and water) adjacent to Grand Lake, Pleasant Lake and new T.H. 23. The City has designed its utility extension near Pleasant Lake to service an additional 393 acres at a density of 2.2 dwelling units per acre corresponding to a population increase of 2,162.

**Projections**

Three different methods of calculating future population estimates were employed, with an average of the three methods used to forecast population in five-year incremental stages over the next twenty years. Table 4-5 illustrates the estimated additional land which will be required to accommodate projected residential growth within the City. It is noted the totals in Table 4-5 are independent of the 393 acres subject to pending requests alluded to in the previous paragraph.

**TABLE 4-5  
SUMMARY OF POPULATION PROJECTIONS, HOUSEHOLD GROWTH  
AND RESIDENTIAL LAND DEMAND**

Year	Method of Calculating Population Projection				Projected Households	Projected Res. Acre Demand	+ Added 30% Roads Etc.
	Top Down	Lineal	Exponential	Average			
2000	2,507	2,507	2,507	<b>2,507</b>	841		
2005	2,542	2,840	2,722	<b>2,701</b>	965	31	40.62
2010	2,668	3,218	2,937	<b>2,941</b>	1,050	22	28.09
2015	2,770	3,648	3,152	<b>3,190</b>	1,139	22	29.20
2020	2,846	4,136	3,367	<b>3,450</b>	1,232	23	30.45
<b>TOTALS</b>						<b>98</b>	<b>128.36</b>

\*Projected households= Population/2.8 people per household

\*Average lot size (sq. ft) = 11,000

Note: current ordinance R-1 minimum is 10,200, but recommended for review

It is noted a Comprehensive Water Study forecast a total increase in population of 2,161 (estimate increase in population based on 393 newly developed acres at a density of 2.2 units/acre and average household size of 2.5 persons/household) persons in the community upon extension of municipal services to four areas in the community.

Market conditions will have a major impact on housing types as the City progresses toward the year 2020. Interest rates, land/material prices and inflation, among other factors will significantly impact buyer preferences. Future residential development demand is anticipated from the persons aged 25 – 45 moving into the community from other areas seeking value-priced suburban-type housing. At the same time, as alluded to in Chapter Five of this Plan (Housing) the City has identified a need to continue to encourage a variety of life-cycle housing choices, values and sizes. The City has also identified a need to preserve agricultural lands and farming operations while diversifying the tax base.



## **V. FUTURE LAND USE**

Map 4-1 on the following page offers a visual representation of projected future land uses. It is noted projected land uses depicted on Map 4-1 may be adjusted in location if the location of future streets that are planned are slightly adjusted. This plan and subsequent documentation takes into consideration both urban and rural land uses that have previously been approved by the City but not those under consideration by the City. Urban land use should encourage compact, contiguous development and efficient use of existing and proposed infrastructure and capital investment. Rural land uses encourage the preservation of the vistas, physical environment, farming operations and open spaces typical of and embraced by the City of Rockville.



## **VI. SURFACE WATER MANAGEMENT**

The City of Rockville features plentiful natural resources including rock outcroppings, several wetlands of diverse types, several old growth tree massings, protected surface waters and watercourses, important soils for agricultural use and open space. The City is committed to preserving its natural resources as evidenced by its review of storm water drainage issues and its desire to educate the public on issues relative to surface water quality.

The City of Rockville has not adopted a surface water (storm water) management plan. It is recommended the City update zoning and subdivision ordinances to include standards pertaining to on-site storm water management and erosion control plan approval processes for all commercial/industrial land disturbing activities and new residential subdivisions.

To protect and perpetuate the City's natural resources it is recommended the City adopt a comprehensive surface water management plan. Identifying funding sources, including but not limited to consideration of a stormwater utility and authorization of the development of a plan rests with the City Council.

A surface water management plan will be used to guide the development and expansion of the City's drainage system in a cost-effective manner that preserves existing water resources. Possible goals of the surface water management plan include, but are not limited to: assessment of the current system; the identification of an ultimate storm drainage system for the entire City; reduction of public expenditures necessary to control excessive volumes and rates of runoff; flood prevention especially those urban in nature; identification of current and future drainage patterns; protection and enhancement of the areas natural habitat; promotion of ground water recharge; definition of all drainage outlets; and reduction in erosion from surface flows.

The development of a surface water management plan should be initiated by the City Administrator and City Council with assistance as requested by the Planning Commission. It is expected the surface water management plan would be developed by a certified engineer and approved by the Department of Natural Resources. Implementation of the surface water management plan would be achieved with assistance from the City Engineer, City Administrator, Planning Commission and City Council.

## VII. PLANNING DISTRICT EVALUATIONS

To more fully examine all areas of the community, the City of Rockville has been divided into seven (7) individual 'planning' districts. The planning district boundaries were established by section/township numbers and DO NOT represent zoning district boundaries. The locations of the planning districts are illustrated on Map 4-2 on the following page. This section of the land use plan will detail existing and recommended development for each individual planning district.

Goals outlined for each planning district will vary greatly, however, the following general guidelines form the basis for recommendations hereafter:

1. Promotion of safe, healthy and attractive residential environments offering a broad choice of housing options including sufficient life-cycle housing options, sizes and values conducive to a diverse population and various income levels.
  - Implementation: City Council, Planning Commission, local (or regional) Housing and Redevelopment Authority and the City Administrator.
2. Promotion of continuous economic development and redevelopment projects that are conscientiously managed, planned and reviewed so as to induce growth, maximize quality of life, promote sustainability of the community and further local employment opportunities while responding to market demands and minimizing impact on the environment and City services.
  - Implementation: City Council, Economic Development Authority (City Council), Planning Commission and City Administrator.
3. Promote fiscally responsible infrastructure (i.e. streets, water, sewer, electrical, gas, advanced telecommunication) construction conducive to continued development and redevelopment while ensuring existing infrastructure is maintained and upgraded in a cost effective and timely manner that provides optimum service to the community.
  - Implementation: Area utility service providers, City Engineer, Public Works Superintendent, Planning Commission and City Council.
4. Promote adequate and affordable public wastewater treatment and water supplies that sustain current and future development while securing the public's health and safety.
  - Implementation: City Engineer, City Administrator, Planning Commission and City Council.
5. Promote and sustain an affordable, safe and convenient transportation network including local, county and state roadways and amenities which balance mobility needs, safety concerns, aesthetic value and environmental/land resource protection. Develop, promote and sustain alternative transportation methods including, but not limited to: metro bus service, taxi service, etc.
  - Implementation: City Engineer, Public Works Superintendent, City Administrator, Planning Commission, City Council, Stearns County and Minnesota Department of Transportation.
6. Promote other public facilities including parks, trails and open space that favorably impact the quality of life for all residents.
  - Implementation: Park Board, Planning Commission and City Council.



## **District One**

### Location

District One occupies sections 1, 2, 11 and 12 of township 123 in the northeast corner of the City.

### Features

Prominent features within District One include: Pleasant Lake, CSAH 6, the Pleasant Lake neighborhood and Lake Road. Interstate 94 passes just through the northeastern corner of this district.

Physical features include Pleasant Lake, wetlands adjacent to the lake, a small gravel pit southwest of Pleasant Lake, some areas of grass/shrubland and agricultural lands and farm operations.

### Considerations for development

1. Areas immediately adjacent to the Pleasant Lake have very high sensitivity to groundwater contamination. Proper stormwater management, erosion controls and sanitary sewer disposal system reviews should be pursued.
2. Cretaceous bedrock is less than 50 feet below the surface in sections 1 and 2. Precambrian bedrock is within 50 feet of the surface in sections 11 and 12.
3. A short, steep slope is located on the Stang property near the property line in Section 1.
4. Cultivated acreage currently exists west, southwest and southeast of Pleasant Lake mostly on the Athman and Voigt property.
5. Sizable areas of agriculturally important soil is located northwest of the lake in section two and south of the lake in section one. It is noted the area of agriculturally important soils northwest of the lake are used for single-family residential purposes including areas adjacent to Lena Lane, White Oak Road, Burg Street and Lake Road.

### Existing Land Use

1. This district currently encompasses small lot (urban) residential development directly adjacent to Pleasant Lake.
2. Rural single-family residential uses occurring on one to three acre lots in second tier (from the lake) developments adjacent to existing roadways.
3. Agricultural uses and farm sites are also located within this district.

### Recommendations

1. Recommended land uses within District One in the future include:
  - a. Redevelopment/infill in areas of existing single-family residential subdivisions at complimentary densities.
  - b. Low intensity neighborhood mixed uses such as a retail/office/multiple family housing adjacent to CSAH 6 intended to serve residences in the Pleasant Lake neighborhood.
  - c. Schilplin property: If unsewered rural residential with lot sizes over two acres. If sewerred single-family residential with lot sizes not less than those identified in the R-1 zoning class. (It is noted a fair amount of residents attending the March

22, 2004 meeting expressed concern with the impact more dense residential development would have on the capacity of roadways/parks in the area and the access to Pleasant Lake/parking along the CSAH 6).

- d. Rural residential (currently zoned A-40) in the agricultural transitional areas.
- e. Agriculture/livestock farming.
- f. Park/trail development.

➤ Implementation: City Council, Park Board, Planning Commission and City Administrator.

2. Encourage the development of trail/pathways connecting single-family neighborhoods in Planning District One to existing/future parks and to residential uses in other portions of the City.

➤ Implementation: Park Board, City Council, Planning Commission and City Administrator.

3. The City to every extent possible shall preserve, protect, restore and enhance former and remaining elements with historic and/or cultural significance, productive agricultural lands, wetlands, woodlands, steep slopes and physical infrastructure within this District.

➤ Implementation: City Engineer, Park Board, City Council, Planning Commission, City Administrator and City Attorney.

4. Encourage the (re)development of existing residential land uses and promote mixed uses where specified within the district so as to promote a sense of place and neighborhood ambiance while offering the neighborhood a diverse mix of activities (retail shops, residences, workplaces and parks), amenities, pedestrian systems tied to existing and future park/open space facilities and opportunities for personal interaction within the district.

➤ Implementation: Park Board, City Engineer, City Council, Planning Commission and City Administrator.

5. Safe public access to and use of Pleasant Lake surface waters should be pursued and protected.

➤ Implementation: City Council, Stearns County Sheriff's Department, neighborhood residents and City Administrator.

6. The City should embrace the presence of agricultural/farming uses within the southern portion of the district and work with property owners to identify means of preserving the presence of rural agricultural lands within the district through proactive outreach to property owners and sharing of information (e.g. land conservation, agricultural land preservation options, development options, options for sale of property for continued agricultural use, etc.).

- Implementation: City Administrator, Economic Development Authority, Planning Commission and City Council.
7. Strict and unified code administration and enforcement is warranted.
- Implementation: Building Official, City Council, Planning Commission and City Administrator.
8. Future development driveway access points directly onto CSAH 6 should be curtailed by planning internal road systems which provide access to the lots or when direct access is required, joint driveways. Primary emphasis for the roadway should be mobility and traffic flow.
- Implementation: City Engineer, Planning Commission, City Council and City Administrator.
9. The City should monitor the amount of vacant lots available as a means of avoiding excess lot quantities, partially developed subdivisions and 'leap-frog' type developments.
- Implementation: Planning Commission, City Administrator and City Council.
10. As this district further develops emphasis should be placed on retaining the rural, small town nature of the area by working with developers to design residential environments that are fully compatible with adjacent areas (e.g. encourage/promote country, ranch and farmhouse foundation shapes/sizes, building locations/heights which preserve viewing corridors; landscaping techniques that preserve native vegetation, woodland and wildlife communities in their natural state, etc.).
- Implementation: City Council, Planning Commission and City Administrator.
11. The City should address water quality issues affecting Pleasant Lake and determine the need to manage stormwater runoff through regional public systems funded in part through a stormwater utility fee.
- Implementation: City Engineer, City Council, Planning Commission and City Administrator.
12. The City shall continue to promote attractive residential environments that offer a broad choice of housing options including diverse life-style housing options, sizes and values. Future single-family residential housing types should be of diverse types and include affordable, standard and executive homes.
- Implementation: Planning Commission, City Council and City Administrator.
13. If an area is platted as part of a larger development project, the City should require the developer to submit a ghost plat (build out plat) of the entire development.
- Implementation: City Administrator, Planning Commission and City Council.

14. The City shall review proposed developments within the District to determine:
  - a. Impact on existing and future transportation facilities,
  - b. Existing and future surface water management systems,
  - c. Adequacy of park facilities within the proposed development,
  - d. Appropriateness of the proposed use(s),
  - e. Adequacy and quality of proposed sanitary sewer and water facilities, and,
  - f. Sufficient capacity is available within proposed sanitary sewer and water facilities to service the proposed development.
  - g. Adequacy of administrative/community services (i.e. general government, public works, police/fire protection, schools, etc).
  - Implementation: City Council, Planning Commission, Park Board, City Engineer, City Administrator and Public Works Superintendent. Consultation with and/or approval by: Stearns County, MnDOT, DNR and Soil & Water Conservation District as appropriate.
15. As this district develops the City should determine the need for a properly designed, continuous collector street servicing neighborhoods adjacent to the lake.
  - Implementation: City Engineer, City Council, Planning Commission and City Administrator.
16. The City should work with Stearns County Law Enforcement Officials to patrol speed and address parking on the shoulder of CSAH 6.
  - Implementation: City Council, Stearns County Sheriff's Department, neighborhood residents and City Administrator.

## **District Two**

### Location

District Two occupies sections 3, 4, 9 and 10 of township 123 in the north-central portion of the City.

### Features

Prominent features within District Two include: Highway 23, Broadway Street, CSAH 139, CSAH 138, the Burlington Northern Santa Fe Railroad, granite quarries, the Sauk River and a portion of downtown Rockville north of Broadway and including Chapel and Mill Streets.

Physical features include the Sauk River floodway and floodplain, wetlands adjacent to the watercourse, the confluence of Mill Creek and the Sauk River, Rockville Lake, a few small gravel pits south of Rockville Lake, rock outcroppings, some areas of grass/shrubland and a limited amount of agricultural lands and farm operations.

### Considerations for development

1. A large portion of sections three and four adjacent to the Sauk River and in the vicinity of Precambrian bedrock less than 50 feet below the surface have very high sensitivity to groundwater contamination. Proper stormwater management, erosion controls and sanitary sewer disposal system reviews should be pursued.
2. Precambrian bedrock is within 50 feet of the surface and is found in the majority of this district, including the mined areas.
3. Cultivated acreage currently exists primarily east of Highway 23 and adjacent to CSAH 139 (Massmann property) where more agriculturally important soils can be found.
4. Significant changes in elevation occur within sections four and nine, in areas adjacent to CSAH 139 (from 1070 feet near the Sauk River to 1185 feet near 260<sup>th</sup> Street), plentiful areas of woodlands and grasslands cover the terrain featuring the most fluctuation in elevation east of CSAH 139.

### Existing Land Use

1. This district encompasses the area of the original Rockville townsite north of Broadway and east of CSAH 139. A variety of uses exist within the urban area including downtown commercial, single-family residential, and multiple family quadrplexes.
2. Rural single-family residential uses occurring on one to ten acre lots west of CSAH 138.
3. Granite quarrying/mining.
4. Agricultural uses and farm sites are also located within this district.

### Recommendations

1. Recommended land uses within District Two in the future include:
  - a. Redevelopment/infill in areas of existing single-family residential subdivisions at complimentary densities.
  - b. Low intensity neighborhood mixed uses such as a retail/office/multiple family housing adjacent to Broadway and intended to serve residences in the downtown neighborhood.

- c. Rural residential developments immediately adjacent to existing rural residences and in the eastern half of sections three and ten, with minimum lot sizes over 2.5 acres.
  - d. Single-family suburban residential uses west of CSAH 138 providing utilities are extended to the area and shoreland/floodplain standards are met.
  - e. Higher quality business park/office park/light industrial adjacent to Highway 23 at the intersection of CSAH 6.
  - f. Open space corridor preservation.
  - g. Agriculture/livestock farming.
  - h. Park/trail development.
- Implementation: City Council, Park Board, Planning Commission and City Administrator.
2. The City should work with property owners and developers to preserve natural open space viewing corridors in the northern half of this district adjacent to Highway 23 whenever possible as a means of perpetuating rural vistas representative of the City's heritage and history.
- Implementation: City Council, Park Board, Planning Commission and City Administrator.
3. The City should encourage the development of trail/pathways connecting single-family neighborhoods in Planning District Two to existing/future parks and to residential uses in other portions of the City and the Sauk River and Mill Creek.
- Implementation: Park Board, City Council, Planning Commission and City Administrator.
4. The City to every extent possible shall preserve, protect, restore and enhance former and remaining elements with historic and/or cultural significance, productive agricultural lands, wetlands, woodlands, steep slopes and physical infrastructure within this District. Areas of special note within the district include woodlands west of CSAH 139, adjacent to CSAH 47 and within the Sauk River floodplains.
- Implementation: City Engineer, Park Board, City Council, Planning Commission, City Administrator and City Attorney.
5. The City shall focus on strengthening the downtown as a vital center of the community offering:
- a. A diverse mix of activities such as retail shops, residences, public building(s), workplaces and parks;
  - b. Lively, pedestrian-friendly amenities (e.g. ornamental lighting, benches, green space, unified streetscape, wide and continuous sidewalks, etc);

- c. Unique pedestrian systems tied to existing and future park/open space facilities, quarries and/or historic buildings; and,
  - d. Opportunities for personal interaction and tourism within the community such as museums, bed and breakfasts and community gathering spots, occasions for gathering and celebrations.
- Implementation: EDA, Park Board, City Council, Planning Commission, City Administrator, Historical Society and City Task Forces.
6. The City should embrace the presence of agricultural/farming uses within the northwestern portion of the district and work with property owners to identify means of preserving the presence of rural agricultural lands within the northwestern portion of this district through proactive outreach to property owners and through the sharing of information which may include but is not limited to information regarding:
- a. Land conservation easements,
  - b. Other land stewardship options (e.g. Conservation Reserve Program),
  - c. Tax incentives (e.g. Green Acres; Historic District listed on National Register),
  - d. Land owner compacts (groups of land owners jointly plan which areas of their land is preserved and which may be allowed to be the site of very limited, carefully sited development),
  - e. Agricultural land preservation options,
  - f. Development options, and
  - g. Options for sale of property for continued agricultural use (e.g. establish database of property owners wishing to market property for continued agricultural use, database of potential buyers, database of financial resources which may be accessed to assist with the sale of agricultural property and provide a means of accessing technical information regarding repairing/adapting/restoring barns and other outbuildings).
- Implementation: City Administrator, Economic Development Authority and City Council.
7. Strict and unified code administration and enforcement is warranted.
- Implementation: Building Official, City Council, Planning Commission and City Administrator.
8. Future development driveway access points directly onto CSAH 138 and 139 should be curtailed by planning internal road systems which provide access to the lots or when direct access is required, joint driveways. Primary emphasis for the roadways should be mobility and traffic flow.
- Implementation: City Engineer, Planning Commission, City Council and City Administrator.
9. The City should monitor the amount of vacant lots available as a means of avoiding excess lot quantities, partially developed subdivisions and 'leap-frog' type developments.
- Implementation: Planning Commission, City Administrator and City Council.

10. As this district further develops emphasis should be placed on retaining the rural, small town nature of the area by working with developers/builders to design residential environments and site plans that are fully compatible with adjacent areas. The City may wish to review the siting of new structures/dwellings in prominent or inappropriate locations and the associated potential change in the quality and appearance of the landscape. The City may wish to consider site planning guidelines which specify structures should not be placed in open fields or along ridgelines; new agricultural structures should be placed where their visual impact can be concealed by existing structures or vegetation; residences should be located on side slopes (not exceeding 18% in grade) and adjacent to tree lines and wooded field edges; and, groundcover restoration should primarily employ landscaping techniques that preserve native vegetation, woodland and wildlife communities in their natural state.

➤ Implementation: City Council, Planning Commission and City Administrator.

11. The City shall continue to promote attractive residential environments that offer a broad choice of housing options and maximize existing infrastructure including diverse life-style housing options, sizes and values. Future single-family residential housing types should be of diverse types and include affordable, standard and executive homes.

➤ Implementation: Planning Commission, City Council and City Administrator.

12. The City should promote the preservation of the landscape character of this district by working to increase public awareness, understanding and appreciation of the landscape's resources. For example:

- a. Maps depicting physical characteristics of land cover, agriculturally important soils, bedrock, biological surveys, etc. could be reproduced for public dissemination and/or as part of a community brochure highlighting the City's unique land resources.
- b. Annual guided or self-guided tours in conjunction with local festivals/activities could highlight landscape features and biological diversity.
- c. The City or an appointed task force could work with the Stearns County Historical Museum to identify the landscape's features through historical markers, plaques or other signs.

➤ Implementation: City Administrator, Economic Development Authority, Task Forces and City Council.

13. If an area is platted as part of a larger development project, the City should require the developer to submit a ghost plat (build out plat) of the entire development.

➤ Implementation: City Administrator, Planning Commission and City Council.

14. The City shall review proposed developments within the District to determine:

- a. Impact on existing and future transportation facilities,
- b. Existing and future surface water management systems,
- c. Adequacy of park facilities within the proposed development,
- d. Appropriateness of the proposed use(s),
- e. Adequacy and quality of proposed sanitary sewer and water facilities, and,

- f. Sufficient capacity is available within proposed sanitary sewer and water facilities to service the proposed development.
  - g. Adequacy of administrative/community services (i.e. general government, public works, police/fire protection, schools, etc).
- Implementation: City Council, Planning Commission, Park Board, City Engineer, City Administrator and Public Works Superintendent. Consultation with and/or approval by: Stearns County, MnDOT, DNR and Soil & Water Conservation District as appropriate.
15. The City should consider public investment in projects which achieve multiple goals such as commercial revitalization, environmental restoration/preservation and housing stock diversification especially as it pertains to the downtown.
- Implementation: City Council, Planning Commission, Economic Development Authority, Task Forces and City Administrator.
16. The City should investigate assistance programs, such as the Small Cities Development Program aimed at rehabilitation and/or restoration of significant commercial and residential structures within the City's core area.
- City Administrator, EDA, Planning Commission and City Council.
17. The City should consider the adoption of design standards for new, expanded or remodeled buildings in its City's core area as a means of preserving the historical significance and promoting the character of the area.
- Economic Development Authority, Planning Commission, City Council and City Administrator.
18. The City should encourage the development of uses dependent on pedestrian traffic in the downtown corridor, including, but not limited to civic, institutional, educational and healthcare services.
- Implementation: Economic Development Authority, Planning Commission, City Administrator and City Council.
19. The City should continue to implement measures that promote fiscally responsible infrastructure construction/reconstruction that is conducive to and whenever possible concurrent with redevelopment efforts including but not limited to right-of-way, sanitary sewer, storm sewer, drinking water, telephony, gas and electric structures/plant.
- Implementation: City Engineer, Utility Providers and City Council.

## **District Three**

### Location

District Three occupies sections 5, 6, 7 and 8 of township 123 in the northwest portion of the City.

### Features

Prominent features within District Three include: CSAH 139 (eastern boundary), CSAH 2, 260<sup>th</sup> Street (northern boundary), Glacier Road (and ATV/snowmobile trail), Halfman Road, Sauk River Road and 125<sup>th</sup> Avenue.

Physical features include a portion of the Sauk River floodway and floodplain, wetlands adjacent to the watercourse, rock outcroppings, lowland hardwood forests, tamarack swamp (seepage subtype), upland oak forests, some areas of wetlands/shrub meadows, agricultural lands and farm operations.

### Considerations for development

1. The southern two-thirds of sections seven and eight adjacent to the Sauk River and in the vicinity of Precambrian bedrock less than 50 feet below the surface have very high sensitivity to groundwater contamination. Proper stormwater management, erosion controls and sanitary sewer disposal system reviews should be pursued.
2. Precambrian bedrock within 50 feet of the surface is found in the southern two-thirds of section eight and the western half of section seven.
3. Lowland hardwood forests and rock outcroppings are found directly adjacent to the Sauk River in the southeastern portion of section eight. An extremely rare seepage tamarack swamp is located just to the west of the lowland hardwood forest in section eight (Peck property).
4. Upland oak forests with interspersed wet prairies and meadows are located north of Glacier Road in sections five and six, covering areas of rolling to rugged topography.
5. Cultivated acreage currently exists primarily in the vicinity of CSAH 2 (R. Bechtold and Hansen properties) and south of Glacier Road (J. Bechtold property) and between CSAH 139 and Halfman Road (Eikmeire property) in section eight.
6. Some of the most agriculturally important soils are found beneath the upland oak forests, within all but the northwestern quarter of section five and between CSAH 139 and Halfman Road (Eikmeire property) in section eight.
7. Significant changes in elevation occur within all of section five, the southern half of section six, the northern 1/3<sup>rd</sup> of section seven and the northern two-thirds of section eight. Steep slopes occur north of the intersection of 125<sup>th</sup> Avenue and Glacier Road; west of Halfman Road where the roadway, when northbound, makes a sharp turn west, on the Gottwalt property west of CSAH 139 in section five and south of Sauk River Road adjacent to the river and the former Rockville corporate limits in section eight.

### Existing Land Use

1. Primary uses within District Three are agricultural farm sites and rural residential in nature.
2. Granite quarrying/mining uses are allowed in the southeastern corner of section eight.
3. A snowmobile trail is located to the north of Glacier Road within this District.

## Recommendations

1. Recommended land uses within District Three in the future include:
  - a. Open space preservation/natural resource protection.
  - b. Agriculture/livestock farming.
  - c. Park/trail development.
  - d. Mining/quarrying subject to interim use permit and reclamation plan.

➤ Implementation: City Council, Park Board, Planning Commission and City Administrator.
2. The City should encourage the development of trail/pathways connecting existing trails within Planning District Three to existing/future parks and trails in other portions of the City.

➤ Implementation: Park Board, City Council, Planning Commission and City Administrator.
3. The City to every extent possible shall preserve, protect, restore and enhance former and remaining elements with historic and/or cultural significance, productive agricultural lands, wetlands, woodlands, steep slopes and physical infrastructure within this District. Areas of special note within the district include steep slopes, oak forests, wetlands, lowland hardwood forests, tamarack swamps and areas within the Sauk River floodplain.

➤ Implementation: City Engineer, Park Board, City Council, Planning Commission, City Administrator and City Attorney.
4. Promote the continued existence of woodlands and open space within the district.

➤ Implementation: Park Board, City Council, Planning Commission and City Administrator.
5. Protect the integrity of wetland communities by strict enforcement of environmental codes and through the adoption of a surface water management plan.

➤ Implementation: City Council, Planning Commission, St. Joseph Township Board, City Attorney and City Administrator.
6. The City should embrace the presence of agricultural/farming uses within the district and work with property owners to identify means of preserving the presence of rural agricultural lands and livestock farming operations within the district through proactive outreach to property owners and through the sharing of information which may include but is not limited to information regarding:
  - a. Land conservation easements,
  - b. Other land stewardship options (e.g. Conservation Reserve Program),

- c. Tax incentives (e.g. Green Acres; Historic District listed on National Register),
  - d. Land owner compacts (groups of land owner jointly plan which areas of their land is preserved and which may be allowed to be the site of very limited, carefully sited development),
  - e. Agricultural land preservation options,
  - f. Development options, and
  - g. Options for sale of property for continued agricultural use (e.g. establish database of property owners wishing to market property for continued agricultural use, database of potential buyers, database of financial resources which may be accessed to assist with the sale of agricultural property and provide a means of accessing technical information regarding repairing/adapting/restoring barns and other outbuildings).
- Implementation: City Administrator, Economic Development Authority and City Council.
7. The City should promote the preservation of the landscape character of this district by working to increase public awareness, understanding and appreciation of the landscape's resources. For example:
- a. Maps depicting physical characteristics of land cover, agriculturally important soils, bedrock, biological surveys, etc. could be reproduced for public dissemination and/or as part of a community brochure highlighting the City's unique land resources.
  - b. Annual guided or self-guided tours in conjunction with local festivals/activities could highlight landscape features and biological diversity.
  - c. The City could work with the Stearns County Historical Museum to identify the landscape's features through historical markers, plaques or other signs.
- Implementation: City Administrator, Economic Development Authority, Task Forces and City Council.
8. The City should consider the adoption of a local "Right to Farm" ordinance to preserve and encourage agricultural land use and operations within the City, to reduce the occurrence of conflicts between agricultural and non-agricultural land uses and to protect the public health. The ordinance could:
- a. Provide livestock farm operations greater protection from nuisance laws,
  - b. Provide purchasers and tenants of non-agricultural land close to agricultural land or operations with notice about the City's support of the preservation of agricultural lands and operations,
  - c. Require all new developments adjacent to agricultural land or operations to provide a buffer to reduce the potential conflicts between agricultural and non-agricultural land uses, and
  - d. Provide for a dispute resolution procedure designed to amicably resolve any complaints about agricultural operations that is less formal and expensive than court proceedings.
- Implementation: City Attorney, City Council, Planning Commission and City Administrator.

9. The City may wish to review the siting of new structures/dwellings in rural locations that are prominent and the associated potential change in the quality and appearance of the landscape. The City may wish to consider site planning guidelines which specify structures should not be placed in open fields or along ridgelines; new agricultural structures should be placed where their visual impact can be concealed by existing structures or vegetation; residences should be located on side slopes (not exceeding 18% in grade) and adjacent to tree lines and wooded field edges; and, groundcover restoration should primarily employ landscaping techniques that preserve native vegetation, woodland and wildlife communities in their natural state.
  - Implementation: City Council, Planning Commission and City Administrator.
  
10. Future development driveway access points directly onto CSAH 2 and 139 should be curtailed by planning internal road systems which provide access to the lots or when direct access is required, joint driveways. Primary emphasis for the roadways should be mobility and traffic flow.
  - Implementation: City Engineer, Planning Commission, City Council and City Administrator.
  
11. The City should preserve the landscape character within this district by pursuing and designing roadway improvements only when necessary for safety and/or traffic management (i.e. Halfman and Glacier Roads). Roadway designs should minimize effects on this district's scenic agricultural landscape character (Minnesota Department of Transportation Natural Preservation Routes program).
  - Implementation: City Engineer, Planning Commission, City Council and City Administrator.

## **District Four**

### Location

District Four occupies sections 13, 14, 15, 22, 23 and 24 of township 123 in the east-central portion of the City.

### Features

Prominent features within District Four include: CSAH 47 (northern boundary), 88<sup>th</sup> Avenue, Ahles Road, Lake Road and Rausch Lake Road.

Physical features include some of the most important agricultural soils within the City, several current and former wetlands, several small watercourses draining agricultural soils and leading to wetlands and/or Rausch Lake, mild fluctuations in elevation, some areas of tree massings, rural residential developments (mostly adjacent to roadways) and farmsites/operations.

### Considerations for development

1. The western two-thirds of section 15; the northwestern corner of section 22; areas adjacent to the watercourse near the 23/24 section line; and, areas adjacent to the edge of the Precambrian bedrock in section 24 have very high sensitivity to groundwater contamination. Proper stormwater management, erosion controls and sanitary sewer disposal system reviews should be pursued.
2. Precambrian bedrock within 50 feet of the surface is found in: the northern one-half of section 13; the eastern halves of sections 13 and 24; the northeastern corner of section 14; and, the north-central portion of section 15.
3. Moderately coarse textured and coarse textured agriculturally important soils which are very well suited to agricultural use are found throughout a majority of District Four.
4. A majority of the acreage, despite the presence of rural residences adjacent to CSAH 47 and 88<sup>th</sup> Avenue, within District Four is currently cultivated.
5. Mild changes in elevation occur throughout the district, notably in section 22 and the southwest quadrant of section 13.
6. Steep slopes are scattered throughout this district in areas including, but not limited to: the southeast quadrant of section 13 and the northeast quadrant of section 24 adjacent to Ahles Road; adjacent to the 15/22 section line; in the central and south-central portion of section 22 and in the southeast quadrant of section 23.

### Existing Land Use

1. Primary uses within District Four are agricultural, farm sites and rural residential.
2. A few 'countryside' commercial establishments are located in sections 15 and 23.

### Recommendations

1. Recommended land uses within District Four in the future include:
  - a. Open space preservation/natural resource protection.
  - b. Agriculture/livestock farming.
  - c. Park/trail development.

- d. Low density residential
  - e. Rural residential in agricultural transitional areas.
- Implementation: City Council, Park Board, Planning Commission and City Administrator.
2. The City should encourage the development of trail/pathways connecting existing trails within Planning District Four to existing/future parks and trails in other portions of the City.
    - Implementation: Park Board, City Council, Planning Commission and City Administrator.
  3. The City to every extent possible shall preserve, protect, restore and enhance former and remaining elements with historic and/or cultural significance, productive agricultural lands, wetlands, woodlands, steep slopes and physical infrastructure within this District.
    - Implementation: City Engineer, Park Board, City Council, Planning Commission, City Administrator and City Attorney.
  4. Protect the integrity of wetland communities by strict enforcement of environmental codes and through the adoption of a surface water management plan.
    - Implementation: City Council, Planning Commission, City Attorney and City Administrator.
  5. The City should embrace the presence of agricultural/farming uses within the district and work with property owners to identify means of preserving the presence of rural agricultural lands and livestock farming operations within the district through proactive outreach to property owners and through the sharing of information which may include but is not limited to information regarding:
    - a. Land conservation easements,
    - b. Other land stewardship options (e.g. Conservation Reserve Program),
    - c. Tax incentives (e.g. Green Acres; Historic District listed on National Register),
    - d. Land owner compacts (groups of land owners jointly plan which areas of their land is preserved and which may be allowed to be the site of very limited, carefully sited development),
    - e. Agricultural land preservation options,
    - f. Development options, and
    - g. Options for sale of property for continued agricultural use (e.g. establish database of property owners wishing to market property for continued agricultural use, database of potential buyers, database of financial resources which may be accessed to assist with the sale of agricultural property and provide a means of accessing technical information regarding repairing/adapting/restoring barns and other outbuildings).
    - Implementation: City Administrator, Economic Development Authority and City Council.

6. The City should promote the preservation of the landscape character of this district by working to increase public awareness, understanding and appreciation of the landscape's resources. For example:
  - a. Maps depicting physical characteristics of land cover, agriculturally important soils, bedrock, biological surveys, etc. could be reproduced for public dissemination and/or as part of a community brochure highlighting the City's unique land resources.
  - b. Annual guided or self-guided tours in conjunction with local festivals/activities could highlight landscape features and biological diversity.
  - c. The City could work with the Stearns County Historical Museum to identify the landscape's features through historical markers, plaques or other signs.

➤ Implementation: City Administrator, Economic Development Authority, Task Forces and City Council.
  
7. The City should consider the adoption of a local "Right to Farm" ordinance to preserve and encourage agricultural land use and operations within the City, to reduce the occurrence of conflicts between agricultural and non-agricultural land uses and to protect the public health. The ordinance could:
  - a. Provide livestock farm operations greater protection from nuisance laws,
  - b. Provide purchasers and tenants of non-agricultural land close to agricultural land or operations with notice about the City's support of the preservation of agricultural lands and operations,
  - c. Require all new developments adjacent to agricultural land or operations to provide a buffer to reduce the potential conflicts between agricultural and non-agricultural land uses, and
  - d. Provide for a dispute resolution procedure designed to amicably resolve any complaints about agricultural operations that is less formal and expensive than court proceedings.

➤ Implementation: City Attorney, City Council, Planning Commission and City Administrator.
  
8. The City may wish to review the siting of new structures/dwellings in prominent or inappropriate locations and the associated potential change in the quality and appearance of the landscape. The City may wish to consider site planning guidelines which specify structures in rural areas should not be placed in open fields or along ridgelines; new agricultural structures should be placed where their visual impact can be concealed by existing structures or vegetation; residences should be located on side slopes (not exceeding 18% in grade) and adjacent to tree lines and wooded field edges; and, groundcover restoration should primarily employ landscaping techniques that preserve native vegetation, woodland and wildlife communities in their natural state.
  - b. Implementation: City Council, Planning Commission and City Administrator.
  
9. Future development driveway access points directly onto CSAH 47 should be curtailed by planning internal road systems which provide access to the lots or when direct access is

required, joint driveways. Primary emphasis for the roadways should be mobility and traffic flow.

- Implementation: City Engineer, Planning Commission, City Council and City Administrator.

10. The City should preserve the landscape character within this district by pursuing and designing roadway improvements only when necessary for safety and/or traffic management. Roadway designs should minimize effects on this district's scenic agricultural landscape character (Minnesota Department of Transportation Natural Preservation Routes program).

- Implementation: City Engineer, Planning Commission, City Council and City Administrator.

## **District Five**

### Location

District Five occupies sections 16, 17, 20, 21, 28 and 29 of township 123 in the central and west-central portion of the City.

### Features

Prominent features within District Five include: Highway 23 bypass, Broadway Street, CSAH 8, County Road 140, 230<sup>th</sup> Street, Hubert Lane, Agate Beach Road, the Burlington Northern Santa Fe Railroad, the portion of downtown Rockville south of Broadway and the Grand Lake neighborhood.

Physical features include a portion of the Sauk River floodway and floodplain, Mill Creek, Grand Lake, a few small gravel pits northwest of Grand Lake, a quarry in the north-central portion of section 16, some areas of grass/shrubland and agricultural lands and farm operations primarily within the western two-thirds of sections 20 and 29 along with the eastern half of section 21.

### Considerations for development

1. A large portion of this district, with the exception of the western half of section 29 and the southwestern quadrant of section 20 have high to very high sensitivity to groundwater contamination. Proper stormwater management, erosion controls and sanitary sewer disposal system reviews should be pursued.
2. Precambrian bedrock within 50 feet of the surface is found in the northern sections of this district, including the northern two-thirds of sections 16 and 17.
3. Lowland hardwood forests and rock outcroppings are found directly adjacent to the Sauk River in the northeastern portion of section 17. An extremely rare seepage tamarack swamp is located just to the west of the lowland hardwood forest in section 17 (Peck property).
4. Cultivated acreage currently exists throughout a large portion of the District with the exception of downtown Rockville and the Grand Lake neighborhood.
5. Agriculturally important soils lie west of Grand Lake in sections 20 and 29 (J. Schmitt, D. Voigt, J. Bloch, D. Hodel, R. Kron and part of H. Schlanger properties).
6. Significant changes in elevation occur west of Grand Lake throughout section 29 and in the southern half of section 20, generally corresponding to the areas of agriculturally important soils.
7. Large stands of woodland/grasslands cover the rolling terrain south of 123<sup>rd</sup> Avenue east of the 29/30 section line.
8. Steep slopes are common throughout the district in areas including, but not limited to: parcels west of Grand Lake adjacent to CSAH 8, including slopes on the J. Schmitt, J. Bloch, and C. Bloch properties; several areas within section 29; and areas adjacent to the 16/21 section line.

### Existing Land Use

1. This district encompasses the area of the original Rockville townsite south of Broadway. A variety of uses exist within the urban area including downtown commercial, institutional/educational/public services, single-family residential and multiple family dwellings.
2. Low (urban) residential de directly adjacent to Grand Lake.

3. Rural single-family residential uses occurring on one to three acre lots north of 230<sup>th</sup> Street and west of CSAH 8.
4. Granite quarrying and sand/gravel mining.
5. 'Countryside' commercial mostly within small lot residential developments adjacent to Grand Lake.
6. Agricultural uses and farm sites are also located within this district.

#### Recommendations

1. Recommended land uses within District Five in the future include:
  - a. Redevelopment/infill in areas of existing single-family residential subdivisions at complimentary densities.
  - b. Low intensity neighborhood mixed uses such as a retail/office/multiple family housing adjacent to Broadway and intended to serve residences in the downtown neighborhood.
  - c. Rural residential developments in clusters in agriculture transitional areas with minimum lot sizes over 2.5 acres (areas within SP Overlay Zoning District).
  - d. Mixed density residential between CSAH 8, Highway 23 and Broadway.
  - e. High quality, vehicular traffic-oriented commercial/retail establishments initially clustered at intersections of CSAH 47/Highway 23 and CSAH 6/Highway 23.
  - f. Single-family urban residential uses adjacent to Grand Lake providing utilities are extended to the area and shoreland/floodplain standards are met.
  - g. Higher quality business park/office park/light industrial adjacent to Highway 23 adjacent to the intersection with CR 140.
  - h. Open space corridor preservation.
  - i. Agriculture/livestock farming.
  - j. Park/trail development.
  - Implementation: City Council, Park Board, Planning Commission and City Administrator.
  
2. The City should work with property owners and developers to preserve natural open space viewing corridors adjacent to Highway 23 whenever possible as a means of perpetuating rural vistas representative of the City's heritage and history.
  - Implementation: City Council, Park Board, Planning Commission and City Administrator.

3. The City should encourage the development of trail/pathways connecting single-family neighborhoods in Planning District Five to existing/future parks and to residential uses in other portions of the City and the Sauk River and Mill Creek.
  - Implementation: Park Board, City Council, Planning Commission and City Administrator.
  
4. The City to every extent possible shall preserve, protect, restore and enhance former and remaining elements with historic and/or cultural significance, productive agricultural lands, wetlands, woodlands, steep slopes and physical infrastructure within this District. Areas of special note within the district include agriculturally important soils west of Grand Lake in sections 20 and 29 and within the shoreland of Grand Lake, the Sauk River and Mill Creek.
  - Implementation: City Engineer, Park Board, City Council, Planning Commission, City Administrator and City Attorney.
  
5. The City shall focus on strengthening the downtown as a vital center of the community offering:
  - a. A diverse mix of activities such as retail shops, residences, public buildings, workplaces and parks;
  - b. Lively, pedestrian-friendly amenities (e.g. ornamental lighting, benches, green space, unified streetscape, wide and continuous sidewalks, etc);
  - c. Unique pedestrian systems tied to existing and future park/open space facilities, quarries and/or historic buildings; and,
  - d. Opportunities for personal interaction and tourism within the community such as museums, bed and breakfasts and community gathering spots, occasions and celebrations.
  - Implementation: EDA, Park Board, City Council, Planning Commission, City Administrator, Historical Society and City Task Forces.
  
6. The City should embrace the presence of agricultural/farming uses west of Grand Lake and work with property owners to identify means of preserving the presence of rural agricultural lands within the this district through proactive outreach to property owners and through the sharing of information which may include but is not limited to information regarding:
  - a. Land conservation easements,
  - b. Other land stewardship options (e.g. Conservation Reserve Program),
  - c. Tax incentives (e.g. Green Acres; Historic District listed on National Register),
  - d. Land owner compacts (groups of land owners jointly plan which areas of their land is preserved and which may be allowed to be the site of very limited, carefully sited development),
  - e. Agricultural land preservation options,
  - f. Development options, and
  - g. Options for sale of property for continued agricultural use (e.g. establish database of property owners wishing to market property for continued agricultural use, database of potential buyers, database of financial resources which may be accessed to assist with

the sale of agricultural property and provide a means of accessing technical information regarding repairing/adapting/restoring barns and other outbuildings).

- Implementation: City Administrator, Economic Development Authority and City Council.

7. The City should promote the preservation of the landscape character of this district by working to increase public awareness, understanding and appreciation of the landscape's resources. For example:

- a. Maps depicting physical characteristics of land cover, agriculturally important soils, bedrock, biological surveys, etc. could be reproduced for public dissemination and/or as part of a community brochure highlighting the City's unique land resources.
- b. Annual guided or self-guided tours in conjunction with local festivals/activities could highlight landscape features and biological diversity.
- c. The City could work with the Stearns County Historical Museum to identify the landscape's features through historical markers, plaques or other signs.

- Implementation: City Administrator, Economic Development Authority, Task Forces and City Council.

8. The City should consider the adoption of a local "Right to Farm" ordinance to preserve and encourage agricultural land use and operations within the City, to reduce the occurrence of conflicts between agricultural and non-agricultural land uses and to protect the public health. The ordinance could:

- a. Provide livestock farm operations greater protection from nuisance laws,
- b. Provide purchasers and tenants of non-agricultural land close to agricultural land or operations with notice about the City's support of the preservation of agricultural lands and operations,
- c. Require all new developments adjacent to agricultural land or operations to provide a buffer to reduce the potential conflicts between agricultural and non-agricultural land uses, and
- d. Provide for a dispute resolution procedure designed to amicably resolve any complaints about agricultural operations that is less formal and expensive than court proceedings.

- Implementation: City Attorney, City Council, Planning Commission and City Administrator.

9. The City may wish to review the siting of new structures/dwellings in prominent or inappropriate locations and the associated potential change in the quality and appearance of the landscape. The City may wish to consider site planning guidelines which specify structures should not be placed in open fields or along ridgelines; new agricultural structures should be placed where their visual impact can be concealed by existing structures or vegetation; residences should be located on side slopes (not exceeding 18% in grade) and adjacent to tree lines and wooded field edges; and, groundcover restoration should primarily

employ landscaping techniques that preserve native vegetation, woodland and wildlife communities in their natural state.

➤ Implementation: City Council, Planning Commission and City Administrator.

10. Future development driveway access points directly onto CSAH 8 and CSAH 47 should be curtailed by planning internal road systems which provide access to the lots or when direct access is required, joint driveways. Primary emphasis for the roadways should be mobility and traffic flow.

➤ Implementation: City Engineer, Planning Commission, City Council and City Administrator.

11. The City should preserve the landscape character within this district by pursuing and designing roadway improvements only when necessary for safety and/or traffic management (e.g. Hubert Lane, Mitchell Lane). Roadway designs should minimize effects on this district's scenic agricultural landscape character (CSAH - Minnesota Department of Transportation Natural Preservation Routes program).

➤ Implementation: City Engineer, Planning Commission, City Council and City Administrator.

12. Existing conditions of Hubert Lane shall be immediately addressed. The City shall work with property owners to at a minimum design roadway and stormwater facilities that at a minimum allow for the provision of adequate City services while minimizing effects on the areas character.

➤ Implementation: City Engineer, City Attorney, Planning Commission, City Council and City Administrator.

13. The City shall strive to provide a continuous roadway and pathway loop adjacent to Grand Lake.

➤ Implementation: City Engineer, City Attorney, Planning Commission, City Council and City Administrator.

14. Safe public access to and use of Grand Lake surface waters should be pursued and protected.

➤ Implementation: City Council, Stearns County Sheriff's Department, neighborhood residents and City Administrator.

15. Strict and unified code administration and enforcement is warranted.

➤ Implementation: Building Official, City Council, Planning Commission and City Administrator.

16. The City should monitor the amount of vacant lots available as a means of avoiding excess lot quantities, partially developed subdivisions and 'leap-frog' type developments.

- Implementation: Planning Commission, City Administrator and City Council.
17. As this district further develops emphasis should be placed on retaining the rural, small town nature of the area by working with developers/builders to design residential environments and site plans that are fully compatible with adjacent areas. In urban areas, emphasis should be placed on generous lot sizes, open space and parkland amenities. Planned unit developments should not exceed the density allowed within underlying zoning classifications.
- Implementation: City Council, Planning Commission and City Administrator.
18. In rural areas, the City may wish to review the siting of new structures/dwellings in prominent or inappropriate locations and the associated potential change in the quality and appearance of the landscape. The City may wish to consider site planning guidelines which specify structures should not be placed in open fields or along ridgelines; new agricultural structures should be placed where their visual impact can be concealed by existing structures or vegetation; residences should be located on side slopes (not exceeding 18% in grade) and adjacent to tree lines and wooded field edges; and, groundcover restoration should primarily employ landscaping techniques that preserve native vegetation, woodland and wildlife communities in their natural state.
- Implementation: City Council, Planning Commission and City Administrator.
19. The City shall continue to promote attractive residential environments that offer a broad choice of housing options and maximize existing infrastructure including diverse life-style housing options, sizes and values. Future single-family residential housing types should be of diverse types and include affordable, standard and executive homes.
- Implementation: Planning Commission, City Council and City Administrator.
20. If an area is platted as part of a larger development project, the City should require the developer to submit a ghost plat (build out plat) of the entire development.
- Implementation: City Administrator, Planning Commission and City Council.
21. The City shall review proposed developments within the District to determine:
- a. Impact on existing and future transportation facilities,
  - b. Existing and future surface water management systems,
  - c. Adequacy of park facilities within the proposed development,
  - d. Appropriateness of the proposed use(s),
  - e. Adequacy and quality of proposed sanitary sewer and water facilities, and,
  - f. Sufficient capacity is available within proposed sanitary sewer and water facilities to service the proposed development.
  - g. Adequacy of administrative/community services (i.e. general government, public works, police/fire protection, schools, etc).
- Implementation: City Council, Planning Commission, Park Board, City Engineer, City Administrator and Public Works Superintendent. Consultation with and/or approval by: Stearns County, MnDOT, DNR and Soil & Water Conservation District as appropriate.

22. The City should consider public investment in projects which achieve multiple goals such as commercial revitalization, environmental restoration/preservation and housing stock diversification especially as it pertains to the downtown.
  - Implementation: City Council, Planning Commission, Economic Development Authority, Task Forces and City Administrator.
  
23. The City should investigate assistance programs, such as the Small Cities Development Program aimed at rehabilitation and/or restoration of significant commercial and residential structures within the City's core area.
  - City Administrator, EDA, Planning Commission and City Council.
  
24. The City should consider the adoption of design standards for new, expanded or remodeled buildings in its City's core area as a means of preserving the historical significance and promoting the character of the area.
  - Economic Development Authority, Planning Commission, City Council and City Administrator.
  
25. Uses dependent on pedestrian traffic (specialty retail shops, tourist attractions, community squares) and those generating pedestrian traffic (i.e. public, social and institutional services; professional office space) along with the promotion of a variety of housing options will help sustain the vitality of downtown while creating a sustainable community asset. To those ends, the City shall review permitted and conditional uses in the downtown and highway business corridors and consider creating distinctive zoning classifications addressing businesses dependent on pedestrian and freeway traffic (e.g. central business district and highway business district).
  - Implementation: City Council, Planning Commission, City Engineer and City Administrator.
  
26. The City should encourage the development of uses dependent on pedestrian traffic in the downtown corridor, including, but not limited to civic, institutional, educational and healthcare services.
  - Implementation: Economic Development Authority, Planning Commission, City Administrator and City Council.
  
27. The City should continue to implement measures that promote fiscally responsible infrastructure reconstruction/construction that is conducive to and whenever possible concurrent with redevelopment efforts including but not limited to right-of-way, sanitary sewer, storm sewer, drinking water, telephony, gas and electric structures/plant.
  - Implementation: City Engineer, Utility Providers and City Council.

## **District Six**

### Location

District Six occupies sections 18, 19, 30, 31, 32 and 33 of township 123 in the southwest portion of the City.

### Features

Prominent features within District Six include: the Burlington Northern Santa Fe Railroad, Highway 23, west of CR 140, Spoden Road, 210<sup>th</sup> Street, CSAH 8 south of Grand Lake, 202<sup>nd</sup> Street and 123<sup>rd</sup> Avenue.

Physical features include a portion of the Sauk River floodway and floodplain, Mud Lake, Haus Marsh Lake (and adjacent wetland), some areas of woodlands/pasturelands, agricultural lands and farm operations.

### Considerations for development

1. The northern one-half of section 18, the eastern one-half of section 32 and the majority of section 33 have high to very high sensitivity to groundwater contamination. Proper stormwater management, erosion controls and sanitary sewer disposal system reviews should be pursued.
2. Precambrian bedrock within 50 feet of the surface is found in the northeastern quadrant of section 18.
3. Cultivated acreage currently exists primarily in sections 19, 32 and 33 and the western half of section 31.
4. Some of the most important agricultural soils within the City are found throughout this district.
5. Significant changes in elevation occur within all of sections 30 and 31, portions of the terrain are lined with woodlands/pasturelands.
6. Steep slopes are scattered throughout District Six.

### Existing Land Use

1. Primary uses within District Six are agricultural, farm sites and rural residential in nature.
2. Light industrial uses are located east of the convergence of the Highway 23 bypass and Broadway.
3. A very few 'countryside' commercial establishments are within the district.

### Recommendations

1. Recommended land uses within District Six in the future include:
  - a. Open space preservation/natural resource protection.
  - b. Agriculture/livestock farming.
  - c. Higher quality business park/office park/light industrial adjacent to Highway 23 adjacent to the intersection with CR 140.

- d. Rural residential and 'countryside' commercial where existing.
  - e. Park/trail development.
  - f. Mining/quarrying subject to interim use permit and reclamation plan.
- Implementation: City Council, Park Board, Planning Commission and City Administrator.
2. The City to every extent possible shall preserve, protect, restore and enhance former and remaining elements with historic and/or cultural significance, productive agricultural lands, wetlands, woodlands, steep slopes and physical infrastructure within this District. Areas of special note within the district include steep slopes, oak forests, wetlands, lowland hardwood forests, tamarack swamps and areas within the Sauk River floodplain.
- Implementation: City Engineer, Park Board, City Council, Planning Commission, City Administrator and City Attorney.
3. To promote the continued existence of woodlands and open space within the district the City may wish to consider adding woodland protection and land preservation criteria to its zoning ordinance.
- Implementation: Park Board, City Council, Planning Commission and City Administrator.
4. Protect the integrity of wetland communities by strict enforcement of environmental codes and through the adoption of a surface water management plan.
- Implementation: City Council, Planning Commission, City Attorney and City Administrator.
5. The City should embrace the presence of agricultural/farming uses within the district and work with property owners to identify means of preserving the presence of rural agricultural lands and livestock farming operations within the district through proactive outreach to property owners and through the sharing of information which may include but is not limited to information regarding:
- a. Land conservation easements,
  - b. Other land stewardship options (e.g. Conservation Reserve Program),
  - c. Tax incentives (e.g. Green Acres; Historic District listed on National Register),
  - d. Land owner compacts (groups of land owners jointly plan which areas of their land is preserved and which may be allowed to be the site of very limited, carefully sited development),
  - e. Agricultural land preservation options,
  - f. Development options, and
  - g. Options for sale of property for continued agricultural use (e.g. establish database of property owners wishing to market property for continued agricultural use, database of potential buyers, database of financial resources which may be accessed to assist with the sale of agricultural property and provide a means of accessing technical information regarding repairing/adapting/restoring barns and other outbuildings).

- Implementation: City Administrator, Economic Development Authority and City Council.
6. The City should promote the preservation of the landscape character of this district by working to increase public awareness, understanding and appreciation of the landscape's resources. For example:
- a. Maps depicting physical characteristics of land cover, agriculturally important soils, bedrock, biological surveys, etc. could be reproduced for public dissemination and/or as part of a community brochure highlighting the City's unique land resources.
  - b. Annual guided or self-guided tours in conjunction with local festivals/activities could highlight landscape features and biological diversity.
  - c. The City could work with the Stearns County Historical Museum to identify the landscape's features through historical markers, plaques or other signs.
- Implementation: City Administrator, Economic Development Authority, Task Forces and City Council.
7. The City should consider the adoption of a local "Right to Farm" ordinance to preserve and encourage agricultural land use and operations within the City, to reduce the occurrence of conflicts between agricultural and non-agricultural land uses and to protect the public health. The ordinance could:
- a. Provide livestock farm operations greater protection from nuisance laws,
  - b. Provide purchasers and tenants of non-agricultural land close to agricultural land or operations with notice about the City's support of the preservation of agricultural lands and operations,
  - c. Require all new developments adjacent to agricultural land or operations to provide a buffer to reduce the potential conflicts between agricultural and non-agricultural land uses, and
  - d. Provide for a dispute resolution procedure designed to amicably resolve any complaints about agricultural operations that is less formal and expensive than court proceedings.
- Implementation: City Attorney, City Council, Planning Commission and City Administrator.
8. As this district further develops emphasis should be placed on retaining the rural, small town nature of the area by working with developers/builders to design residential environments and site plans that are fully compatible with adjacent areas. In urban areas, emphasis should be placed on lot sizes which harmonize with existing and proposed development, open space and parkland amenities. Planned unit developments should not exceed the density allowed within underlying zoning classifications.
- Implementation: City Council, Planning Commission and City Administrator.

9. In rural areas, the City may wish to review the siting of new rural structures/dwellings in prominent locations and the associated potential change in the quality and appearance of the landscape. The City may wish to consider site planning guidelines which specify structures in rural areas should not be placed in open fields or along ridgelines; new agricultural structures should be placed where their visual impact can be concealed by existing structures or vegetation; residences should be located on side slopes (not exceeding 18% in grade) and adjacent to tree lines and wooded field edges; and, groundcover restoration should primarily employ landscaping techniques that preserve native vegetation, woodland and wildlife communities in their natural state.
  - Implementation: City Council, Planning Commission and City Administrator.
  
10. Future development access points directly onto Trunk Highway 23 should be prohibited by planning internal road systems or frontage roads which provide access to lots adjacent to T.H. 23. Primary emphasis for the T.H. 23 should be mobility and traffic flow.
  - Implementation: City Engineer, Planning Commission, City Council and City Administrator.
  
11. The City should preserve the landscape character within the rural portions of this district by pursuing and designing roadway improvements only when necessary for safety and/or traffic management. Roadway designs should minimize effects on this district's scenic agricultural landscape character (Minnesota Department of Transportation Natural Preservation Routes program).
  - Implementation: City Engineer, Planning Commission, City Council and City Administrator.

## **District Seven**

### Location

District Seven occupies sections 25, 26, 27, 34, 35 and 36 of township 123 in the southeast portion of the City.

### Features

Prominent features within District Seven include: Rausch Lake Road, County Road 141, 205<sup>th</sup> Street, Echo Road and 200<sup>th</sup> Street.

Physical features include a portion of the Mill Creek floodway and floodplain, Rausch Lake, several current and former wetlands, several small watercourses draining agricultural soils and leading to wetlands and/or Rausch Lake, mild fluctuations in elevation, some areas of woodlands/pasturelands, rural residential developments (mostly adjacent to Rausch Lake Road and CR 141) and farmsites/operations.

### Considerations for development

1. The western one-half of section 35, the eastern one-half of section 25 and the majority of sections 27,34 and 36 have high to very high sensitivity to groundwater contamination. Proper stormwater management, erosion controls and sanitary sewer disposal system reviews should be pursued.
2. Cultivated acreage currently exists primarily in sections 34, 35 and 36 and the central portion of section 26.
3. Some of the most important agricultural soils within the City are found: throughout sections 25 and 26; in the northern one-third of section 27; in the central portion of section 35; and, in the northern half of section 36.
4. Significant areas of wetlands/hydric soils exist within District Seven, especially west of Rausch Lake and adjacent to Mill Creek.
5. Numerous steep slopes occur throughout sections 26 and 27, adjacent to CR 141 between 205<sup>th</sup> Street and Rausch Lake Road and Heinen/Massmann property line in section 35.
6. A large portion of the terrain in the district is covered by woodland/pastureland.

### Existing Land Use

1. Primary uses within District Seven are agricultural, farm sites and rural residential in nature.
2. A very few 'countryside' commercial establishments are within the district.

### Recommendations

1. Recommended land uses within District Seven in the future include:
  - a. Open space preservation/natural resource protection.
  - b. Agriculture/livestock farming.
  - c. Rural residential and 'countryside' commercial where existing.

d. Park/trail development.

- Implementation: City Council, Park Board, Planning Commission and City Administrator.
2. The City to every extent possible shall preserve, protect, restore and enhance former and remaining elements with historic and/or cultural significance, productive agricultural lands, wetlands, woodlands, steep slopes and physical infrastructure within this District. Areas of special note within the district include steep slopes, woodlands and wetlands within and adjacent to the Mill Creek floodplain.
- Implementation: City Engineer, Park Board, City Council, Planning Commission, City Administrator and City Attorney.
3. To promote the continued existence of woodlands and open space within the district the City may wish to consider adding woodland protection and land preservation criteria to its zoning ordinance.
- Implementation: Park Board, City Council, Planning Commission and City Administrator.
4. Protect the integrity of wetland communities by strict enforcement of environmental codes and through the adoption of a surface water management plan.
- Implementation: City Council, Planning Commission, City Attorney and City Administrator.
5. The City should embrace the presence of agricultural/farming uses within the district and work with property owners to identify means of preserving the presence of rural agricultural lands and livestock farming operations within the district through proactive outreach to property owners and through the sharing of information which may include but is not limited to information regarding:
- a. Land conservation easements,
  - b. Other land stewardship options (e.g. Conservation Reserve Program),
  - c. Tax incentives (e.g. Green Acres; Historic District listed on National Register),
  - d. Land owner compacts (groups of land owners jointly plan which areas of their land is preserved and which may be allowed to be the site of very limited, carefully sited development),
  - e. Agricultural land preservation options,
  - f. Development options, and
  - g. Options for sale of property for continued agricultural use (e.g. establish database of property owners wishing to market property for continued agricultural use, database of potential buyers, database of financial resources which may be accessed to assist with the sale of agricultural property and provide a means of accessing technical information regarding repairing/adapting/restoring barns and other outbuildings).
- Implementation: City Administrator, Economic Development Authority and City Council.

6. The City should promote the preservation of the landscape character of this district by working to increase public awareness, understanding and appreciation of the landscape's resources. For example:
  - a. Maps depicting physical characteristics of land cover, agriculturally important soils, bedrock, biological surveys, etc. could be reproduced for public dissemination and/or as part of a community brochure highlighting the City's unique land resources.
  - b. Annual guided or self-guided tours in conjunction with local festivals/activities could highlight landscape features and biological diversity.
  - c. The City could work with the Stearns County Historical Museum to identify the landscape's features through historical markers, plaques or other signs.
  - Implementation: City Administrator, Economic Development Authority, Task Forces and City Council.
  
7. The City should consider the adoption of a local "Right to Farm" ordinance to preserve and encourage agricultural land use and operations within the City, to reduce the occurrence of conflicts between agricultural and non-agricultural land uses and to protect the public health. The ordinance could:
  - a. Provide livestock farm operations greater protection from nuisance laws,
  - b. Provide purchasers and tenants of non-agricultural land close to agricultural land or operations with notice about the City's support of the preservation of agricultural lands and operations,
  - c. Require all new developments adjacent to agricultural land or operations to provide a buffer to reduce the potential conflicts between agricultural and non-agricultural land uses, and
  - d. Provide for a dispute resolution procedure designed to amicably resolve any complaints about agricultural operations that is less formal and expensive than court proceedings.
  - Implementation: City Attorney, City Council, Planning Commission and City Administrator.
  
8. The City may wish to consider adoption of an ordinance to establish purchase of development rights and transfer of development rights programs which provide for the preservation of agricultural lands through acquiring or transferring the development potential of agricultural land to other targeted areas.
  - Implementation: City Attorney, City Council, Planning Commission and City Administrator.
  
9. The City may wish to review the siting of new structures/dwellings in prominent or inappropriate locations and the associated potential change in the quality and appearance of the landscape. The City may wish to consider site planning guidelines which specify structures in rural areas should not be placed in open fields or along ridgelines; new agricultural structures should be placed where their visual impact can be concealed by

existing structures or vegetation; residences should be located on side slopes (not exceeding 18% in grade) and adjacent to tree lines and wooded field edges; and, groundcover restoration should primarily employ landscaping techniques that preserve native vegetation, woodland and wildlife communities in their natural state.

➤ Implementation: City Council, Planning Commission and City Administrator.

10. Future development access points directly onto County Road 141 should be curtailed by planning internal road systems to provide access to the lots. Primary emphasis for the roadway should be mobility and traffic flow.

➤ Implementation: City Engineer, Planning Commission, City Council and City Administrator.

11. The City should preserve the landscape character within the rural portions of this district by pursuing and designing roadway improvements only when necessary for safety and/or traffic management. Roadway designs should minimize effects on this district's scenic agricultural landscape character (Minnesota Department of Transportation Natural Preservation Routes program).

➤ Implementation: City Engineer, Planning Commission, City Council and City Administrator.

# HOUSING

## I. INTRODUCTION

The purpose of this chapter is to summarize housing issues within the City of Rockville and establish goals and work items promoting a healthy residential infrastructure and furthering a variety of life-cycle housing options. The issues have been identified through:

- An analysis of City demographics;
- An evaluation of historical building trends gathered from building permit information on file at the City offices;
- An evaluation of existing housing conditions gathered through a windshield survey of the City;
- A review of land use options for housing growth; and
- Community input.

## II. HOUSING ISSUES

### *Life Cycle Housing Variety*

The housing stock within a community must be responsive to the needs of its residents. Housing needs are not static but change over time as people move through different stages of their lives. Housing needs tend to evolve from: (1) affordable basic units for young people just beginning to enter the workforce to (2) affordable single family units for first time home buyers and young families to (3) move up housing for people with growing families and/or incomes to (4) empty-nester dwellings for persons whose children have grown and left home (5) to low maintenance housing options for aging persons as their ability to maintain their property decreases; and finally to (6) assisted living environments to provide health and medical care to the elderly.

To address the life-cycle needs of residents, it is critical that a community provides a wide range of housing:

- **Types** (i.e. apartment/townhome/condominium rental, townhome/condo/single-family owner occupied, assisted living);
- **Sizes** (i.e. one, two, three bedroom rentals; starter homes; move-up homes); and,
- **Values:** (i.e. efficiency – luxury rental units; starter homes – executive homes).

The development of life-cycle housing works to sustain the community by preventing a polarization of residents in one age or income group. As one generation of residents moves through its life cycle it can move into the housing provided by the previous generation, just as the next generation will move into the housing being vacated.

### *Population Characteristics/Growth*

Rockville's existing population as described in the Demographic Profile (Chapter 3) depicts a median age of 33.67 years. The median age in Stearns County is 31.6 years and in the State 35.4 years of age. Historical Census data reveals a higher concentration of younger persons in existing urban areas of the City versus more rural areas of the city.

The largest age groups within the City are those aged 35-44 and 25-34. Combined the two age classes comprise nearly 33.5% of the Rockville population. The fastest growing age category over the past decade is the 40-49 group expanding from 11% of the population in 1990 to 17.2% in 2000. The second fastest growing age category is the 30-39 group expanding from 17% of the population in 1990 to 18.4% of the population in 2000. The largest decrease in age group concentration in the City occurred in the 25-29 group falling from 10.6% of the population in 1990 to 5% of the population in 2000. The large concentration of persons in the age 40-49 group and the continued aging of the population will likely drive the need for empty-nester type housing over the next few decades. The significant drop in those aged 25-29 may be indicative of a shortage of affordable single-family units for first time home buyers, and/or

indicative of a desire for new affordable single-family units as opposed to existing single-family units that are affordable.

When compared with age groups in Stearns County, the City of Rockville contains significantly more persons aged 35-44 than the county. This may indicate a significant number of families are moving into the community in search of move-up homes (i.e. Grand Lake and Pleasant Lake). The City has significantly fewer persons aged 55-59 and 20-24 than the County. This may indicate limited housing choices for these population sectors (i.e. rental and retirement (empty-nester) options), as well as greater options for employment, services and educational opportunities in other communities.

Table 5-1 illustrates Census data that reflects over 58% of those occupying housing units (owner-occupied and rental) within the City moved in between 1990 and March, 2000. During that same period, 227 new housing units (27% of total units) were constructed indicating roughly half of the movement occurred into new homes. A larger percentage of the total amount of renters as compared to owner occupied housing units moved between 1990 and 2000.

**TABLE 5-1  
ROCKVILLE HOUSING UNITS  
BY YEAR HOUSEHOLDER MOVED IN**

<b>Year Household Moved In</b>	<b>Owner-Occupied Units</b>	<b>Rental Units</b>	<b>% Moved In</b>
<b>1999-March 2000</b>	58	55	13.53%
<b>1995-1998</b>	178	31	25.03%
<b>1990-1994</b>	149	18	20.00%
<b>1980-1989</b>	153	8	19.28%
<b>1970-1979</b>	123	6	15.45%
<b>1969 or Before</b>	54	2	6.71%

Source: U.S. Census 2000

***Housing Affordability - Defined***

“Affordable Housing” is defined differently by various organizations. The United States Department of Housing and Urban Development generally defines housing as affordable if it costs less than thirty (30) percent of a household’s income. However, HUD’s Section 8 Income Guidelines are the basis for most affordable housing programs. Section 8 guidelines define low and moderate incomes on a sliding scale, depending on the number of persons in the family. For example, a four person household is considered ‘moderate income’ if their family income is 80 percent of the area’s median family income.

The U.S. Census Bureau classifies household and family income differently. Household income is defined as total money received in a calendar year by all household members 15 years old and over. Family income is the total income received in a calendar year by family members related by birth, marriage or adoption. Many households are not families, for example single people living alone or with non-related roommates are considered a non-family household. Median household income is often lower than median family income, however, most housing data references family income rather than household income.

‘Median’ income differs from ‘average’ income. ‘Median’ is created by dividing income distribution data into two groups, one having incomes greater than the median and the other having incomes below the median. ‘Average’ income is calculated by adding all incomes together and dividing the total by the number of responses. The following Tables will compare Rockville, St. Joseph Township and Stearns County housing affordability data in terms of median household income (Table 5-2) and Rockville and the Stearns County Metropolitan Statistical Area in terms of median family income (Table 5-3).

**TABLE 5-2  
AFFORDABLE HOUSING – GENERAL DEFINITION  
30 PERCENT OF MEDIAN HOUSEHOLD INCOME**

Area	Median Household Income	"Affordable" Monthly Mortgage Payment*	"Affordable" Home Value at 6% interest/30 year term	"Affordable" Monthly Rent Payment
<b>City of Rockville</b>	<b>\$53,817</b>	<b>\$1,345</b>	<b>\$224,335</b>	<b>\$1,345</b>
St. Joseph Township	\$45,396	\$1,135	\$154,682	\$1,135
Stearns County	\$42,426	\$1,061	\$144,597	\$1,061
State of Minnesota	\$47,111	\$1,178	\$160,542	\$1,178

Source: U.S. Census – 2000

\* Note: Does not include down payment or taxes and insurance which may be reflected in monthly mortgage payment

**TABLE 5-3  
AFFORDABLE HOUSING – SECTION 8 DEFINITION**

Area	City of Rockville			St. Cloud Metro Area		
	Income	"Affordable" Home Value at 6% interest/30 year term	Approximate "Affordable" Monthly Rent Payment	Annual Income	"Affordable" Home Value at 6% interest/30 year term	Approximate "Affordable" Monthly Rent Payment
Median Family Income	\$59,819	\$249,353	\$1,495	\$56,300	\$234,500	\$1,408
Moderate** income – one person household	\$33,499	\$139,605	\$837	\$31,528	\$131,500	\$788
Moderate** income – two person household	\$38,284	\$159,620	\$957	\$36,032	\$150,250	\$901
Moderate** income – four person household	\$47,855	\$199,483	\$1,196	\$45,040	\$187,750	\$1,126
Low*** income – one person household	\$20,937	\$87,232	\$523	\$19,705	\$ 82,250	\$493
Low*** income – two person household	\$23,928	\$99,741	\$598	\$22,520	\$ 94,000	\$563
Low*** income – four person household	\$29,910	\$124,760	\$748	\$28,150	\$117,500	\$704

Source: U.S. Census & Department of Housing and Urban Development for Income. MDG, Inc. calculations of affordable mortgage and rent rates, based on Section 8 definition of affordable. Affordable mortgage based on 6% interest and a 30-year term, with no money down.

\* Note: Does not include down payment or taxes and insurance which may be reflected in monthly mortgage payment.

\*\* "Moderate" income defined here as 80% of median family income for St. Cloud Metropolitan Statistical Area.

\*\*\* "Low" income defined here as 50% of median family income for the St. Cloud Metropolitan Statistical Area.

By condensing data above, it is possible to develop a range of affordability for owner-occupied and rental units in the City of Rockville. Table 5-3 depicts the range of affordability for housing Rockville residents can afford.

**TABLE 5-4  
CITY OF ROCKVILLE  
RANGE OF HOUSING AFFORDABILITY – FAMILY OF FOUR PERSONS**

	<b>Owner – Occupied Home Value</b>	<b>Monthly Rental Cost</b>
<b>Affordable for Median Incomes</b>	\$224,335 - \$249,353	\$1,345 - \$1,495
<b>Affordable for Moderate Incomes (80% of Median)</b>	\$139,605-\$199,483	\$837 - \$1196
<b>Affordable for Low Incomes (50% of Median)</b>	\$ 87,232-\$124,760	\$ 523- \$748

It is noted most housing affordability programs and data place emphasis on creating owner-occupied units at 80% of the median family income (moderate income) and, rental units at 50% of the median family income (low income). Since low-income persons are typically renters, the definition of 'low income' is tied to the number of persons in each unit. Therefore, the Comprehensive Plan as of Spring, 2004 will identify "affordable owner-occupied units" as those affordable for moderate income families (80% of median income). Existing and new homes that are 'affordable' will be those between \$139,605 and \$199,483 (average of \$169,544). Affordable rental units are based on 50% of the median income and will be in the range of:

<b>Type</b>	<b>Affordable Rent</b>
Efficiency	\$523
One bedroom	\$598
Two bedroom	\$673
Three bedroom	\$748

It is important to note the definition of 'affordable' in terms of a dollar amount will change as the cost of living increases and/or mortgage interest rates rise. Therefore, the City should periodically review income/housing statistics and update the definition as warranted.

***Demand for Affordable Housing in Rockville***

The U.S. Census Bureau reports the actual income distribution in the City in terms of both median household and median family incomes. Income distributions can be compared to affordability standards to determine how many households and families in the City of Rockville may require affordable housing. In Table 5-5, households that may require affordable housing (based on family income) are depicted in the shaded areas.

**TABLE 5-5  
CITY OF ROCKVILLE  
FAMILY INCOME AFFORDABILITY**

Annual Family Income	Number of Families in Category	% of Total	Maximum Sustainable Monthly Rent - Efficiency Apt.	Maximum Sustainable Monthly Rent - One Bedroom	Maximum Sustainable Monthly Rent - Two Bedroom	Maximum Sustainable Home Value
Less than \$10,000	24	2.87%	\$175	\$225	\$250	\$41,698
10,000 - 14,999	27	3.23%	\$263	\$338	\$375	\$62,547
15,000 - 19,999	49	5.86%	\$350	\$450	\$500	\$83,369
20,000 - 24,999	39	4.67%	\$438	\$563	\$625	\$104,245
25,000 -29,999	45	5.38%	\$525	\$675	\$825	\$137,603
30,000 - 34,999	30	3.59%	\$613	\$788	\$875	\$145,943
35,000 - 39,999	43	5.14%	\$700	\$900	\$1,000	\$166,792
40,000 - 44,999	65	7.78%	\$788	\$1,013	\$1,125	\$187,641
45,000 - 49,999	46	5.50%	\$875	\$1,125	\$1,250	\$208,490
50,000 - 74,999	235	28.11%	\$1,313	\$1,688	\$1,875	\$312,734
75,000 - 99,999	146	17.46%	\$1,750	\$2,250	\$2,500	\$416,979
100,000 - 149,999	63	7.54%	\$2,625	\$3,375	\$3,750	\$625,469
150,000 - 199,999	14	1.67%	\$3,500	\$4,500	\$5,000	\$833,958
200,000 or more	10	1.20%	n/a	n/a	n/a	n/a
<b>Median = \$59,819</b>						

Source: United States Census, 2000 and MDG Calculations of Approximate Maximum Sustainable Home Value based on 6% interest and 30 year term.

The data in Table 5-5 indicates approximately 322 families (39% of Rockville families) may require affordable housing (LMI = \$47,855 i.e. 80% or less than MFI). The U.S. Census data reveals nine families (1%) are living in poverty in Rockville. Just under half of those families are single female head-of-household with children under the age of 18. Statistically, Rockville has a smaller portion of families living below poverty level (1%) when compared to the neighboring communities of Sartell (3%), Sauk Rapids (2.8%), St. Cloud (5%) and St. Joseph (5.4%). St. Joseph Township has 3.7% of families living in poverty while the Stearns County average is 4.3 percent.

***Affordable Housing Supply – City of Rockville***

The 2000 Census indicates the median monthly mortgage payment in the City of Rockville is \$1,044; the median gross rent per month is \$439. As indicated in Table 5-6, the median value of a home within the City was \$125,200. Medians for owner occupied housing within the City are significantly higher than those in Stearns County, marginally higher than those in the township and significantly higher than those in the state. Conversely, median rents in Rockville are slightly lower than St. Joseph Township, moderately lower than Stearns County and significantly lower than the State of Minnesota median.

**TABLE 5-6  
ESTIMATED ACTUAL HOUSING COSTS**

Area	Owner Occupied Hsg. Units*	Median Value	With Mortgage	Without Mortgage	Median Gross Rent
City of Rockville	454	\$125,200	\$1,044	\$279	\$439
St. Joseph Township	336	\$117,300	\$911	\$287	\$447
Stearns County	26,804	\$100,300	\$904	\$250	\$473
State of Minnesota	1,117,489	\$122,400	\$1,044	\$271	\$566

Source: 2000 Census.

Median housing costs including rent and mortgage payments indicate a base of affordable units exist within the City, but fail to consider when owner-occupied units were purchased, average monthly rental payments and number of units available. The 2000 Census indicates 60 vacant housing units within the City; of those 41 were for seasonal/recreational use only for a net value of 19 vacant housing units (2% of all units). A vacancy rate of five percent or lower is considered normal for a healthy market.

***Owner-Occupied Housing Supply***

Census 2000 indicates that of the 841 occupied housing units, 714 (85%) were home-owner occupied units. The majority, 94%, of housing units occupied by the homeowners are single detached units with the remaining 6% attached units such as townhomes. The owner-occupied segment of Rockville's housing unit supply can be further described in terms of the value of the home (Table 5-7) and the monthly mortgage payment for those with mortgages (Table 5-8). It is noted that 14% of homeowners (114) do not have a monthly mortgage payment.

**TABLE 5-7  
ROCKVILLE  
OWNER OCCUPIED HOUSING VALUES**

Value	Number of Units	Percent of Units
Less than \$50,000	9	1.98%
\$50,000-\$99,999	129	28.41%
\$100,000-\$149,999	189	41.63%
\$150,000-\$199,999	79	17.40%
\$200,000-\$299,999	29	6.39%
\$300,000-\$499,999	19	4.19%
\$500,000-\$999,999	0	0.00%
\$1,000,000 or more	0	0.00%
<b>Median Value</b>	\$125,200	n/a

Source: U.S. Census

**TABLE 5-8  
ROCKVILLE  
HOUSEHOLDS BY: MONTHLY MORTGAGE (IF UNIT MORTGAGED)**

<b>Monthly Mortgage</b>	<b>Number of Units</b>	<b>Percent of Units</b>
<b>Less than \$300</b>	0	0.00%
<b>\$300-\$499</b>	16	4.71%
<b>\$500-\$699</b>	32	9.41%
<b>\$700-\$999</b>	108	31.76%
<b>\$1,000-\$1,499</b>	154	45.29%
<b>\$1,500-\$1,999</b>	20	5.88%
<b>\$2,000 or more</b>	10	2.94%
<b>Median Mortgage Value</b>	\$1,044	

Source: U.S. Census

For the purpose of this section "mortgage" refers to all forms of debt where the property is pledged as security for repayment of the debt, including deeds of trust; trust deeds; contracts to purchase; land contracts; junior mortgages; and home equity loans. A mortgage is considered a first mortgage if it has prior claim over any other mortgage or if it is the only mortgage on the property.

U.S. Census data also calculates mortgage costs as a percent of monthly household income. Census data from the year 2000 indicates 44 (13%) of all mortgage holders are spending over thirty percent of their monthly household income on mortgage payments.

Certificates of Real Estate (CRV) on file at the Stearns County Auditor's Office reveals 31 homes were sold in calendar year 2003, with an average sales price of \$171,388 indicating several were sold within this Chapter's definition of 'affordable' homes within the City of Rockville (i.e. less than \$169,544). CRV's prior to the merger indicate fluctuations in pricing depending on where the property was located.

**TABLE 5-9  
COMPARATIVE VALUES OF REAL ESTATE SALES**

<u>Year</u>	<u>Area</u>	<u>Number Sold</u>	<u>Value</u>	<u>Average Value</u>
2000	Pleasant Lake	3	\$ 265,000	\$ 88,333
2000	Rockville City	20	\$ 2,437,925	\$ 121,896
2000	Rockville Twp	6	\$ 12,986,000*	\$ 2,164,333
2001	Pleasant Lake	5	\$ 719,567	\$ 143,913
2001	Rockville City	20	\$ 2,987,219	\$ 149,361
2001	Rockville Twp	12	\$ 2,530,084	\$ 210,840
2002	Pleasant Lake	2	\$ 375,000	\$ 187,500
2002	Rockville City	23	\$ 3,062,801	\$ 133,165
2002	Rockville Twp	11	\$ 2,019,300	\$ 183,573

Source: Stearns County

\* Figure includes apartments in multiple dwelling facility

The data indicates most sales of affordable units are located within urban areas.

**Rental Unit Supply**

Of the total number of occupied housing units (781) in Rockville, per the 2000 Census, 127 (16.3%) were occupied by renters. The majority of rental units (72 units, 57%) are contained in multiple-family apartment complexes in the former City of Rockville. Table 5.10 illustrates renter occupied units by the number of units per structure.

**TABLE 5-10  
ROCKVILLE RENTAL UNITS BY NUMBER OF UNITS IN STRUCTURE**

Unit Type	Number	Percent
1, detached	18	14.17%
1, attached	0	0%
2	6	4.72%
3 or 4	12	9.45%
10 to 19	31	24.41%
20 to 49	43	33.86%
50 or more	0	0%
Manufactured Homes	17	13.39%
Total	110	100.00%

A summary of Rockville’s multiple-family rental unit supply is listed in Table 5-11. As depicted in the table, Rockville had a total of 96 apartment units. Gross rent (contracted rental payment plus utilities) as depicted in the 2000 Census reveals averages range from \$300 to \$500 per month. There were no rental units within Rockville at the time of 2000 Census which exceeded a gross rent of \$550.00 per month. Of the 96 apartments in Rockville all are general occupancy.

Type	Average Rent
One bedroom	\$408
Two bedroom	\$527
Three bedroom	\$436

**TABLE 5-11  
ROCKVILLE APARTMENT UNITS**

PROJECT	Gen Occup/ Elderly	YR BUILT	# of UNITS	BEDROOM MIX				RENT				VAC	RENT RANGE
				EFF	1 BR	2 BR	3 BR	EFF	1 BR	2 BR	3 BR		
Stone Hedge	Gen Occ	1977	56		8	48			\$450	\$545		None	450-545
Stone Creek	Gen Occ	1977	16		2	14			\$450	\$475		None	450-475
Bugsby Properties*	Gen Occ	N/A	4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Jungles Apartments	Gen Occ	Pre-1940	4	-	3	1	-	-	\$300	\$400	-	No	300-400
Pillar Properties	Gen Occ	1970's	12	-	11	-	1	-	\$400	-	436	-	400-436
George Carlton Apt*	Gen Occ	N/A	4	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTALS	-	-	96	0	24	63	1	0	\$300-\$450	\$400-\$545	\$436	None	300-545

\* Requested information not available upon request

**Housing Supply vs. Demand**

Table 5-12 represents Rockville’s housing supply and demand. It is presumed those earning less than 50% of the median family income may not be able to afford to purchase a home and may have a need to rent. The range in demand for affordable units provides an allowance for homeowners who may be living

in homes they own on retirement income. It is further noted the single-family housing supply includes only existing units and does not reflect the need for new single-family units.

**TABLE 5-12  
ROCKVILLE AFFORDABLE HOUSING SUPPLY & DEMAND**

	Demand	Supply	Difference
<b>Affordable SF Units</b>	143 – 166	327+	+161
<b>Affordable Rental Units</b>	134 – 156	127	-5 to -29
<b>Total Affordable Units</b>	277 – 322	454+	132+

Table 5-12 indicates a need for additional affordable rental units within the City, when based on median family income and existing units. Table 5-12 indicates an adequate supply of existing single-family units, however it is noted the Table does not look at the demand for new affordable single-family homes.

### III. EXISTING HOUSING STOCK

#### ***Type of Housing***

The existing housing supply in Rockville includes single-family, multiple-family and mobile home units. As indicated previously Rockville has a higher than average percent of owner-occupied housing units (85%) than units rental units (15%); a mix most comparable to the City of Avon. The cities of St. Cloud, St. Joseph, Sartell and Sauk Rapids have a combined average owner/renter mix of 66% owner-occupied and 34% rental. It is noted that prior to consolidation, the City of Rockville’s owner/renter mix nearly mirrored the average alluded to in the previous sentence at 65% owned and 35% rented. As expected, the rural areas of the City prior to consolidation had very few rental units: Pleasant Lake mix included 91% owner-occupied, 9% renter-occupied; Rockville Township had 96% owner-occupied and 4% renter-occupied.

**TABLE 5-13  
TYPES OF HOUSING ROCKVILLE AREA**

	Total No.	Owner		Renter	
		No.	%	No.	%
Rockville	841*	714	85	127	15
Avon	470	389	83	81	17
St. Joseph	1,127	847	75	280	25
Sartell	3,513	2,389	68	1,124	32
Sauk Rapids	4,004	2,563	64	1,441	36
St. Cloud	23,211	13,230	57	9,981	43

SOURCE: 2000 Census. \* = Occupied housing units.

#### ***Density***

The 2000 Census, as expected, reports widely varying housing densities. In urban areas density averaged 327 households per square mile (1.96 dwelling units/acre). In the former township, density averaged one dwelling unit per square mile (.00156 dwelling units/acre).

The City’s current zoning ordinance allows approximately: .025 units per acre in rural areas (i.e. zoned A-40); 4.27 single-family units per acre in R-1 zoning district; 7.74 townhome units per acre in R-2 zoning district) and 18.28 multiple family units per acre in R-3 zoning district.

### ***Building Activity***

The U.S. Department of Housing & Urban Services tracks the amounts and types of housing permits issued for metropolitan statistical areas throughout the nation. The comparison data is useful in reviewing the amounts and types of household units being constructed within the City of Rockville and all of Stearns County. Building permit data for Rockville is illustrated in Chapter 3 of this Plan, Table 3-4.

Available data indicates building permits issued in Rockville and Stearns County varied by year throughout the past decade. The data indicates no multiple family units were added to City of Rockville housing stock from 1993-2003. The percentage of owner occupied to rental unit growth within the past ten years is very heavily weighted toward owner-occupied housing unit construction, even as compared to the City's overall housing mix of 85% owner occupied to 15% rental. This suggests the construction of rental units is falling behind single-family unit construction. The overall pattern of development within the county indicates 73% of new construction units are owner-occupied with 27% rental units.

### ***Condition of Existing Housing Stock***

The condition of the existing housing stock in Rockville has been documented to be in generally good condition. A windshield survey of various residential areas conducted in February of 2004 reveals that most housing structures are well maintained. However, some evidence of deterioration was cited, particularly in the original Rockville townsite.

While not necessarily a determining factor of condition, structure age is a good indicator as to the need to aggressively promote maintenance, rehabilitation and even redevelopment; for as a structure ages, maintenance needs increase. Neglected maintenance, especially for older structures, can lead to deterioration that will have a blighting influence to adjacent properties and the entire neighborhood. Census data indicates 115 (16%) of the 715 owner-occupied housing units were constructed prior to 1939; 12 (10%) of the 120 rental units within the City are located within structures constructed prior to 1939. It is noted that 42.9% of the rental units within the former City of Pleasant Lake were constructed prior to 1939.

The 2000 Census gathered data regarding the structural and facility characteristics of housing within the City of Rockville. According to the Census:

- Six units (all within former Rockville Township) or .8% of owner-occupied housing units lack complete plumbing facilities.\*
- No rental units lack complete plumbing facilities.
- No dwelling units lack complete kitchen facilities.

\* The U.S. Census data on plumbing facilities were obtained from both occupied and vacant housing units. Complete plumbing facilities include: (1) hot and cold piped water; (2) a flush toilet; and (3) a bathtub or shower. All three facilities must be located in the housing unit for plumbing facilities to be considered complete.

## **IV. COMMUNITY INPUT**

A community survey performed in conjunction with the updating of this Plan asked what type of housing respondents felt was most needed in Rockville. Most participants indicated that market rate general occupancy multiple apartments and market rate single-family houses were most needed in the City. Respondents to the survey also indicated they felt the overall condition of the existing housing stock within Rockville is in "good" to "fair". All agreed ample sites for new housing were available within the 36 square mile community, with most indicating areas adjacent to existing urban areas should be targeted for future residential development.

In another request for input, when asked to prioritize, 76% of those completing a prioritization/goals analysis worksheet placed more emphasis on maintaining larger lots than development of affordable housing (recognizing both are important to the City of Rockville).

### **Area Housing Organizations**

#### *Central Minnesota Housing Partnership*

The Central Minnesota Housing Partnership (CMHP), located in St. Cloud, is a private non-profit Community Housing Development Organization (CHDO) with a 501(c)(3) designation. CMHP provides information, offers technical assistance, develops and implements affordable housing programs and rehabilitates and develops housing projects. The CMHP currently serves the counties of Aitkin, Benton, Carlton, Cass, Chisago, Crow Wing, Isanti, Kanabec, Mille Lacs, Morrison, Pine, Stearns, Sherburne, Todd, Wadena and Wright.

The CMHP lists the region's housing priorities as:

- Affordable family housing.
- Senior housing in communities where secondary service centers, shopping and medical facilities are nearby.
- Housing opportunities made available and marketed to minority and female-headed households and, individuals and families who are handicapped or disabled.

#### *Stearns County Housing Redevelopment Authority*

The Stearns County Housing Redevelopment Authority (HRA) has established office space in the City of Cold Spring. The HRA is involved in various housing endeavors within the county. Its mission is to identify and promote housing and development needs, implement programs to assist residents, facilitate solutions and further housing and development opportunities throughout the county.

Stearns County HRA administers federal rental-subsidy programs that ensure affordable housing for eligible low/very low income residents through the Public Housing and Section 8 Housing Choice Voucher Programs. The Stearns County HRA administers the First Time Homebuyer Program and is developing affordable rental twin homes throughout the county.

## **V. RECOMMENDATIONS**

1. Given the number of homes constructed before 1939, especially in rural areas, the City may wish to research the level of interest in a Small Cities Development Program application to receive grant funds for owner-occupied residential rehabilitation. If awarded grant funds could assist homeowners in major maintenance projects such as re-roofing, re-siding and bringing homes up to mechanical/electrical code.
  - Primary: City Administrator
  - Assistance/Approval by EDA and City Council.
2. Frequently review the housing information/studies and all updates specifically as it pertains to the following recommendations:
  - a. Research the feasibility of a lease to purchase program. The older existing stock may provide an affordable ownership opportunity, when compared with the costs of new construction. Due to the high cost of housing a lease to purchase program should be investigated. To make such a program function, a public or non-profit agency needs to implement the program and funding sources must be identified.
    - Implementation: Primary: City Administrator
    - Assistance/Approval by City Council and Stearns County HRA.

- b. Actively review and promote potential areas of residential redevelopment and infill within the areas with existing urban services as a means of promoting energized urban neighborhoods.
    - Implementation: Primary: City Administrator
    - Assistance/Approval by EDA, City Council
  - c. Awareness of diversity issues. The City should recognize, embrace and prepare for increased diversity in its population.
    - Implementation: Primary: City Council and Department Heads
    - Assistance from: local faith communities, community organizations and members of Rockville community
  - d. The City should address local and regional housing issues through cooperative efforts with neighboring communities.
    - Implementation: City Council and Stearns County HRA.
3. The City shall encourage the development of housing that respects the natural environment of the community as an amenity to be maintained. Land use and subdivision controls should be routinely reviewed to ensure said controls respect the natural environment.
    - Implementation: Primary: City Administrator and Planning Commission
    - Approval by: City Council.
  4. The City shall encourage the development of housing that respects the rural nature of the community, including agriculture and livestock farming operations as an amenity to be maintained. Land use and subdivision controls should be routinely reviewed to ensure said controls embrace and protect agriculture and livestock farming operations to the extent possible from unwanted encroachment by urban development.
    - Implementation: Primary: City Administrator and Planning Commission
    - Approval by: City Council.
  5. The City should stabilize and sustain the community through the promotion of a “sense of place/identity” (i.e. what sets Rockville apart from other places, makes it unique).
    - Implementation: Primary: Identity Task Force.
    - City Council.
  6. The City should encourage a range of property values and rent rates within the housing stock as a means of diversifying the population and sustaining the community. An over supply of one type of housing or level of housing cost should be avoided.
    - Implementation: Primary: Planning Commission and City Council.
  7. The City, through its Subdivision Ordinance, Floodplain Ordinance and/or Shoreland Ordinance, should restrict or prohibit residential development affecting public waters/watercourses, wetlands, and other natural features as they perform important protection functions in their natural state.
    - Implementation: Primary: City Engineer and Planning Commission
    - Approval by: City Council.

8. The City shall actively address water quality issues affecting lakes and groundwater. The City may wish to review stormwater management on a citywide basis and/or review existing standards to ensure new development(s) properly manage stormwater runoff so as to ensure post-development runoff rates/effluent ratios do not exceed predevelopment rates.
  - Implementation: Primary: City Engineer and Planning Commission
  - Assistance/approval by: City Administrator and City Council.
  
9. The City should attempt to ensure installation of facilities/infrastructure required by new development is not supported by existing development (except for oversizing; or when benefits to other properties are present). The City may wish to: require the developer be responsible for expenses incurred in conjunction with development plan/subdivision review (i.e. review by City Planner, Engineer and Attorney); require developers to fund projects independently (i.e. not issue improvement bonds).
  - Implementation: Primary: City Attorney and City Engineer
  - Assistance/approval by: City Administrator, Planning Commission and City Council.
  
10. The City should aggressively address maintenance problems and code violations as a means of improving and strengthening the character of individual neighborhoods and avoiding blighting conditions. Violations of property maintenance which infringe upon residential neighborhood quality, pose public health and safety problems and threaten neighboring property values should be aggressively eliminated.
  - Implementation: Primary: Building Inspector and Rental Inspector.
  
11. The City should protect low-density residential neighborhoods from encroachment or intrusion of incompatible higher intensity use categories through adequate buffering and separation. Residential developments should be protected from and located away from sources of adverse environmental impacts including noise, air and visual pollution.
  - Implementation: Primary: Planning Commission and City Council.
  
12. The City should ensure planned unit development (cluster development) standards, when utilized, meet City goals (i.e. diversity of land use types), preserve existing physical/natural amenities, protect the natural environment and/or promote an organized pattern of development that will easily be serviced by municipal utilities, facilities and infrastructure when/if extended.
  - Implementation: Primary: Planning Commission and City Council.

## **VI. Resources**

The programs listed below are currently in use or are available and may be used in the City as market factors allow, assisting the City in implementing the aforementioned recommendations.

### **Federal resources:**

1. Section 8 Certificates and Vouchers: Rent assistance that recipients can take with them when they move, rather than being tied to specific housing. Tenants pay about thirty (30) percent of their income on rent.
2. HOME (the Home Investment Partnership Program): Grant program for state and local governments to acquire, rehabilitate or construct affordable housing for low-income renters or owners.
3. Community Development Block Grants (CDBG): Funds community development efforts, including housing. Local governments that receive funding have wide discretion in its use.
4. The Federal Housing Administration (FHA) and Department of Veterans Affairs (VA): Insures and guarantee loans, which increase housing market access for some families.
5. Rural Housing Service: The United States Department of Agriculture provides rent assistance, direct loans and loan guarantees in rural areas.
6. Low-Income Housing Tax Credits: Federal income tax credits for people or companies that invest in the construction or substantial rehabilitation of rental housing. Developers of rental housing sell the credits to investors. Proceeds from credit sales can cover some of a project's development and construction.
7. Tax Exempt Bonds: Sold by state and local governments. Buyers accept a lower interest payment because it is not taxable income. State and local housing agencies use the bond proceeds to finance mortgages with below market interest rates.
8. Income Tax Deductions for Mortgage Interest and Property Taxes: Provides additional assistance for homeowners.
9. Federal Home Loan Banks: Provides credit to more than 7,600 member financial institutions. Federal law requires the 12 District Home Loan Banks to establish affordable housing and community investment programs, under which the district banks provide low-cost funds for affordable housing and community investment programs.

### **State Resources**

#### **Home Mortgages:**

1. Minnesota Mortgage Program: Provides mortgages with below-market interest rates to first-time homebuyers through the sale of mortgage revenue bonds.
2. Minnesota City Participation Program: MCPP is part of the Minnesota Mortgage Program, in which MHFA sets aside funds from the sale of mortgage revenue bonds for cities to meet locally identified housing needs.
3. Community Activity Set-Aside: Is a third part of the Minnesota Mortgage Program in which MHFA sets aside funds from the sale of mortgage revenue bonds for lenders, local governments or nonprofit housing providers to meet homeownership needs in their communities.

4. Minnesota Urban and Rural Homesteading: Awards grants to organizations and public agencies that acquire, rehabilitate, and sell single-family homes that are vacant, condemned or blighted to at-risk first-time homebuyers.

#### Home Improvement and Rehabilitation:

1. The Great Minnesota Fix-Up Fund: Provides home improvement loans with below-market interest rates for low and moderate-income homeowners.
2. Community Rehabilitation Fund: Provides grants to cities for acquisition, rehabilitation, demolition and new construction of single-family homes.

#### Rental Housing:

1. Low and Moderate Income Rental Program: Provides mortgages and rehabilitation funds for either acquisition and rehabilitation of or new construction of rental housing for low and moderate-income families.
2. Affordable Rental Investment Fund (ARIF): Provides low-interest first mortgages or deferred loans to help cover the costs of acquisition and rehabilitation or new construction of low-income rental housing.
3. ARIF Preservation: Provides deferred loans with no or little interest to federally-assisted rental housing at risk of being converted to market rate.
4. Low Income Housing Tax Credits (LIHTC): LIHTC are MHFA's share of the tax credits allocated to Minnesota.
5. HOME Rental Rehabilitation: Provides grants to rehabilitate privately-owned rental property in order to support affordable, decent, safe and energy efficient housing for lower-income families.
6. Housing Trust Fund: Provides deferred loans without interest for the development, construction, acquisition, preservation, or rehabilitation of low-income rental housing.
7. Rental Rehabilitation Loans: Provides property improvement loans to rental property owners.

#### Other Resources

##### Local Government Sources:

1. Local Bonds: May be used to assist with financing affordable housing and are available in two types. First, revenue bonds typically finance mortgages and are paid off with mortgage repayments. Second, general obligation bonds are paid off with local tax collections.
2. Tax Increment Financing: Housing or redevelopment districts may be established by local governments to assist eligible housing projects. Local governments capture the property tax revenue generated by the new development and use the captured taxes to help finance the eligible project. Occupants must meet income restrictions for housing TIF districts.
3. Local tax levies: May be used to directly finance affordable housing.
4. Local housing trust funds: Are local revenues dedicated exclusively to housing activities.

##### Non-Profit Sources:

1. Greater Minnesota Housing Fund: is a nonprofit agency that provides capital funding grants and loans to affordable housing projects in greater Minnesota. Contributions from the McKnight and Blandin Foundations finance the fund.

# **TRANSPORTATION**

## **I. INTRODUCTION**

This segment of the Comprehensive Plan will provide a discussion of various transportation system components within the City of Rockville. The principal components of this section include:

- An inventory of existing transportation facilities
- Land use impact on future volume
- A discussion of the T.H. 23 corridor
- City transportation plan

This element of the Comprehensive Plan is intended to provide sufficient guidance for the development of a transportation system that serves the access and mobility needs of the City in a safe, efficient and cost-effective manner. It is important the local transportation system is coordinated with respect to county, regional and state plans and that the system enhances quality economic and residential development within the City.

## **II. EXISTING SYSTEM**

The existing conditions of the transportation systems are an important consideration in the determination of future needs. Discussion of certain existing elements of the roadway and transit systems in Rockville follows.

### **Roadway System**

As a part of the transportation plan analysis, an inventory of the roadway system is necessary in order to view certain characteristics. A key transportation goal for road authorities on any given project is attempting to balance mobility (through traffic need) and access (abutting property owner need) functions of roadways. The concept of functionally classifying a road system provides some guidance and suggests that a complete system should consist of a mix of various types of roads to best address the needs of a variety of users. Therefore, an ideal system includes major arterials (strictly emphasize mobility), minor arterials (emphasize mobility), collectors (address mobility and limited access) and local (focus on access) streets.

Functional classes of the same roadway may vary in different areas and access management guidelines and roadway characteristics differ depending on the nature of the surrounding land use (i.e. urban, urbanizing or about to become urban and/or rural). For example, rural roadways may have low traffic volumes but high speeds resulting in different access issues than those facing urban areas where streets may carry lower volumes of traffic at lower speeds. The functional classes utilized in Map 6-1 are as follows: principal arterials, minor arterials, collectors and local streets. All street classifications within Rockville are defined as being within an urban, urbanizing or rural areas. Posted speeds may vary in accordance with classification type and nature of adjacent land uses. The functional classification of roadways within the City of Rockville are illustrated in Map 6-1 (on the following page) as follows:

#### Principal Arterial:

Trunk Highway 23 and Interstate 94 can be classified as a principal arterial roadways located within the City yet adjacent to urbanizing and rural land uses. In general, principal arterials connect communities with other areas in the state and other states. Emphasis is placed on mobility rather than land access. Intersections with principal arterials are usually limited and controlled. Direct access to principal arterials from local or residential streets is generally not allowed and should be discouraged. The nature of land



uses adjacent to principal arterials may be of a higher intensity in urban or urbanizing areas or may be agricultural in rural areas. Principal arterials as described by the St. Cloud Area Planning Organization:

- Generally carry over 15,000 vehicles per day;
- Have typical rights-of-way 200 to 300 feet in width;
- Allow unrestricted commercial truck traffic;
- Do not allow on-street parking;
- Have suggested intersection spacing (from centerline to centerline) of:
  - 330 to 660 feet apart in the urban core
  - 2,310 – 2,970 feet apart in urbanizing areas, and,
  - 3,630 feet in rural areas;
- May employ traffic control devices including interchanges and/or traffic signals, generally spaced at 2,640 – 3,630 feet apart.

It is noted the Minnesota Department of Transportation recommends interstate freeway access via grade-separated interchanges only. Interchange spacing for freeways is based on an overall corridor management plan. MnDOT further recommends principal arterials in rural, exurban or bypass areas feature primary, full-movement intersections spaced at one (1) mile intervals. MnDOT does allow for secondary intersections one-half (1/2) mile from primary full movement intersections under certain circumstances.

#### Minor Arterials:

In Rockville, County State Aid Highways 2, 6 and 8 may be classified as minor arterials. Like principal arterials, minor arterials emphasize mobility as opposed to land access. Minor arterials generally connect to principal arterials, other minor arterials and collector streets, but may occasionally connect to some local streets. The nature of land uses adjacent to minor arterials is typically of medium to high intensity in urban areas while land uses in rural areas are typically agricultural in nature. The St. Cloud APO describes minor arterials in the St. Cloud Metropolitan Area as having the following characteristics:

- Generally carry between 5,000 and 20,000 vehicles per day;
- Have typical rights-of-way 100 to 150 feet in width;
- Driveway access is highly restricted, with drives set back 100 – 160 feet from the outer edge of intersections and set apart 100 or more feet from other access roads/driveways;
- Shared driveways are encouraged whenever possible, with one driveway access per parcel elsewhere when allowed;
- Allow unrestricted commercial truck traffic;
- Heavily restrict on-street parking;
- Have suggested intersection spacing (from centerline to centerline) of:
  - 330 to 660 feet apart in the urban core,
  - 1,980 – 2,640 feet apart in urbanizing areas, and,
  - 2,970 feet apart in rural areas;
- May employ traffic control devices including traffic signals, generally spaced at 1,980 – 2,970 feet apart.

#### Collector Streets:

The collector system facilitates movement from residential neighborhoods to other residential neighborhoods, to business concentrations and to minor arterials. Per the APO definition, collector streets typically serve short trips with speeds ranging from 30 to 35 miles per hour and place moderate emphasis on both access and mobility. Collector streets within the City of Rockville include: Broadway Street, CSAH 47, 230<sup>th</sup> Street/Ahles Road, Lake Road, Rausch Lake Road, 210<sup>th</sup> Street, County Road 141, County Road 139 and County Road 138.

The St. Cloud APO describes collector streets in the area as having the following characteristics:

- Generally carry between 1,000 and 5,000 vehicles per day;
- Have typical rights-of-way 80 to 100 feet in width;
- Driveway access is restricted, with drives set back 50 – 100 feet from the outer edge of intersections and set apart 50 or more feet from other access roads/driveways;
- Shared driveways are encouraged whenever feasible, with one driveway access per parcel elsewhere when allowed;
- Allow unrestricted commercial truck traffic;
- Restrict on-street parking;
- Have suggested intersection spacing (from centerline to centerline) and speed limits of:
  - 330 to 660 feet apart in the urban core,
  - A minimum of 660 feet apart in urbanizing areas, and,
  - 1,320 to 2,310 feet apart in rural areas;
- May employ traffic control devices including traffic signals or four-way stops, generally spaced at 1,320 – 2,310 feet apart.

It is noted MnDOT recommends primary full access intersections spaced at one-half (1/2) mile intervals for minor arterial and collector streets in rural, exurban, bypass areas.

Local Streets: Local streets connect blocks and land parcels. The primary emphasis is on land access. In most cases, local streets will connect to other local streets and collector streets. In some cases, they will connect to minor arterials. Local streets serve short trips at low speeds. Local streets generally occur at every block within urban areas and adjacent to access roads in rural areas. Roadways not specifically mentioned previously should be considered local streets at this time.

The St. Cloud APO describes collector streets in the area as having the following characteristics:

- Generally carry less than 1,000 vehicles per day;
- Have typical rights-of-way 66 feet in width;
- Driveway access carry minimal restrictions, with drives set back 30 – 50 feet from the outer edge of intersections and set apart 25 or more feet from other access roads/driveways;
- Shared driveways are acceptable, with one driveway access per parcel typically allowed;
- Restrict commercial truck traffic;
- May restrict on-street parking;
- Have suggested intersection spacing (from centerline to centerline) and speed limits of:
  - A minimum of 330 feet apart in the urban core or
  - A minimum of 330 feet apart in urbanizing areas.
- Employ stops as needed.

With each descending step in the aforementioned classification system comes a decrease in the size and carrying capacity of the roadway. Each street type is designed specifically for a separate and distinct function. Local streets distribute traffic to and from residential areas, channeling traffic to collector streets. Collector streets in turn channel traffic to other residential areas, business concentrations and minor arterials. Minor arterials channel traffic from areas of business concentrations to other areas of business concentrations, to other communities, and to principal arterials. Principal arterials channel traffic to other regions and states.

## **Traffic Volumes**

The Minnesota Department of Transportation has documented traffic volume information for major roadways within Stearns County, including some within the City of Rockville. Daily volumes are illustrated

in Table 6.1 and indicative of historical data collected by the County in 2003 and 1999 respectively. The historic volumes reflect the growth/decline at each location from 1999 to the most current estimate available (2003). The 1999 data reflects traffic volume data prior to the re-routing of Trunk Highway 23 in the City of Rockville. The 2003 data reflects traffic volume data after the re-routing of Trunk Highway 23 in the City of Rockville.

**TABLE 6-1  
Historical Traffic Counts**

Roadway	Termini	% Change		
		Year: 2003	Year: 1999	1999-2003
I-94	Northeast Rockville	27,400	19,900	37.69%
T.H. 23	North of I-94	15,100	11,600	30.17%
T.H. 23	South of I-94	15,400	13,600	13.24%
CSAH 2	Northwest Rockville	4,250	3,050	39.34%
CSAH 8	North of T.H. 23	670	n/a	n/a
CSAH 8	South of T.H. 23 to Grand Lake	1,200	1,900	-36.84%
CSAH 8	South of Grand Lake	590	550	7.27%
CSAH 6	East T.H. 23 to Pleasant Lake	1,050	770	36.36%
CSAH 47	East T.H. 23 to Corporate Limits	1,300	500	160.00%
CSAH 47	West T.H. 23 to downtown	480	n/a	n/a
County Road 138	North central portion of City	150	100	50.00%
County Road 139	North of downtown Rockville	145	400	-63.75%
Broadway Street	At intersection Sauk River Road/CR 139	760	13,600	-94.41%
Broadway Street	West of CR 140	900	13,600	-93.38%
C.R. 140	South of T.H. 23	195	115	69.57%
County Road 137	Eastern Corporate Limits - southeast of Pleasant Road	445	260	71.15%
County Road 141	Between Rausch Lake Road and Eastern Corporate Limits	740	720	2.78%

Source: MnDOT

**Physical Condition of Roadways**

Community survey respondents and those participating in community/public meetings were asked to comment on the physical condition of roadways within the community. Survey participants were asked to rank the overall physical condition of roadways within the community, results follow:

<u>Condition</u>	<u>Percent</u>
Excellent	4%
Good	40%
Fair	39%
Poor	15%

Survey participants were also asked to identify specific priorities for the improvement of roadways within the community. Participants identified a need to improve roadways:

- Adjacent to Grand Lake (CSAH 8; Hubert Lane),
- Adjacent to Pleasant Lake (Lake Road; Lena Lane),
- Downtown (Chapel Hill Road, Burg Street), and
- Rural areas: Rausch Lake Road, 230<sup>th</sup> Street, CSAH 8

Participants also noted a general need for roadway patching and maintenance and enforcement of speed and crosswalk laws.

## Traffic Issue Areas

Community survey respondents and those attending community and business meetings were asked to comment on traffic issues within the City. The following comments were received:

- T.H. 23 intersections 6, 47, 8, etc.: Many conflict points at each intersection, poor lighting, poor signage, pedestrian crossings are not safe
- Excessive speeds on T.H. 23; previous township roads; Lake Road; CSAH 6; CR 47; 205<sup>th</sup> Street; Haus Road; 230<sup>th</sup> Street; Broadway Street; CR 139; Sauk River Road
- Hubert Lane
- Crosswalks need to be painted boldly along Broadway Street; sidewalks need to be installed along Broadway Street from CSAH 8 to Chapel Street.
- Allowing RV's and large campers to park on streets creates problems with sight lines at intersections (e.g. CR 139 (Corky's parking for events at church).
- CSAH 8 is too narrow and too close to Grand Lake
- Cars don't stop at stop signs
- Need better entrance to city, people miss exits

## Railroad System

At one point the Burlington Northern Railroad was central to the City of Rockville and its associated mining industry. Today the Burlington Northern Santa Fe railway has retained a presence within the community, although that presence has been greatly reduced. The railway remains operational within Rockville, but is used only approximately one time per week. The lightly used railway is adjacent to old Highway 23 occasionally following the Sauk River floodplain. BNSF mainline tracks extending from the Twin Cities to Moorhead primarily exist within the Mississippi River floodplain throughout the St. Cloud area. The mainline tracks carry approximately 30-40 trains per day.

Roadway/Railway intersections occur several times within Rockville, defined as follows:

1. BNSF/County Road 138: Non-signalized, non-gated, no concrete is in place. Most current traffic volume data estimates 150 vehicle trips per day on County Road 138 in Rockville.
2. BNSF/Mill Street (County Road 139): Non-signalized, non-gated, no concrete is in place. Most current traffic volume data estimates 145 vehicle trips per day on County Road 139 in Rockville.
3. BNSF/CSAH 6: Non-signalized, non-gated, not concrete is in place. Current traffic count estimates were not available for this intersection.
4. BNSF/Elm Street: Non-signalized, non-gated, not concrete is in place. Current traffic count estimates were not available for this intersection.
5. BNSF/North Chestnut Street: Non-signalized, non-gated, not concrete is in place. Current traffic count estimates were not available for this intersection.
6. Private/semi-private crossings exist near Capital Granite and near the former Sportsman Club.

## Transit Service

MTC bus service is not currently available within the City of Rockville. Tri-CAP (Tri-County Action Program) provides transportation services for people in Rockville via reservation. An established route includes the City of Rockville on Tuesdays. Passengers are picked up downtown at 9:00 a.m. and

dropped off at the same location at 2:50 p.m. Passengers are delivered to any St. Cloud destination. Round trip service costs a flat \$5.00 fee. The bus service is available to the general public with no age or income requirements. All buses are handicapped accessible. Bus reservations should be made one day in advance. Tri-CAP bus service is also available on a scheduled basis every weekday providing reservations are made 24 hours in advance. A third service offered by Tri-CAP is a volunteer driver service wherein volunteers utilize their own vehicles to deliver passengers to social services at Stearns County or medical appointments in the area. To access this service, passengers are required to have the service recommended by either the County or a medical provider.

The community survey indicates most respondents (51%) are uncertain whether or not public transportation access and services are being adequately met for all age groups. The remaining responses are almost equally split between persons who believe public transportation is being adequately met for all age groups (25%) and those who believe public transportation does not adequately serve all age groups within the community (24%).

The large number of those responding they were uncertain as to whether or not public transportation needs were being adequately met indicates a need to further explore the issue of public/alternate forms of transportation and/or services within the City.

### **Taxi Service**

Taxi service within the City of Rockville is offered by private providers. Currently Yellow Cab, Pioneer Taxi and Allied Cab provide taxi service within the area.

### **Sidewalks and Trails**

As a part of the community survey and throughout public meetings, the majority of respondents indicated sidewalks or trails should be required leading to educational facilities and parks, within all new subdivisions and in all recreational areas. The majority (32%) of those responding indicated sidewalks leading to educational facilities should be required. An equal number (18%) indicated sidewalks should be required in new subdivisions and leading to parks; 11% indicated sidewalks should be required for recreational areas. Of those responding 18% did not feel sidewalks leading to educational facilities, in new subdivisions, leading to parks or in recreational areas were necessary.

Specific comments relating to sidewalks and/or trails included the need to: (1) install sidewalks in downtown Rockville adjacent to Broadway Street and (2) provide for safe pedestrian crossing of T.H. 23.

The City's Comprehensive Trail Plan indicates future trail/sidewalk routes and is contained within Chapter 10 entitled, "Parks and Recreation".

### **Other Transportation Services**

The St. Cloud MTC and APO have been active in planning efforts regarding a multi-modal transit service between St. Cloud and the Twin Cities. The Northstar Corridor Development Authority has been created to receive federal and state funds for the study and implementation of multi-modal transportation improvements adjacent to T.H. 10 and the Burlington Northern Santa Fe rail corridor.

The St. Cloud Regional Airport offers freight and passenger service to the area. Northwest Airlink offers roundtrip service daily with 5 arrivals and departures to and from Minneapolis St. Paul International Airport. St. Cloud Regional Airport amenities include runways of 3,000 and 7,000 feet, a 10,000 s.f. modern airport terminal and two fixed base operators (i.e. St. Cloud Aviation and Wright Aero Incorporated). Fixed base operators are defined as commercial operators who provide three or more aeronautical services such as aviation instruction, commercial aeronautical services, flight services and airplane sales/service. It is further noted Executive Express offers transportation service between places of lodging and the airport.

### III. TRANSPORTATION SYSTEM ANALYSIS

The analysis of the transportation system of Rockville is primarily concerned with the roadway system since that is the principal element through which people and goods are transported. The preparation of a thoroughfare plan considers many factors including, but not limited to; public input, existing plans and future volume projections.

#### Existing Plans

##### City

The City of Rockville has implemented a Capital Improvement Program, however, projected cost information regarding future roadway construction/reconstruction is not included within the 5-year plan. A very significant change will occur when jurisdiction for Broadway Street ("Old T.H. 23") is turned back to the City of Rockville in 2007. It is further noted past discourse has surrounded the installation of a grade-separated intersection for T.H. 23/CSAH 8.

##### County

The Stearns County 5-year capital improvement plan (2003 – 2008) illustrates three planned projects affecting residents of the City of Rockville:

1. Scheduled for 2004: Resurfacing of CSAH 8 from new T.H. 23 to T.H. 15.
2. Scheduled for 2004: Resurfacing of County Road 141 from T.H. 15 to CSAH 8.
3. Scheduled for 2006: Reconstruction of .8 mile segment of CSAH 8 from new T.H. 23 to old T.H. 23.

##### State

The City of Waite Park has expressed possible interest in approaching MnDOT in the future regarding a full intersection at CSAH 6 and Interstate 94, however, no action has been taken or is anticipated at this time. An interchange at CSAH 6 and I-94 would greatly impact the northeastern quadrant of Rockville. No MnDOT projects affecting Rockville are included in the Department's 10-year CIP.

#### Projected Traffic Volumes

The projection of traffic volumes to a future year is highly dependent upon expected development within the City of Rockville and in the entire St. Cloud Area. Another factor, particularly as it relates to arterial roadways, is the expected increase in through traffic volumes on those facilities. Those volumes, which may or may not have destination within the city, are dependent upon regional and state growth. Table 6-2 illustrates projected traffic (average trips/day) based upon land use calculations established in Chapter 4 of the Comprehensive Plan and reflective of historical growth rates (i.e. steady growth) in addition to the impact of possible subdivisions the City is considering in 2004 alone.

**TABLE 6-2  
VEHICULAR TRIPS GENERATED BY NEW DEVELOPMENT  
(INCLUDES 2004 REQUESTS FOR SUBDIVISION)**

<u>Land Use</u>	<u>Number of Units or Acres</u>	<u>Daily Trip Rate per Unit</u>	<u>Estimated Daily Trips</u>
Residential—Low Density*	735	10	7,350
Residential – High Density*	130	7	910
Industrial**	92	50/ac	4,600

Highway Commercial***	30	70/ac	2,100
		<b>Sub Total</b>	<b>14,960 additional</b>
Assume 50 percent of the Highway Commercial Trips are Pass-By or Dual Purpose Trip Types			1,050
		<b>Total</b>	<b>13,910 additional</b>

\* Assumes 85% of new households low density & 15% of new households high density, includes new subdivisions adjacent to Pleasant & Grand Lakes  
 \*\* Reflects addition of Prairie Industrial Park, Dietman Industrial Park and subdivision of Salzl Property  
 \*\*\* Reflects calculation used in previous table

The calculations for the new development assumptions indicate nearly 15,000 additional daily vehicle trips could be generated by projected land uses within the City by the year 2022. Although these trips will be spread out across the entire roadway system, roadways primarily being impacted are expected to include CSAH 6, CSAH 8 and T.H. 23.

Table 6-3 and Map 6-2 (on the following page) illustrate traffic counts for specified roadways within Rockville in 2003 compared with those projected for 2023. It is noted that for most roadways, a projection factor of 1.4 is utilized, based on the MnDOT 2004 State Aid Manual projection for Stearns County. Per the City Engineer, projection factors were increased for CSAH 8 and CSAH 6. CSAH 8 projection factors of 1.6 (north of T.H. 23 and south of Grand Lake) and 1.8 (between T.H. 23 and Grand Lake) were employed. A projection factor of 2.1 was used for CSAH 6.

**TABLE 6-3  
 20-YEAR FORECAST\* VEHICULAR TRIPS**

Roadway	Termini	20-Year Forecast*	Year: 2003
I-94	Northeast Rockville	38,360	27,400
T.H. 23	North of I-94	21,140	15,100
T.H. 23	South of I-94	21,560	15,400
CSAH 2	Northwest Rockville	5,950	4,250
CSAH 8	North of T.H. 23	1,072	670
CSAH 8	South of T.H. 23 to Grand Lake	2,160	1,200
CSAH 8	South of Grand Lake	944	590
CSAH 6	East T.H. 23 to Pleasant Lake	2,205	1,050
CSAH 47	East T.H. 23 to Corporate Limits	1,820	1,300
CSAH 47	West T.H. 23 to downtown	672	480
County Road 138	North central portion of City	210	150
County Road 139	North of downtown Rockville	203	145
Broadway Street	At intersection Sauk River Road/CR 139	1,064	760
Broadway Street	West of CR 140	1,260	900
C.R. 140	South of T.H. 23 (a.k.a. Broadway Street)	273	195
County Road 137	Eastern Corporate Limits - southeast of Pleasant Road	623	445
County Road 141	Between Rausch Lake Road and Eastern Corporate Limits	1,036	740

\* A projection factor of 1.4 is utilized, based on MnDOT 2004 State Aid Manual Projection for Stearns County



#### **IV. TRANSPORTATION PLAN/GOALS**

The thoroughfare plan for the City in conjunction with the land use plan and other infrastructure plans, provides a guideline for which growth can be accommodated in a reasonable fashion and existing issues regarding transportation can be addressed. The Transportation Plan consists of a Map 6-3 illustrating potential projects and a written discussion regarding transportation issues and goals.

##### **Transportation Plan Map**

The Map 6-3 (on the following page) illustrates potential roadway projects as previously itemized within this chapter.

It is important to note the attached map is for illustrative purposes only and not intended to constitute an official transportation map.

##### **Transportation Plan Discussion**

###### T.H. 23 Corridor

In the context of regional transportation planning and to most efficiently provide for the development of future roadways, intersections and interchanges, the City should develop an official future transportation map and plan depicting future intersections with T.H. 23, upgrading of the T.H. 23/CSAH 8 intersection, development of collector streets (especially in the north central and northeastern portion of the City). In addition the Transportation Plan should reflect spacing guidelines consistent with urbanizing and rural development factors (possibly as represented by MnDOT or the St. Cloud Area Planning Organization recommended access management guidelines), projecting future volume/capacity analysis and outlining an improvement schedule and revenue streams.

- Implementation: City Administrator and City Council.

T.H. 23 serves as a primary route moving moderate and long distance travelers to/from I-94, Rockville and other communities/points of interest. Although it is likely future uses with highway visibility, especially adjacent to intersections will attempt to capitalize on traffic volume, T.H. 23 shall remain of primary importance to commuters traveling to destinations either within or external to the area.

Therefore, transportation officials should continue to promote integrity of T.H. 23 as a mobility corridor in urbanizing (adjacent to existing intersections) or rural areas guided by MnDOT or St. Cloud APO recommended access management guidelines.

- Implementation: MnDOT, Stearns County, City Engineer, St. Joseph Township, Planning Commission, City Administrator and City Council.

To further protect the integrity of the T.H. 23 corridor and the safety of the public, the City shall consider implementing a frontage road system in areas adjacent to T.H. 23 guided toward commercial and/or industrial development.

- Implementation: City Engineer, Planning Commission, City Administrator and City Council.

The City should promote T.H. 23 entrance to Rockville as a high-quality, aesthetically pleasing corridor which creates a distinctive impression of the City. Distinguishing architectural design, quality building materials, limited outdoor storage, preservation of existing environmental features and civic entrance monuments of superior quality should be emphasized.

- Implementation: City Council, Planning Commission, City Administrator and City Engineer.



In addition, the City should consider the implementation of strict environmental protection and building design standards for development adjacent to the T.H. 23 corridor in order to enhance the corridor as a quality entry point to the City of Rockville.

- Implementation: Planning Commission, City Council and City Administrator.

The City should proactively further encourage the aesthetic quality of the existing T.H. 23 corridor on a regional level, by promoting continuous viewing corridors/landscaping/plantings/greenspace and working with utility service providers to place the overhead wire canopy underground.

- Implementation: City Council, Planning Commission, City Engineer and City Administrator.

The City should review and update the sign ordinance as it pertains to commercial/industrial uses adjacent to T.H. 23, possibly in conjunction with other stakeholders in the corridor, to promote aesthetically pleasing signage and minimize visual clutter/confusion while meeting the needs of businesses and consumers.

- Implementation: Planning Commission, City Administrator and City Council with input from business owners and the Building Official.

The City should promote safe pedestrian crossing of T.H. 23.

- Implementation: Planning Commission, Park Task Force, City Administrator and City Council.

The City should actively work with other transportation entities to investigate and promote vehicular safety at intersections with T.H. 23.

- Implementation: MnDOT, City Engineer, City Administrator and City Council.

#### "Old" Highway 23 Turnback

Perhaps the most significant project facing the consolidated City of Rockville is the turnback of 'old' Highway 23 (i.e. Broadway Street) to the City in 2005. The re-routing of Highway 23 has reduced the daily traffic passing directly through downtown by nearly 95% as depicted in Table 6-1 likely placing catastrophic strain on commercial/retail enterprises needing to capitalize on high volumes of vehicular traffic. The success of downtown Rockville will likely rest with its redefinition as a focal-point or a place of destination, defined by specific ambiance and a well-coordinated sense of place.

The City of Rockville has a unique and enviable opportunity to create a sense of place within the downtown in conjunction with the turnback of the jurisdiction of old Highway 23 to local authorities. The turnback may lend itself to redefinition of the downtown streetscape creating distinct ambiance through the narrowing of street, addition/widening of sidewalks, addition of park/greenspace, addition of street amenities, decorative lighting, etc. The turnback could also leverage CDBG funding applications (i.e. Small Cities Development Program) to assist with commercial and residential rehabilitation. The City should make every effort to work with other entities to capitalize on the turnback of old Highway 23 as a means of instilling vitality in downtown Rockville.

- Implementation: MnDOT, Stearns County, City Council, Planning Commission, City Engineer and City Administrator.

The City of Rockville shall evaluate the adequacy and condition of existing municipal utility service mains in the downtown in conjunction with reconstruction of the Broadway Street corridor to determine the need for utility line replacement/reconstruction.

- Implementation: City Council, Planning Commission, City Engineer and City Administrator.

### Collector Streets

The location of community collector streets is a major determinant of what land use patterns will look like, therefore, to promote orderly and concise development future growth patterns shall correspond to existing collector streets where possible. A major issue facing the City of Rockville is the lack of collector streets within the portions of the City proposed for urban development. As development plans are presented to the City, future collector streets shall be designed to provide continuity and prudent access to other collector streets and minor arterials and adhere to the recommended access management guidelines.

- Implementation: City Council, Planning Commission, City Engineer and City Administrator.

In the context of regional transportation planning and to most efficiently provide for the development of future roadways, the City should develop an official future transportation plan and map examining:

- The capacity of existing streets and the timing of improvements/reconstruction based on threshold increases in vehicle trips;
- The projected costs of said improvements/reconstruction;
- Depicting future collector street corridors which reflect spacing guidelines consistent with urbanizing and rural development factors;
- Projected municipal costs associated with the identification of collector street corridors, right of way acquisition, etc.

- Implementation: City Administrator, City Engineer and City Council.

The City should consider the incorporation of access management guidelines for local and collector streets within its Subdivision Ordinance.

- Implementation: Planning Commission, City Administrator and City Council.

The City should work with the County to address the impact of growth on CSAH 6 and CSAH 8 in addition to reviewing the best long term location of CSAH 8 in the vicinity of Grand Lake.

- Implementation: Stearns County Highway Department, City Administrator and City Council.

### Local Streets

Local streets primarily function to serve residential neighborhoods and other areas of lesser daily traffic volumes. The extension and/or spacing of future local streets should promote excellent access to lower intensity land uses and discourage excessive vehicle speeds. Local streets should not be used for on-site traffic circulation which should be accommodated off the right-of-way.

Local streets should be laid out to permit efficient plat layout while being compatible with the area's topography, adjacent roadways, municipal utility plans and environmental constraints.

- Implementation: City Engineer, Street Superintendent, Planning Commission and City Council.

The existing conditions of Hubert Lane and Mitchell Lane pose a grave threat to the provision of City services and shall be immediately addressed. The City shall work with property owners to at a minimum design roadway and stormwater facilities that at a minimum allow for the provision of adequate City services while minimizing effects on the areas character.

- Implementation: City Engineer, City Attorney, Planning Commission, City Council and City Administrator.

#### Future Roadways/Land Use

The various sized roadways form an interrelated network which can easily either benefit or detract from the community. When determining the size, location and timing of construction of roadways, an essential function of a City, the following principals shall be considered: Land uses that generate heavy traffic loads require efficient access and should be located near roadways designed to carry heavy volumes, such roadways shall be designed to carry heavy volumes and provide mobility rather than land access. Conversely, land uses which generate very little traffic and do not benefit from through traffic (i.e. residential uses) should be located away from the noise, pollution and bustle of roadways designed to carry heavy traffic volumes.

- Implementation: City Engineer, Planning Commission and City Council.

#### Roadway Infrastructure: Rural Roads and Urban Roads

The City of Rockville contains urban and rural roadways, under various jurisdictions and ranging from Trunk Highways established under the provisions Article 14, Section 2 of the Minnesota Constitution to town roads and "cartways". Since the municipality is now responsible for exercising jurisdiction over former township roadways and since Minnesota Statutes provide alternate means of roadway dedication in townships (e.g. dedication with plat, maintenance by township for over six years, recording of a town road map) and township roadways may vary in width and applicability of easements (i.e. drainage easements) it is recommended the City document actual right-of-way widths for all local roadways.

- Implementation: City Attorney, City Administrator and City Council.

As the street system continues to expand, street maintenance such as snowplowing, grading rural roadways, dust coating, routine maintenance, etc. will become increasingly important issues. Additional street construction will either increase contracted labor expenses or necessitate an expansion of the City's services provided by the municipal public works department. Prior to approving proposed subdivisions, consideration should be given to the City's ability to provide municipal services, facilities and equipment for snowplowing, street grading, minor street repair, dust-coating, etc. on either a contracted or staff basis.

- Implementation: City Planning Commission, City Administrator and City Council.

Additional vehicle trips generated by proposed development and dispersed over the existing roadway system shall be examined relative to the capacity of existing roadways to accommodate increased traffic.

- Implementation: City Planning Commission, City Administrator and City Council.

The City's Capital Improvement Plan should contain elements for new construction, reconstruction and scheduled upgrading of the street system, with scheduled maintenance included in annual budgets. Street maintenance should include routine patching, crack filling, dust-coating and storm sewer cleaning. The City should implement a schedule for roadway maintenance and reconstruction (e.g. sealcoating

every 4-5 years; complete reconstruction or mill/overlay every 15-20 years; re-grading/conversion of gravel roads; etc.).

- Implementation: Stearns County, City Engineer and City Council.

To avoid duplicate costs the City should correlate future road construction/reconstruction with municipal utility construction and reconstruction. In addition, the City should advise private utility service providers of proposed urban subdivisions and/or construction/reconstruction project to ensure efficient construction/repair/replacement of services including natural gas, electrical and telephony facilities.

- Implementation: Utility providers, City Engineer, City Administrator and City Council.

Survey participants indicate a concern regarding excessive speed and disobedience of traffic laws within the City. Increased growth will likely exacerbate the problem. The City should encourage the enforcement of traffic laws by contracting with the Stearns County Sheriff's Office and/or adjacent communities for increased patrols or, if more cost effective, investigate the possibility of providing a law enforcement presence via local police/peace officers.

- Implementation: Utility providers, City Engineer, City Administrator and City Council.

Existing gravel roadways are a definitive part of the existing character of the landscape in rural Rockville. Proper design, employing of proper materials, proper construction and appropriate maintenance techniques can encourage durability and usability of the surfaces. The City shall design roadways and employ materials according to state and federally accepted practices for gravel roadways.

- Implementation: City Engineer, City Administrator and City Council.

#### Transit/Alternate Modes of Transportation

To diminish/prevent congestion in the T.H. 23 area, the City should encourage alternate and/or integrated transportation methods which are less dependent on motor vehicles. The City could promote and encourage walking and biking as alternate transportation methods. The City should strive to provide park and ride facilities near T.H. 23 as a means of encouraging car-pooling and ride sharing. As the population ages and diversifies, bus service will become an important amenity in the community and should be promoted. Special attention should be given to improving pedestrian access, movement and crossings throughout the downtown and urban neighborhoods to provide both convenience and safety.

- Implementation: Stearns County, City Engineer, Planning Commission and City Council.

The City should proactively plan for the possible future extension of St. Cloud MTC services in the community by encouraging subdivision design that promotes transit options. The City may wish to provide copies of proposed subdivisions to the MTC for comment on proposed cul-de-sac width, roadway width, possible future bus stop locations, etc.

- Implementation: City Administrator, MTC, City Engineer, Planning Commission and City Council.

# **PUBLIC UTILITIES: SEWER**

## **I. INTRODUCTION**

This portion of the Comprehensive Plan will:

- Review existing facilities.
- Review proposed facilities.
- Provide recommendations for future use of the sanitary sewer system

The City of Rockville has an agreement with the City of Cold Spring for wastewater conveyance and treatment. A comprehensive sewer plan is not in effect at the City level however, a feasibility study was conducted by BWK Engineering prior to the extension of utilities to the Grand and Pleasant Lakes. If completed, a Rockville Comprehensive Sewer Plan could assist the City in proactively determining sanitary sewer collection and treatment system issues and needs.

## **II. SUMMARY OF EXISTING FACILITIES**

The City of Rockville entered into a contract with the City of Cold Spring for wastewater treatment in 1996. Prior to entering the wastewater treatment agreement, all areas within the the City relied on individual sewer treatment systems.

The Cold Spring sewer system is currently being expanded, when complete the mechanical plant will have a capacity of 1.79 million gallons per day (average annual flow). Average demand for the system currently is 500,000 gallons per day. While the treatment plant is owned by the City of Cold Spring, its capacity is shared contractually by the City of Rockville. It is estimated 16.4 % of the current (June, 2004) treatment plant's capacity consumed is used by the City of Rockville.

The City of Rockville currently contracts for 75,000 gallons per day of wastewater conveyance and treatment capacity but will be increasing that amount to 271,000 gallons per day of conveyance/treatment capacity upon completion of the installation of utilities in the Grand and Pleasant Lake neighborhoods. Average treatment demand for Rockville in June, 2004 based on water usage and according to the City Engineer is 71,502 gallons per day (GPD) or an average of 95 gallons per person per day (GPCD). Using those assumptions, the available treatment capacity contracted for is expected to serve approximately 2,853 residents.

The combined total Rockville 20-year conveyance design of 1.3 million gallons per day in pipes leading to Cold Spring's treatment plant will serve a total population of 13,718 based on an average contribution of 95 gallons per person per day. The ultimate design flow of the conveyance system is 1,886 gallon per minute (2.72 million gallons per day) which will serve a population of 28,588 based on a average contribution of 95 gallons per person per day. Additional treatment capacity must be purchased from the City of Cold Spring in the future as new growth expected in the area represented as the "A-40" district on the Official Zoning Map is developed.

As of June 2004, the City of Rockville provided service to 248 accounts, of which six percent were commercial/industrial customers and five percent were multiple family units. The City Engineer within the Comprehensive Water Study forecasts 360 existing homes in the Grand and Pleasant Lake neighborhoods and 865 additional connections within new growth areas for a total of 1,225 new hook-ups or a 494% increase in the number of utility accounts.

The existing sanitary sewer facilities can be divided into two distinct components: the sewage collection system and the wastewater treatment plant. The Cold Spring mechanical treatment facility, located in

Cold Spring, removes solids, organic compounds, nutrients and pathogens that have a degrading effect on natural water systems. The wastewater, after treatment, is discharged into the Sauk River.

Planning for lateral sewer (i.e. collection system) is the responsibility of each unit of government (i.e. Cold Spring and Rockville). The sanitary sewer collection system within the City of Rockville was placed into service at various times. As of June 2004, the City is in the process of creating an itemized inventory of the value of each individual collection main and when each main was placed into service for the purposes of itemizing asset depreciation in conjunction with Government Accounting Standards Board (GASB) 34 directive. The collection system extends to a majority of the homes and businesses in downtown Rockville and in the past has met demand. Municipal sewer mains are currently (June, 2004) being extended to existing land uses immediately adjacent to Grand Lake and Pleasant Lake (i.e. Grand and Pleasant Lakes neighborhoods). The mains are being oversized to accommodate forecast growth within areas specified as "A-40" and/or 'residential' on the City's Official Zoning Map.

In rural areas of the City residents and countryside businesses rely on their own individual sewage treatment systems (ISTS). Minnesota Rules Chapter 7080 governs construction and abandonment of ISTS's. The City's Building Official is responsible for implementing Mn. Rules 7080 locally. The City has no plans to extend municipal sewer mains to rural portions of the City as represented by the SP-1 Overlay District on the City's Official Zoning Map. The City's Municipal Sewer Ordinance requires connection to municipal sewer within 60 days of when it becomes available.

The sanitary sewer collection system includes a network of collection pipes with lift stations scattered throughout the City. Improvements have been done as required to maintain the system. Limited design standards for new collection system placement are included in the City's subdivision ordinance. Design standards for new collection system lines adhere to the "Ten States Standards" published by the Great Lakes Upper Mississippi River Board of State Public Health and Environmental Managers recommend subject to special conditions and local requirements approved by the City.

The wastewater treatment collection system throughout downtown Rockville was placed into service in 1996 and are reported to be in very good condition. The City is considering the establishment of a televising program for sewer pipes as a means of gauging and monitoring potential infiltration/inflow. At the present time the City is not experiencing problems with infiltration/inflow or the seeping of storm water into the city's sanitary sewer system.

The City of Rockville has one existing lift station with three additional stations under construction and/or planned at the time of this Comprehensive Plan update (part of the extension of sewer utility to Grand and Pleasant Lake neighborhoods). Lift stations are/will be located near the intersection of CSAH 8 and Broadway Street (serving downtown Rockville), within Prairie Industrial Park, at the Clarence Bloch property adjacent to CSAH 8 (serving the Grand Lake neighborhood) and adjacent to CSAH 6 near the *400 Club* (serving the Pleasant Lake neighborhood). There is one existing metering station located at the wastewater treatment plant in Cold Spring.

The City of Rockville Public Works staff is currently working on a maintenance schedule. At this time lift station(s) are inspected daily with repair and replacement as needed. Lines are jetted on an as-needed basis. Sewer mains and manholes are repaired or replaced, as needed based on annual inspections. Routine maintenance and repair expenses are funded through the Sewer Enterprise fund.

Sewer rates effective in 2004 are \$1.52 per 1,000 gallons plus a base-rate of \$12/month. The sewer access charge (SAC) effective in 2004 is \$1,600 per unit. Trunk area charges are \$2,200/acre for single-family residential, \$4,400/ac. for multiple-family residential and commercial and \$3,370/acre for industrial land.

### III. SUMMARY OF PROPOSED FACILITIES

The treatment facility in Cold Spring was designed to accommodate future growth within the Rockville area. There is ample room for expansion on the plant site, if needed in the future. According to previous calculations, the City's contracted capacity will likely service existing residences in the downtown and adjacent to Grand and Pleasant Lake in addition to requests current as of June, 2004 estimated at 240,032 gpd (71,502 gpd current usage + 792 existing persons adjacent to Pleasant and Grand lakes who will receive service X 95 GPCD + 982 new residents [2.2 du/ac X 2.5 persons/household X 393 acres forecast for development] X 95 GPCD). It is noted that these estimates may change depending upon the type/volume of commercial/industrial users which locate within the community. An industry which uses high levels of water could consume a large portion of the city's contracted treatment capacity. For planning purposes, Short Elliot Hendrickson, Inc. (SEH), anticipates 2,000 gallons per acre per day for commercial/industrial properties. Industrial growth, as well as actual population growth, should be monitored and sewer capacity requests to Cold Spring be made accordingly.

Capital expenses are addressed in a capital improvement fund and paid for through an Enterprise Operating Fund or bonding. Following are major expenses relating to the sanitary sewer system which are planned:

- Extension of sewer mains to Grand and Pleasant Lake neighborhoods.
- Purchase of increased treatment capacity.

### IV. RECOMMENDATIONS

1. The City shall review and calculate the impact of all proposed development and land subdivision on the capacity of the existing sanitary sewer system to determine whether the City can provide services requested within a timely manner (i.e. two years).
  - Implementation: **City Engineer**, Planning Commission and City Council.
2. The City shall submit subdivision requests including concept plans and plats to the City of Cold Spring for review and comment prior to approving said requests. If a moderate to large volume user is proposing to connect to the system (e.g. over 10,000 GPD) the City shall notify the City of Cold Spring regarding the request.
  - Implementation: City Engineer and **City Administrator**.
3. During preliminary plat review and/or sketch plan review and prior to approval of a preliminary plat, the City shall review and calculate the impact of all proposed development and land subdivision on maintenance, reconstruction and administrative costs associated with the addition of said facilities to the municipal wastewater system.
  - Implementation: **City Engineer**, **City Administrator**, Planning Commission and City Council.
4. If public financing is proposed for utility extension, the required feasibility study shall be initiated upon receipt of an application for preliminary plat.
  - Implementation: City Administrator, City Engineer and **City Council**.

5. The City shall examine the need to repair/replace sanitary sewer mains in the heart of downtown in conjunction with the turn-back of old T.H. 23.
  - Implementation: City Administrator, Planning Commission and **City Council**.
  
6. The City should review proposed plans for, provide associated inspection services and maintain records in conjunction with the development of individual sewage treatment systems.
  - Implementation: **City Administrator and Building Official**.
  
7. The City should emphasize redevelopment/infill in existing urban areas to maximize existing municipal utilities.
  - Implementation: **EDA** and City Council.
  
8. The City should update the subdivision ordinance to reference design standards for wastewater collection systems and require review of proposed collection lines by the City Engineer.
  - Implementation: City Administrator, **Planning Commission** and City Council.
  
9. The City shall coordinate extension of municipal sanitary sewer service to areas about to become urban in nature with the extension of municipal water service and storm water treatment service. In addition, parcels abutting improved lots (i.e. lots with municipal sewer) on two or more sides shall be serviced with municipal utilities.
  - Implementation: City Administrator, City Engineer, Planning Commission and **City Council**.
  
10. "Wet industries" or manufacturers which use high levels of water should be encouraged to recycle water, as the capacity of the City's treatment facilities may not be able to service the community or the user may consume a large portion of the city's remaining capacity.
  - Implementation: **Economic Development Authority** and City Council.
  
11. The City should continually review the appropriateness of: utility rates, sewer access charges and trunk area charges to determine whether or not said fees are sufficient to provide for future reconstruction and expansion of the system.
  - Implementation: **Finance Director, City Administrator and City Council**.
  
12. The City should include reconstruction/replacement of existing sewer utility systems in a capital improvement program.
  - Implementation: **Finance Director**, City Administrator and City Council.
  
13. The City should examine the need for and plan to accommodate future expansion of the municipal staff, facilities and equipment needed to provide for delivery of sewer services, including maintenance personnel and utility billing services.
  - Implementation: Finance Director, **City Administrator and City Council**.

14. To avoid duplicate costs the City should correlate future road construction/reconstruction with municipal utility construction and reconstruction.
  - Implementation: Utility providers, **City Engineer** and City Council.
  
15. The City should provide maximum communication and cooperation with the City of Cold Spring to ensure efficient planning and development of facilities, which provide a continued high level of service and plans for the additional capacity requirements of the City as it grows.
  - Implementation: **City Administrator, City Engineer** and City Council.
  
16. The City should authorize the completion of a local sanitary sewer master plan which will: inventory the current system; identify any outstanding issues with the current system, if identified offer solutions to issues with the current system, plan for the continued service and anticipated growth especially within the "A-40" area as depicted on the City's Official Zoning Map.
  - Implementation: **Maintenance/Public Works Superintendent**, City Engineer, Planning Commission and **City Council**.
  
17. The City may wish to consider a policy to reserve a portion of sewer system capacity specifically for the purpose of commercial/industrial development (e.g. 20% of capacity reserved for future commercial/industrial development, based on estimated usage of 2,000 gallons/acre/day).
  - Implementation: **Economic Development Authority** and City Council.
  
18. The City may wish to produce a detailed inventory of City-owned sanitary sewer collection facilities including the value of said assets, the location of said assets, the time each asset was placed into service, the expected life of each asset and the projected timeline for replacement, reconstruction and/or upgrading. The inventory may prove beneficial for capital improvement planning purposes as well as depreciating assets.
  - Implementation: **Finance Director**, City Administrator and City Council.
  
19. The City should review policies relative to development review and financing, including but not limited to: (1) The City should review cost-sharing in conjunction with extension of wastewater collection mains/lift stations in newly developing areas (i.e. City responsible only for over-sizing of mains. (2) The City, as part of a rapidly expanding metropolitan area, may also wish to seriously consider a fiscally prudent approach toward new development requiring the project be financed privately or, if an improvement bond is issued, requiring a minimum of two-years of assessments are provided for in the event of default. Said provision of prepayment/escrow is in addition to assurances providing project construction is completed as defined in the Development Agreement. (3) The City may wish to provide enabling language in the Subdivision Ordinance which allows the City to require the Developer provide an escrow sufficient to cover the cost of review of proposed subdivisions by the City and its consultants.
  - Implementation: **Finance Director**, City Administrator, Planning Commission and **City Council**.

20. The City should review policies and the availability of program information regarding water conservation. The City may wish to review the need for lawn watering schedules and emergency bans, programs to retrofit water-saving fixtures, water recycling, conservation rate structures and the availability of educational programs and information regarding the wise use of water.

➤ Implementation: **City Administrator** and City Council.

# **PUBLIC UTILITIES: WATER**

## **I. INTRODUCTION**

The City of Rockville provides municipal water services to a portion of the 36 – square mile community while the remaining portions rely on private wells for drinking water. This portion of the Comprehensive Plan will:

- Review existing facilities.
- Review proposed facilities.
- Provide recommendations for future use of the water system.

A Comprehensive Water Study was completed on January 16, 2004. The Water Study, completed by engineering firm Short Elliot Henderickson, Inc. (SEH) evaluated the existing municipal drinking water system and several study areas proposed to be serviced by municipal drinking water, mainly the areas surrounding Grand Lake, Pleasant Lake and the Trunk Highway 23 corridor. The study included an evaluation of the existing system, proposed routes of water utility extension to study areas, recommended new construction routes and improvements to the existing water system to accommodate anticipated growth.

The City of Rockville has not adopted a Wellhead Protection Plan for the proposed service area. The purpose of a Wellhead Protection Plan is to ensure the current and future safety of the City's drinking water supply and should include the following elements as required by the Minnesota Department of Health:

1. The delineation of the wellhead protection area and the drinking water supply management area.
2. An assessment of the vulnerability of the drinking water supply management area.
3. A review of expected changes to the physical environment, land use and surface and ground water sources.
4. A plan for the management of the wellhead protection area.
5. A plan to monitor the adequacy of wellhead protection measures and a plan to implement the wellhead protection plan.

## **II. SUMMARY OF EXISTING FACILITIES**

The existing water supply and distribution system was placed into service in the early 1969. Historically the distribution system has met Rockville's water demands. Improvements have been performed as required to maintain the system, including upgrading of existing facilities in 2001 (new elevated storage facility and well added) to service downtown Rockville.

The present average day usage for the existing system (275 current hook-ups) as estimated by the City Engineer in the Comprehensive Water Study is 71,502 gallons per day. This is an average of about 95 gallons per capita per day (GPCD), based on 2000 Census population estimates for downtown Rockville, since the municipal system currently primarily services the downtown. The current maximum daily usage as estimated by the City Engineer in the Comprehensive Water Study is 195,200 GPD or 261GPCD. Based upon this present day data, the future water usage requirements for the year 2020 are estimated to be:

If based on population projections predicated on previous growth:

Average Day Demand = {943 (2020 pop. estimate increase in population) + 549 (existing population served by municipal drinking water system + 900 (existing population adjacent to Grand and Pleasant Lakes proposed to be added to system)} or  $2,392 \times 95$  (GPCD) = 227,240 GPD.

Maximum Day Demand = {943 (2020 pop. estimate increase in population) + 549 (existing population served by municipal drinking water system + 900 (existing population adjacent to Grand and Pleasant Lakes proposed to be added to system)} or  $2,392 \times 261$  (GPCD) = 624,312 GPD.

If based on future service area represented in the Comprehensive Water Study:

Average Day Demand = {2,161 (estimate increase in population based on 393 newly developed acres at a density of 2.2 units/acre and average household size of 2.5 persons/household) + 549 (existing population served by municipal drinking water system)} or  $2,710 \times 95$  (GPCD) = 257,450 GPD.

Maximum Day Demand = {2,161 (estimate increase in population based on 393 newly developed acres at a density of 2.2 units/acre and average household size of 2.5 persons/household) + 549 (existing population served by municipal drinking water system)} or  $2,710 \times 261$  (GPCD) = 707,310 GPD.

If averaged:

Average Day Demand = 2,551 (average of calculations used to determine future population above)  $\times 95$  (GPCD) = 242,345 GPD.

Maximum Day Demand = 2,551 (average of calculations used to determine future population above)  $\times 261$  (GPCD) = 665,811 GPD.

Wells

Rockville presently obtains its raw water supply from two wells located in downtown Rockville. Well number two is located east of Othmar Lane and south of Chestnut Street. Well number three is located next to the elevated storage facility adjacent to Walnut Circle. The wells are identified in ascending numerical order in the order they were constructed. Wells number one has since been abandoned. Wells number two and three are currently operational. Under normal current operating circumstances chlorine, fluoride and polyphosphates are added at each well location. Well number two has a pumping capacity of 200 gallons per minute (gpm) or .29 million gallons per day (MGD), well number three has a pumping capacity of 350 gpm or .5 MGP.

The "Ten States Standards" published by the Great Lakes Upper Mississippi River Board of State Public Health and Environmental Managers recommend municipal wells have a capacity equal to or exceeding the design maximum daily demand and greater than or equal to the design average day demand with the largest producing well out of service. The existing wells when operated simultaneously at their maximum capacities are capable of producing a combined total discharge of 550 gpm. At this total discharge rate the estimated projected average maximum day demand of 665,811 GPD in 20.18 hours. With the largest well (well number three) out of service, well number two is only capable of producing 200 gpm. At this discharge rate the estimated average daily demand of 242,345 GPD could be achieved in 20.2 hours. Assuming existing wells remain operational, it appears additional wells are needed to avoid over use of existing facilities. The Comprehensive Water Study recommends additional wells be put into service.

There are a number of properties within Rockville which rely on private wells for individual water supply. Due to the size of the community, the presence of rural land uses and the City's desire to preserve the rural nature of the community, private wells are likely to continue to exist. Private well water is used both as a portable water source as well as for the sprinkling of lawns and gardens. The City/County issues

permits for the installation of private wells and/or provide inspection services in conjunction with the installation of private wells.

The City's Municipal Water System Ordinance requires connection to the municipal water system within 60 days of when it becomes available (available is defined as within 350 feet of a property). If a property owner does abandon a private well, the City attempts to provide the new municipal water line connection to the structure in the same vicinity as the previous well. The state plumbing code requires the connection if a municipal system is accessible, unless otherwise permitted by the local authority. The MN Department of Health standards allow residents and businesses to retain a private well system after they connect to the municipal system, provided the private well is in working order and the plumbing to the private well and municipal water system are kept separate.

The Comprehensive Water Study proposes an access charge of \$1,300 per unit and trunk area charges of \$1,712.25 per existing home (when extended) and \$3,769 per acre for future development.

#### Water Treatment

City water is currently treated at the location of each well. Polyphosphates are added to sequester iron and manganese. Finished water is disinfected with chlorine and fluoride added for dental prophylaxis. The Comprehensive Water Study recommends adding a filtration system to remove iron and manganese rather than just adding chemicals to temporarily suspend them.

#### Water Storage

The City has two elevated storage facilities. The older elevated storage tower put into service in early 1900's is adjacent to Othmar Lane and Chestnut Street with a storage capacity of 50,000 gallons. A newer tower, constructed in 2001, is located near Walnut Circle and has a storage capacity of 150,000 gallons.

The total elevated water storage available for domestic use and fire demand currently is 200,000 gallons. The Ten States Standard recommends a minimum storage capacity equal to the average daily consumption (71,502 gallons current; 242,345 projected), and adequate capacity to meet all fire demands as determined by the State Insurance Services Offices. Wells can also be considered as contributors to the available storage capacity if both have reliable standby emergency power systems to treat and discharge water to the system during a power outage. No emergency power generation equipment is presently available at either City well. Existing elevated storage appears to be sufficient for current demand but not for forecast growth, the Comprehensive Water Study recommends two additional elevated storage facilities and an in-ground booster station.

#### Distribution System

A majority of Rockville's existing water distribution system consists of water mains ranging from four to 12 inches in diameter. Water main materials vary from PVC to ductile iron and cast iron. Smaller mains (six inches or less) are primarily found within the original townsite in downtown Rockville, especially adjacent to old T.H. 23/Broadway Street in the heart of downtown. The size of some watermain in the heart of downtown is unknown. Utility sizing in the downtown should be reviewed in conjunction with the reconstruction of old T.H. 23/Broadway Street. The only existing 12-inch main is located near the new water tower adjacent to Walnut Circle and Cypress Court.

### **III. SUMMARY OF PROPOSED FACILITIES**

Major capital project relative to water supply as identified in the Comprehensive Water Study include both interim and ultimate system build-out plans. Each are summarized below:

ITEM	ULTIMATE SYSTEM	INTERIM SYSTEM
Water Filtration Plant	\$ 3,500,000	\$ 1,500,000
Additional Wells	\$ 250,000	\$ 100,000
Wellfield Development/Hydrogeology	\$ 30,000	\$ 30,000
Contingencies/Engineering/Land Costs	\$ 1,621,000	\$ 707,000
100K Elevated Water Storage	\$ 300,000	\$ 300,000
150K Elevated Water Storage	\$ 450,000	\$ 450,000
1 Million Gallon Elevated Water Storage	\$ 1,400,000	\$ -
Booster Stations	\$ -	\$ 450,000
Ground storage	\$ 300,000	\$ -
Contingencies/Engineering/Land Costs	\$ 703,100	\$ 687,000
Distribution System Construction	\$ 5,867,100	\$ 1,530,000
<b>TOTAL</b>	<b>\$ 14,421,200</b>	<b>\$ 5,754,000</b>

It is noted the summary of proposed facilities illustrates new facility construction but does not address reconstruction or replacement of existing facilities/distribution lines.

#### IV. RECOMMENDATIONS

1. The City shall review and calculate the impact of all proposed development and land subdivision on the capacity of the existing water system to determine whether the City can provide services requested within a timely manner (i.e. two years).
  - Implementation: **City Engineer**, Planning Commission and City Council.
  
2. During preliminary plat review and/or sketch plan review and prior to approval of a preliminary plat, the City shall review and calculate the impact of all proposed development and land subdivision on maintenance, reconstruction and administrative costs associated with the addition of said facilities to the municipal water system.
  - Implementation: **City Engineer, City Administrator**, Planning Commission and City Council.
  
3. If public financing is proposed for utility extension, the required feasibility study shall be initiated upon receipt of an application for preliminary plat.
  - Implementation: City Administrator, City Engineer and **City Council**.
  
4. The City shall examine the need to repair/replace water mains in the heart of downtown in conjunction with the turn-back of old T.H. 23.
  - Implementation: City Administrator, Planning Commission and **City Council**.
  
5. The City should review proposed plans for and provide associated inspection services in conjunction with the development of private wells.
  - Implementation: City Staff and **Building Official**.

6. The City should keep a record of the location and depth of private wells.
  - Implementation: **City Staff and Building Official.**
  
7. The City should examine the impact of private wells on existing and proposed municipal well fields as part of the wellhead protection planning process and the impact of the presence of new municipal wells on private wells (depth to groundwater).
  - Implementation: **City Engineer.**
  
8. The City should emphasize redevelopment/infill in existing urban areas to maximize existing municipal utilities.
  - Implementation: **EDA** and City Council.
  
9. The City should update the subdivision ordinance to reference design standards for water distribution systems and require review of proposed distribution lines by the City Engineer.
  - Implementation: City Administrator, **Planning Commission** and City Council.
  
10. The City shall coordinate extension of municipal water service to areas about to become urban in nature with the extension of sanitary sewer services and storm water treatment services. In addition, parcels abutting improved lots (i.e. lots with municipal water) on two or more sides shall be serviced with municipal utilities.
  - Implementation: City Administrator, City Engineer, Planning Commission and City Council.
  
11. The City should continually review the appropriateness of: utility rates, water access charges and trunk area charges to determine whether or not said fees are sufficient to provide for future reconstruction and expansion of the system.
  - Implementation: **Finance Director**, City Administrator and **City Council.**
  
12. The City should include reconstruction/replacement of existing water utility systems in a capital improvement program.
  - Implementation: **Finance Director, City Administrator and City Council.**
  
13. "Wet industries" or manufacturers which use high levels of water should be encouraged to recycle water, as the capacity of the City's water supply/treatment facilities may not be able to service the community or the user may consume a large portion of the City's remaining capacity.
  - Implementation: **Economic Development Authority** and City Council.
  
14. To avoid duplicate costs the City should correlate future road construction/reconstruction with municipal utility construction and reconstruction.
  - Implementation: Utility providers, **City Engineer** and City Council.

15. The City may wish to consider a policy to reserve a portion of water supply system capacity specifically for the purpose of commercial/industrial development (e.g. 20% of capacity reserved for future commercial/industrial development, based on estimated usage of 2,000 gallons/acre/day).
- Implementation: **Economic Development Authority** and City Council.
16. The City may wish to produce a detailed inventory of City-owned water supply/distribution facilities including the value of said assets, the location of said assets, the time each asset was placed into service, the expected life of each asset and the projected timeline for replacement, reconstruction and/or upgrading. The inventory may prove beneficial for capital improvement planning purposes as well as depreciating assets.
- Implementation: **Finance Director**, City Administrator and City Council.
17. The City should review policies relative to development review and financing, including but not limited to: (1) The City should review cost-sharing in conjunction with extension of water supply/distribution lines in newly developing areas (i.e. City responsible only for over-sizing of mains). (2) The City, as part of a rapidly expanding metropolitan area, may also wish to seriously consider a fiscally prudent approach toward new development requiring the project be financed privately or, if an improvement bond is issued, requiring a minimum of two-years of assessments are provided for in the event of default. Said provision of prepayment/escrow is in addition to assurances providing project construction is completed as defined in the Development Agreement. (3) The City may wish to provide enabling language in the Subdivision Ordinance which allows the City to require the Developer provide an escrow sufficient to cover the cost of review of proposed subdivisions by the City and its consultants.
- Implementation: **Finance Director**, City Administrator, Planning Commission and **City Council**.

# **MUNICIPAL AND ADMINISTRATIVE BUILDINGS AND PUBLIC SERVICES**

## **I. INTRODUCTION**

The City of Rockville recognizes the importance of:

- A. Municipal and administrative buildings;
- B. Boards, commissions and agencies which serve the City in various capacities; and,
- C. The services provided by City officials, municipal employees and administrative personnel.

The City of Rockville is committed to serving the public in an efficient, effective and professional manner. The purpose of this chapter of the Comprehensive Plan is to review existing services and facilities and reflect on the impact of forecast growth upon said facilities and services.

## **II. EVALUATION OF EXISTING STRUCTURES/COMMISSIONS AND COMMITTEES/ SERVICES**

### **Existing Structures/Services**

#### City Hall: 209 Broadway Street East

The City's Administrative Offices and Fire Hall are located in a combined structure at 209 Broadway Street East. Administrative offices are located in the east side of the building, the fire hall the western and rear portions. The second story is available meeting space but is not accessible via an elevator. The current facility is in fair condition and estimated to be approximately 75-100 years old. The two-story building is not compliant with Americans with Disabilities Act standards as the second story is not fully accessible. The City Administrative Staff is currently composed of three members: the City Clerk/Administrator, the Finance Director and the Utility Billing/Administrative Assistant.

#### Fire Department: 209 Broadway Street East

As indicated above, the Fire Hall is currently located within the City Hall complex at 209 Broadway Street East in downtown Rockville. The City is currently conducting a facility study to determine the best long-term location for the fire hall.

The Rockville Fire Department (RFD) and Cold Spring Fire Department have an automatic mutual aid agreement and co-respond to any structure fire within either City. The City has a fire rating of 5; the former township and Pleasant Lake a rating of 9. The approximately 25 member volunteer fire department provides fire protection and emergency first response/accident extrication service to the entire City of Rockville, its residents and commercial/industrial facilities. The RFD responded to 118 calls for help in the year 2003. Most members of the department are trained first responders and all are State Certified at the Firefighter I level. In addition, some are certified at the Firefighter II and Firefighter III levels. The Rockville Fire Department does not currently have any infrared equipment unit but does carry three automatic external defibrillators.

Department apparatuses include:

- A 1,250 pumper truck.
- A tanker with a capacity of 3,000 gallons.
- Grass rig.
- Utility van.
- One rescue truck.

Annual replacement of vehicles/major equipment is included in the capital improvement/equipment plan.

### Police Service

The City of Rockville contracts with the Stearns County Sheriff's Department for public protection services at the level of 68 hours/month. The Stearns County Sheriff's Department employs 25 officers, five sergeants, one lieutenant and one captain. Service is provided 24 hours/day, seven days a week. The Patrol Division of the Stearns County Sheriff's Department also staff two school liaison positions, two DARE (Drug Abuse Resistance Education) office positions, one civil process position and one snowmobile/water safety officer. In addition, officers from the Patrol Division provide the bulk of personnel for the operation of specialized law enforcement units such as the Underwater Dive and Rescue Team, Special Emergency Response Team, Gang Strike Force, Narcotics Task Force and Canine Unit. The Sheriff's Department also facilitates the Neighborhood Watch program.

### Public Works/Streets/Park Maintenance

The Public Works/Streets/Park Maintenance office is located in a small facility near Community Park, the Public Works Supervisor receives mail at the City Hall. The Public Works Department currently consists of one staff position. The City contracts for major street maintenance, snow plowing/removal and engineering services. The Public Works Director is currently responsible for daily inspection/routine maintenance at the sanitary sewer lift station and water supply system elements.

### Other Community Facilities/Institutions

- Post Office: 168 Broadway Street West in downtown Rockville. This structure is in excellent condition. The post office serves most of the downtown area. Other portions of the City are served by either Cold Spring, Kimball or St. Cloud postal services.
- Education: John Clark Elementary School, a member of the Rocori School District (ISD 750), is located at 415 West Broadway Street in downtown Rockville. The building is in good condition and provides public education for grades K-6. John Clark Elementary was constructed in 1936 and has been the subject of several additions. Current enrollment for the 2003/2004 school year is 168 students. The City Council and its various boards/commissions/task forces routinely meet in John Clark Elementary School library.
- Religious Institutions: Mary of the Immaculate Conception Church is located adjacent to east Broadway Street in downtown Rockville. Our Lady of Mount Carmel Church is also located within the City of Rockville.
- Clark/McCormack Quarry and House is located at the intersection of Broadway Street East and Pine Street overlooking the active quarrying operation north of Broadway Street. The majestic granite structure was placed on the National Registry of Historic Places in 1982 and is in excellent condition.

### **Boards/Commissions/Committees**

The City of Rockville has several boards, commissions and committees that shape the policies and decisions of City government. The City encourages citizens to volunteer to serve on these entities and provide their input. A brief description of each entity and its duties follows:

#### Park and Recreation Board

Consists of five (5) members appointed by the City Council for three-year terms. The Board advises the City Council on matters pertaining to the City Parks and meets the second Wednesday of each month.

#### Planning Commission

Consists of seven members appointed to the City Council. Eventually all Planning Commission members' terms will extend for three years. Initially one Commission member was appointed for each of seven terms corresponding to numerically ascending lengths from one to seven years. The Commission serves as an advisory body to the City Council in matters of directing the future physical development of the City. The Commission, upon request of the Council, makes studies, investigations, and recommendations to the Council regarding matters affecting zoning, platting and public improvements. The Planning Commission meets on the second and fourth Tuesdays of each month.

### Rockville Economic Development Authority

The Economic Development Authority for the City of Rockville is composed of five members, including two from the City Council, who serve seven-year terms. The Board was formed in 2004 and meets on the second Monday of each month on matters concerning industrial and commercial development.

### City Task Forces

Four task forces were formed as a result of a 2003 visit by the Minnesota Design Team. The facilities task force is studying municipal facility issues including the possible expansion/relocation of the City Hall, the possible expansion/relocation of the Fire Hall and Main Street renovation. The identity task force is focusing on making Rockville a place of unique destination and researching postal addressing issues within the consolidated community. The trails task force is identifying trail system components for the consolidated community and the youth task force is attempting to promote the involvement of youth in City operations/decisions and the community in general.

## **III. PUBLIC INPUT**

A community survey completed in conjunction with the updating of the Comprehensive Plan requested input from residents regarding municipal facilities and services. Respondents were asked a number of questions. A summary of results follows:

- When asked if there were public utilities or healthcare or social services lacking in the community the majority of respondents were undecided.
- When asked about the construction location for a new fire hall the majority of respondents (56%) indicated the intersection of CSAH 47/T.H. 23 and 31% indicated the Fire Hall should be located in the downtown.
- When asked about the ideal location for construction of a new City Hall the majority of those responding to the question (60%) thought the City Hall should remain at the existing site or nearby. Others commented on other downtown locations including near the post office, elementary school and Sportsman's Club. One (1) percent thought a new City Hall was not needed and an additional one percent indicated the City Hall should be in the same building as the Fire Hall.
- Respondents were asked "Recognizing the fact strong rationale for expansion/relocation of both Fire Hall and City Hall exist, should the City construct both facilities at the same time; or one now and one in the future?" Those responding were nearly equally split between constructing both facilities at the same time (38%) versus constructing one now and one in the future (43%). Of those who indicated one facility should be constructed now and one later overwhelmingly (87%) thought the Fire Hall should be constructed first.
- When asked if there were any programs, services or resources that are not located in Rockville that would be beneficial the following responses were received: a library, a coffee shop, a food shelf, a 'welcome wagon' committee, a bookmobile from Great River Regional Library, making the entire City one postal address, a community center, a farmer's market, increased police presence, amateur baseball team, a small repair service and a restaurant or other gathering place.
- Those surveyed were also asked whether or not the City should enact stronger regulatory ordinances. Responses were as follows:

<u>Type of Regulation to Strengthen</u>	<u>% Yes</u>	<u>% No</u>	<u>% Undecided</u>
Zoning/land use controls	54	39	36
Park/open space for new development	74	11	15
Housing/rental maintenance	74	10	15
Historic preservation	50	21	29
Environmental protection	71	13	16
Community aesthetics	56	18	26

- Most respondents (54%) felt they were informed about City Council decisions; 33% indicated they did not feel informed of decisions and the remaining 13% were undecided.
- Those surveyed were also asked whether or not they felt community organizations worked together. Of those responding to the survey, 25% said 'yes'; 39% said 'no' and 36% were 'undecided'.
- When asked if local government was responsive and services provided equitably, 32% percent of those responding to the survey answered affirmatively, 25% negatively and the majority (43%) were undecided.
- When asked 'how well is Rockville facilitating ethnic and racial diversity' the majority (52%) thought the city was doing an 'excellent' to 'good' job of facilitating diversity. An additional 28% labeled thought the city was doing a 'fair' to 'poor' job facilitating diversity. The remaining 20% thought the question was 'not applicable'.

#### IV. FORECAST GROWTH

The population is forecast to increase from 2,585 people in 2004 to 4,808 people within the next 5 – 10 years based on plats currently being reviewed by the City of Rockville. The forecast population of 4,808 is based on 393 acres of new development identified in the comprehensive water study @ 2.2 dwelling units/acre and 2.5 persons/household; plus 29 additional single-family lots at similar population densities; plus current population of 2,585.

The projected growth will reasonably require the expansion of existing administrative and protection services. Such services will not only result in a demand for increased public employees, but also increased facility space and increased capital equipment costs. The expansion of administrative facilities and capital equipment purchases should be included in a capital improvement/equipment program in view of the following:

- Increases in staff: utility billing, roadway maintenance, etc.
- Increases in office space for expanded staff and equipment (e.g. maintenance, water/wastewater treatment operator, etc.)
- Increased need for police protection services either contracted or municipal staff.
- Increased need for fire equipment and facilities.

#### V. RECOMMENDATIONS

1. The City shall remain committed to serving the public in an efficient, effective and professional manner.

- Implementation: **All City staff, appointed officials and City Council.**

2. Upon receiving concept plans, the City shall review its provision of services including, but not limited to, public administration and public protection services such as police and fire service to ensure said services which are reasonably necessitated by proposed subdivisions and must be provided at public expense, can be reasonably provided within two (2) fiscal years of approval of the proposed subdivision. If said services cannot be reasonably provided, the subdivision shall be deemed premature.

- Implementation: **City Administrator**, Planning Commission and City Council.

3. The City should forward copies of all plats to the Transportation Director and Superintendent of Schools in the Rocori Public School District.
  - Implementation: **City Administrator**, Planning Commission and City Council.
  
4. The expansion of administrative facilities and capital equipment purchases should be included in a capital improvement/equipment program in view of the following:
  - Need for increases in staffing level: utility billing, roadway maintenance, etc.
  - Need for increases in office space for expanded staff and equipment (e.g. maintenance, water/wastewater treatment operator, etc.).
  - Need for increased public/police protection services, “community” policing and surface water/street patrol either contracted from County, via joint agreement with neighboring communities or adding police department presence to the City staff.
  - Need for increased fire equipment and facilities.
  - Implementation: **Finance Director, City Administrator**, Planning Commission and **City Council**.
  
5. The City shall continue to monitor and assess the condition and adequacy of existing municipal structures. The City shall establish long-term solutions to anticipated building/office space needs. Routine maintenance and repair costs should be allotted for in the annual budget. Reconstruction, remodeling and/or construction of facilities should be addressed in a Capital Improvement Plan.
  - Implementation: **City Building Official**, Fire Chief, **City Administrator and City Council**.
  
6. The City shall continue to strive to clarify roles, build trust, communicate openly and work productively together at the departmental level and the elected and appointed official level.
  - Implementation: **City Staff and City Council**.
  
7. Informational meetings between the City Council, EDA, Park Board and Planning Commission to discuss important projects should be held routinely.
  - Implementation: **City Council**.
  
8. A City Council liaison should be appointed to both the City Planning Commission and the Park Board to facilitate rapport and exchange of information.
  - Implementation: **City Council**.
  
9. The City shall provide maximum cooperation and assistance to other public agencies in planning and developing facilities and programs to provide a high level of service and avoid duplication of services and/or facilities.
  - Implementation: Stearns County, School District #750, community and state agencies and City Council.

10. New municipal and administrative constructions shall be developed to the same high standards required for the development of private property and shall be subject to review by the Planning Commission and City Council.
  - Implementation: Building Official, Planning Commission and **City Council**.
  
11. The City should initiate and organize an annual open meeting with representatives from each City department, elected officials (local and state), representatives from City Boards/Commissions, St. Joseph Township, Stearns County, District 750, City Consultants, leaders of active community organizations and other representatives as appropriate. The purpose of the meeting is to share information, build rapport and update each other on issues, plans and goals at the forefront for the following six-month period.
  - Implementation: **City Administrator and City Council**.
  
12. The City Council may wish to review the appropriateness of public hearings regarding zoning and platting being held by the City Council versus the Council's designated consultative body for such issues, the Planning Commission.
  - Implementation: Planning Commission and City Council.
  
13. City leaders shall strive to lead all staff, public officials, residents, neighborhoods, and the business community in recognizing and embracing existing social, racial and economic diversity within the City of Rockville.
  - Implementation: **City Council, City Administrator, Fire Chief, City Staff, appointed officials, neighborhood representatives and consulting staff**.

# **PARK AND TRAILS/RECREATION**

## **I. INTRODUCTION**

The City's residents and leaders identify parks, trails and recreational facilities as invaluable community resources that contribute positively to the quality of life offered in Rockville. Recreation is viewed as an integral part of life, providing a necessary and satisfying change from the things we usually do and the places where we spend most of our time.

A community survey, comments from the Park and Recreation Board, City staff and from public meetings underscore the importance of creating and sustaining parks, trails and recreational facilities. These comments are included within and reflected in this chapter.

Providing quality recreational opportunities begins with proper planning. To assure adequacy and maximum usability, recreation areas and facilities shall be developed with regard for the needs of the people and the area they serve. Proper planning must take into consideration a number of factors, including but not limited to, location of existing recreational areas (i.e. proximity to the area served, separation from incompatible land uses), adequacy of existing facilities, site planning for the location of future facilities, access to current and future facilities, provisions for recreation programs, and financing, maintenance and management of existing and proposed parks, trails and recreational facilities.

This section shall:

- Provide Park Classification;
- Inventory Existing Park Facilities;
- Discuss Trails and Pedestrian Ways;
- Discuss Recreational Opportunities in the City;
- Examine Existing and Future Park Facility Needs;
- Review Community Input; and
- Establish tangible recommended goals and policies for future park, trail and recreation facilities and programs.

## **II. INVENTORY**

### **A. Park Classifications.**

The City of Rockville features four existing park and recreational facilities. Following a site visit by the Minnesota Design Team a Trails Task Force was formed. The City, as of June 2004, has not finalized a comprehensive park/trail plan; the plan, if approved, could itemize/analyze recreational facilities, parks and trails within the City according to their type, population served, existing location(s) and future locations.

The following terms and descriptions shall be used to classify existing and future recreational facilities:

'Neighborhood Parks' provide open space for passive recreation for all ages within a neighborhood, particularly for the elderly and families with young children. An ideal neighborhood park site is scenic or wooded and located a maximum of one-quarter mile, which is normal walking distance, from primary users. Suggested minimum size for this type of park is one acre. Site development should include sidewalk, benches, landscaping, and play features for preschoolers. Neighborhood parks should connect with trails which connect to other parks and neighborhoods.

'Neighborhood Playgrounds' are usually provided in conjunction with education and institutional facilities and primarily serve the recreation needs of children ages 5-12.

Individual neighborhood playground size is dependent on the types of activities it supports and the facilities it provides. Play features, ball fields, basketball and tennis courts, and open play fields are common components. The service area is highly variable, but it usually has a radius of one-quarter mile.

'Community Parks' typically serve several neighborhoods and are under municipal administration. Although size may vary, community parks are usually more spacious than neighborhood parks or playgrounds. In addition to the kinds of facilities provided at neighborhood parks, these parks may provide swimming pools, picnic areas, more elaborate play fields, restroom facilities and tennis courts. Community parks serve people of all ages and have an effective service area radius of one-half mile.

'City-wide Parks' may serve some or all types of a community's recreation needs. They can provide a wide range of activities for all age groups or may be very specific. In addition to some of the facilities provided by other types of parks, citywide parks may contain an area for nature study, hiking and riding trails, pond fishing, spectator sports and numerous other activities. However, in many small communities, a city-wide park is sometimes designated as such not because of its size and/or variety of recreation facilities, but because it is the only park available to the community.

'Specialized Recreation Areas' may include but are not limited to; golf courses, historic sites, conservancy area, linear trail, and floodplains. Most specialized recreation areas have limited active recreation value, are not developed as multi-purpose recreation areas, or are not always available for use by the public. Specialized areas are an important adjunct to a community and its park and open space program.

'Regional Parks' may include but are not limited to conservancy areas, trails, floodplains, hiking and riding trails, recreational fields, spectator sports, fishing. Regional parks serve people of all ages and serve a regional population.

## **B. Existing Park Inventory.**

There are three parks/recreational areas located within the City of Rockville which total approximately 74 acres, however, the bulk of the parkland (65 acres) is within one specialized recreational area. Following is a listing of the park and recreational facilities existing in the City of Rockville.

1. **Rockville Community Park.** This two (2) acre community park is located at the intersection of Othmar Lane and Chestnut Street in downtown Rockville (Planning District Six). The park features playground equipment, picnic tables, benches, an ice skating rink (winter)/parking lot (summer) area and a hockey rink (winter)/ rollerblading (summer).
2. **Rockville Softball Park.** This approximately six (6) acre specialized recreational area is located at the intersection of CSAH 8 and Broadway Street West in downtown Rockville (Planning District Six). The softball park features one lighted softball field, parking, a picnic area and concession stand with restroom facilities.
3. **Eagle Park.** This sixty-five (65) acre specialized recreational area provides canoe and fishing access to the Sauk River via a pier. The project was completed by an Eagle Scout, Ryan Steil and is located north of the intersection of Broadway Street and County Road 139. Much of Eagle Park lies within the Sauk River floodplain and is currently not utilized as a park facility (rented out as pasture land). The park may be suitable for use as a prairie/nature walk area in the future.
4. **Pleasant Lake Lions Park.** Lions Park in the Pleasant Lake neighborhood is a large community park providing recreation opportunities for young persons and families. The

park features playground equipment, a basketball court, a softball field, dedicated off-street parking and a paved one-mile walking path around the perimeter.

### **C. Access to Public Waters.**

- 1. Pleasant Lake Public Access.** The public is afforded access to Pleasant Lake at the northwest side of the lake adjacent to CSAH 6 and the "400 Club". A limited amount of on-site parking for boat trailers are provided at the public access. The public access is suitable for access via trailer or carry-in and is managed by the Minnesota Department of Natural Resource.
- 2. Grand Lake Public Access.** The public is afforded access to Grand Lake at the southwestern shore of the lake adjacent to CSAH 8. A limited amount of on-site parking facilities or boat trailers is provided at the public access. The public access is suitable for access via trailer or carry-in and is managed by the Minnesota Department of Natural Resource.

### **D. Sidewalks/Trails and Pedestrian Ways.**

Sidewalks throughout portions of the downtown corridor serve the City of Rockville. Sidewalks extend on both sides of Broadway Street from just west of the Broadway/Pine Street intersection to west of Mill Street. Other intermittent sections of sidewalk are present on alternating portions of blocks west of Mill Street to Chestnut Street. Sidewalks within the downtown corridor are generally narrow with deteriorating conditions noted. An intermittent paved pathway is located adjacent to Chestnut Street South connecting the elementary school to Community Park. The pathway is in good condition.

The rural portions of the City and Grand and Pleasant Lake neighborhoods are served, in part, by completion and/or semi-complete trail routes designated by Stearns County. Complete trail routes are located adjacent to CSAH 2 and County Road 139. Incomplete trail routes, as depicted on the Stearns County Trails Map extend adjacent to CSAH 6, 8 and 47, County Road 141 and Broadway Street. In addition, the Minnesota DNR has a posted snowmobile route that extends through portions of the City.

Also noted is the Glacial Lakes State Trail which extends from Willmar to east of Richmond. The trail is paved with asphalt for twelve (12) miles between Willmar, Spicer and New London. This segment has a parallel grass treadway for horseback riding. From New London to Hawick is a six (6) mile trail surfaced with crushed granite for hiking, biking and horseback riding. The remaining twenty-two (22) miles, between Hawick to east of Richmond are undeveloped and have the original railroad stones as a surface. Some railroad bridges have been removed. Primary summer use of the developed trail includes, hiking, bicycling, horseback riding and in-line skating.

The City does not have a pedestrian plan or policy in place at this time, however, extensions are contemplated during City reviews of subdivision requests. A sidewalk maintenance policy is not in place.

### **E. Recreation.**

Local associations, community recreation and Independent School District #750's Continuing Education Program coordinate recreation programs. Programs include recreation activities such as softball and baseball and winter programs including hockey and swimming and educational opportunities such as Math Masters, Destination Imagination, the Knowledge Bowl and a chess club.

The City of Rockville is close to theatre, golf, bowling and swimming opportunities available within the City of Cold Spring. A private fitness center is located in the northern portion of the City adjacent to T.H. 23 and is available via membership to Rockville residents.

### **III. EXAMINATION OF EXISTING AND FUTURE PARK FACILITIES**

The City's combination of recreational activities, sites of destination and existing parkland/open space provide residents and visitors with a variety of recreational opportunities. Map 10-1 on the following page illustrates areas served by existing park facilities. As illustrated parks are located so as to serve the needs of most areas within Planning Districts 1 – 6.

Map 10-1 also indicates park search areas. As noted in the park classifications, depending on the type of park the service area will vary. The attached map illustrates a need for additional park facilities in the south central portion of the City in Planning Districts Seven and Eight and, eventually within the joint annexation area. Future park/recreation opportunities and trail connections should be provided as property is platted/re-platted.

Map 10-2 summarizes current and potential trail system extensions.

### **IV. COMMUNITY INPUT IN PARKS AND RECREATION**

The City has initiated measures to procure substantial park, trail, and recreational facilities. The City is committed to offering members of the community facilities that create, sustain and protect diverse recreational uses and which provide access to natural amenities. To those ends, the City has pursued measures to ensure the existence of satisfactory park and recreational facilities, including:

- A. Park and Recreation Board.** The City has established Park and Recreation Board which consists of up to seven voting members (currently six members comprise the Board). At large Park and Recreation Board members are appointed by the City Council for three-year terms. The Board meets monthly on the first Thursday at City Hall. The Park and Recreation Board functions as a consultative group which assists the City Council with matters pertaining to the City's parks and recreation opportunities. The Board also coordinates the local recreation events and the City's celebration – Rock Fest. The City has not yet approved a Comprehensive Park and Trail Plan, but the Park and Recreation Board and the Trails Task Force are working to establish such plans.

Duties and responsibilities of the Park and Recreation Board include:

1. Advising the City Council regarding the City's acquisition of land for park purposes;
2. Advising the City Council relative to the construction of facilities, improvements to park property and the purchase of necessary materials, supplies, equipment and services for the development and maintenance of parks;
3. Advising the City Council relative to the implementation of recreational and educational programs.
4. Recommending the maintenance and care for park property.
5. Develop, plan and recommend educational programs and activities for City residents.
6. Promote public interest and understanding of the City's parks, programs and activities as well as undertake any other responsibilities or duties as the City Council may specifically delegate.





**B. Park Land Dedication Ordinance.** The City has adopted and enforces specific parkland dedication requirements within the Subdivision Ordinance. Each subdivision review procedure includes a parkland dedication stipulation whereby developer's must either set aside parkland acreage or submit a fee-in-lieu of parkland dedication. Current standards pertaining to subdivisions require all residential subdivisions dedicate land for public use such as parks, playgrounds, open spaces, natural sites, or other uses except for plats that create a maximum of two (2) lots and that have one (1) existing single family home on the property, the park fee shall not be required for the lot with the single family home. The parkland dedication calculation and/or impact fee requires: (1) Single family development = 1,800 square feet per lot or \$1200.00 per lot; (2) Multi-family (attached) development = 1,500 square feet per unit or \$1000.00 per unit. Commercial and industrial subdivision of property is exempt from parkland and/or fee in lieu of parkland dedication requirements at this time.

**C. Public Input Survey.** The City seeks public input through a variety of means including public meetings and community surveys. In conjunction with the updating of this Plan, a survey was distributed to community residents. Results indicate residents consider park, trail and recreational facilities a definite priority but how to grow existing/future parks/trails was a more difficult question to answer. A summary of community input relating to parks/recreation follows:

- Suggested Improvements to Existing System. Those surveyed were asked what park facilities would add to the quality of life in Rockville. Respondents were able to select more than one answer. The majority of those surveyed (35%) indicated trails would add to the quality of life in Rockville; 28% indicated picnic shelters would be a pleasant addition; and around ten percent selected additional playground equipment and athletic fields. Other responses included a pool, natural areas (trees and gardens) and a public swimming beach.
- Availability of Park/Recreational Opportunities. Survey participants were also asked whether or not they felt all areas of the community were well served by existing park facilities. A slight majority (39%) thought the City was well served, 35% indicated areas of the City were deficient in park/recreation facilities and 26% did not answer the question. Those who indicated there are areas of the City that are deficient in facilities were asked to specifically identify improvement areas; responses follow: 40% identified access to lakes and beaches at Grand and Pleasant Lakes as deficient; 12% indicated persons in the rural areas of the community were not well served by parks; 8% identified the trail system as deficient; 4% thought the Mill Creek dam area could be improved and 36% did not answer the question.
- Quality of Existing Park/Recreation Facilities. Next survey participants were asked to rank existing park facilities. The overwhelming majority (70%) of those surveyed rated existing facilities as fair to good; an additional 11% rated facilities as 'poor' and 12% did not respond.
- Population/Age Groups Served by Existing Facilities. Persons surveyed were asked to comment on whether or not specific age groups and population segments had sufficient recreational opportunities in Rockville. Responses follow and reveal respondents felt recreational opportunities for teens and tourists could be improved:

<u>Population Segment</u>	<u>Yes</u>	<u>No</u>	<u>Undecided</u>
Children	63%	15%	22%
Teens	29%	46%	25%
Adults	46%	26%	28%
Seniors	32%	39%	29%
Families	39%	32%	29%
Tourists	19%	52%	29%

- Desired Improvements. The survey asked respondents to itemize what one (1) major recreation improvement they would like to see made in Rockville within the next three (3) years. Of those responding to the question, the majority (65%) cited bicycle/pedestrian/roller blade paths and trails as the one major recreational improvement that would improve their quality of life. An additional 12% indicated each of the following: picnic shelters; swimming areas around lakes or a municipal pool; and, a community center would improve their quality of life. Write in comments requested soccer for kids, improved communication regarding when youth/adult softball registration/scheduling is being completed, expanding/enforcing of local controls, expanding opportunities for teens, allowing hunting in rural areas of the City, adding tennis courts by Pleasant Lake park, adding a well-designed baseball field, adding sand volleyball courts, attracting a bowling alley, continuing the annual celebration, providing a rest area for tourists and attracting an indoor gymnasium.

**D. Public Input Park Project Prioritization.** Community leaders, elected officials and appointed officials invited to a community meeting on February 28<sup>th</sup> were asked to give the City Council direction when making difficult choices on how to manage, operate and grow the City. Members attending the meeting were asked the following questions, specifically regarding parks/recreation opportunities:

- Would you encourage the City Council to: **(27%)** develop more, smaller parks used by neighborhood and community residents **OR (73%)** develop a few larger parks that are used by all City and area residents/tourists.
- Would you encourage the City Council to: **(54%)** fix up and/or enhance existing parks and recreational areas **OR (46%)** accept the donation of additional parkland in developing areas.
- Would you encourage the City Council to: **(39%)** begin developing vacant or undeveloped parklands **OR (61%)** fix up or enhance existing park and recreation areas.
- Would you encourage the City Council to: **(21%)** spend more money on supervised recreation activities **OR (79%)** spend more money on building park and recreation areas.

**E. Public Input – Community Meeting.** Community members attending a special meeting on March 22<sup>nd</sup>, 2004 had the following comments regarding parks/trails within the City of Rockville.

- The Subdivision Ordinance requirements for parkland dedication should be retained and enforced.
- The skating rink is a positive amenity.
- Eagle Park is in need of maintenance/repair.

- The nature preserve next to the school (Leander Hansen conservation easement) should be maintained and promoted.
- Access to lakes must be better managed for public safety purposes.
- Use of Sportsman's Club should/could be maximized (*it is noted since this meeting the Sportsman's Club property has changed ownership and is now under private ownership*).
- In the future the City should work to connect the Rockville, Pleasant Lake and Grand Lake neighborhoods by a continuous trail system.
- The granite outcroppings adjacent to the Sauk River could fit into long-term park planning.

## V. RECOMMENDED GOALS AND POLICIES FOR PARKS, TRAILS AND RECREATION

Following the inventory and evaluation of existing park, trail and recreation facilities and in accordance with park, trail and recreational plans the following goals and recommendations have been prepared.

1. The City of Rockville should prepare a master park plan: (a) focused around creating and maintaining a high quality and variety of active/passive recreational opportunities, open space and trails which endeavor to meet the needs of all groups, members and facets of the community; and which (b) create a framework to ensure the City plans and budgets for park development. The Master Park Plan should likely include:
  - Community input,
  - A detailed inventory, evaluation and analysis of existing park amenities at each facility and their relationship to national and local standards,
  - ADA compliance evaluation, and
  - Development of goals, objectives and policies relative to each facility.
  - Implementation: **Park and Recreation Board**, Planning Commission and City Council
2. In order to further educate the public and promote the use of the parks it is recommended the Park and Recreation Board work with the Chamber of Commerce (and possibly EDA, Stearns County, other area cities and/or the Rockville City Council) to update information distributed to new residents and to create information to be available to the public regarding City parks and activities at the parks.
  - Implementation: **Park and Recreation Board** and other entities identified.
3. In order to promote ownership and a sense of community, it is recommended the City continue to work with local organizations to develop and donate items within the parks. It is recommended the City establish a "wish list" with items identified within the Park Plan so when groups/individuals want to donate an item they can review the list to determine what best suits their desires. Several parks/elements are named after persons/groups donating them. It is recommended this recognition of community involvement and dedication to the City Park continue.
  - Implementation: **Park and Recreation Board**.
4. The City and Park and Recreation Board should actively promote City Park usage and awareness through mailings and the website.
  - Implementation: **Park and Recreation Board**.
5. The City may wish to investigate the possibility of creating a "town square" as part of the T.H. 23 turnback project. The town square could function as a gathering place for a variety of community

functions such as a farmer's market, winter fest (sleigh rides, holiday display lighting) and/or community tour/trail head.

➤ Implementation: **Park and Recreation Board.**

6. The City, Park and Recreation Board and other entities should work together to encourage the development of the Broadway Street corridor as a point of destination, a vital center of the community offering a diverse yet coordinated mix of activities (retail shops, residences, public buildings, workplaces and parks), lively amenities, unique pedestrian systems tied to existing and future park/open space facilities and opportunities for personal interaction within the community.

➤ Implementation: **Park and Recreation Board, City Council and other City staff and boards/commissions.**

7. The Park and Recreation Board should work to maximize recreational opportunities presented by the presence of the Sauk River, Grand Lake and Pleasant Lake. For example, the Park and Recreation Board may wish to work with the DNR and Stearns County to create a continuous, low-impact, scenic nature/recreational trail system adjacent to the Sauk River and connecting to proposed development adjacent to Jade Road in the City of St. Joseph. In addition, the City may wish to work with the DNR and Stearns County to further develop recreational opportunities presented by the presence of Grand and Pleasant Lakes within the community, while encouraging safe use of surface waters by the public.

➤ Implementation: **Park and Recreation Board, City Council** and Planning Commission.

8. The City should install a coordinated, high quality system of signage throughout the park and trail system supplemented by directional signage adjacent to major thoroughfares such as T.H. 23 and CSAH 6 & 8.

➤ Implementation: **Park and Recreation Board** and Maintenance/Public Works staff.

9. The City should strive to provide parkland facilities (which encourage pedestrian/bicycle and other non-motorized forms of transportation) within reasonable distances from all population centers and neighborhoods.

➤ Implementation: **Park and Recreation Board**, Planning Commission and City Council.

10. The City shall strive to provide active and passive park and recreational facilities to meet the needs of diverse groups within the community including, but not limited to, teenagers, seniors, tourists, the physically and mentally challenged and all household types/income levels.

➤ Implementation: **Park and Recreation Board**, Planning Commission and City Council.

11. The City should develop strategies to connect the downtown, Pleasant Lake and Grand Lake neighborhoods through the development of an integrated park and trail system.

➤ Implementation: **Park and Recreation Board**, Planning Commission and City Council.

12. The City, school district, Stearns County and community organizations should continue to work together to provide affordable recreational programs in a functional and organized fashion.
  - Implementation: **Park and Recreation Board**, City Council, school district and Stearns County.
  
13. The City should continue to implement an overall maintenance plan, including:
  - a. Capital equipment costs (i.e. new equipment, new play features, park upgrades) included in the five year CIP.
  - b. Other capital expenses (e.g. pedestrian/bicycle trail construction, overpass/underpass construction, etc.)
  - Implementation: **Finance Director, Park and Recreation Board** and City Council.
  
14. As street/utility reconstruction occurs within the developed part of the City in areas designated for future trail and/or sidewalk development, steps should be taken to implement future park/recreation/trail plans.
  - Implementation: **Park and Recreation Board**, land developers, City Administrator and City Council.
  
15. The City shall continue to seek grants to upgrade existing facilities and/or develop additional facilities, including the connection of incomplete trails/bike routes adjacent to CSAH 6, 8 and 47, Broadway Street and County Road 141.
  - Implementation: **Park and Recreation Board, Trails Task Force** and City Council.
  
16. The City should enforce parkland dedication requirements included in the Subdivision Ordinance. Specifically, the City should review the need for parkland dedication in urbanizing areas and the appropriateness of areas proposed for parkland dedication. The City should consider the parkland and or fee in lieu of parkland dedication requirements for commercial and industrial subdivisions.
  - Implementation: **Park and Recreation Board**, Planning Commission, **City Administrator** and City Council.
  
17. As the subdivision process is employed for individual development projects, the City should continue to request a recommendation from the Park and Recreation Board as to the appropriateness of proposed parkland dedication and/or fee-in-lieu of parkland dedication. The City shall carefully review proposals from developers relative to parkland dedication requirements. The City shall, when feasible, ensure adequate parkland is available prior to considering a fee-in-lieu of parkland dedication. This should be completed in light of a desire to connect parkland from one neighborhood in the community to another.
  - Implementation: **Park and Recreation Board, City Administrator and City Council**.
  
18. The City Council and Park and Recreation Board should meet jointly at least once per year to ensure consistent goals and processes.

- Implementation: **Park and Recreation Board and City Council.**

# ECONOMIC DEVELOPMENT

## I. ECONOMIC DEVELOPMENT OVERVIEW

The City of Rockville is positioned within or within close proximity to major transportation corridors. Trunk Highway 23 is within the City, Interstate 94 just north of the City. It is noted the possibility of working through an orderly annexation agreement with St. Joseph Township is underway, the result could mean the extension of municipal services to the I-94 corridor. Located in Stearns County, Rockville's economy greatly benefits its proximity to the St. Cloud metropolitan area.

The principal components of this section include:

- An overview of economic trends in Rockville;
- Public input on economic development;
- An overview of commercial development and goals for future (re) development; and
- An overview of industrial development and policies and goals for future (re) development

For the purposes of 'economic development' the City of Rockville considers farming/agricultural operations as members of the business community.

## II. ECONOMIC TRENDS

Economic trends can be important indicators as to the economic health of the community. Following is a summary of several economic indicators including income/wages, labor force and commercial and industrial construction.

### Income:

The 2000 Census reports a median family income in Rockville of \$59,819, with male full-time year-round workers earning an average of \$32,398 per year while female full-time year-round workers earn an average \$17,628 per year. The per capita income in Rockville, \$22,013, is significantly higher than the county (\$19,211) per capita average. Rockville's average per capita income falls between the state average (\$23,198) and federal average (\$21,857).

While the 2000 Census reports the median income for Stearns County increased 19 percent from 1989 to 1999, it also indicates St. Cloud had the fourth highest city population of individuals 18 and older living in poverty, with a total of 7,171. More than 20 percent of St. Cloud families led by a female (and no male in the household) were living in poverty. Almost 50% of those families had children less than 5 years of age. Among area cities, Rockville had a lower portion of families living in poverty at 2.7% percent. Sauk Rapids, Sartell, St. Cloud and Waite Park had 2.8, 3.0, 5.0 and 7.0 percent (respectively) of persons living in poverty.

**TABLE 11-1  
INCOME PROFILES: CITY OF ROCKVILLE, ST. JOSEPH CITY, ST. JOSEPH TOWNSHIP,  
STEARNS COUNTY, STATE OF MINNESOTA AND U.S.**

	Per Capita Income	Median Family Income	Median Household Income	Male full-time year-round income	Female full-time year-round income
Rockville City	\$22,013	\$59,819	\$53,817	\$32,398	\$17,628
City of St. Joseph	\$12,011	\$44,737	\$38,937	\$33,344	\$22,007
St. Joseph Township	\$18,384	\$51,321	\$45,396	\$32,039	\$22,288
Stearns Co.	\$19,211	\$42,426	\$51,553	\$34,268	\$23,393

	Per Capita Income	Median Family Income	Median Household Income	Male full-time year-round income	Female full-time year-round income
State of Minnesota	\$23,198	\$56,874	\$47,111	\$39,364	\$28,708
United States	\$21,857	\$50,046	\$41,994	\$37,057	\$27,194

Source: 2000 Census- 1999 statistics.

Household income is defined as total money received in a calendar year by all household members 15 years old and over. Family income is the total income received in a calendar year by family members related by birth, marriage or adoption. Many households are not families, for example single people living alone or with non-related roommates are considered a non-family household. Median household income is often lower than median family income when comparing local political subdivisions in Stearns County.

**Wages:**

According to the most current data available at the time of the drafting of this chapter, the Minnesota Work Force Center estimates 82,960 people in the labor force in Stearns County in August, 2003, with 79,943 employed, resulting in a 3.6% unemployment rate. During this same time period Minnesota had an unemployment rate of 4.4% and the United States unemployment rate was 5.8%.

Table 11-2 summarizes data from the 1997 Economic Census, completed by the U.S. Census Bureau, for several employment sectors. The Table includes comparative economic data for selected NAICS codes within the city of Rockville. It is noted the 1997 Economic Census data is the latest available at this time. Economic Census data that was collected in 2002 is currently being processed by the Census Bureau with municipal estimates due out later this year. Table 11-2 indicates a majority of employment establishments (36%) within the service-producing sector.

**TABLE 11-2  
ROCKVILLE ECONOMIC DATA - SELECTED NAICS CODES**

Industries	Ownership	Avg. Weekly Wage	Total Wages
000000 Total, All Industries	Total, All Ownerships	\$391	\$2,921,208
000000 Total, All Industries	Private	\$361	\$2,531,048
000000 Total, All Industries	All Government	\$442	\$780,320
101 Goods-Producing Domain	Total, All Ownerships	\$625	\$2,649,394
102 Service-Providing Domain	Total, All Ownerships	\$381	\$1,120,616
1021 Trade, Transportation and Utilities	Total, All Ownerships	\$321	\$474,220
1026 Leisure and Hospitality	Total, All Ownerships	\$154	\$410,233
44 Retail Trade	Total, All Ownerships	\$124	\$107,201
48 Transportation and Warehousing	Total, All Ownerships	\$524	\$54,505
491 Postal Service	Total, All Ownerships	\$524	\$54,505
1025 Education and Health Services	Total Government	\$478	\$536,752
1028 Public Administration	Total, All Ownerships	\$352	\$189,063

Source: Minnesota Workforce Center; 2003 Annual Average

The Minnesota Workforce Center estimates average wages for employees in Rockville in the fourth quarter of 2003 (most recent) to be \$393.00 per week, or \$9.83 per hour which is comparable to that in Richmond (\$394/week or \$9.85/hr). The average weekly wage in Rockville is considerably less than averages within Waite Park \$521 (\$13.03/hour), within Cold Spring \$549 (\$13.73/hour), within St. Joseph \$566 (\$14.15/hour), within Sauk Rapids was \$592 (\$14.80/hour); within Sartell \$593 (\$14.83/hour) and within St. Cloud \$670 (\$16.75/hour). The lower average wage within the City of Rockville is likely due to a higher concentration of jobs within the community in the service-providing domain rather than the goods-producing domain and the location of the community further away from the core of the St. Cloud metropolitan statistical area.

**Labor Force:**

Table 11-3 summarizes the character and composition of the available workforce within the community. As illustrated in the Table 11-3, employment statistics from the 2000 census indicates an available civilian workforce (over the age of 16) in Rockville of 1,423 persons. The Census estimates a total of 1,787 persons within the community aged sixteen and over. This indicates 79.63 percent of persons over the age of 16 who reside in Rockville are within the available civilian workforce. The rate of persons over 16 in the workforce is higher in Rockville than the neighboring communities of St. Joseph (69.5%), St. Cloud (71.5), Sartell (78.5%), Sauk Rapids (76.2%) and Waite Park (69.7%). The difference may reflect the amount of middle-aged persons residing in the City of Rockville.

The 2000 Census estimated of the 1,423 persons in the available civilian workforce in Rockville 1,378 (96.84%) were employed, corresponding to a 3.16% unemployment rate within Rockville. The annual average unemployment rate in 2000 for Stearns County was 3.5%, for the State of Minnesota 3.3%.

**TABLE 11-3  
ROCKVILLE LABOR CHARACTERISTICS/COMPOSITION**

Area	Rockville		Township		Pleasant Lake		TOTAL	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Population	749		1254		504		2507	
Population over 16	520	69.43%	902	71.93%	365	72.42%	1787	71.28%
Pop. over 16 in Workforce	432	83.08%	698	77.38%	293	80.27%	1423	79.63%
Pop. over 16 Unemployed	17	3.94%	23	3.30%	5	1.71%	45	3.16%
Pop. over 16 not in Workforce	88	16.92%	204	22.62%	72	19.73%	364	20.37%
Males over 16	273	52.50%	445	49.33%	185	50.68%	903	50.53%
Male over 16 in Workforce	233	85.35%	380	85.39%	147	79.46%	760	84.16%
Male over 16 Unemployed	7	2.56%	10	2.25%	5	2.70%	22	2.44%
Female over 16	247	47.50%	457	50.67%	180	49.32%	884	49.47%
Female over 16 in Workforce	199	80.57%	318	69.58%	146	81.11%	663	75.00%
Female over 16 Unemployed	10	4.05%	13	2.84%	0	0.00%	23	2.60%
Class of Worker	420	-	684	-	291	-	1395	-
<i>Private For Profit</i>	343	81.67%	481	70.32%	190	65.29%	1014	72.69%
<i>Private Not For Profit</i>	26	6.19%	64	9.36%	24	8.25%	114	8.17%
<i>Local Government</i>	14	3.33%	37	5.41%	22	7.56%	73	5.23%
<i>State Government</i>	2	0.48%	26	3.80%	15	5.15%	43	3.08%
<i>Federal Government</i>	4	0.95%	14	2.05%	9	3.09%	27	1.94%
<i>Self-Employed</i>	26	6.19%	53	7.75%	28	9.62%	107	7.67%
<i>Self-Employed in ag, forestry, fishing &amp; hunting</i>	5	1.19%	9	1.32%	3	1.03%	17	1.22%

Source: U.S. Census, 2000

Although labor projections for minor civil divisions are not available, projections for employment within the County can provide insight as to future employment within Rockville. As indicated below, the number of people available within the Stearns County labor force has been steadily increasing over the past twelve (12) years. Table 11-4 below illustrates projected growth in the labor force in Stearns County through the year 2020. As indicated, the total labor force within Stearns County is projected to increase 21.21% by 2025, with the largest increase occurring in the availability of laborers over the age of 65.

**TABLE 11-4  
STEARNS COUNTY – LABOR FORCE PROJECTIONS**

Labor Force Type	1990*	1995	2000	2005	2010	2015	2020	1990-2020 % Change
Males	32,774	34,050	35,670	37,500	38,510	38,780	38,320	16.92
Females	29,416	30,940	32,890	34,790	36,030	36,860	37,050	25.95
Ages 16-24	16,536	16,210	17,460	18,660	18,220	17,420	16,310	-1.37
Ages 25-44	30,844	31,680	30,410	28,900	28,540	29,440	30,640	-0.66
Ages 45-64	13,384	15,520	18,990	22,920	25,700	26,080	25,040	87.09
Ages 65+	1,426	1,580	1,700	1,810	2,080	2,700	3,390	137.73
<b>TOTAL LABOR FORCE</b>	<b>62,190</b>	<b>64,990</b>	<b>68,560</b>	<b>72,290</b>	<b>74,540</b>	<b>75,640</b>	<b>75,380</b>	<b>21.21</b>

1990 Census.

Historically the unemployment rate has fluctuated within Stearns County and within the state of Minnesota, with the unemployment rate in Stearns County generally slightly higher than the state average. While the labor force is projected to continue to increase, the unemployment rate may fluctuate with the economic status of the area, state and nation. Table 11-5 provides historical labor force statistics. Note, the actual labor force numbers shown below for 2001 exceeded the 2020 projected labor force numbers.

**TABLE 11-5  
STEARNS COUNTY – UNEMPLOYMENT RATES**

	Stearns County Labor Force	# in Stearns Co. Labor Force Employed	# in Stearns Co. Labor Force Unemployed	Stearns County Unemployment Rate	State of Minnesota Unemployment Rate
1990	65,576	61,838	3,738	5.7%	4.9%
1991	67,414	63,592	3,822	5.7%	5.1%
1992	67,198	63,750	3,448	5.1%	5.2%
1993	69,231	65,742	3,489	5.0%	5.1%
1994	72,013	69,096	2,916	4.0%	4.0%
1995	73,269	70,273	2,995	4.1%	3.7%
1996	73,714	70,052	3,662	5.0%	4.0%
1997	72,967	69,994	2,973	4.1%	3.3%
1998	74,135	71,978	2,158	2.9%	2.5%

	Stearns County Labor Force	# in Stearns Co. Labor Force Employed	# in Stearns Co. Labor Force Unemployed	Stearns County Unemployment Rate	State of Minnesota Unemployment Rate
1999	76,913	74,652	2,261	2.9%	2.8%
2000	78,332	75,590	2,742	3.5%	3.3%
2001	80,159	76,980	3,180	4.0%	3.7%
2002	83,792	79,748	4,044	4.8%	5.0%
2003	84,599	80,635	3,664	4.3%	4.4%

Source: Minnesota Workforce Center

### Employment/Major Employers within the City:

The general character/composition of employers within the City of Rockville is illustrated in Table 11-6 which follows. As represented in the Table, the vast majority of employment opportunities available within the City of Rockville are within private industry (241 employment positions). Of those in private industry, sixty (60) percent are within the "service providing" domain while the remaining forty (40) percent are within the "goods producing" domain. It is noted Table 11-6 does not include the agricultural industry which includes 17 self-employed individuals within the City (see Table 11-3). Table 11-7 lists major employers within the City of Rockville by name and includes the number of persons employed by the establishment.

**TABLE 11-6  
NUMBER OF BUSINESS ESTABLISHMENTS AND EMPLOYEES  
BY SELECTED NAICS CODES**

Industries	Ownership	No. of Establishments	No. of Employees
000000 Total, All Industries	Total, All Ownerships	33	275
000000 Total, All Industries	Private	30	241
000000 Total, All Industries	All Government	3	34
101 Goods-Producing Domain	Total, All Ownerships	9	82
102 Service-Providing Domain	Total, All Ownerships	12	122
1021 Trade, Transportation and Utilities	Total, All Ownerships	7	51
1026 Leisure and Hospitality	Total, All Ownerships	3	51
44 Retail Trade	Total, All Ownerships	3	17
48 Transportation and Warehousing	Total, All Ownerships	1	2
491 Postal Service	Total, All Ownerships	1	2
1025 Education and Health Services	Total Government	1	22
1028 Public Administration	Total, All Ownerships	1	10

Source: Minnesota Workforce Center; 2003 Annual Average

**TABLE 11-7  
MAJOR EMPLOYERS – ROCKVILLE 2004**

<b>Employer</b>	<b>Products/Services</b>	<b>Employees</b>
Granite Tops	Cut Stone & Stone Prod. Mfg.	56
Cold Spring Granite Company	Crushed & Broken Granite Mining & Quarrying	35
Capitol Granite	Cut Stone & Stone Prod. Mfg.	28
John Clark Elementary School	Elementary & Secondary Schools	21
Klein Electric	Electrical Contractors	20
Stonecrafters	Cut Stone & Stone Prod. Mfg.	19
APS	General Auto Repair	18
Minnerath Construction	Highway, Street, & Bridge Const.	13
Jeff's Auto Body	Auto Body, Paint, & Interior Repair & Maint.	12
Maselter Cabinets	Wood Kitchen Cabinet & Countertop Mfg.	10
Schneidermann & Associates	Residential Remodelers	8
Mike's Repair	General Auto Repair	4
Robak's Elite Stone	Framing Contractors	7
Molitor's Floor Covering & Furniture	Floor Covering Stores	6
Anderson Plumbing Inc.	Plumbing, Heating, & Air-Conditioning Contractors	5
<b>TOTAL</b>		<b>260</b>

Source: City of Rockville.

**Farming/Agriculture:**

Farming/agriculture has a rich history in Rockville. Original settlers, dependent on the land, came to Rockville for its rich soils, large woods, water resources (including the natural 'waterfall' on Mill Creek) and plentiful wildlife. Farming/agriculture was once the bedrock of the local (and state) economy. Most business between settlers was conducted through trading of goods like animals, land and tools and services.

Although the local economy's dependence on agriculture/farming has been decreasing, the presence of the agricultural community remains important in Stearns County as well as the City of Rockville. According to the 2003 Annual Report of the Minnesota Agricultural Statistics Service, Stearns County is Minnesota's most productive farming community with total cash receipts in 2001 (latest data available) leading the list of all Minnesota counties. The County leads the State in the production of milk, hay and oats and the volume of cash receipts from milk cows and cattle/calves.

Table 11-8 illustrates the number of farms currently operating within the City of Rockville along with their general location. It is noted a discrepancy exists between the number of farms listed below and the number of those who listed their primary occupation as self-employed-agriculture in the 2000 Census. The discrepancy illustrates the amount of farmers whose primary income is generated by employment independent of the farm.

**TABLE 11-8  
FARMING/AGRICULTURAL OPERATIONS  
CITY OF ROCKVILLE - 2004**

<b><u>FARM</u></b>	<b><u>OWNER</u></b>	<b><u>STREET</u></b>	<b><u>POST OFFICE</u></b>
Albers Farm	Kenneth Albers	Ahles Rd	St. Cloud
Bechtold Farm	Jerome Bechtold	125th Ave.	St. Cloud
Bloch Farm	Clarence Bloch	Cty Rd. 8	Cold Spring
Eikmeier Farm	Don Eikmeier	Halfman Rd	St. Cloud
Frank Farm	Melvin Frank	202nd St.	Cold Spring
Gross Farm	Elizabeth Gross	Cty Rd. 47	St. Cloud

<u>FARM</u>	<u>OWNER</u>	<u>STREET</u>	<u>POST OFFICE</u>
Gross Farm	James Gross	Cty Rd. 47	St. Cloud
Hamann Farm	Gilbert Hamann	210th St.	Cold Spring
Hansen Farm	Leander Hansen	Cty Rd. 2	Cold Spring
Haus Farm	Elmer Haus	Haus Rd	Kimball
Heinen Farm	James Heinen	88th Ave.	St. Cloud
Heinen Farm	Richard Heinen	Cty Rd. 141	Kimball
Hillcrest Stables	Sue Schulte	93rd Ave.	St. Cloud
Hunstiger Farm	Edmund Hunstiger	93rd Ave.	St. Cloud
Johannes Farm	Glen Johannes	Cty Rd. 8	Cold Spring
Karls Farm	Jerome Karls	260th St.	St. Cloud
Kohorst Farm	Henry Kohorst	Ahles Rd	St. Cloud
Kramer Farm	Eldred Kraemer	Cty Rd. 47	St. Cloud
Kuhl Farm	James Kuhl	Ahles Rd	St. Cloud
Lorenz Farm	Donald Lorenz	Cty Rd. 138	St. Cloud
Massman Farm	Tim Massman	Cty Rd. 47	St. Cloud
Massmann Farm	Cyril Massmann	Cty Rd. 141	Kimball
Massmann Farm	Ed Masmann	Cty Rd 138	St. Cloud
Massmann Farm	Henry Massmann	Cty Rd. 8	Kimball
Maus Farm	Roland Maus	Cty Rd. 141	Kimball
Mehr Farm	Richard Mehr	Glacier Rd	St. Cloud
Molitor Dairy Farm	Joe and Shirley	Cty Rd. 47	St. Cloud
Schlangen Farm	Herbert Schlangen	Cty Rd. 8	Cold Spring
Schmitt Farm	Jerome Schmitt	Cty Rd. 8	Cold Spring
Schneider Farm	Raymond Schneider	Cty Rd. 141	Kimball
Schroeder Farm	Delbert Schroeder	Cty Rd. 137	St. Cloud
Spoden Farm	Mark Spoden	Spoden Rd	Cold Spring
Tippelt Farm	Gerald Tippelt	Hwy 23	Cold Spring
Torborg Farm	Steve Torborg	227th St.	St. Cloud
Walz Farm	Peter Walz	Ahles Rd	St. Cloud
Walz Farm	Ralph Walz	230th St.	Cold Spring
Deer/Apple Farm	LeRoy Weber	230th Street	Cold Spring

\* Ag property listing requested from Stearns County

### **Area Employment Forecast:**

A report issued in December, 2003 by the Minnesota Department of Employment and Economic Development indicates that by 2010, Central Minnesota's employment is forecast to reach 320,000 jobs, an expansion of 18 percent over the decade. In Central Minnesota (Benton County, Chisago County, Isanti County, Kanabec County, Kandiyohi County, McLeod County, Meeker County, Mille Lacs County, Pine County, Renville County, Sherburne County, Stearns County, and Wright County) employment growth is projected to be fastest in three occupational sectors:

- Computer and Math-Related fields are expected to expand by 55 percent over the decade. Growth-leading occupations will include computer support specialists, computer software engineers, and systems analysts. (Average wage range first quarter 2004: \$883 - \$1203)
- Community and Social Services fields are expected to grow by 37 percent over the decade. The top gainers will include social workers and social and human services assistants. (Average wage range first quarter 2004: \$266 - \$591)
- Healthcare Support fields are expected to expand by 32 percent over the decade. The strongest performers will include home health aides, nursing aides and attendants, medical assistants, and medical transcriptionists. (Average wage range first quarter 2004: \$307 - \$1791)

The Department of Employment and Economic Development (DEED) indicates that overall the future job market favors "knowledge" workers and service-producing jobs. Many farming-related occupations, production occupations, and other blue collar fields are expected to add a minimal number of jobs or

decline. These Minnesota regional projections employ the same trend analysis used by the U.S. Department of Labor in national employment projections. Both nationally and in Minnesota, employment projections are widely used in educational program planning and career guidance.

**Composition of the Tax Base**

Over the past several years, Rockville’s tax base has typically consisted of a high level of residential properties. Based on payable 2004, approximately 70% of the City of Rockville’s assessed market value is residential (single and multiple-family) in nature, 4% is commercial/industrial and 27% is ‘other’ including institutional/agricultural. The following table compares the assessed values for residential and commercial/industrial properties within several cities in Stearns County.

**TABLE 11-9  
MARKET VALUE COMPARISON  
PAYABLE 2004**

City	Commercial	%	Residential	%	Other	%	Total	City Tax Rate
Avon	\$ 12,674,133	19.01%	\$ 52,764,607	79.15%	\$ 1,224,391	1.84%	\$ 66,663,131	74.80%
Cold Spring	\$ 17,757,267	13.54%	\$ 109,639,493	83.59%	\$ 3,767,627	2.87%	\$ 131,164,387	58.12%
Richmond	\$ 5,333,767	10.23%	\$ 45,736,360	87.71%	\$ 1,076,791	2.06%	\$ 52,146,918	59.65%
<b>Rockville</b>	<b>\$ 5,202,733</b>	<b>3.51%</b>	<b>\$ 103,161,100</b>	<b>69.64%</b>	<b>\$ 39,771,912</b>	<b>26.85%</b>	<b>\$ 148,135,745</b>	<b>42.20%</b>
Sartell	\$ 78,424,467	14.47%	\$ 450,088,500	83.05%	\$ 13,466,098	2.48%	\$ 541,979,065	32.65%
Sauk Rapids	\$ 75,139,467	16.07%	\$ 385,115,700	82.35%	\$ 7,382,605	1.58%	\$ 467,637,772	39.04%
St. Cloud	\$ 562,415,775	27.01%	\$ 1,467,793,080	70.48%	\$ 52,420,679	2.52%	\$ 2,082,629,534	36.44%
St. Joseph	\$ 14,159,860	14.43%	\$ 80,996,608	82.56%	\$ 2,947,290	3.00%	\$ 98,103,758	48.31%
Waite Park	\$ 179,597,567	45.65%	\$ 203,975,887	51.85%	\$ 9,850,327	2.50%	\$ 393,423,781	59.07%
<b>Total</b>	<b>\$ 771,107,469</b>	<b>21.49%</b>	<b>\$2,695,295,448</b>	<b>75.11%</b>	<b>\$122,057,393</b>	<b>3.40%</b>	<b>\$3,588,460,310</b>	<b>-</b>

**Economic summary:**

While the City of Rockville has in the past generally maintained its current economic characteristics, it is expected the local economy will begin to diversify within the next few decades. Seven factors suggest the expansion of the commercial/industrial tax base within the community.

1. The extension of municipal utilities adjacent to T.H. 23.
2. Completion of construction of the T.H. 23 bypass.
3. Contemplation of the pursuit of an annexation agreement with St. Joseph Township for areas north of CSAH 6 and east of County Road 138, including acreage fronting on Interstate 94.
4. The formation of an Economic Development Authority and the addition of an Economic Development Staff Consultant.
5. Growth of the St. Cloud metropolitan area.
6. Labor force numbers for Stearns County have surpassed projections prepared in 1990, which suggested a 21.21% increase over the next twenty (20) years.
7. The unemployment rate has remained below state and national averages.

**III. PUBLIC INPUT ON ECONOMIC DEVELOPMENT**

In order to obtain community input on economic development within the city, several questions relating to commercial and industrial development were included in the community survey. In addition, the topic was discussed at the neighborhood meeting as well as at a business meeting. Following are comments that were received:

**Positive economic attributes for Rockville:**

As a part of the Business Meetings the following were identified as positive attributes of doing business in Rockville:

- Location
- Traffic flow isn't congested which makes getting to businesses easier
- Close to St. Cloud and Twin Cities metropolitan areas
- Quality of the labor force
- Quality of transportation infrastructure
- Reasonably priced property (value)
- Availability of agricultural land (available for continued farming)

**Economic Development Challenges:**

As a part of the survey/interview process, participants were asked to identify the major challenges facing Rockville. Responses relating to economic development included;

- Lack of consistency in decision-making at the City Council level
- Limited participation by the public in the decision-making process
- Information is readily available, but rumors persist
- Limited support services for existing businesses (e.g. lumber yard, farm supply, grocery store)
- Taxes and other development costs are high and increasing
- Lack of consistent addressing (see Table 11-8, Post Office)

**Additional economic opportunities:**

Those attending the business meeting suggested a real need for support services such as farm supply stores, a lumber yard and a grocery store. Those responding to the community survey and neighborhood meeting identified the following businesses or services as potential additions to the community:

- Restaurant (Fine dining) (18 responses)
- Café/Coffee Shop (13 responses)
- Convenience Store/gas station (9 responses)
- Fast Food Restaurant (8 responses)
- Hardware Store (6 responses)
- Antique Stores (4 responses)
- Grocery Store (4 responses)
- Retail Shops (4 responses)
- Drug Store (3 responses)

Other responses from the survey included: a library; any businesses; none - St. Cloud has everything; laundromat; commercial/industrial; community center/senior center; shopping mall; professional business mall; craft store; pizza parlor; police office; veterinary; no junkyards; new City hall and fire hall; engineering; small manufacturing; gift shop; bowling alley; small clinic; new school between Co Rd 8/140 and new/old 23; community-wide event like Little Falls craft show; meat shop; art gallery; hair salon; motel and automotive store.

**Public assistance to promote economic development:**

The state of Minnesota requires public entities to establish wage and job goals for businesses which are receiving public financial assistance or a "business subsidy".

As a part of the community survey, respondents were asked what wage would warrant public assistance for businesses planning to expand or relocate to Rockville. Responses were as follows: federal minimum wage (17%), minimum of \$8.00-\$10.00 per hour (32%), minimum of \$10.01-\$11.99 per hour (34%) a minimum of \$12.00 per hour (17%). The majority of those attending the business meeting suggested a 'livable wage'. The EDA is recommending (July 2004) the City Council approve a minimum wage of \$12.00/hour inclusive of benefits.

#### **IV. TECHNOLOGY**

Rockville's telecommunication profile includes intermittent availability of high-speed internet access services either through broadband or wireless pathways.

As a part of the business meetings participants noted the availability of technologically advanced communication services is becoming increasingly important. Remote distance learning, high-speed internet access and digital technology are utilized by some of the businesses currently, but demanded by an increasing number of establishments.

##### **Recommendation relating to technology:**

1. The City may wish to research state and regional financial resources as a means of supporting commercial/industrial technology upgrades (e.g. \$1 million grant program included in 2004 legislative bonding bill).
  - Implementation: Rockville Economic Development Authority and City Council.
  
2. The City may wish to proactively work with local high-speed data access providers when utilities are installed in commercial/industrial corridors. The City may wish to consider installing high-speed data conduit (if local telephony providers do not) and leasing space to telephony providers as a means of encouraging access to high-speed data lines in commercial/industrial areas.
  - Implementation: Rockville Economic Development Authority and City Council.
  
3. The City should distribute copies of preliminary plats to local telephony providers as a means of encouraging the placement of high-speed data lines and/or conduit when improvements are made.
  - Implementation: City Administrator.

#### **V. AGRICULTURE/FARMING**

As indicated previously, the farming/agricultural industry has historically been an important business sector in the community along with the defining force shaping the landscape character and historical social structure of the community. Agriculture/farming operations continue to contribute to the local economy and the 'rural' atmosphere within the community. The City of Rockville has elected to include agriculture/farming operations as part of the City's business sector. In addition, the City continues to support the continued existence and prosperity of farming operations within the community.

## Recommendations for Agriculture Business Development

1. The City should embrace the presence of agricultural/farming uses west of Grand Lake and work with property owners to identify means of preserving the presence of rural agricultural lands through proactive outreach to property owners and through the sharing of information which may include but is not limited to information regarding:
  - a. Land conservation easements,
  - b. Other land stewardship options (e.g. Conservation Reserve Program),
  - c. Tax incentives (e.g. Green Acres; Historic District listed on National Register),
  - d. Land owner compacts (groups of land owners jointly plan which areas of their land is preserved and which may be allowed to be the site of very limited, carefully sited development),
  - e. Agricultural land preservation options,
  - f. Development options, and
  - g. Options for sale of property for continued agricultural use (e.g. establish database of property owners wishing to market property for continued agricultural use, database of potential buyers, database of financial resources which may be accessed to assist with the sale of agricultural property and provide a means of accessing technical information regarding repairing/adapting/restoring barns and other outbuildings).

➤ Implementation: City Administrator, Economic Development Authority (with input from members of the farm/ag community) and City Council.
  
2. The City should consider the adoption of a local “Right to Farm” ordinance to preserve and encourage agricultural land use and operations within the City, to reduce the occurrence of conflicts between agricultural and non-agricultural land uses and to protect the public health. The ordinance could:
  - a. Provide agriculture/farm operations greater protection from nuisance laws,
  - b. Provide purchasers and tenants of non-agricultural land close to agricultural land or operations with notice about the City’s support of the preservation of agricultural lands and operations,
  - c. Require all new developments adjacent to agricultural land or operations to provide a buffer (or retain a natural buffer) to reduce the potential conflicts between agricultural and non-agricultural land uses, and
  - d. Provide for a dispute resolution procedure designed to amicably resolve any complaints about agricultural operations that is less formal and expensive than court proceedings.

➤ Implementation: City Attorney, City Council, Planning Commission and City Administrator.
  
3. The City may wish to actively pursue a ‘shop local’, ‘Rockville grown’ and/or ‘buy local’ program.

➤ Implementation: EDA, City Council and Planning Commission.

4. The City may wish to actively seek/encourage the development of establishments within the community which service the agricultural/farming sector such as a farm supply store, a farmers market and/or government entities which service the agriculture community.

➤ Implementation: EDA, City Council and Planning Commission.

## **VI. NEIGHBORHOOD/CENTRAL BUSINESS DISTRICT**

It is essential that a community understands the importance of all commercial and industrial areas and the overall impact each has on the community as a whole. The city's zoning ordinance classifies commercial areas as B-1 "Central Business District" or "B-2" General Business District. The intent of the "B-1 District" is to 'provide for the establishment of commercial and services activities which draw from and serve customers from the community and its surrounding areas within the historic "Main Street" area of the City'. The intent of the "B-2 District" is to 'provide for and limit the establishment of automobile oriented or dependent commercial and service activities'. It is noted all permitted and conditional uses identified within the B-1 District are listed as permitted and conditional uses within the B-2 District as well.

The future land use plan guides most properties abutting Broadway Street in the downtown core for mixed commercial/residential use under an amended "B-1" district. Other areas within the City that may be suitable to very limited neighborhood business development are within the Pleasant Lake and Grand Lake neighborhoods corresponding to intersection(s) of current/future collector and arterial streets. Uses such as bait/convenience grocery (without gas) shops may be beneficial to neighborhood residents.

### **Recommendations for Neighborhood/Downtown Business Development**

1. The City shall focus on strengthening the downtown as a vital center of the community offering:
  - a. A diverse mix of activities such as retail shops, residences, eateries, public buildings, workplaces and parks;
  - b. Lively, pedestrian-friendly amenities (e.g. ornamental lighting, benches, green space, unified streetscape, wide and continuous sidewalks, etc);
  - c. Unique pedestrian systems tied to existing and future park/open space facilities, quarries and/or historic buildings; and,
  - d. Opportunities for personal interaction and tourism within the community such as museums, bed and breakfasts and community gathering spots, occasions and celebrations.
- Implementation: EDA, Park/Recreation/Trail Commission, City Council, Planning Commission, City Administrator, Historical Society and City Task Forces.
2. Areas for the establishment of a potential "Downtown Redevelopment District" should be identified with respect to the acquisition and/or rehabilitation of substandard properties and the preservation of structures for rehabilitation. Potential financial assistance sources for improvements such as the establishment of a redevelopment or renewal/renovation tax increment financing district and/or Small Cities Development Program (commercial/residential rehabilitation) should also be identified. The City should investigate such programs in conjunction with the turnback of old T.H. 23 (Broadway Street) as a means of leveraging funding sources and maximizing public/private partnerships.

➤ Implementation: Rockville Economic Development Authority.

3. Governmental, semi-governmental and institutional services and buildings including City offices, the establishment of a community park shelter and parkland/trail connections impact the vitality of a "Downtown" business district and should be encouraged/retained/expanded in the downtown core.
  - Implementation: Planning Commission, Park/Recreation/Trail Commission, EDA and City Council.
  
4. New single-family housing units on lots directly abutting Broadway Street between Pine and Chestnut Street should be discouraged due to compatibility concerns. Housing more appropriate in this type of setting is of a multiple family type and/or mixed commercial/residential structures, such as senior housing in which residents may walk to nearby services. Adequate off-street parking and open space should be provided for residential uses.
  - Implementation: Planning Commission and City Council.
  
5. The City should encourage the construction of new housing units in areas adjacent to the downtown core as a means of increasing pedestrian traffic/interest in the downtown area.
  - Implementation: Planning Commission and City Council.
  
6. The pedestrian circulation system should be enhanced by improving sidewalks, street furniture, and mitigate conflicts with traffic and street intersections by providing proper separation and signage control and enforcing such signage regulations.
  - Implementation: City Council with enforcement by a law enforcement presence.
  
7. The City may wish to encourage the development of limited neighborhood business development areas in other areas within the City such as the Pleasant Lake and Grand Lake neighborhoods specifically in areas corresponding to intersection(s) of current/future collector and arterial streets. Uses such as bait/convenience grocery (without gas) shops may be beneficial to neighborhood residents.
  - Implementation: Planning Commission and City Council.

## **VII. GENERAL BUSINESS DISTRICT**

Significant general commercial/business construction may be expected to occur within the City of Rockville adjacent to high-volume transportation corridors such as T.H. 23 and (in the event an annexation agreement with St. Joseph Township is approved) Interstate 94. With the extension of municipal utilities adjacent to said roadways, and assuming adequate capacity within the system, the City may reasonably anticipate general commercial/business development in said areas within the next several years. Therefore, Rockville should plan to utilize the properties abutting major transportation corridors to establish attractive commercial areas. Since the highway corridors may serve as commercial districts for the City, which could impact the downtown core, commercial development adjacent to major roadways should be complimentary to the services in the Downtown. These developments should be of a specialized nature exhibiting needs of highway access and visibility.

City financial assistance to highway commercial growth should be limited to non-competing commercial activity which is deemed in the best interest of the community and which would not occur without assistance. The City should promote commercial development in designated centers (e.g. radiating from

some intersections such as T.H. 23/CSAH 47, T.H. 23/CSAH 6, etc) and commercial “nodes” that not only offer higher efficiency in land use and development, but also offer a higher level of aesthetics.

As a part of the business meeting, zoning regulations relating to commercial development were discussed, including but not limited to: required construction materials; exterior building material requirements; enhanced landscaping/screening standards; the limiting of outdoor storage; and, the lighting standards. Comments included the need to carefully study the cost/benefit ratio of such standards prior to implementing them, the need to equally apply regulations and the need to commit to regulations in the event they are prescribed. Others cautioned the City to not create regulations so stringent that it is not financially feasible to construct a building.

### **Policy Statements for General Business Development**

1. The City should strive to attract general business developments that are complimentary to those offered in the neighborhood business district.
  - Implementation: Planning Commission, EDA and City Council through the identification of ‘permitted and conditional uses’ within the neighborhood and general business districts within the zoning ordinance.
2. The City, if it elects to pursue and it is successful in its pursuit of an annexation agreement with St. Joseph Township, relating to areas east of County Road 138 and north of CSAH 6 and adjacent to I-94 may wish to establish a new commercial and/or business park zoning classification(s) for areas adjacent to or fronting on I-94. In particular, the City may wish to review aesthetic standards and allowable uses applicable to said areas as the frontage will establish the development standard within the City and represent the image of the City of Rockville to passers-by.
  - Implementation: Planning Commission, EDA and City Council.
3. Commercial developments adjacent to T.H. 23 (and, if applicable, I-94) should be of a specialized nature exhibiting the unique needs associated with major highway access and visibility.
  - Implementation: Planning Commission, EDA and City Council through the identification of ‘permitted and conditional uses’ within the neighborhood and general business districts within the zoning ordinance.
4. In newly developing areas, direct property access to arterials should be discouraged and should be accommodated via a frontage road system. Said frontage road system should be identified in an official transportation plan.
  - Implementation: City Engineer, Planning Commission, City Council, MnDOT and Stearns County.
5. Commercial and service centers should be developed as cohesive, highly interrelated and coordinated units with adequate off-street parking and appropriate regulated points of access.
  - Implementation: Planning Commission and City Council, through the zoning ordinance and site plan approval.

6. Revisions/additions of certain development standards should be considered to insure the quality of development desired by the community including minimum lot sizes, lot coverage, landscaping standards, building construction, lighting, screening and outdoor storage.
  - Implementation: Planning Commission, EDA with final action by the City Council.
7. The City should conduct research on design standards employed by neighboring communities and solicit input from the local business community to determine if such standards are beneficial for the City Rockville and to what extent such standards may be employed.
  - Implementation: Planning Commission, EDA with final action by the City Council.
8. Commercial maintenance codes may be enacted and enforced to help ensure that the commercial development maintains community character on an ongoing basis.
  - Implementation: Building Official and City Council.
9. Immediate, short-range market potential and demands for activities that are not suggested for a site or area by the Comprehensive Plan or allowed by the Zoning Ordinance should not be the sole justification for a change in activity.
  - Implementation: Planning Commission and City Council.
10. The EDA should continue to work toward the establishment and implementation of a five-year work plan and goals for commercial redevelopment and development.
  - Implementation: Economic Development Authority.
11. The EDA should develop marketing tools and information packets to distribute to commercial development leads seeking information regarding locating in the City or expanding within the City.
  - Implementation: Economic Development Authority.
12. The EDA should maintain an inventory of available commercial parcels/lots available for development or redevelopment for distribution to development prospects, posting on the DEED website, etc.
  - Implementation: Economic Development Authority.
13. Safe and convenient pedestrian movement and transportation alternatives should be considered within all service and commercial districts.
  - Implementation: Planning Commission, City Engineer and City Council.

## **VIII. INDUSTRIAL DEVELOPMENT**

The City of Rockville is fortunate to have a significant amount of available industrial lots of various sizes and dimensions. The City recently formed an Economic Development Authority to encourage

diversification of the tax base and assist in industrial/commercial development. The City's Economic Development Authority has bonding authority to assist and encourage industrial development.

**Policy Statements for Industrial Development:**

1. The EDA should continue to work on the establishment of a five-year work plan and goals for industrial development.
  - Implementation: Economic Development Authority.
2. The EDA should establish financial assistance policies and a business retention and expansion program.
  - Implementation: Economic Development Authority.
3. The EDA should develop marketing tools and information packets to distribute to industries seeking information regarding locating in the City or expanding within the City.
  - Implementation: Economic Development Authority.
4. The EDA should maintain an inventory of available industrial parcels/lots available for development or redevelopment for distribution to development prospects, posting on the DEED website, etc.
  - Implementation: Economic Development Authority.
5. Existing industrial uses should be retained and new industrial development should be encouraged to locate in existing industrial parks and industrially zoned areas.
  - Implementation: Economic Development Authority and City Council.
6. Traffic generated by industrial activity should be prohibited from penetrating residential neighborhoods.
  - Implementation: Planning Commission and City Engineer through site plan approval and long range transportation planning.
7. The City and its Economic Development Authority should actively promote industrial developments that maximize the return on city investments in public facilities and services, provide quality employment opportunities and compliment existing services.
  - Implementation: City Administrator and Economic Development Authority.
8. Existing industrial uses and new industrial development should not cause pollutants or contaminants to be emitted into the surrounding environment (including air, soils, ground water, drainageways, sanitary sewer and storm sewer) in excess of State and Federal regulations.
  - Implementation: Building Official and Planning Commission.

9. Industrial areas should be adequately screened and appropriately landscaped and designed according to City standards. For both existing and new industrial development, regulations should be maintained with criteria regarding: building appearance and materials; screening of outside storage areas; screening of off-street parking facilities; use of landscaping; and proper handling of environmentally sensitive areas.
  - Implementation: Planning Commission, Economic Development Authority and City Council.
  
10. Industrial activities complementary to existing uses should be identified and the development of such industries should be promoted and facilitated.
  - Implementation: Economic Development Authority and City Council
  
11. Alternative fiscal incentives should be investigated to attract new desired industries to Rockville.
  - Implementation: Economic Development Authority and City Council
  
12. Due consideration should be given to all potential physical implications and services and facility demands (i.e., traffic generation, sewer and water demands, etc) of any proposed industrial development. Extension of utilities and annexation of areas about to become industrial in nature should occur prior to the issuance of building permits for the industrial construction.
  - Implementation: EDA, City Engineer, Planning Commission and Council.
  
13. The Economic Development Authority should work with developers of new industrial parks to develop covenants which provide for aesthetically pleasing and quality developments until or in the event industrial zoning standards are (not) updated.
  - Implementation: Economic Development Authority.
  
14. The City should work with extractive use permit holders to encourage productive re-use of post-mined property.
  - Implementation: City Council, Planning Commission, City Administrator, EDA, residents and the business community.

# **IMPLEMENTATION**

## **I. INTRODUCTION**

As a part of the Comprehensive Planning process, a community survey was mailed to all mailing addresses within the City. Those responding to the survey were asked to identify Rockville's strengths or most positive attributes. Among the top items noted were:

- Small town, agricultural, country atmosphere (23 responses)
- Low traffic and crime, quiet peaceful living with clean air and resources (16 responses)
- Friendly people and neighbors with strong sense of community (9 responses)
- Close to large city amenities and shopping yet far enough away from big city (7 responses)
- Abundance of natural resources, beauty and scenery (5 responses)

Throughout the Comprehensive Planning Process, participants in the Community Survey, Neighborhood Meeting, Land Use Meeting and Business Meeting expressed a desire to:

- Maintain the quality of life, the small town, rural atmosphere;
- Protect open spaces and environmental amenities;
- Manage growth (64% of those surveyed wanted steady growth; 31% no major changes; no participants expressed a desire for rapid growth or a decrease in the population);
- Promote redevelopment in the downtown; and,
- Continue to work together to clarify roles, build trust and communicate openly at community, departmental and elected/appointed official levels.

This section will identify methods in which the City may implement the Comprehensive Plan and accomplish the goals identified by the community. The tools available include:

- Zoning Ordinance
- Subdivision Ordinance
- Capital Improvement Plan
- Orderly Annexation Agreement
- Plan Review and Revision

A description, implementation information and recommendations for each of the City's local controls follows.

## **II. ZONING ORDINANCE**

The City of Rockville Zoning Ordinance was approved in April of 2003. The Zoning Ordinance includes specific regulations governing land use and an official zoning map. The City Council recognizes the Comprehensive Plan as the policy with the responsibility to regulate land use and development in accordance with the policies and purpose set forth within the Zoning Ordinance. The City administers the Zoning Ordinance on an on-going basis.

### **Purpose:**

The purpose and intent of the Rockville Zoning Ordinance is to protect the public health, safety, and general welfare of the community and its people through the establishment of minimum regulations governing development and use. The regulations are established to:

- Protect the general public health, safety and general welfare of the inhabitants of the City of Rockville;
- Provide adequate light, air, privacy and safety of transportation and access to property.

- Prevent overcrowding of land and undue concentration of population.
- Promote the proper use of land and structures to determine the proper spacing of buildings.
- Divide the City into zones or districts as to the use, location, construction, reconstruction, alteration and use of land and structures for residents, business and industrial purposes.
- Promote the character and preserve and enhance the stability of properties and areas within the City.
- Prohibit the use of buildings, structures and land that are incompatible with the intended use or development of lands within the specified zones.
- Limit congestion in the public streets and protect the public health and welfare by providing for the off-street parking of vehicles and vehicle loading areas.
- Protect against fire, explosion, noxious fumes, pollution of the environment and other hazards in the interest of the public health, comfort and general welfare.
- Define and limit the powers and duties of the administrative officers and bodies provided herein.
- Promote and preserve open areas, corridors and wetlands.

**Contents:**

Local controls relative to the Land Use portion of the Comprehensive Plan and provided by the Zoning Ordinance include, but are not limited to, the following:

- Title and Contents
- Purpose and Intent
- Jurisdiction, Application, Interpretation and Separability
- Rules and Definitions of terms used within the Ordinance
- Enforcement/Violations and Penalties
- Building Permit requirements
- Board of Appeals and Adjustment duties
- Procedures and requirements for planning consideration requests, including variances, conditional use permits, amendments and rezoning requests.
- Non-conforming uses
- Planned Unit Developments
- General Provisions relating to non-conforming buildings, structures and uses; general building and performance requirement; yard requirements; area and building size regulations; off-street parking requirements; land reclamation; mining; home occupations; performance standards; etc.
- Overviews of the purpose, permitted uses, accessory uses and conditional uses for the following Districts: A-40 Agriculture District, R-1- Single-Family Residential District, R-2 Two Family Residential District, R-3- Multiple-Family Residential District, B-1- Central Business District, B-2 General Business District, I-1 Light Industrial District, I-2 General Industrial District, Special Protection Overlay District, Floodplain Overlay District and Conservation Protection Overlay District.

The Planning Commission, following the update of the Comprehensive Plan, may be reviewing and updating the Zoning Ordinance to ensure it is consistent with the Comprehensive Plan. Contents of the Zoning Ordinance are anticipated to change either simultaneously or shortly after the adoption of the Comprehensive Plan update.

**Implementation:**

The Zoning Ordinance is reviewed and subsequently administered by Planning Staff; other local, district, county, state, etc. entities as appropriate; the Planning Commission; and, the City Council.

The Zoning Ordinance is subject to periodic review to ensure consistency with the City's Comprehensive Plan and overall goals/objectives as defined by the City. The City Council may amend the Ordinance provided the Council adheres to constitutional, statutory and other lawful procedures. The Zoning Ordinance and amendments thereof are implemented on an ongoing basis.

## Recommendations:

1. Streamlining the zoning review process. As the City becomes inundated with land use requests the Planning Commission will likely need to follow a stream-lined review process which may require the City perform more activities administratively (as allowed by law) and that City staff/consultants provide additional review and recommendations to the Planning Commission regarding individual planning consideration requests.
  - Implementation: City Staff, Planning Commission and City Council.
  
2. The City should update the zoning ordinance to reflect additional zoning classes as represented in the Comprehensive Plan which may include, but are not limited to: rural residential district, neighborhood commercial district (mixed use district) and/or B-3 Interstate Commercial District (dependent upon decision to seek to negotiate with St. Joseph Township for annexation of area east of County Road 138 and south of I-94). The City should also update the ordinance to include requirements relative to manufactured home parks (if not included elsewhere in the City code).
  - Implementation: Planning Commission and City Council.
  
3. The City should review the appropriateness of public hearings regarding zoning and platting being held by the City Council versus the Council's designated consultative body for such issues, the Planning Commission.
  - Implementation: Planning Commission and City Council.
  
4. To encourage an aesthetically pleasing, environmentally friendly and distinctive entrance to the community from T.H. 23 the City should review building requirements, architectural standards and aesthetic standards (landscaping, signage, outdoor storage etc.) in commercial areas.
  - Implementation: Planning Commission and City Council.
  
5. To encourage a mixed-use 'downtown' presence adjacent to the Broadway Street corridor and to encourage uses requiring pedestrian traffic, the City may wish to review the uses permitted and setback requirements in the B-1, Central Business District.
  - Implementation: Planning Commission with final action by the City Council.
  
6. To encourage uses dependent on high volumes of vehicular traffic adjacent to T.H. 23, the City may wish to review the uses permitted and the lack of lot size requirements in the B-2, General Business District (avoid duplicating uses in the B-1 CBD).
  - Implementation: Planning Commission with final action by the City Council.
  
7. The Planning Commission and City Council should consider an amendment to the Zoning Ordinance to include the provision for issuance of Interim Use Permits as an alternative to Conditional Use Permits. The Interim Use Permit would be utilized in cases in which a use is associated with a specific time period or conditions, as outlined in state statutes. The City

should clarify the issuance of conditional use permits so as to not include an expiration date.

➤ Implementation: City Administrator, Planning Commission and City Council.

8. The City may wish to include new language in the Zoning Ordinance relating to storm water management standards (during and post construction), erosion control protection and grading plans for all land disturbing commercial, multiple family and industrial activities as well as subdivisions of land.

➤ Implementation: Planning Commission with final action by the City Council.

9. The Planning Commission and Council may wish to include a new section in the Zoning Ordinance relating to “Land Preservation and Woodland Protection” to help ensure the natural environment is protected (eg. topography, soil types, slopes, tree preservation), the landscape character is maintained and adverse effects of development on the environment are minimized.

➤ Implementation: City Administrator, Planning Commission and City Council.

10. The City may wish to incorporate a “Traditional Neighborhood Design” overlay district in the Zoning Ordinance to encourage mixed use, neighborhood development in the urban core and areas suitable for future redevelopment.

➤ Implementation: Planning Commission and City Council.

11. The Planning Commission and Council may wish to update the Zoning Ordinance to include shoreland standards.

➤ Implementation: City Administrator, Planning Commission and City Council.

### **III. SUBDIVISION ORDINANCE**

The City of Rockville Subdivision Ordinance regulates the division or platting of land within the City's corporate limits for the purpose of sale into two or more lots, parcels, or tracts, with minor exceptions.

#### **Purpose:**

A Subdivision Ordinance has been adopted to safeguard the best interests of the City and to assist the subdivider in harmonizing the subdivider's interests with those of the City at large. The Ordinance is intended to prevent the piecemeal planning of subdivisions which could result in an undesirable, disconnected patchwork or pattern of development or fiscal misemployment. The Subdivision Ordinance is correlated to the City's Comprehensive Plan and consistent with a goal of promoting unified community interests.

The Subdivision Ordinance is designed to establish certain regulations and requirements for the platting of land within the City which ensure the public's health, safety, and general welfare is provided for, and to:

- Assure that new additions will harmonize with overall development objectives of the community;
- Encourage well planned subdivisions by establishing optimum development standards;
- Secure the rights of the general public with respect to public land and water;
- Improve land records by establishing standards for surveys and plats;

- Place the costs of improvements against those benefiting therefrom;
- Assure the public improvements such as streets, utilities and drainage are constructed to satisfactory standards; and
- Provide common grounds of understanding between prospective subdividers/developers and City officials.

**Contents:**

The Subdivision Ordinance includes provisions that:

1. Dictate procedures for filing, submittal and review: including the required contents of and conditions for a pre-application meeting, preliminary plat, final plat and re-plat.
2. Establish and ensure design standards including: blocks, lots, streets and alleys, erosion and sediment control, drainage, steep slopes, subdivisions affecting wetlands and flood plains, planned unit developments and other standards which promote the public health, safety, and general welfare.
3. Define parks and open space requirements
4. Require improvements according to City standards for general improvements, streets, sanitary sewer and water distribution and public utilities.
5. Require registered land surveys
6. Allow for variances from this Ordinance provided unique circumstances exist; and
7. Provide for enforcement of and penalties for violation.

**Implementation:**

The City Council approved the Subdivision Ordinance (Ordinance 40) in the 1990's. The Subdivision Ordinance is applied and subsequently administered by Planning Staff; other local, district, county, state entities as appropriate; the Planning Commission; and the City Council.

The Subdivision Ordinance is subject to periodic review to ensure consistency with the City's Comprehensive Plan and overall goals/objectives as defined by the City. The City Council may amend the Ordinance provided the Council adheres to constitutional, statutory, and other lawful procedures.

**Recommendation:**

1. The City should review the Subdivision Ordinance relating to:
  - Streamlining the subdivision review process. As the City becomes inundated with subdivision requests the Planning Commission will likely need to follow a stream-lined review process which may require the City to perform more activities administratively (as allowed by law) and require that staff/consultants supply additional review and recommendations to the Planning Commission regarding individual requests for planning consideration.
  - Review/update/expansion of general requirements (e.g. conformance to Comprehensive Plan/Zoning Ordinance, general platting procedures, ordinance administration, etc.);
  - Update/expand preliminary and final plat processing procedure to comply with the statutory "60-day Rule";
  - Review/update/expansion of plat data requirements (e.g. submission of a pedestrian/open space/park plan, submission of a landscaping plan, submission of a grading plan, submission of a drainage plan, etc);
  - Review/update/expansion of design standards, including but not limited to, rear lot minimum width, cul-de-sac length, cul-de-sac turn around width, maximum and minimum block lengths, easement widths for municipal utilities, right-of-way widths, portions of the right-of-way to be paved, street grades, vertical and horizontal curves, street names, street lighting, required signage, clarification of water/sewer main requirements and required storm sewer facilities;

- Review and/or addition of access management criteria for various roadway functional classifications and intersection types (e.g. access to individual parcels, intersection spacing, driveway spacing, etc);
  - Review/updating of plat review standards relative to sidewalk and trail requirements;
  - Addition of a requirement addressing grading and drainage plans prior to building permit issuance, including residential lots, require individual lot drainage plans to comply with approved grading plan;
  - Review/addition of lot pad elevation requirements;
  - Addition of denial and/or premature subdivision standards giving the City the ability to deny a plat;
  - Review of the sketch plan process and allow for staff review;
  - Inclusion of an administrative process for minor subdivision;
  - Requiring a ghost plat/build out plan for subdivisions including large outlots and/or adjacent property under unified ownership which may reasonably be anticipated to be subdivided in the future;
  - Insertion of language regarding the effect of subdivision upon property (statutory requirement);
  - Review/expansion of developer's agreement language, especially as it pertains to participation by the City in sharing costs of utility extension;
  - Addition of enabling language allowing the City to be reimbursed for costs associated with the review of subdivisions.
- Implementation: Planning Commission with final action by the City Council.

#### **IV. CAPITAL IMPROVEMENT PLAN**

The City of Rockville has instituted a Capital Improvement Program (CIP) that allows for the identification and prioritization of scheduled financing of capital expenditures relative to the implementation and maintenance of public facilities and services and necessary for the City's staged growth. The CIP also assigns funding sources to anticipated capital outlays. The overall objective of the City's Capital Improvement Plan is to provide for the efficient use of fiscal resources in funding future capital expenses. The City's Capital Improvement Plan is a flexible, evolving tool the City uses as a guide for the future. The CIP is updated annually to allow for capital necessity and prioritization changes. The City should include estimated capital purchases/expenditures for street, water, sewer, transportation, park and community projects in the CIP.

Sources of funding include:

- Special assessments
- Enterprise funds (water and sewer revenue funds)
- Funds that are levied annually to establish a capital improvement fund and equipment fund
- State aid funds, and
- Other sources

**Implementation:**

The type of project, location of the project, project costs, revenue sources, status of the project and priority rankings should be included in the capital improvement plan. Items identified in the Capital Improvement Planning process are placed on a timeline for implementation and funding sources are assigned following input from staff and City Consultants. The City Council has final approval of all decisions relative to the Capital Improvement Plan, including prioritization of items therein contained. Appropriate CIP items are included per allotment schedule in the City's annual budget. The City Council may amend the Capital Improvement Plan. The capital expenditures identified are implemented on an annual basis.

**Recommendations:**

1. The City is facing a number of prioritization decisions as it implements its capital improvement planning process. Among items to possibly be prioritized in the CIP are:
  - Downtown revitalization in conjunction with old T.H. 23 turnback (i.e. streetscape, making the downtown a place of destination, sidewalks, etc.),
  - Fire Hall facility issue,
  - City Hall facility issue,
  - Potential need for and timing of hiring of additional public works employees to serve demand placed on the City by expanded roadways, water/wastewater infrastructure, parks/trails etc.
  - If an increased public works presence is warranted there will be additional equipment and facilities needed by the public works staff,
  - Potential need to contract for (or establish) an additional police presence,
  - Additional administrative staff to accommodate increased population,
  - Improvement of park facilities,
  - Extension of trails.

➤ Implementation: City Staff and City Council.
2. The City should consider including a transportation plan (vehicular and other transit options) and the drafting of an official transportation map in the CIP.

➤ Implementation: City Engineer and City Council.
3. The City should consider including a Natural Resource and Open Space Preservation Study in the CIP.

➤ Implementation: Park/Recreation/Trail Commission and City Council.
4. The City should consider including a Comprehensive Stormwater Management Plan in the CIP.

➤ Implementation: City Engineer and City Council.
5. The City should consider including expenditures over \$5,000 from each department in the CIP and review the impact those expenditures would have on the City's utility rates and tax levy.

➤ Implementation: City Administrator, Department Heads and City Council.

## **V. GROWTH AREAS AND ANNEXATION**

The City of Rockville, through its comprehensive planning process, has identified land use needs to accommodate future additional residential, commercial and industrial development. The seven (7) planning districts include areas the city has identified for planned growth to occur in the next twenty (20) years. The placement of appropriate land uses, extension of infrastructure; including water, sewer and streets, should be planned for within this area before the growth occurs.

The City of Rockville has expressed an interest in working together with St. Joseph Township to determine the future development potential of areas east of County Road 138 and south of I-94 within the township. Landowners within the area have approached the City of Rockville for the provision of municipal utility services. The City has plans to extend utilities in the T.H. 23 and CSAH 6 corridors.

### **Recommendation:**

1. The City should strive to work cooperatively with the Township to review pending requests for municipal services in the area east of County Road 138 and south of I-94 and its impact on the institution of an annexation agreement.
  - Implementation: Township Representatives and City Council.

## **VI. COMPREHENSIVE PLAN REVIEW AND REVISION**

The Comprehensive Plan is intended to guide the growth of the community. As events and circumstances within the community change, the Comprehensive Plan should be reviewed and updated, as appropriate. Amendments to the Comprehensive Plan should not occur without public notice, a public hearing conducted by the Planning Commission and/or City Council, a recommendation by the Planning Commission and the Council's final review and approval. Amendments to the Comprehensive Plan should be considered if there have been changes within the community or issues which were not anticipated by the Plan or if an error is included in the Plan.

### **Recommendations:**

1. It is recommended the Planning Commission and City Council review and update the Comprehensive Plan at five or ten year intervals to ensure it is a current reflection of the city's growth patterns, community goals and land use needs.
  - Implementation: City Administrator, Planning Commission and City Council.
2. It is recommended that on an annual basis the City Administrator report to the Planning Commission and City Council (re) development issues which have occurred as they relate to the Comprehensive Plan, proposed projects which have an impact on the accuracy on the Plan projections, and a list of implementation goals identified within the Plan and the individuals or agencies identified as responsible for the implementation.
  - Implementation: City Administrator