

City of Peterson
Comprehensive Land Use
Plan

2008

City of Peterson Official Comprehensive Land Use Plan

I. Introduction

It is the City's intent that this plan will serve as the starting point of its Official Comprehensive land use Plan. The Official Comprehensive Land use Plan is a living document, which will serve the City into the future and is intended to be flexible, not static. The Official Comprehensive Land Use Plan is a tool to guide the Planning Commission and the City Council in making land use decisions.

A major purpose for adopting this plan is to protect the resources of the community many years into the future. The resources of land, homes and buildings, streets, and orderly development are critically important in keeping the City of Peterson a place where people want to live.

The development of this Official Comprehensive Plan has drawn heavily from the Fillmore County Comprehensive Land Use Plan and the City wishes to acknowledge the efforts of Fillmore County in developing its plan which is believed to represent the desire of the residents of this area.

II. Fillmore County Comprehensive Land Use Plan

The City Council believes the Fillmore County Land Use Plan is fundamentally sound and those provisions of the County Plan that pertain to the City of Peterson are henceforth adopted by reference. However, as a countywide plan, the Fillmore County Land Use Plan is necessarily addressed to countywide issues and does not address all the specific needs for planning within and around the City of Peterson. The County Land Use Plan specifically targets the creation of a strong working relationship between the County and municipalities. The City of Peterson considers this Official Comprehensive Plan, while not identical, compatible with the County's Comprehensive Land Use Plan. Both share the desire to preserve open space, encourage historical and farm land preservation, promote biodiversity and protect our precious land and water resources.

In light of the foregoing, the Fillmore County Comprehensive Land Use Plan shall serve as the guiding document upon which this Official Comprehensive Land Use Plan is based. This Plan sets forth below, those areas where the City Council has concluded the County Comprehensive Land Use Plan is either inadequate, at odds with the best interest of the City, or merits affirmation.

The Official Comprehensive land Use Plan is intended to supplement the County's Land Use Plan, which is otherwise adopted as the Official Comprehensive Plan of the City of Peterson, to the extent applicable to the City of Peterson and its planning area.

The City reserves the right to amend and revise this Plan as it deems appropriate, including following a revision or amendment to the County's Land Use Plan or any land use plan adopted by the County as a replacement for the County's Land Use Plan.

Throughout this document, references to the city implicitly refers to the City of Peterson and its planning area. Similarly references to this Plan or the Comprehensive Plan are meant to refer to the Official Comprehensive Land Use Plan of the City of Peterson.

III. Organization

This Plan consists of four sections – Objectives and Goals; Policies; Land Use Definitions and Official Comprehensive Planning Map. These are followed by a Conclusions section, which indicates the City of Peterson intends to further this plan and already has several areas in mind on which to focus.

In the Objectives and Goals section, the City Council seeks to set forth its vision for the future of the City. The Objectives and Goals form the basis for the Policies, which are intended to carry out the Objectives and Goals of the Plan. The Land Use Definitions and the Official Comprehensive Planning Map set forth a land use plan for planning decisions in light of the foregoing.

IV. Objectives and Goals

The overall goal of this plan is to guide the development of land within the City of Peterson and its planning area consistent with the land use map. Development in a manner that is less intensive than those permitted or recommended under this Plan, are to be encouraged.

Maintain the rural trend and character of the City of Peterson

The City of Peterson offers a unique environment in Southeast Minnesota. The city is located in Fillmore County along State Highway 16. The city is very rural in nature and the people enjoy a quiet peaceful environment. Tourism and agriculture are major contributors to the vitality of the city.

The City of Peterson intends to retain its rural atmosphere while providing a sense of community and extensive recreational opportunities. Maintaining open space, green space and the natural attributes of the land, including geographic contours, native trees, plants and wildlife must weigh heavily in planning decisions.

Maintain water Resources

Protection and ability to sustain water resources is vital to the welfare of the citizens of the City of Peterson. Because of that, the City of Peterson considers it imperative planning and land use decisions consider and address impact of development on water

and land resources. The City of Peterson should require the use of scientific tools and methods to evaluate the affect of specific developments on water resources.

Preserve the quality of life above financial profit

The City Council recognizes that the City of Peterson has become a desirable area for potential new residents and, in turn, for developers. The ability of a businessperson to turn a profit from the development and sale of real property should not be a factor considered by the City Council. Preserving the quality of life in the City of Peterson and maintaining a balanced and consistent pattern of land use, shall take precedence over such concerns in City Council's decisions.

Managed growth

The City of Peterson acknowledges the desirability of high quality growth. The City of Peterson is located between a river and flood plain on one side of the city and a bluff on the other side. With limited area for expansion, it is imperative that any growth be directed away from these two features. With the remaining land being of limited area it is important that new expansion be of a permanent well rooted nature. Temporary or ill planned growth will be a detriment to the city.

Preserve the character of residential and commercial areas

It is the vision of the City of Peterson that it will retain its present semi-rural character as a legacy to the city's children, future residents and visitors. Visitors should be left with an impression of a small town with significant natural and historical landmarks, ample green space, preserved natural features, and ubiquitous native plants and wildlife. Each area of the City of Peterson should have a unique character, with the impression of the whole being significantly integrated into the surrounding community. Residents should be able to take pride in the appearance and character of the community, of the quality education the children receive, and of the recreational and other opportunities afforded them.

Guard and enhance our natural features while maintaining aesthetic diversity for our Community

Inherent in the City of Peterson are the universal goals of safe neighborhoods, maximization of private and public open space, preservation of the natural features of the land, and freedom from environmental and public health hazards. Each of these factors should be taken into consideration in the development of the city.

From the design and aesthetic perspective, the City of Peterson is desirable because of the aesthetic diversity of building styles. Developments should be designed with such continued diversity in mind. Developers should be encouraged to incorporate a range of complimentary building styles and avoid repetitive designs. Tract-like housing should be strictly avoided. In a similar vein, each project should be constructed to take advantage of natural vistas and other features of the land, and incorporate interesting, attractive design

elements. Such elements extend beyond merely the buildings constructed, and include streetscapes, greenways, waterways and other such features. Repetitiveness should be avoided at all costs.

In addition, the City of Peterson considers it important to encourage the further use of native vegetation and native materials in design and landscaping.

Impact Fees

The City of Peterson recognizes that development affects the quality of life of its residents. Where development of residential housing occurs, the fiscal impact of development should be fiscally neutral for the school districts, to public safety, to parks, to transportation, and to other community services. Where that development is commercial or industrial, the positive impact to the community must more than offset the costs of services.

Preservation of the existing city structures in the Flood Plain

It is important that all dwellings in the city be maintained and upgraded as needed. No building should be allowed to be a threat to the health, safety and general welfare of the public. Although there are dwelling and other structures located in a flood plain, it is further important that these structures be protected from the threat of flooding. All measures must be undertaken by landowners and city officials to preserve those homes located in the flood plain and to protect them from any flooding that may occur.

V. Policies

Density

The City of Peterson should require that all development be low-density development. It is the desire of the City that all multiple family homes and businesses that attract large unruly crowds be restricted.

Open Space

The City of Peterson wishes to preserve the large open spaces that now exist within the city. Any development in the open spaces must show the potential for providing a benefit to the citizens of the City of Peterson. The following shall be the policies of the City of Peterson with respect to open space:

- Encourage and work with the County, Townships and the Minnesota State Forestry Office to identify, acquire and maintain open space for both passive and active recreational uses.
- Encourage private developments to designate portions of any project for public and private open space.

- Encourage the establishment of greenways for passive (e.g. along water courses and wild life habitation areas) and active (e.g. bicycle and pedestrian paths) recreational, and natural purposes throughout the City.
- Encourage the placement of land into conservation easements, open space preservation trust, farmland protection programs and other similar measures to ensure the continued, long-term preservation of the land as open space or farmland.

Agricultural Agribusiness

The City of Peterson is blessed with some of the most fertile soil in the country. This asset must be preserved as it is among the paramount uses of this rich soil and essential to the maintenance of the semi-rural atmosphere.

The following are the policies of the City of Peterson with respect to the Agriculture and Agribusiness:

- Encourage maintenance of existing agricultural uses and agribusiness, provided such uses are not offensive to the existing residential uses.
- Encourage the placement of land into agriculture conservation and rural preservation trust and other similar measures to ensure the continued, long-term use of the land for agricultural purposes.
- Protect existing residential areas from establishment of new agricultural uses where such uses will result in offensive odors, inhumane conditions to livestock and other farm animals, inadequate pasture or grazing space, or other conditions which are either unhealthy to humans or animals or inconsistent with prevailing adjacent land uses.

Transportation

The City of Peterson recognizes that a broad range of transportation options is necessary to enable residents and visitors to easily and safely move within the City of Peterson and to connect to area roads and paths and trails. Plans for development will address the most appropriate infrastructure necessary to enhance the connections and the accessibility within and without the City.

Land Use Definitions

The land use definitions contained in the Fillmore County Land use Plan are used for this Plan

VII. Official Comprehensive Plan Map

That portion of the Fillmore County 2030 Land Use Map depicting the property within the city of Peterson and the contiguous unincorporated area with one and one-half miles

of the corporate limits of the City of Peterson shall be the Official Comprehensive Plan Map of the City of Peterson of Fillmore County, except as modified by the text of this Official Comprehensive Plan of the City.

VII. Conclusions

There are many challenges facing the City of Peterson and how it plans for the future. The City of Peterson will need to manage the pressures of growth and development verses the community's desire for open space and a rural setting, and preserving natural habitat.

The City Council recognizes this plan is the start, not the end of an important process in the development and growth of the City. Among the key areas that the City Council will address in the future are:

- Certification of the present dike on the Root River
- The placement of a tall statue on Main Street.