

2015

# COMPREHENSIVE PLAN



*Olivia!*

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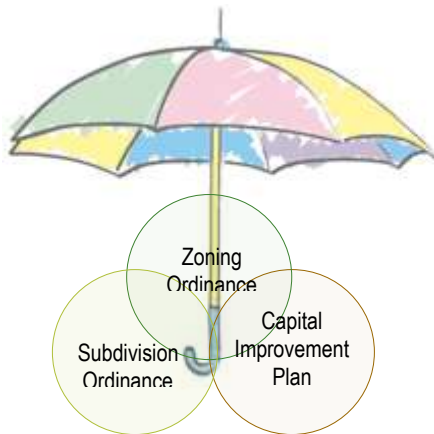
# 1 INTRODUCTION

## I. INTRODUCTION

The City of Olivia Comprehensive Plan is a dynamic planning tool intended to guide the future growth and development of the City. Authority to create and implement the Comprehensive Plan is provided by Minnesota Statute, Section 462.351 to 462.364. The Comprehensive Plan is based on local and regional historical facts, trends and governmental planning standards and includes public opinion gained through a variety of methods. This document presents the Comprehensive Plan for Olivia, Minnesota; reflective of the community planning process conducted in 2013. The final document was approved in 2015.

**Authority for Planning:**  
Given under  
Minnesota Statute

The Comprehensive Plan guides the overall growth and development of the City of Olivia. The Comprehensive Plan is the umbrella document guiding future land use management decisions from redevelopment projects through development of new subdivisions. Local controls such as the City's zoning and subdivision ordinances, the capital improvement plan, special protection overlay districts and the like assist in implementing the Comprehensive Plan.

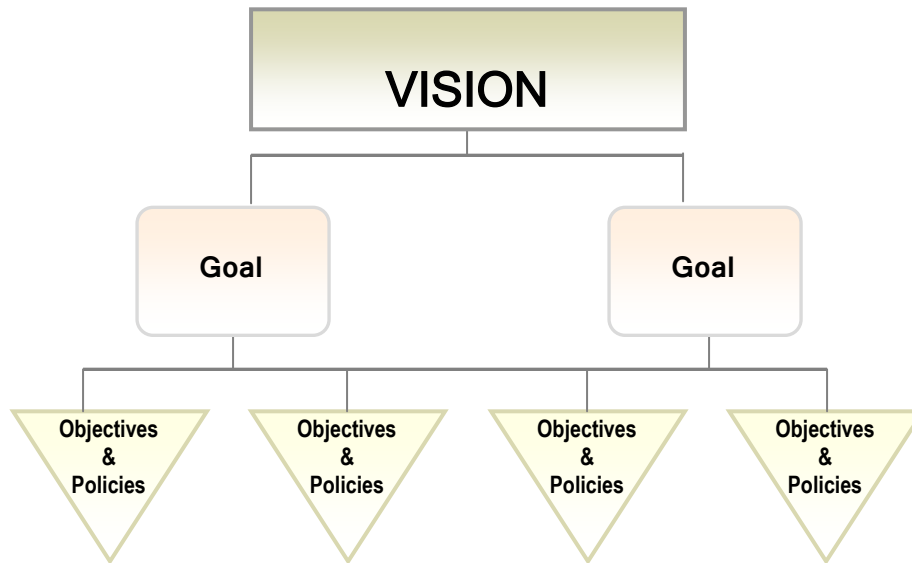


The Comprehensive Plan identifies the type, amount, and pattern of growth that has taken place within the City and utilizes this information for the planning of future growth. Accordingly, the Comprehensive Plan provides a knowledge base for instituting a hierarchy of policies that will assist the community 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 Olivia. This Comprehensive Plan begins with a vision statement which describes how current day planning process participants described what the City will look like in the year 2030. Implementation actions for fulfilling the City's vision are described through goal statements and objectives and policies employed throughout the document. Goal statements are idealistic statements that are purposefully general in nature and intended

## INTRODUCTION

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to be attained at an undetermined future date. Goals are broad-based and intended to be achieved through subsequent objectives and policies. Objectives and policies are specific action items that may or may not be measurable. Objectives generally begin with an action verb and policies often include 'should' or 'shall' statements.



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## II. **UPDATING AND AMENDING THE PLAN**

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### **A. Comprehensive Plan Update**

The Planning Commission reviewed the completed draft update and hosted a public hearing on the proposed plan update. Following the public hearing the Planning Commission recommended the City Council approve the 2015 amendment. The 2015 Comprehensive Plan was adopted by resolution of the City Council and required a super-majority vote.

### **B. Comprehensive Plan Amendment**

The 2015 Comprehensive Plan update may be amended should unforeseen events occur or should conditions on which the Plan is based change. Such amendment should not be impulsive or erratic or to the benefit of a specific property owner. Amendments to the Comprehensive Plan may originate from the Planning Commission, the City Council or the fee owner of property affected by the Comprehensive Plan. If the amendment request is from a fee owner, the fee owner shall bear the burden of proof the proposed amendment is not capricious or of sole benefit to the applicant. All amendment requests require a public hearing by the Planning Commission. Following the public hearing the Planning Commission shall make a recommendation to the City Council to approve or deny the amendment request pursuant to findings of fact. The recommendation (in resolution form) and findings of fact shall be forwarded to the City Council for action. The City Council shall memorialize action on the request through a resolution. Approval shall require a super-majority vote of the City Council. Comprehensive Plan amendment requests are subject to M.S. §15.99 (as may be amended).

## III. RELATIONSHIP TO LOCAL CONTROLS AND PROJECTS

Local controls include, but may not be limited to, the zoning ordinance, the subdivision ordinance, and flood plain or shoreland management ordinances. The capital improvement program, while not a 'local control' is an invaluable tool for implementation of the Comprehensive Plan.

It is important to note that local controls should be revised following the update of the Comprehensive Plan so as to assure consistency between the measures. Such consistency, however, is not required in greater Minnesota so the City of Olivia is not required to ensure consistency between the Plan and its local controls. In the event a local control is inconsistent with the Comprehensive Plan the local control usually prevails. However, if the local control specifically requires consistency with the Comprehensive Plan that consistency should prevail.

*Is the proposed project consistent with the future land use map and plan?*

*Is the proposed project consistent with the vision for the future of Olivia?*

*Is the proposed project consistent with other policies and plans contained in the Comprehensive Plan?*

**Evaluate**

Other types of activities and/or projects require evaluation of the subject activity or project for consistency with the Comprehensive Plan. For example, prior to the City Council approving a tax increment finance plan, the Planning Commission must approve a resolution certifying the proposed project complies with the Comprehensive Plan. If a proposed project is not consistent with the Comprehensive Plan it may be revised so as to attain consistency.

## IV. SCOPE OF PLAN

This Comprehensive Plan encompasses general categories of information throughout the chapters of the plan as follows. In addition a series of maps are interspersed throughout the document as a means of illustrating goals and recommendations itemized in narrative form.

1. A review of **Background Information** including physical and demographic characteristics of Olivia. **Physical characteristics** include the geographical nature of the community in terms of a regional context along with an evaluation of soils information, topographical elements, wetlands and physical barriers to development. **Demographic Characteristics** include historic and projected population information and social characteristics of the community including age, education, occupation and income.
2. A **Policy Plan** which includes goals, objectives, and work items related to land use, transportation, parks and trails, and economic development.

### COMPREHENSIVE PLAN ELEMENTS

- ✓ Physical profile
- ✓ Demographic profile
- ✓ Land use
- ✓ Transportation
- ✓ Parks, trails & recreation
- ✓ Economic Development

BASED ON A  
SYSTEMATIC  
FORWARD LOOKING  
PROCESS ROOTED IN  
THE PUBLIC'S INPUT

## INTRODUCTION

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3. A **Land Use Section** that includes an inventory of existing land uses, identify potential infill or redevelopment areas and evaluate future land use. This section also includes a future land use map.
4. A section on **Transportation** includes information on the current transportation system and future transportation guidelines.
5. 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.
6. An **Economic Development Section** includes information on local economic trends and forces and a discussion of technology.
7. An **Implementation Section** describes and summarizes local controls pertaining to land use; the subdivision of land, and the City's Capital Improvement Plan process.

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## V. METHODOLOGY

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

- Development of a community survey instrument which was made available through *Survey Monkey*, the City website, and hardcopy distribution upon request;
- Public meeting(s);
- Meetings with owners/operators of business establishments within the community;
- 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, studies, reports, etc.;
- Inventory of pertinent information, statistical data and existing structures;
- Assistance from the City Engineer;
- Input from City boards/commissions, including the Planning Commission, and the City Council; and,
- City staff participation.



### **VI. COMMUNITY INPUT HIGHLIGHTS**

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Throughout this Plan priority is placed on maintaining existing infrastructure, facilities, and uses while encouraging expansion as opportunities occur. Maintaining what is existing is viewed as means to preserve Olivia's small town, rural atmosphere.

In addition, county government facilities, agricultural research facilities, medical facilities, elder-care, and school facilities were highly valued strengths and long-term items viewed as critical to maintaining and strengthening the local economy and attracting residents.

Community participants classified park facilities, trails and education regarding value of natural resources and open space planning as internal issues at the core of enhancing quality of life locally.

The general aging of the population, youth in the community and geographic location were identified as trends which the City could potentially turn to opportunities (e.g. continue to build 'senior friendly' medical, social, transportation and housing facilities).

#### **A. Comprehensive Community Survey**

In early 2013 the public was invited to complete an on-line survey that was also available in printed form and for download from the City's website. A number of questions were posed, relating to community atmosphere, land use, transportation, recreation, and economic development.

Following are survey highlights:

- Best aspects of day-to-day life were low crime, safe community, rural setting, agricultural economy, small town living, caring people, clean City streets, friendly people, technology, and traditional values.
- Perceived challenges were declining population, aging population, drug use, lack of different types/values of houses, and limited jobs available. When later asked what types of housing were needed respondents identified market rate move-up and market rate townhome/condominiums as being needed.
- When asked how promising the future of Olivia seemed 89 percent responded it was moderately, very, or extremely promising.
- When asked how visually appealing the City of Olivia was, 98 percent categorized it as moderately, very, or extremely visually appealing.
- When asked what could be done to increase the quality of life respondents cited more variety in entertainment locally and more park/trail opportunities.

#### **B. Strength, Weakness, Opportunity, Threat (SWOT) Exercise**

In spring of 2013 elected and appointed officials and the public were invited to participate in strength, weakness, opportunity and threat (SWOT) analysis on four key issues. Strategies were created as an outcome of the SWOT exercise. The unedited results are included on the following pages.

Key strategic outcomes included:

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- Increasing type/volume of activities available for persons age 19-24.
- Establishing higher-end rental units, perhaps above retail uses in the Downtown.
- Support relocation of RC Hospital & Clinics.
- Investigate a crime-free rental housing program.
- Apply to Small Cities Development Program for a grant to assist with major maintenance for owner-occupied units and commercial uses.
- Support more recreation programming and facilities.



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Non-edited SWOT exercise results follow.

### SWOT Topic: Maintain Small Town Atmosphere

Strengths identified – these are under the city's control and helpful

Hospital	People know each other	Agricultural economy	Active Main Street
High School	Schools	Faith based community	County seat
Strong service segment	Openness to change	Friendly to outsiders	Goal orientated people
Golf course	Library	Parks	Newspaper
Established relationship	Easy access to officials	County government here	Services to public
Housing	Law enforcement	Infrastructure	Grocery store
Reasonable tax rate	Clean	Flowers on lampposts	Fountains
Healthcare	Wide streets	Snow removal	Ball fields
Farmers market	Pharmacy	Coffee shop	Wellness focus
212/71	Airport	People helping people	Support those in need
Few labor unions	Tradition/ family values	Pool	Low crime
Ambulance/rescue service	Fire department		

### SWOT Topic: Maintain Small Town Atmosphere

Weaknesses identified – these are under the city's control and potentially harmful

Lack spectrum of jobs	People leaving for jobs	Not very inviting	Olivia 'attitude'
Poverty	No sledding hill	Exclusion of newcomers	Youth leaving
Lack of industry	Lack of housing	Lack of technology	Lack of youth activities
Acceptance of diversity	Limited resources	Illegal drugs	Lack of buildable lots
Town layout not good	Lack of professionals	Housing stock	Limited market draw
Lack of trust	Lack voice in local gov't	Lack big business	Limited variety of goods

### SWOT Topic: Maintain Small Town Atmosphere

Opportunities identified – these are out of the city's control but helpful

Ag prices/economy	Aging demographics	Sense of community	Ag companies in town
Share with other towns	Weather		

### SWOT Topic: Maintain Small Town Atmosphere

Threats identified – these are out of the city's control and potentially harmful

Breakdown of family	Poverty	Weather	Agricultural economy
Addiction	Companies leaving	Population decline	Monsanto lawsuit
Youth leaving	Distance from metro	Federal deficit	Loss of local govt aid
Pipeline	Train	Mental healthcare	Resource allocation
Out of town spending	Brain drain	Gangs	Gun control
Obamacare	Business competition		

### SWOT Topic: Retain and Attract Businesses

Strengths identified – these are under the city's control and helpful

Chamber of commerce	EDA: County & City	Airport	City infrastructure
Adaptable	Parks	Schools	County seat
Hospital	Ag research	Low energy cost	Soil
Low crime rate	High standard of living	BOLD school quality	Shovel ready land
Ag employment	Low tax rate	Personal service	Transportation
Railroad	Highways	Hotel	Variety of restaurants
Regional loan fund	Library	Strong family values	Low cost of living
Housing is affordable	Small town atmosphere	Low business taxes	Skilled labor present
County has good jobs			

## INTRODUCTION

### SWOT Topic: Retain and Attract Businesses

Weaknesses identified – these are under the city's control and potentially harmful

Need more incentives	Brain drain	Lack of lifecycle housing	Lack of 'third places'
Fewer students	Small population base	Need more than agricul	Media coverage
Housing	Need lots	Need recreation center	Inconsistent technology
Not a regional center	Declining population	Low unemployment	Need professionals
Low sales			

### SWOT Topic: Retain and Attract Businesses

Opportunities identified – these are out of the city's control but helpful

Hwy 212 & 71	Proximity to college	Proximity to Willmar	Low energy costs
Urban sprawl coming	Ag land quality	Name reputation	Limited competition
Internet shopping			

### SWOT Topic: Retain and Attract Businesses

Threats identified – these are out of the city's control and potentially harmful

Aging population	Limited workforce	No lake	Addiction/drugs
Crime	Close to Willmar	Close to Redwood Falls	Size of town
Population decline	Retaining businesses	Lack of competition	Proximity to Walmart
Proximity to Target	Economy	Crop prices	State taxes
Parking	Regulations	Internet shopping	Taxes

### SWOT Topic: Enhance Quality of Life

Strengths identified – these are under the city's control and helpful

Safe community	Welcoming town	Youth programs	Library
Pride in town	Many parks/fields	Golf course	Pool
School	Good road system	Hospital	Airport
Clean streets	Churches	Law enforcement	Elderly housing avail.
Emergency services	Community connections	Bowling alley	Fitness centers
Feel safe	Community center	Corn Capital Days	Exercise opportunities
Outdoor activities	Hunting	Low crime rate	

### SWOT Topic: Enhance Quality of Life

Weaknesses identified – these are under the city's control and potentially harmful

Need more diversity	Lack of recreation	Lack of suitable housing	Lack arts/theater
Upkeep costs	212 crossing dangerous	Less input in politics	Lack social establishmts
No theater	Lack technology	Lack job opportunity	School bullying
Safe access to parks	Community resources	Water quality	Cost for physical activity
No professional teams	Lack cultural opports.	Promotion of facilities	Higher taxes & assess.

### SWOT Topic: Enhance Quality of Life

Opportunities identified – these are out of the city's control but helpful

Bigger towns nearby	Expansion of off sale	Low crime rate	Drug abuse
Clean air programs	Trails		

### SWOT Topic: Enhance Quality of Life

Threats identified – these are out of the city's control and potentially harmful

Mental health issues	Addiction	West winds	Corporate closures
Shrinking business mkts	Not accepting of diversity	Population decline	Higher taxes

## INTRODUCTION

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### SWOT Topic: Retain or Attract Youth

Strengths identified – these are under the city's control and helpful

Broadband availability	Caring community	Agriculture	Schools
Good ag careers	Good county jobs	Family friendly atmposp.	Library access
Pool	Educational system	Activities available	Church
Physical fitness/sports	Family values	Bowling alley	Community center
Support for disabled	Religion		

### SWOT Topic: Retain or Attract Youth

Weaknesses identified – these are under the city's control and potentially harmful

Need college courses	No manufacturing	Lack job diversity	Few young professionals
Lack good jobs	Lack youth careers	Need pediatricians	Need shopping opps
Need updated parks	Need specialty medical	Stop telling youth to go	Lack mid-range jobs
Lack housing	Limited recreation	No starter homes	Parents have to work out of town

### SWOT Topic: Retain or Attract Youth

Opportunities identified – these are out of the city's control but helpful

Location	Proximity to Willmar	Proximity to college	Traditional living
BOLD extra curriculars	Young adult leagues	Internships/scholarships	Family values

### SWOT Topic: Retain or Attract Youth

Threats identified – these are out of the city's control and potentially harmful

Demographics	Loss of family farms	Youth go to Willmar	Youth go to Redwood
Lack of work ethic	Change in society	Lack of high end retail	Brain drain
Opportunity elsewhere			

## **C. Business Retention and Expansion (BRE) Survey**

In spring of 2014 a web-based business and retention survey was distributed to nearly 100 business owners in Olivia. Highlights of the written survey are included in the Economic Development section of this Plan.

## **D. Technology Survey**

In spring of 2013 a written technology survey was distributed to elected officials, appointed officials, and members of the public attending a Comprehensive Plan input session. Highlights of the written survey are included in the Economic Development section of this Plan.

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## **VII. COMPREHENSIVE PLAN VISION STATEMENT**

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Following public input sessions and review of Comprehensive Plan background materials, the Comprehensive Plan Task Force was asked to express how, with good planning, Olivia would appear in 2030. The Task Force

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was asked to base ideas in reality and to be clear, focused and easily understood. The thoughts and ideas were then trimmed to a declaration describing the 2030 **vision** of Olivia as follows:

**In 2030 Olivia will be a booming and vibrant community growing as a regional, economic, and education center with a commitment to maintaining access to quality healthcare while supporting healthy and active lifestyles.**

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## VIII. DEFINITIONS

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The following definitions are included to provide sufficient direction to those administering the Comprehensive Plan. Wherein these definitions are inconsistent with those defined elsewhere the most restrictive definition shall prevail.

**Attached Housing:** A building containing dwelling units, each of which has primary ground floor access to the outside and which are attached to each other by party walls without openings. The term is intended primarily for such dwelling types as townhouses and duplexes.

**Capital Improvement Program (CIP)**

A five-year financing plan created by a municipality to fund infrastructure such as roads, utilities, parks, economic development, and community buildings.

**Clustering**

A site planning technique used to group resulting lots in a manner that allows for less infrastructure needs and the preservation of open space for public space or agricultural uses.

**Commercial**

This designation provides for a full range of commercial and retail to serve area residents and visitors. Uses may include retail, wholesale, service and office uses, multi-family residential, as well as appropriate public uses such as government offices. Within this land use category, specific zones may be created to focus commercial activities unique to their locations. Chapter 152 of the City Code defines a commercial use as a principal use of land or buildings for the sale, lease, rental, or trade of products, goods, and services.

**Commercial Node**

Commercial service, office, retail, and/or mixed use development organized and designed as cohesive, interrelated units in high traffic areas featuring access from local frontage/backage roads and designed to accommodate more than a single tier of commercial lots adjacent to said high traffic facilities.

**Community Identity**

Physical, natural, or cultural assets that represent distinctive qualities unique to an individual community. A community's identity is enhanced by embracing and respecting the history and character of those existing features that nurture a sense of attachment and uniqueness within the area.

**Comprehensive Plan**

The City of Olivia Comprehensive Plan is a dynamic planning tool intended to guide the future growth and development of the City. Authority to create and implement the Comprehensive Plan is provided by Minnesota Statute, Section 462.351 to 462.364. The 2015 Olivia Comprehensive Plan shall be the "Comprehensive Plan".

**Conservation Development**

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A type of cluster planned unit development which emphasizes preserving open space, wetlands, natural landscaping, floodplains, or other prioritized resources as well as for preventing stormwater runoff. This definition for the purposes of this Plan relates to urban development or areas that are about to become urban in nature.

### **Cultural Resource**

See “Historic Resource or Cultural Resource”

### **Density**

Density is defined as the number of housing units per acre. Density can be further defined in “Net” and “Gross” terms. Gross density is determined using the total acreage of a project area. Net density is determined using only developable acres in a project (gross acres less major road right-of-way, wetlands, steep slopes, and parkland.)

### **Detached Housing**

A residential dwelling unit containing not more than one dwelling unit entirely surrounded by open space on the same lot.

### **Development**

Any manmade change to improved or unimproved property, including but not limited to buildings or other structures, altering the landscape by mining, dredging, filling, grading, paving, excavation, or drilling operations. Chapter 152 of the City Code defines development as: “The division of land into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, landfill, or land disturbances; and any use or extension of the use of land”.

### **Environmentally Sensitive/Significant Areas**

Areas which contain or reflect the natural resources of the community that are important to the natural ecology of the city or region. Such areas might include natural habitat, steep slopes, wetlands, tree canopy, endangered plant or animal species, etc.

### **Future Land Use/Future Land Use Map**

General guideline for future uses in areas guided for urban (i.e. centralized sewer/water) development. Such areas may be within the corporate boundaries but non-subdivided or beyond the City’s current boundaries. Future land uses and the Future Land Use Map also provide direction for overlay areas where the City’s desire is to protect environmentally sensitive/significant resources, historic/cultural resources, open space, or other identified resources.

### **Goal**

Goal statements are idealistic statements that are purposefully general in nature and intended to be attained at an undetermined future date.

### **Historic Resource or Cultural Resource**

An individual site or feature (which may or may not be a structure), or a site with a structure or structures on it, of particular importance because of its unique architectural, historical, cultural, or archaeological features. Typically this term refers to sites, features, or structure that is eligible for designation on the State or National Register of Historic Places.

### **Industrial**

These areas are designated to allow a range of industrial uses to support industrial and commercial activities and to develop with sufficient urban services. In light industrial areas, uses may include warehouses, storage units, light manufacturing, and incidental retail and office uses. Heavy industrial areas may include processing, manufacturing, warehouses, storage units, and industrial support activities. In all cases, standards for screening, landscaping, and adequate access would be developed and implemented. Chapter 152 of the City Code defines and industrial use as: “The use of land or buildings for the production, manufacturing, warehousing, storage, or transfer of goods, products, commodities, or other wholesale items”.

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### **Infill**

The development of new housing, commercial, or other uses and buildings on scattered vacant or underutilized sites within existing substantially built-up areas. Infill could also refer to the development of housing or other buildings on a site already containing existing buildings, some or all of which are retained.

### **Infrastructure**

Permanent resources serving a community's needs, commonly including roads, sewers and other water resource management facilities, railways, and communications networks.

### **Land-use Plan**

The element of a comprehensive plan that designates and justifies the future use or reuse of land.

### **Life-cycle-housing**

Life-cycle-housing includes a variety of housing types, values, and sizes. Lifecycle housing entails a range of housing options that meet people's preferences and circumstances at all of life's stages. It ranges from housing for young adults establishing new households to homes for growing families with children, and housing for seniors in their retirement years.

### **Mixed-Use Development**

Development comprising two or more uses as part of the same plan. These uses could be in separate buildings on a lot, or could be combined vertically within the same building. Traditionally, in a "Main Street" situation, retail and/or service uses were located on the first floor, and office or residential uses were located on upper floors. Suburban mixed-use development tended to take the form of different uses in separate buildings on the same lot, with shared surface parking.

### **Multi-Family Residential**

Three or more dwelling units within a building or portion featuring shared ingress/egress and common hallways.

### **Objective**

Objectives are general, comprehensive actions that may or may not be measurable but when taken collectively are intended to achieve a particular goal. Objectives generally begin with an action verb.

### **Open Space**

Lands containing creeks, greenways, forest, habitat areas, landscape features, scenic views, sensitive natural areas, and areas with unique characteristics that make them unsuitable for development. **Public Open Space** usually refers to a parcel of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public use or enjoyment. **Common Open Space** usually refers to land within or related to a private development, not individually owned or dedicated for public use, which is intended for the common use or enjoyment of the residents or commercial tenants of the development, and may include complementary structures such as swimming pools, tennis and basketball courts, and similar facilities. Chapter 152 of the City Code defines open space as: "Land used for recreation, resource protection, amenity and/or buffers. In no event shall any area of a lot constituting the minimum lot area nor any part of an existing or future road or right-of-way be counted as constituting open space. An area undeveloped and left in a natural state".

### **Ordinance**

A local law; a legislative enactment of a local governing body.

### **Overlay District or Zone**

A zoning district that specifies zoning requirements that apply to an area in addition to the basic or "underlying" set of requirements in the base district. Chapter 152 of the City Code defines an overlay zoning district as follows: "An overlay district is a special zone that is drawn on a map outlining a significant resource, such as an airport, shoreline, or historic district. These districts are used as tools for dealing with special situations or accomplishing special goals. Overlay zoning districts can be placed over the base zoning for an area to alter some of the regulations".

### **Pedestrian-friendly Design**



## INTRODUCTION

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Pedestrian-friendly design relates to site planning and/or building design of entrances/exits and circulation within the development that promotes walking.

### **Policy**

Policies are very specific action items that may or may not be measurable but often include 'should' or 'shall' statements.

### **Rural Atmosphere**

See "Community Identity"

### **Rural Development**

Developments without centralized sewer, water, or other public infrastructure.

### **Residential**

The purpose of this designation is to provide a variety of housing types. Uses will include a range of densities varying from large estate lots to multi-family homes. Residential designations are as follows:

**Low Density:** Allows for the development of single-family, detached homes on larger lots (e.g. 10,000 sf or more) where urban services are provided.

**High Density:** Allows single family attached dwellings and apartments where urban services are provided.

### **Sense of Place**

A feeling of attachment and belonging to a particular place or environment having a special character and familiarity.

### **Small Town Atmosphere**

See "Community Identity"

### **Streetscape**

The space between the buildings on either of a street that defines its character, including building facades (awnings, signs, lighting), landscaping (trees, yards, plantings), sidewalks, street paving, street furniture such as benches, trash receptacles, and street lighting.

### **Subdivision**

The description (usually by survey) and recording of separate land parcels or lots (i.e. platting of property). Chapter 152 of the City Code defines a subdivision as follows: "Means land that is divided for the purpose of sale, rent, or lease".

### **Sustainable Development**

Development which meets contemporary needs without compromising the ability of future generations to meet its own needs, with respect to social equity, economic prosperity, and ecological integrity.

### **Traditional Neighborhood Design**

Compact, mixed-use neighborhood where residential, commercial, and civic buildings are within a close proximity as is common within the original townsite. This term can apply to new designs in established traditional neighborhoods or new designs incorporating such characteristics in previously non-subdivided areas.

### **Transit-Oriented Design**

Dense mixed-use development (housing, retail, and employment) with an average 2,000-foot walking distance to a transit stop and other public use.

### **Zone/Zoning Map.**

An area or the illustration of areas designated by an ordinance where specified uses are permitted and development standards are required. Chapter 152 of the City Code defines a zoning map as: "The areas comprising these zoning districts and boundaries of said districts as shown upon the map, which is incorporated

## INTRODUCTION

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by reference as if appearing in total and made a part of this chapter being designated as the Official Zoning map for the city with all proper notifications, references and other information shown thereon”.

### **Zoning Requirements**

Zoning is the public regulation of land use and development. A zoning code divides the community into districts or zones which specify permitted uses and development standards such development densities, building heights, minimum usable open space, and layout of buildings on a site.

# 2

## **BACKGROUND**

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### ***I. COMMUNITY PROFILE***

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The City of Olivia, which is the Renville County Seat, is located in the heart of west central Minnesota. Olivia is a rural regional center, and has the designation of the seed center for the upper Midwest. Renville County is considered the richest agricultural county in Minnesota. Olivia serves as a regional retail and service center for the greater Renville County area. Figure ... show the location of Renville County in relation the State of Minnesota.



**Figure 2.1: Location**

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### ***II. HISTORY***

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In 1865, as the Civil War ended, veterans began looking west for free land that was established through Abraham Lincoln's Homestead Act. The present City of Olivia was platted on railroad property in the Southwest Quarter, Section 7 of the present Bird Island Township. This was a rail stop known as the "Station in Section 7". This stop was later named "Olivia" by Chief Engineer Rogers of the Milwaukee and St. Paul Railroad, in honor of Mrs. Margaret Olivia Sage, wife of an official of the railroad.

## BACKGROUND

**Table 2-1  
Historic Timeline**

1872	- First White Settlers in Olivia Area
1878	- Hastings and Dakota Division of the Milwaukee and St. Paul Railway Co. forges thought Renville County - First Village Settler G.J. DePue - First Blacksmith Shop - First Grain Elevator and Lumberyard
1879	- First Postmaster Isaac Lincoln
1880	- First Public School Built
1881	- Olivia Incorporated March 4 <sup>th</sup>
1882	- Population Count: 80 - First Village Park "Nester Park"
1889	- "Peoples First National Bank of Olivia" established
1893	- First Organized Fire Department
1899	- Planning and Development for First Water and Electric System

Several of Olivia's present streets are named for early settlers. Lincoln Avenue is named for Isaac Lincoln, one of Olivia's early businessmen and first postmaster. G.J. DePue was the first settler of Olivia, thus namesake of DePue Avenue.

Olivia's beginnings were of a rural agricultural community. In 1880, Bird Island was the County's largest City with a population of 289, followed by Renville and Hector at 275 and 250 persons respectively. Olivia had the modest population of 80 persons. A battle between Bird Island and Olivia to become the County seat began in 1885. This controversy extended for many years, and eventually Bird Island succumbed to Olivia to become the County Seat. It is for this reason that population growth was slowed in Bird Island and accelerated in Olivia. The presence of the governmental agencies, hospitals, and social services played a major role in economic, community, commercial and industrial development.

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### **III. PHYSICAL PROFILE**

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Land area is a finite resource that once converted to urban use is difficult to change. Land within the City of Olivia will continue to develop and change, however, the pattern, location and to a certain extent, the timing of that development can be influenced by the community. Understanding the physical characteristics of the land within and around the City is essential to determining how the urban environment will function, appear and endure. At the heart of the issue is not whether but how the City will grow and change.

#### **A. Physical Profile Summary**

- The climate of Olivia and surrounding region is characterized by a humid continental climate with hot summers and no dry season with severe local storms and occasional tornadoes
- Olivia is located within the Ecological Classification System biome known as Prairie Parkland, the North Central Glaciated Plains Section and the Minnesota River Prairie Subsection.

## BACKGROUND

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- Pre-settlement vegetation exhibits characteristics consistent with large areas of tallgrass prairie. Farming and urbanization have led to dramatic changes in both habitats. Remnant stands of tallgrass prairie are rare and extremely valuable.
- Spot elevations within the corporate limits and areas adjacent thereto range from 1,070 to 1,090 feet above sea level. The small variations in the City's topography allow for a diverse array of development possibilities.
- The Olivia area is known or predicted to host several important species. Minnesota's Comprehensive Wildlife Conservation Strategy developed by the Minnesota Department of Natural Resources provides an action plan for species most in need of conservation within the Minnesota River Prairie Ecological Classification System Subsections. The Minnesota River Prairie Subsection Profile identifies 116 SGCN known or predicted to occur within the region of which 52 species that are federal or state endangered, threatened, or of special concern. Factors related most to species decline or vulnerability within the Minnesota River Prairie Subsection are: habitat loss within the state and habitat degradation within the state.
- Wet or moist prairie soils are prevalent in the Olivia area. Development concerns arising from soil analysis include preservation of highly productive agricultural lands, employment of construction measures to address issues associated with poor soil drainage, management of groundwater runoff and management of wind erosion.
- Olivia is contained within the Minnesota River - Yellow Medicine River Major Watershed located in the Minnesota River Basin. According to data from the Minnesota Pollution Control Agency (MPCA), the watershed consists of approximately 2,041.4 square miles in the north central part of the Minnesota River Basin.
- East Fork of Beaver Creek (County Ditch No. 63) and the City storm pond (known as Pond Park) contain surface water within the City of Olivia.
- In 1993, the City of Olivia designated Renville County as the LGU for the WCA within the legal boundaries of the City of Olivia. Renville County is the governmental unit responsible for wetland protection.
- There are no floodplain areas within the city.
- Olivia's source of groundwater (municipal drinking water) is an outwash aquifer.
- The MnDNR classifies the general availability of ground water by source within the Olivia area as follows: Surficial Sands is moderate, Buried Sands is Limited, and Bedrock is Limited.
- The Minnesota Pollution Control Agency reports twenty-two confirmed instances of gas, diesel, fuel oil, etc. leaking from above/underground storage tanks since 1988. Some sites have contaminated soils remaining.
- The EPA has registered thirty-three local handlers of hazardous materials within the City of Olivia. Hazardous waste is any by-product that may pose or potentially pose a substantial hazard to human health or the environment if not properly managed.
- The Office of the Minnesota State Archaeologist (OSA) reports thirty recorded archeological sites in Renville County. The OSA and MnDOT have produced "Mn/Model" Minnesota's Statewide Archeological Predictive Model. The Model categorizes most of Renville County as unknown, however, within areas near Olivia have suspected medium to suspected high probabilities for sites excluding single artifacts.

## BACKGROUND

- A search of the National Register of Historic Places reveals two listings for the City of Olivia. This does not mean more significant historic structures do not exist. Several commercial buildings and dwellings appear to date back to the late 1800's to early 1900's.

### B. Physical Setting

#### Size

The 2010 Census identifies 2.34 square miles of land area within Olivia. The land area has increased slightly since Census 2000 as annexations occurred since 2000 as follows:

- 8.79 acres from Bird Island Township in June of 2001,
- 10.55 acres from Troy Township in April of 2009,
- 35.80 from Troy Township in 2009 for a City Storm Pond,
- 7.32 acres from Bird Island Township in May, 2014 (for Pheasant Lawn First Addition), and
- 3.81 from Bird Island Township in December 2013 (J & L Addition Shelterbelts and Southern Lot of ISD #2534 BOLD School Campus).

#### Climate

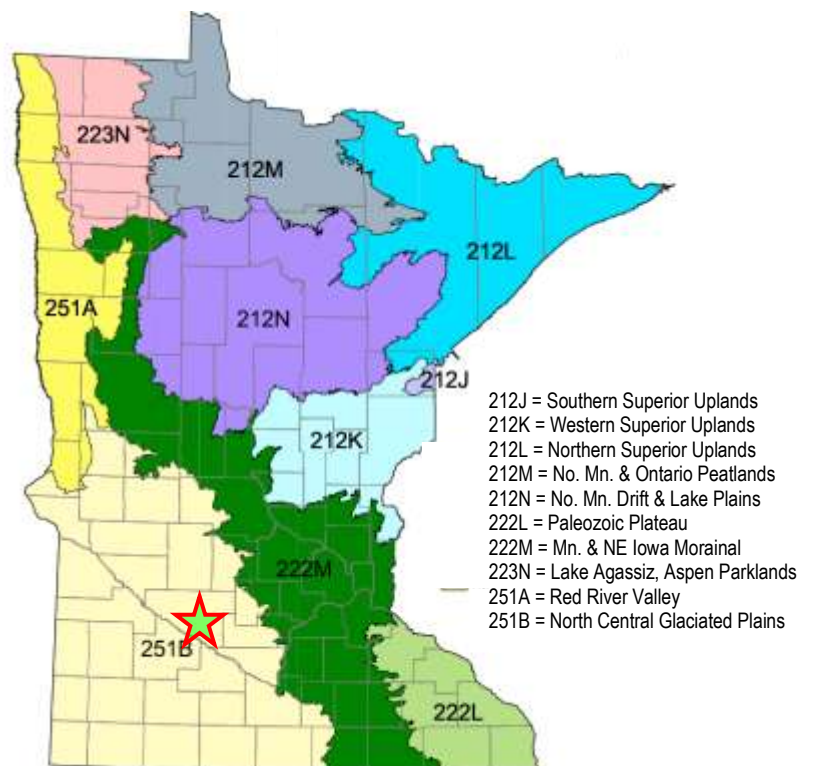
The climate of Olivia and surrounding region is characterized by a humid continental climate with hot summers and no dry season with severe local storms and occasional tornadoes. The winter seasons are generally cold and relatively dry with only eleven percent of the annual precipitation falling between November and February. This results in woody plants drying out and dying or becoming extremely stressed which contributes to prairie grass dominance over woody plants.

The average 30 year annual precipitation for the years 1971 to 2000 have been just under 26 inches of water based on data from the State Climatology Office, Division of Waters, Minnesota Department of Natural Resources. Over three fourths of the annual precipitation (20 to 21 inches) falls during the growing season of May through September, approximately 147 to 152 days. During late December, January, and early February, temperatures frequently remain below zero. Frost in Minnesota takes place as early as September and ends as late as May. Soil freeze occurs in Minnesota during the late fall and early winter months.

### C. Land Resources

#### Ecologic Framework

The Ecological Classification System (ECS) developed by the Minnesota DNR and U.S. Forestry Service for Minnesota uses a hierarchical system of land classifications to identify, describe, and map progressively smaller areas of land with increasingly uniform ecological features. ECS mapping helps users to consider ecological patterns at various levels from continents to small areas such as a single wooded area so as to identify areas with similar management opportunities or constraints. A conscious knowledge of ECS attributes can help local leaders manage natural resources on a sustainable basis.



**Figure 2.2**  
**Ecological Sections of MN**  
Source: MNDNR

## BACKGROUND

### ECS Provinces

An overview (interpret as a wide-angle view or zoomed out view) of Minnesota illustrates four of North America's ecological provinces or biomes which represent major climate zones are present in Minnesota. These are Prairie Parkland, Tallgrass Aspen Parkland, Laurentian Mixed Forest (coniferous forest) and Eastern Broadleaf Forest (deciduous forest).

Olivia is located in the Prairie Parkland Province. The Prairie Parkland Province in Minnesota corresponds with the part of the state historically dominated by tallgrass prairie and now is primarily agricultural related uses. The province traverses western Minnesota, extending northwest into Manitoba, west into North Dakota and South Dakota, south into Iowa, Nebraska, Kansas, Oklahoma and Missouri and east into Illinois and Indiana.

### ECS Sections

As we begin to view the area in a smaller geographic scale, Ecological Provinces are next categorized by "Sections" which are defined by the origin of glacial deposits, regional elevation, distribution of plants and regional climate.

As illustrated in Figure 2.2, Minnesota has ten ecological sections and Olivia lies within the North Central Glaciated Plains Section. The North Central Glaciated Plains Section is a level to rolling region of calcareous till bisected by a portion of the Minnesota River Valley. According to the MnDNR, landforms within this Ecological Section supported mainly treeless, fire-dependent communities. Upland prairie communities were by far the most common, covering 82% of this section. These landforms also supported smaller amounts of marsh, wetland prairie, and wet meadow communities. Rugged terrain and lands deeply dissected by rivers supported a mosaic of prairie and wooded communities.

### ECS Subsections

As we drill down further in the scope of the Ecological Classification System we come to ECS subsections. Subsections are defined by glacial deposition processes, surface bedrock formations, local climate, topographic relief, and the distribution of plants, especially trees.

Minnesota has twenty-six subsections, Olivia is located in the Minnesota River Prairie subsection.

The boundaries of this subsection coincide with large till plains flanking the Minnesota River. The unit is bounded to the southwest by the Prairie Coteau. A series of end moraines define the eastern boundary, starting with the Alexandria Moraine to the northeast and ending with end moraines associated with the Des Moines lobe in the southeast.

This subsection consists of a gently rolling ground moraine about sixty miles wide. The Minnesota River occupies a broad valley that splits the subsection in half. The valley was created by Glacial River Warren, which drained Glacial Lake Agassiz. Bedrock in the subsection is covered by one hundred to four hundred feet of glacial drift. Cretaceous shales, sandstones, and clays are the most common kinds of bedrock. Ordovician dolomite underlies the extreme southeastern edge of the subsection. The dominant soils are well to moderately well drained loamy soils formed in gray calcareous till of Des Moines lobe origin. Some soils are clay and sandy and gravelly soils are present locally, but these account for only a small percentage of soils in the subsection. Dry prairie soils are also present on level to gently rolling topography. They occupy convex knobs on the landscape.

### Topography

At this time topographic contour data is not available for the City. Most of the Minnesota River Prairie subsection consists of relatively level topography, generally with fifteen feet or less of local relief. This holds true for Olivia as well which is relatively flat ranging from around 1,070 to 1,090 feet above sea level. The lowest points coincide with the East Fork of Beaver Creek (County Ditch No. 63) that runs through the west side of City and the highest point is located on the northeast side of Olivia. The small variations in the City's topography allow for a diverse array of development possibilities and options with few topographical constraints with which to contend. The majority of the municipal incorporated area has been developed for urban use, while the second most common land cover is cultivated farmland which primarily surrounds the developed area.

## BACKGROUND

### Vegetation and Rare Species

Minnesota's Comprehensive Wildlife Conservation Strategy<sup>1</sup> includes an action plan for species most in need of conservation within the Minnesota River Prairie Subsections of the ECS. The Minnesota River Prairie Subsection Profile identifies 116 Species in Greatest Need of Conservation (SGCN) known or predicted to occur within the region with 52 species that are federal or state endangered, threatened, or of special concern.

Table 2.1 below illustrates the number of SGCN in each taxonomic group found or predicted to be found in the Minnesota River Prairie ECS subsection. The Figure also illustrates the percentage of the total SGCN set found in each taxonomic group within each Subsection. For example 65 birds in greatest conservation need are expected to be found in the Minnesota River Prairie Subsection, that's 67% of all birds in greatest conservation need in the state.

**Table 2-2**  
**Species in Greatest Need of Conservation By Taxonomic Group**  
**Big Woods and Minnesota River Prairie ECS Subsections<sup>1</sup>**

Taxonomic Group	Minnesota River Prairie Subsection	
	No. of SGCN	% of SGCN Set
Amphibians	1	16.7%
Birds	65	67.0%
Fish	6	12.8%
Insects	11	19.6%
Mammals	10	45.5%
Mollusks	12	30.8%
Reptiles	8	47.1%
Spiders	3	37.5%

Species problem analysis included in the Subsection profiles provides information on factors influencing the vulnerability or decline of SGCN. Table 2-3 lists the nine problems or factors used in species problem analysis and the percentage of SGCN in each subsection for which each factor influences species vulnerability or decline. Factors related most to species decline or vulnerability within the Minnesota River Prairie Subsection are: habitat loss within the state and habitat degradation within the state.

**Table 2-3**  
**Species Problem Analysis**  
**Big Woods and Minnesota River Prairie ECS Subsections<sup>1</sup>**

Problem/Factor	Minnesota River Prairie Subsection Percentage of SGCN Affected
Habitat loss within MN	87%
Habitat degradation within MN	90%
Habitat loss/degradation outside MN	31%
Invasive species and competition	29%
Pollution	34%



## BACKGROUND

<b>Social tolerance/persecution/exploitation</b>	22%
<b>Disease</b>	4%
<b>Food source limitations</b>	4%
<b>Other</b>	18%

The Comprehensive Wildlife Strategy<sup>1</sup> includes three ten year goals as follow:

1. Stabilize and increase SGCN populations.
2. Improve knowledge about SGCN
3. Enhance people's appreciation and enjoyment of SGCN

### Soils

The color, texture and chemistry of 'parent materials' are important elements in the formation of soils in Minnesota. The texture of soil helps determine its ability to hold and transmit water. The chemistry of the soil greatly affects what type of plants can grow on it. Material deposited directly by glaciers is called till and is a mixture of sizes. Till washed by glacial melt water is known as outwash sediment and is void of small particles which melt water transported. Till is an important parent materials for soils within Renville County.

To understand and communicate about soils, a standard system of classes or categories was developed. These classes are based on the presence or absence of certain soil properties and may be categorized by their location, the kind of vegetation growing on them, their topography, and other distinguishing features. The system is called Soil Taxonomy and was developed by the U.S. Department of Agriculture. The classification of soils is important when considering basic characteristics of individual soils, relationships between soils, and predicting properties and uses of soils.

In Soil Taxonomy, all soils are arranged into one of twelve major units or soil orders based largely on having certain materials or topography. These orders are further broken down into suborders (separated by soil properties that influence soil development and plant growth), great groups (soil profile), subgroups, families (separated by physical and chemical properties that influence plant growth, land management and engineering decisions), and series. Soil series are the lowest level recognized and are nearly homogeneous. Soil series are used in mapping at small scales and are separated on the basis of observable properties such as color, structure, texture and slope grades.

The soil order Mollisols covers a considerable land area of Minnesota including the former prairie areas of Renville County and is the basis for the state's productive agricultural base. Its most distinguishing feature is a thick, dark-colored surface layer that is high in nutrients. Most mollisols have a rather loose, low density surface. The soil order Alfisol is also present in northern Renville County. Alfisols are well-developed and contain a subsurface layer of clay and are abundant on older glacial deposits in the United States, and loess deposits in and near the Mississippi embayment.

The two main suborders of Mollisols that occur in Renville County are Aquolls and Udolls. Aquolls are wet prairie soils which are very productive when excess water is removed by drainage. Udolls are moist prairie soils which are very productive agricultural soils.

There are over 1,000 recognized soil series in Minnesota. Map 2-1 at the close of this chapter illustrates soil series within one mile of the Olivia corporate limits.

Development concerns arising from soil analysis include preservation of highly productive agricultural lands, employment of construction measures to attenuate poor soil drainage, management of groundwater runoff and management of wind erosion.

## BACKGROUND

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### D. Surface Water Resources

**Figure 2.3**  
**Major Watersheds of MN**  
Source: MNDNR

#### Watershed

The term 'watershed' refers to the entire physical area or basin drained by a distinct stream or riverine system. Gravity and topography are the two major factors that define a watershed. Watersheds help review authorities to evaluate the quality and quantity of local water resources. The contiguous United States is divided into what are known as Regions or Level 1 Hydrological Units (HU's). Minnesota is overlapped by four such Regions: Great Lakes, Missouri, Souris-Red-Rainy and Upper Mississippi regions. These regions are divided into Subregions (Level 2), then Basins (Level 3), Subbasins (Level 4), Watersheds (Level 5), and finally Subwatersheds (Level 6). Olivia is located within the Minnesota River - Yellow Medicine River Basin (Watershed) of the Minnesota River Subregion (basin) (Minnesota River Basin) of the Upper Mississippi Region.

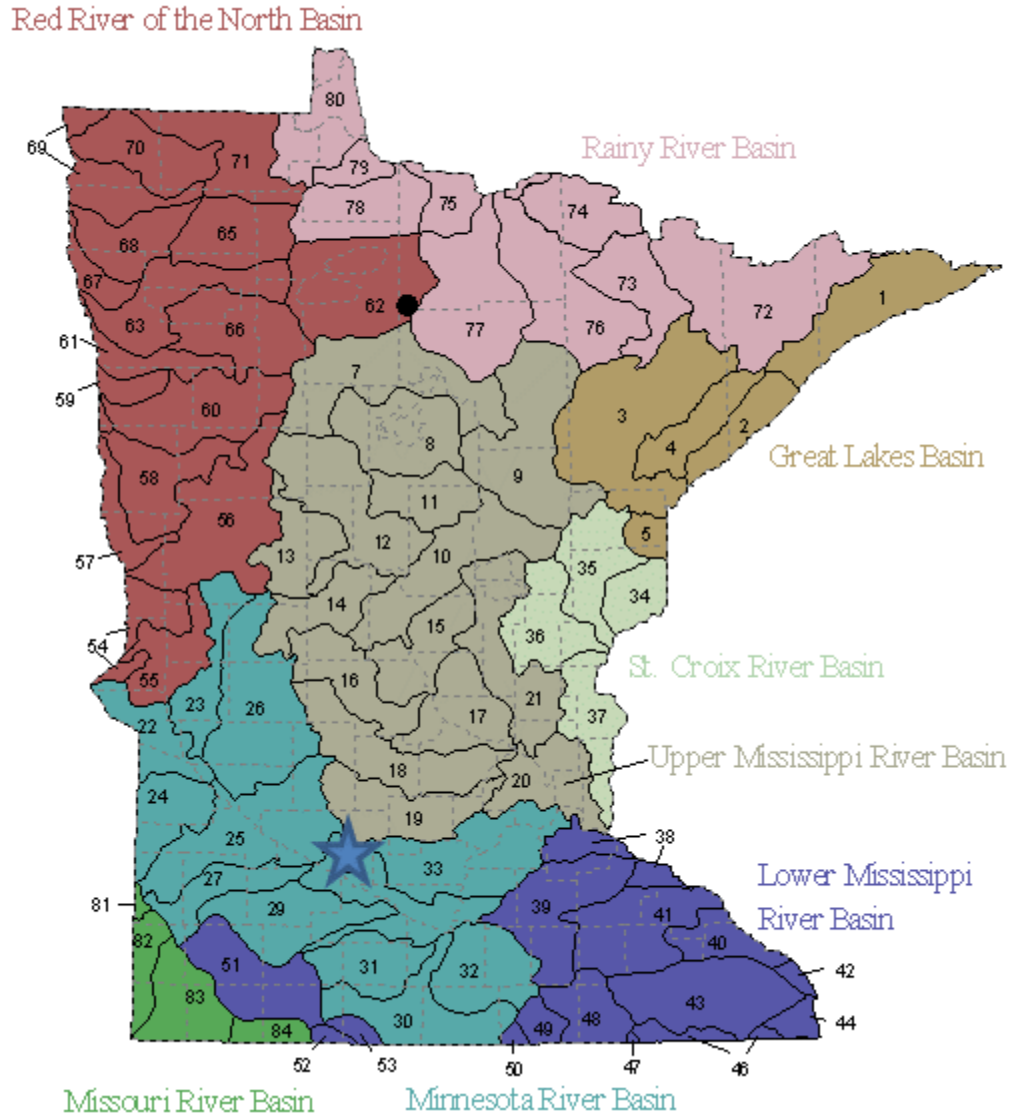
According to data from the Minnesota Pollution Control Agency (MPCA), Minnesota contains eighty-one major watersheds and the Minnesota River - Yellow Medicine River Watershed consists of 1,306,502 acres (2,041.4 square miles). The watersheds are shown on Figure 2.3. The major watershed has been traditionally managed by two watershed districts, the Hawk Creek watershed to the north of the Minnesota River and the Yellow Medicine River watershed to the south of the Minnesota River. The watershed includes all or parts of Chippewa, Kandiyohi, Lac que Parle, Lincoln, Lyon, Redwood, Renville and Yellow Medicine counties and a very small portion of South Dakota. The Hawk Creek Watershed, which Olivia is located in, drains 612,822 acres (958 square miles) of land. It is unique among the other major watersheds of the Minnesota River in that it is composed of a main tributary (Hawk Creek) and several other streams that flow directly into the Minnesota River. Agriculture is the dominant land use in the watershed and nearly 98% of the original wetlands in the watershed have been drained to increase agricultural opportunities. Agriculture depends on the creek and an extensive network of drainage ditches, open tile intakes and sub-surface tile systems to move water off the landscape and make it suitable for row crop farming.

The East Fork of Beaver Creek (County Ditch No. 63) is the only surface water contained within the City of Olivia. The East Fork of Beaver Creek flows through the City from north to south in the western area of the City.

## BACKGROUND

### Wetlands

Wetlands have historically been regarded as obstacles to development rather than areas of intrinsic value.



However, it is now generally accepted that wetlands are valuable for storing essential surface waters, stabilizing surface waters to minimize the danger of droughts or floods and supporting wildlife habitat. Wetlands are also the primary method of recharging aquifers ensuring a continued water supply. Wetlands cleanse and purify surface water by removing nutrients and other contaminants from storm water runoff.

Wetlands are also illustrated on Map 2-2. Very few wetlands are present within the City. The source for this data is the National Wetland Inventory (NWI).

The Army Corps of Engineers and the Department of Natural Resources are ultimately responsible for the overall protection of wetlands, however the City of Olivia is the local governmental unit responsible for implementing wetland protection measures and administering the Wetland Conservation Act (WCA) on behalf of the Corps and DNR. The City has designated Renville County as the implementing authority for WCA rules.

## BACKGROUND

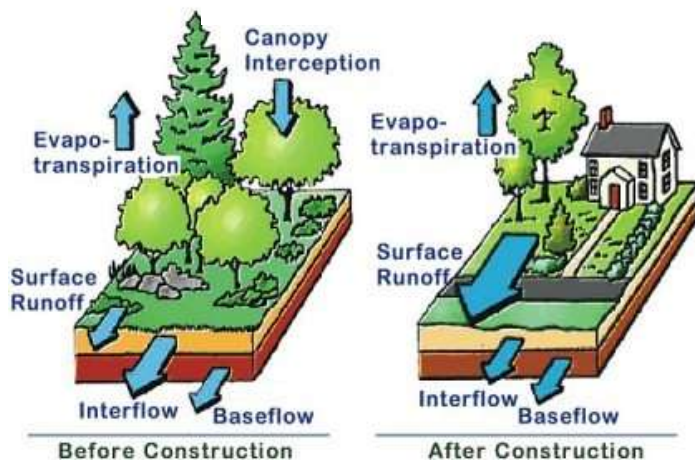
### Flood Plains

The Department of Natural Resources (DNR) is the state agency with the overall responsibility for implementation of the State Flood Plain Management Act. Cities regulate floodplain areas through locally established floodplain ordinances. Olivia, however, does not have any floodplain located within the City or within the immediate vicinity.

### Local Hydrologic Cycle

Groundwater and surface water are both part of the “hydrologic cycle”. Development and urban uses have a profound influence on the quality of waters. To start, development dramatically alters the local hydrologic cycle (see Figure 2.4 below). The hydrology of a site changes during the initial clearing and grading that occur during construction. Trees, meadow grasses, and agricultural crops that intercept and absorb rainfall are removed and natural depressions that temporarily pond water are graded to a uniform slope. Cleared and graded sites erode, are often severely compacted, and can no longer prevent rainfall from being rapidly converted into stormwater runoff.

**Figure 2.4**  
**Local Hydrologic Cycle (MnDNR)**



The situation worsens after construction. Roof tops, roads, parking lots, driveways and other impervious surfaces no longer allow rainfall to soak into the ground. Consequently, most rainfall is converted directly to runoff. The increase in stormwater can be too much for the existing natural drainage system to handle. As a result, the natural drainage system is often altered to rapidly collect runoff and quickly convey it away (using curb and gutter, enclosed storm sewers, and lined channels). The stormwater runoff is subsequently discharged to downstream waters.

Water Quality is affected by the accumulation of trash, oil and rubber from cars, fertilizers and pesticides applied to lawns, sediment from bare or poorly vegetated ground and other pollutants entering streams, wetlands and other outlets.

Inflow of sediment can cloud water, blocking sunlight from submerged plants. Sediment also settles to the bottom of streams, clogging the gravel beds used by fish for laying their eggs. Nutrients, such as phosphorus and nitrogen, from fertilizers enter the water and promote unusually rapid algae growth. As this algae dies, its decomposition reduces or eliminates oxygen needed by fish, shellfish, and other aquatic life for survival.

The City requires proposed development maintain compliance with Minnesota Pollution Control Agency standards although local stormwater and erosion control ordinances and procedures are limited at this time.

## **E. Ground Water Resources**

### **Geologic Framework**

Topography and surficial material characteristics can be traced to the movement of glacial ice and water flowing across the land surface. Glacial deposits, collectively known as drift, make up these surficial materials. Ground moraines formed as these glaciers advanced and retreated. Long intervals between glacial episodes may have allowed for the deep erosion and weathering of drift and bedrock surfaces.

Subsurface geology and groundwater are important considerations for all communities that rely on groundwater for potable (i.e. drinkable) water. Hydrogeology is the study of the interrelation of subsurface geology and water. Because the consequences of human actions and forces at work above ground have a direct impact upon our ground water resources it is important to consider hydrogeologic resources.

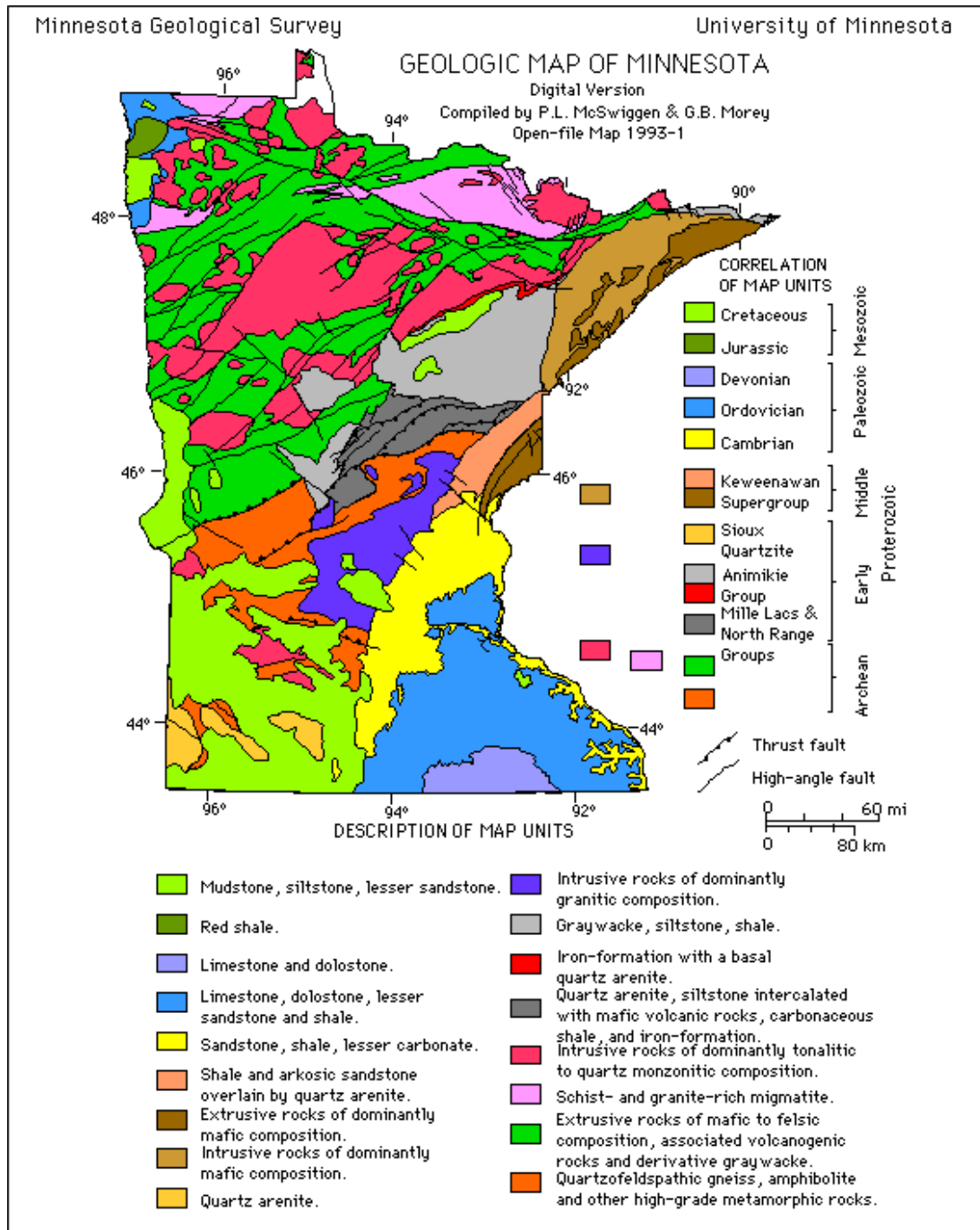
## BACKGROUND

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As shown in Figure 2.5, geologic bedrock conditions vary greatly across Minnesota. (Source: Minnesota Geological Survey)

## BACKGROUND

**Figure 2.5**  
**Geologic Map of Minnesota**



### Groundwater Sensitivity

Hydrogeologic conditions also determine how sensitive ground water may be to contamination by chemicals and pollutants introduced at ground level. Sensitivity to pollution is described in terms of the length of time it takes for a drop of water to cycle from absorption into the ground to discharge (removal) from an aquifer. The pollution sensitivity of an aquifer is assumed to be inversely proportional to the time of travel: shorter cycle times may

## BACKGROUND

indicate a higher sensitivity, longer cycle times may represent a greater travel time and increased geologic protection. Contaminants are assumed to travel at the same rate as water.

DNR Waters have defined five relative classes of geologic sensitivity: Very High, High, Moderate, Low and Very Low. The pollution sensitivity of an aquifer is assumed to be inversely proportional to the time of travel. Very High sensitivity indicates that water moving downward from the surface may reach the ground-water system within hours to months leaving little time to respond to and prevent aquifer contamination. Low sensitivity where it takes decades to centuries for the cycle to be complete may allow enough time for a surface contamination source to be investigated and corrected before serious ground-water pollution develops. It is important to note higher pollution sensitivity categories do not mean water quality has been or will be degraded and low sensitivity does not guarantee that ground water is or will remain uncontaminated.

In 1989 the MPCA conducted a statewide evaluation of ground water contamination susceptibility. The assessment used four parameters (aquifer materials, recharge potential, soil materials and vadose zone materials) to delineate areas of relative susceptibility to ground water contamination. Groundwater susceptibility in the Olivia area and most of Renville County is categorized as low to moderate.

### Groundwater Quantity

The quantity of groundwater and surface water available for drinking water supplies can be a severely limiting factor for development. The Minnesota Department of Natural Resources, Waters Division has compiled extensive information on groundwater availability and sustainability throughout the State. The DNR has identified six groundwater areas in Minnesota based on bedrock and overlying sediment types. Olivia is located within Area Five, the western Province, as is all of Renville County. The Western Province is made up of Clayey glacial drift overlying Cretaceous and Precambrian bedrock. Glacial drift and Cretaceous bedrock contain limited extent sand and sandstone aquifers, respectively. The DNR identifies the general availability of ground water by source within the Western Province as follows: Surficial Sands is moderate, Buried Sands is Limited, and Bedrock is Limited.

### City Water Supply

Phase I and Phase II wellhead protection planning has been completed. The City draws water from an outwash aquifer through five wells. Water from outwash aquifers in Renville County is thought to be good in quality but occasionally high in iron, manganese, and nitrates.

The Minnesota Pollution Control Agency reports twenty-two confirmed instances of above/underground storage tank leaks since 1988. Table 2-4 below identifies each site. Some sites have contaminated soils remaining. Detailed information related to each site and contamination can be obtained from the MPCA.

**Table 2-4**  
**MPCA Confirmed Leaking Above/Underground Storage Tanks**

<b>Name</b>	<b>Address</b>	<b>Leaked Substance</b>	<b>Year Reported</b>	<b>Year Closed</b>	<b>Contaminated Soils Remaining</b>
<b>Food and Fuel</b>	1315 W Lincoln Ave	Gasoline, Type unknown	1989	1998	yes
<b>Renville County Highway Stop</b>	1108 W Lincoln Ave	Gasoline Leaded	1989	2006	yes
<b>Honzay's Direct Service</b>	1208 W Lincoln Ave	Gasoline, Type unknown	1989	2006	yes
<b>Superamerica</b>	1102 W Lincoln Ave	Gasoline unleaded	1989	1996	yes
<b>Tabery's Towing Service</b>	410 E Lincoln Ave	Gasoline unleaded	1989	1990	Unknown s
<b>Olivia Municipal Airport</b>	Highway 212 W	Aviation gas	1989	1991	no



## BACKGROUND

Name	Address	Leaked Substance	Year Reported	Year Closed	Contaminated Soils Remaining
<b>Farmers Coop Elevator</b>	706 E Lincoln Ave	Gasoline, Type unknown	1990	1993	Unknown s
<b>Olivia Public Schools</b>	701 S 9th St	Fuel Oil 1 & 2	1991	1992	Unknown s
<b>Wurm Auto Sales</b>	620 E Lincoln Ave	Unknown	1992	1992	unknown
<b>Olivia Truck Station</b>	1509 W Lincoln Ave	Diesel	1992	1997	yes
<b>Olivia Healthcare Center</b>	1003 W Maple Ave	Gasoline, Type unknown	1996	1997	yes
<b>Former Olivia Floral</b>	1115 W Lincoln Ave	Unknown	1997	1998	yes
<b>Kadlecek Residence</b>	802 Pine Ave	Fuel Oil 1 & 2	1997	1998	no
<b>Former Amoco</b>	107 7th St N	Diesel	1999	2003	unknown
<b>Westphal Trucking</b>	210 26 <sup>th</sup> Street North	Diesel	1999	2000	Unknown
<b>Agers Fuel Stop</b>	2628 W Lincoln Ave	Gasoline Leaded	2004	2005	Unknown
<b>Superamerica #4830</b>	1311 W Lincoln Ave	Gasoline unleaded	2013	Still open	Unknown
<b>Citizens State Bank</b>	111 S 10th	Fuel Oil 1 & 2	1989	1992	no
<b>Country Ford</b>	W Lincoln Ave & Highway 71	Gasoline, type unknown	1989	1990	no
<b>RC Hospital</b>	611 E Fairview	Unknown	1989	1990	No
<b>Rogers Standard</b>	1311 W Lincoln Ave	Fuel Oil 1 & 2	1989	1989	yes
<b>Saint Aloysius Catholic Church</b>	302 S 10th St	Fuel Oil 1 & 2	1989	1990	no

## F. Hazardous Waste Materials, Air, Noise and Light Pollution

### Hazardous Waste

Hazardous waste is any by-product that may pose or potentially pose a substantial hazard to human health or the environment if not properly managed. The U.S. Environmental Protection Agency regulates specific facilities that handle hazard waste materials.

The EPA has registered thirty-three (33) local handlers of hazardous materials: Big A Auto Parts, Olivia Cenex, Keltgen's, Inc., Olivia Hardware and Rental, Coop Country Farmers Elevator, Tauber Construction, Ervin Well Co, Inc., RC Hospital/Clinic - Olivia, Olivia Times Journal Shopper, Minnesota National Guard Armory Olivia, Olivia MVSb, BOLD Public Schools, Olivia Chrysler Center, Mycogen Seeds - Olivia, Olivia Family Dental, Renville County Highway Department, MN/DOT District 8 - Olivia, Monsanto Corp - Olivia, Drug Lab Cleanout Kandiyohi County Sheriff, Terry's Body Shop, Casey's Retail Co., Sunrise Packaging Inc. - Olivia, Baumgartner Environics, Inc., City of Olivia, Gravel Express, Inc., Renville County Household Hazardous Waste Facility, NNG Olivia TBS, Renville County Public Health, Golden Living Center - Olivia, H & L Printing, Pannar Seed, Inc., Renville County Sheriff's Office, Dow AgroSciences - Olivia Research & Development.



## BACKGROUND

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### **Air Pollution, Noise and Light Pollution**

Air, noise and light pollution are significant and sometimes forgotten issues of importance for communities. For example, air pollution is increasingly a regional and global problem. Pollutants can blow in from cities hundreds of miles away. The Environmental Protection Agency certifies all counties in Minnesota meet Clean Air Act National Ambient Air Quality Standards.

Historically, small towns tend to want to retain the small town atmosphere of the community. They value the peace and tranquility of the City and the area. Visual pollution from light and noise pollution detract from the small town atmosphere. Lighting should not detract from the enjoyment of the residents and blinking, flashing and bright lights are a nuisance and can easily be controlled through modern advances in lighting which reduce glare and concentrate lighting on-site. Not only can good lighting design and devices control light pollution, they also are more cost efficient and energy efficient. Furthermore, commercial and industrial lighting should not detract from residential uses. Noise ordinances can ensure that noises do not cause nuisances to residents as well.

## **G. Archeological and Cultural Resources; Known Historic Sites**

### **Archeological and Cultural Resources**

The history of a City helps a community define its sense of "place". Historic patterns of development, to a large measure, dictate where a community will grow in the future. History also gives us a window to view the lives of our forbearers and a mirror to reflect their images in our own endeavors.

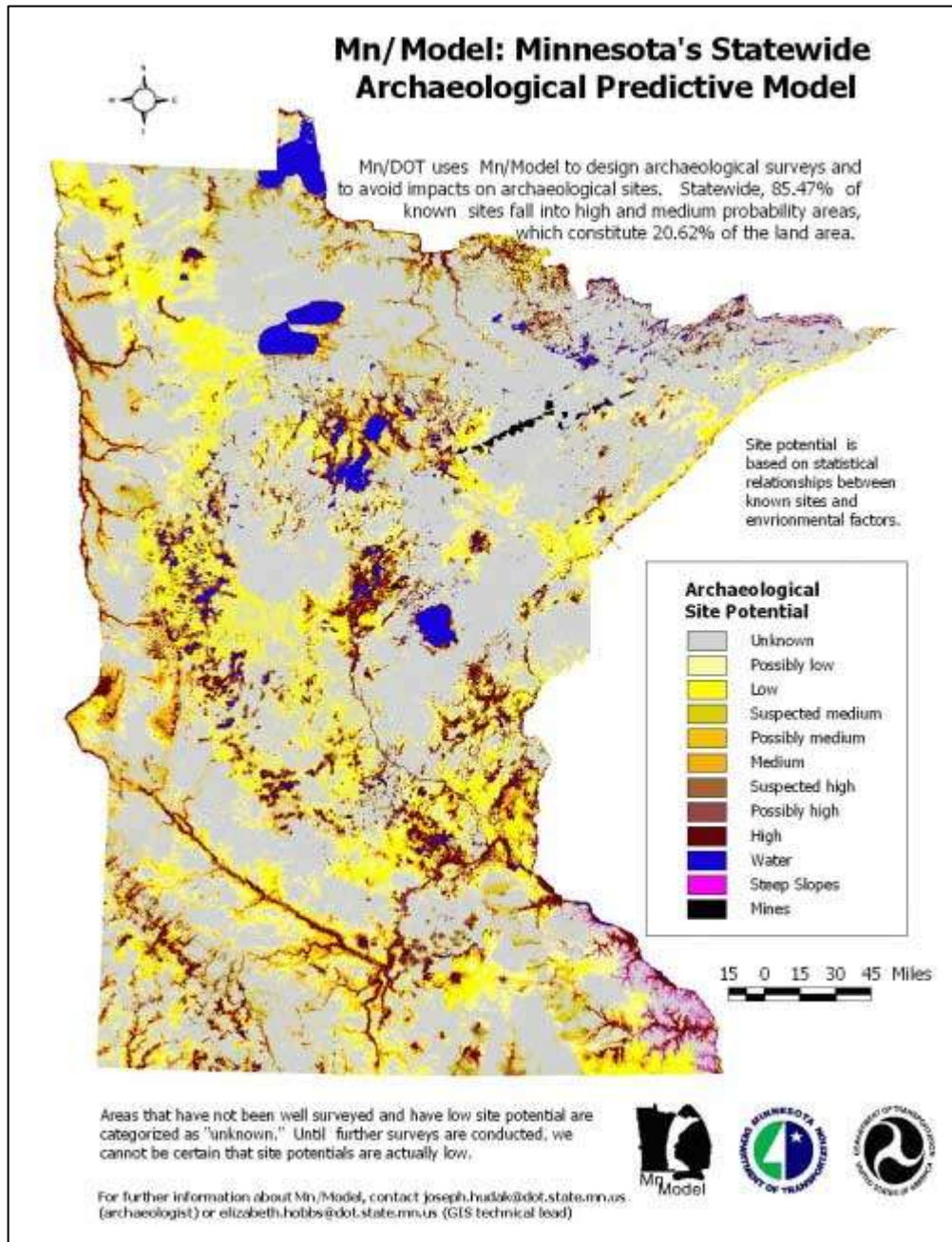
As time progresses, Olivia may face the loss of truly non-renewable resources. These resources are the archaeological and historic sites that give the City's modern day residents a tie to the past. Cultural resources may be demolished or destroyed while others face the natural elements and slowly erode away, some without any knowledge. One threat to these resources is that their significance, or even their existence, is largely unknown. Development, redevelopment, or failure to maintain these sites can diminish or destroy historic and archaeological resources. However, widespread knowledge of archaeological sites can increase the likelihood that they will be disturbed or vandalized. Development and modernization require the need for preservation of archaeologically and historically significant sites. Because the known, or suspected, historic resources may have no significant relationship to current or likely future uses or activities in Olivia, it is questionable if they will play a role in determining or affecting the City's character. However, State guidelines call for municipalities to review construction or other ground disturbing activity within prehistoric archaeological sensitive and historic sensitive areas.

The Office of the Minnesota State Archaeologist (OSA) reports thirty recorded archeological sites in Renville County. The OSA and MnDOT have produced "Mn/Model" Minnesota's Statewide Archeological Predictive Model. The Model is included as Figure 2.6. The Model categorizes most of Renville County as unknown.

Site potential is based upon statistical relationships between known sites and environmental factors and information can be obtained from the Office of the State Archaeologist, MnDOT and the State Historic Preservation Office.

## BACKGROUND

**Figure 2.6**  
**Archaeological Predictive Model**



### Known Historic Sites

A search of the National Register of Historic Places revealed two listings for the City of Olivia, the Heins Block and the Renville County Courthouse. Just because these were the only two sites listed on the National Register of Historic Places does not mean other significant historic structures do not exist. Several commercial buildings and dwellings concentrated in the downtown area appear to date back to the late 1800's to early 1900's. Proactively working to restore and retain recoverable facades and the spatial relationship between structures will be important factors in retaining a sense of history and community character within Olivia.

### H. Development Constraints

A review of several natural features has been provided in this section. Although limited in quantity, the natural resources and features which exist in the City are important considerations when considering future growth and redevelopment. Opportunities may exist to retain, enhance, and replace resources and features.

Following the close of this Chapter is a map (Map 2-3) illustrating potential considerations for development and redevelopment. The boundaries on the map are a compilation only of floodplain areas, National Wetland Inventory areas, and areas of steep slope (based upon the Renville County Soil Surveys). Field verification was not done to determine wetland existence. While the development constraints map is a useful tool it does not reflect the range of potential environmentally sensitive or significant areas or attributes as described within this physical profile. It should be noted that further review of these and sites identified is required prior to development.

*Environmentally sensitive or significant areas may include, but are not limited to wetlands, areas dominated by native vegetation, mitigation areas, environmental restoration or enhancement areas, areas utilized by protected or listed species, floodplains, steep slopes and hydric soils.*

**Evaluate**

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## IV. DEMOGRAPHIC PROFILE

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### A. Demographic Trends

Analyzing future land use, housing, park, governmental, utility, and transportation needs of the City requires a basic review of demographic and social trends so as to develop assumptions for future growth. Demographic and social trends may lead to adjustments in future planning. For example, the general aging of the population (i.e. Baby Boomer's) will alter housing needs, workforce characteristics and park and recreation needs. Conversely, if a community is receiving an influx of young couples demands will likely be for starter housing, new educational facilities and active parks. The Information contained in this Section has been obtained through statistical data released by the United States Census Bureau, the State Demographer's Office, Renville County and City of Olivia historical and current trend analysis.

### B. Social Profile Summary

- **Population and Housing.** According to historic Census information, the population of the City of Olivia has decreased by 11.3% in the past 30 years from 2,802 persons in 1980 to 2,484 persons in 2010. Renville County has experienced negative growth since 1940. Census data indicates the number of households within Olivia decreased 3.4% over the past decade from 1,075 households in 2000 to 1,038 in 2010. Continued household decreases within the City is expected over the next two decades.
- **Household Size.** The average household size in 2010 (2.28) is slightly down from the 2.30 persons per household in 2000. The average household size reported in the 2010 Census for Renville County was 2.34.
- **Age.** The City of Olivia maintains a consistently smaller percentage of persons within the following age groups: ages 10-14; ages 15-19; ages 70-74; and ages 75-79. It is further noted that during the same time period the City of Olivia maintained a consistently larger percentage of persons within the following age groups: under 5; ages 20-24; ages 25-29; ages 65-69; ages 80-84; and ages 85 plus. Examination of age cohorts reveals that Renville County is losing a very significant of young people as they leave to

## BACKGROUND

go to college or pursue job opportunities outside the county. Comparatively, Olivia is holding onto persons typically of college age or those pursuing early job opportunities.

- **Gender.** The latest Census in 2000 found there were more females (50.8% of the population) than males (49.2% of the population) residing in Olivia. It is interesting to note that the number of males in the community is greater than females in nearly all age categories except those over age 60.
- **Income.** The 2010 Census reports a median family income (MFI) in Olivia of \$38,889 below the MFI of the Cities of Hector, Bird Island, Danube, Renville, Renville County and the State.
- **Employment.** Employment statistics from the 2010 Census indicate 1,250 people (62.3% of the population) age 16 and over are in the labor force. Depending on where they live in the City of Olivia, the mean time traveled to work is 15.3 minutes. According to the most current data available at the time of the drafting of this chapter (February, 2013), the Minnesota Work Force Center estimates 7,968 people in the labor force in Renville County with 7,313 employed, resulting in a 8.2% unemployment rate. During this same time period Minnesota had an unemployment rate of 5.5% and the United States unemployment rate was 7.7%.
- **Race.** 2010 Census statistics indicate approximately 93.9% of Olivia residents classify themselves as white compared with 95.4% of those in the County and 95.3% of the entire population in the State of Minnesota.

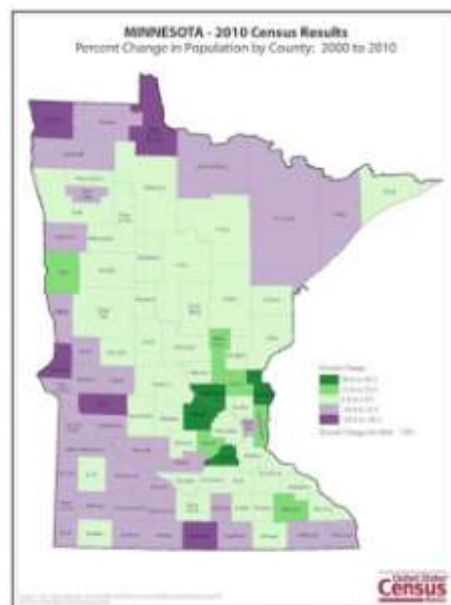
### C. Population

#### Regional and Statewide Context

Over the past 20 years The City of Olivia has steadily decreased from 2,623 persons in 1990 to 2,484 persons in 2010. During this time, Renville County has decreased in population as well, but at a faster rate, while the State of Minnesota has increased in population over that same time period. Figure 2.7 below illustrates Minnesota's Population Change according to County. While Tables 2-5 and 2-6 on the next page illustrates the changes in population that have taken place over time for Olivia, Renville County and the State of Minnesota.

**Figure 2.7**  
**Minnesota Population Change By County 2000 - 2010**

Source: U.S. Census Bureau



## BACKGROUND

Overall Minnesota's population is projected to grow to 5.77 million by 2020 and 6.54 million by 2040. The most recent population estimate from 2011 for Minnesota is about 5.33 million people. Gains are expected to be greatest in the Rochester-Twin Cities-St. Cloud corridor. Scott, Sherburne, Wright and Carver counties are projected to be the fastest-growing in this decade while thirty-one counties, mostly in western Minnesota, are expected to lose population. This includes Renville County which is projected to have a population of 12,311 by the year 2040, a 21.7% population decrease as shown in Table 2-6.

**Table 2-5  
Population Trends**

	1990	2000	1990 – 2000 Change & % Change		2010	2000 – 2010 Change & % Change	
<b>Olivia</b>	2,623	2,570	-53	-2.0%	2,484	-86	-3.3%
<b>Renville County</b>	17,637	17,154	-483	-2.7 %	15,730	-1,424	-8.3%
<b>Minnesota</b>	4,375,099	4,919,479	544,380	12.4%	5,303,925	384,446	7.8%

Source: U.S. Census Bureau

**Table 2-6  
Renville County Population Change**

Year	1940	1950	1960	1970	1980	1990	2000	2010	2020	2030	2040
<b>Population</b>	24,625	23,951	23,252	21,139	20,401	17,673	17,154	15,730	14,627	13,488	12,311
<b>% Change</b>	-	-2.7	-2.9	-9.1	-3.5	-13.4	-2.9	-8.3	-7.0	-7.8	-8.7

Source: U.S. Census Bureau and the Office of the State Demographer

### City of Olivia Context

Growth within Olivia has been on a downward trend since 1980. While Mn. Demography forecasts illustrate slight increase, this plan is based on a population base that is relatively steady. This is consistent with statewide trends that show rural agricultural areas in western Minnesota losing population and larger cities and metropolitan areas gaining population.

### **D. City of Olivia Population and Household Projections**

All population projections are subject to some degree of uncertainty, because it is impossible to exactly predict future trends, particularly the future level of migration. The following population projections are not intended as an exact prediction of future population; therefore, users of the projections should keep these limitations in mind and interpret them accordingly.

According to historic US Census Bureau information, the population of the City of Olivia has decreased by a total of 5.3% from 1980 to 2010. Prior to that the population had steady gains but like many cities and counties in western Minnesota that trend changed around 1980. This trend is continuing and is expected to continue into the future. The 2011 Minnesota State Demographer's estimate showed a population of 2,479, a slight decrease from 2010 to 2011. Table 2-7 below shows the historical US Census populations along with the projections out to the year 2030 as extrapolated by the Mn. Demographer's Office in 2014.



## BACKGROUND

**Table 2-7  
Olivia Population Change**

Year	1940	1950	1960	1970	1980	1990	2000	2010	2020	2030
Population	1,788	2,012	2,355	2,553	2,802	2,623	2,570	2,484	2,705*	2,772*
% Change	--	12.5	17.0	8.4	9.8	-6.4	-2.0	-3.3	n/a	n/a

Source: U.S. Census Bureau

\* = Extrapolated data only

It is understood the nature of the City's future with respect to economic development and housing, agricultural, retail, commercial, and industrial market potentials depends to a great extent on the population growth. Population growth is not expected to happen in the foreseeable future which creates a challenge for the community. It is noted that projections are estimates of future populations based on statistical models that extrapolate past and present trends into the future. The confidence with which future market situations may be assessed is closely related to the quality of the population projections employed. As such, the provision of high quality projections has been a basic aim for this plan and for support of community and/or municipal service policy development.

For the purposes of this plan we will employ the State Demographer's forecast. The population projections developed by the Minnesota Demographer's Office for Renville County and the City of Olivia are made using a Cohort-Component Methodology. This methodology first separates the population into five-year age groups by gender, called cohorts. It then applies the various components of population change (births, deaths, and migration) to each cohort in five-year increments over the projection period. City and township projections are extrapolated from available data for larger geographic units. The Minnesota Demographer's projections from October of 2007 for Olivia and Renville County are illustrated in the Table 2-8.

It is noted the State Demographer's estimate for population in 2010 for all four jurisdictions was substantially higher than the actual 2010 census count. This most likely has to do with the date the State Demographer made the estimate, which was before the Great Recession. As shown in Table 2-8 revised demographic estimates illustrate Renville County losing population over ten year increments out to the year 2040.

**Table 2-8  
State Demographer Population Forecasts**

Year	Olivia	Pop. Change	Renville County	Pop. Change
2010	2,484	-	15,730	-
2015	2,479 (2011 est)		15,140	(590)
2020	2,705	226	14,627	(513)
2025	2,753	48	14,073	(554)
2030	2,772	19	13,488	(585)
2035	2,787	15	12,893	(595)
2040	n/a	n/a	12,311	(582)
Total		308		(3419)
2010 Census	2,484		15,730	

Source: Office of the State Demographer, April, 2013; April, 2014

## BACKGROUND

### E. Households and Growth

Various data sources can be reviewed to provide a profile of the households in Olivia. Census data indicates the number of households within Olivia decreased 3.4% over the past decade from 1,075 households in 2000 to 1,038 in 2010. This decrease is a slightly higher percent pace than the household decrease within Renville County, which was at a 3.2% decrease. Continued household decline within the City is expected over the next two decades. The State Demographer's Office anticipates the number of households within Renville County to decrease over the next three decades. Olivia's households are expected to grow slightly.

The average household size in 2010 (2.28) is slightly down from the 2000 Census report (2.30). The average household size reported in the 2010 Census for Renville County was 2.34. The decreasing household size is likely due to the presence of group housing (i.e. senior nursing facilities and assisted living centers) in Olivia. In addition, the decrease in household size follows national trends and is influenced by the general aging of the population. This trend somewhat slowed during the recession that began in 2008. It is noted Renville County had an average of 2.48 persons per household in 2000.

### F. Olivia Social Characteristics

#### Household Size and Type

As illustrated in Table 2-9, when compared to other local jurisdictions and Renville County, Olivia is about midrange when it comes to percent of family households (62.9%) and non-family households (37.1%). Olivia did have the highest percentage of female householder, with no husband present (10.8%) of all the political jurisdictions.

**Table 2-9**  
**Household comparison – Olivia**

Total households	Olivia	Hector	Bird Island	Danube	Renville	Renville Co.
<b>Total households</b>	1,038/100%	513/100%	487/100%	209/100%	538/100%	6,564/100%
<b>Family households</b>	653/62.9%	322/62.8%	274/56.3%	145/69.4%	316/58.7%	4,341/66.1%
<b>Husband-wife family</b>	494/47.6%	248/48.3%	218/44.8%	119/56.9%	248/46.1%	3,556/54.2%
<b>Male householder, no female present</b>	47/4.5%	22/4.3%	17/3.5%	12/5.7%	22/4.1%	298/4.5%
<b>Female householder, no husband present</b>	112/10.8%	52/10.1%	39/8.0%	14/6.7%	46/8.6%	487/7.4%
<b>Nonfamily households</b>	385/37.1%	191/37.2%	213/43.7%	64/30.6%	222/41.3%	2,223/33.9%
<b>Male householder</b>	125/12.0%	73/14.2%	92/18.9%	27/12.9%	76/14.1%	968/14.7%
<b>Female householder</b>	206/19.8%	90/17.5%	96/19.7%	18/13.9%	126/23.14%	978/14.9%

Source: 2010 US Census

#### Age

It is beneficial to examine age groupings within the community in terms of both the change of age group distribution over a comparative period (i.e. from Census 2000 to Census 2010) and the following of age cohorts over a comparative period (i.e. from Census 2000 to Census 2010). Age groupings can provide useful and thought provoking information regarding age ranges and changes, whereas, age cohort comparisons can help explain why age ranges have changed over time.

## BACKGROUND

Table 2-10 compares age groupings in 2010 and 2000 for both the City of Olivia and Renville County. It is noted that the City of Olivia maintains a consistently smaller percentage of persons within the following age groups: ages 10-14; ages 15-19; ages 70-74; and ages 75-79.

It is further noted that during the same time period the City of Olivia maintained a consistently larger percentage of persons within the following age groups: under 5; ages 20-24; ages 25-29; ages 65-69; ages 80-84; and ages 85 plus.

**Table 2-10**  
**Age grouping comparison – Olivia & Renville County**

Place/Age Group	Census 2010				Census 2000			
	Olivia		Renville County		Olivia		Renville County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>Under 5 years</b>	172	6.9%	902	5.7%	158	6.1%	1,029	6.0%
<b>5 to 9 years</b>	172	6.9%	975	6.2%	160	6.2%	1,193	7.0%
<b>10 to 14 years</b>	158	6.4%	1,084	6.9%	198	7.7%	1,426	8.3%
<b>15 to 19 years</b>	144	5.8%	1,016	6.5%	172	6.7%	1,319	7.7%
<b>20 to 24 years</b>	135	5.4%	694	4.4%	133	5.2%	724	4.2%
<b>25 to 29 years</b>	155	6.2%	842	5.4%	126	4.9%	816	4.8%
<b>30 to 34 years</b>	155	6.2%	779	5.0%	136	5.3%	947	5.5%
<b>35 to 39 years</b>	128	5.2%	787	5.0%	174	6.8%	1,207	7.0%
<b>40 to 44 years</b>	137	5.5%	941	6.0%	169	6.6%	1,364	8.0%
<b>45 to 49 years</b>	158	6.4%	1,193	7.6%	194	7.5%	1,243	7.2%
<b>50 to 54 years</b>	164	6.6%	1,378	8.8%	142	5.5%	942	5.5%
<b>55 to 59 years</b>	179	7.2%	1,205	7.7%	141	5.5%	818	4.8%
<b>60 to 64 years</b>	132	5.3%	889	5.7%	108	4.2%	725	4.2%
<b>65 to 69 years</b>	124	5.0%	767	4.9%	140	5.4%	796	4.6%
<b>70 to 74 years</b>	98	3.9%	621	3.9%	124	4.8%	762	4.4%
<b>75 to 79 years</b>	87	3.5%	573	3.6%	93	3.6%	693	4.0%
<b>80 to 84 years</b>	79	3.2%	487	3.1%	94	3.7%	592	3.5%
<b>85 years &amp; older</b>	107	4.3%	597	3.8%	108	4.2%	558	3.3%
<b>TOTAL</b>	<b>2,484</b>	<b>100%</b>	<b>15,730</b>	<b>100%</b>	<b>2,570</b>	<b>100%</b>	<b>17,154</b>	<b>100%</b>

Source: US Census Bureau

Table 2-11 compares age cohorts in 2010 and 2000 for both the City of Olivia and Renville County. This comparison helps us to look at the changes in a group (cohort) as it ages over time. For example we are comparing the 40 to 49 year olds of 2000 as they age over time and become the 50 to 59 year olds of 2010. This provides a different picture of what is happening in an area.

Examination of age cohorts reveals that Renville County is losing a very significant portion of young people as they leave to go to college or pursue job opportunities outside the county while Olivia is losing these young people at a much smaller rate. Both Olivia and Renville County are holding onto persons typically of college graduate age or those pursuing early job opportunities. In fact the only age groups to have an increase in net population were the 20-29 age group for both Olivia and Renville County.

From yet another view, a very significant amount of persons moving into retirement age and beyond are exiting the Olivia and the County.



## BACKGROUND

**Table 2-11**  
**Age cohorts – Olivia & Renville County**

City of Olivia				Net Increase/Decrease in Age Cohort	
Age Group	2000 Number	Age Group	2010 Number	Numerical Change	% change
< 10	318	10 - 19	302	-16	-5.03%
10 - 19	370	20 - 29	290	-80	-2.16%
20 - 29	259	30 - 39	283	+24	+9.27%
30 - 39	310	40 - 49	295	-15	-4.84%
40 - 49	363	50 - 59	343	-20	-9.54%
50 - 59	283	60 - 69	256	-27	-9.54%
60 - 69	248	70 - 79	185	-63	-25.40%
70+	419	80+	186	-233	-55.61%
Total	2,570		2,484	-86	-3.35%
Renville County				Net Increase/Decrease in Age Cohort	
Age Group	2000 Number	Age Group	2010 Number	Numerical Change	% change
< 10	2,222	10 - 19	2,100	-122	-5.49%
10 - 19	2,745	20 - 29	1,536	-1,209	-44.04%
20 - 29	1,540	30 - 39	1,566	+26	+1.69%
30 - 39	2,154	40 - 49	2,134	-20	-0.93%
40 - 49	2,607	50 - 59	2,583	-24	-0.92%
50 - 59	1,760	60 - 69	1,656	-104	-5.91%
60 - 69	1,521	70 - 79	1,194	-327	-21.50%
70+	2,605	80+	1,084	-1521	-58.39%
Total	17,154		15,730	-1,424	-8.30%

Source: US Census Bureau

In March of 2013, the Minnesota State Demographer identified some major trends how demographic changes are transforming Minnesota. The trends are:

- Post recession growth looks new and different. Growth has been centered in the counties that ring the Twin Cities as well as in a diagonal pattern across the state from southeast to northwest (Rochester to St. Cloud).
- Population aging is beginning to affect Minnesota. With the aging of the population comes changing demand for government services. More services will be needed to address the aging population as well in a reduction in the labor force since the labor force growth rate is projected to slow.

Other trends that have affected rural communities in Minnesota in the past are:

- The aging of the population is more pronounced in rural Minnesota as evidenced by the fact that while only 30% of the state's total population lives in rural Minnesota, 41% of those aged 65 or over reside in rural Minnesota.
- Young adults are leaving rural communities in vast numbers. Five times as many college graduates moved to the Twin Cities region from elsewhere in Minnesota in 1990 as moved in the opposite direction. This trend continues today.
- Population growth within Minnesota is concentrated in areas adjacent to a corridor running from Olmsted County to Lake of the Woods. A total of 75% of Minnesota's growth since 1990 has occurred within this corridor. Renville County and the City of Olivia are not included in the corridor.

## BACKGROUND

All the above demographic trends have economic and social ramifications in the areas of education, health care, fiscal health, business and housing that may impact the ability of rural communities to maximize their economic potential.

### Gender

As defined in the latest Census in 2010 there were more females (50.8% of the population) than males (49.2% of the population) residing in Olivia. It is interesting to note that the number of males in the community is greater than females in nearly all age categories except those over age 60, this is consistent with life expectancies being longer for women than men.

### Education/Educational Attainment

Olivia is a part of BOLD Public Schools, ISD #2534, which includes the communities of Bird Island, Olivia, and Lake Lillian and the surrounding area. The City of Olivia at the time of Census enumeration in 2010 had a total of 504 persons aged three and over enrolled in school. Of those students, 85 (16.9%) were enrolled in college or graduate school, 108 (21.4%) were enrolled in high school (grades 9-12), 247 (49.0%) were enrolled in middle or elementary school (grades 1-8), 15 (3.0%) were in kindergarten and 49 (9.7%) were enrolled in nursery school or preschool.

Table 2-12 compares educational attainment characteristics of Olivia with similar political jurisdictions and the county average.

**Table 2-12**  
**Educational Attainment Comparison (Percent)**

<b>Percent of population 25 years &amp; over</b>	<b>Olivia</b>	<b>Hector</b>	<b>Bird Island</b>	<b>Danube</b>	<b>Renville</b>	<b>Renville Co.</b>
Population 25 year and over	1,739	785	754	267	878	11,080
Less than 9th grade	6.6%	6.0%	5.2%	2.2%	8.9%	5.9%
9th to 12th grade, no diploma	10.0%	3.6%	6.1%	3.0%	9.3%	6.2%
High school graduate (includes equivalency)	32.2%	47.6%	37.1%	31.8%	42.0%	39.7%
Some college, no degree	19.2%	22.5%	20.0%	27.0%	18.8%	21.8%
Associate degree	13.7%	7.1%	9.8%	6.4%	9.3%	10.4%
Bachelor's degree	15.6%	11.6%	19.6%	24.7%	8.7%	13.5%
Graduate or professional degree	2.6%	1.5%	2.1%	4.9%	3.0%	2.4%
Percent high school graduate or higher	83.4%	90.4%	88.7%	94.8%	81.8%	87.9%
Percent bachelor's degree or higher	18.2%	13.1%	21.8%	29.6%	11.6%	15.9%

Source: US Census 2010 Demographic Profile

According to the 2010 Census, there were 1,739 people in Olivia 25 years of age and older. Of these 83.4% graduated from high school, midrange when compared to the cities of Hector, Bird Island, Danube, Renville and the Renville County averages. Over eighteen percent of the population obtained bachelor's degrees or higher, once again midrange compared to the neighboring political jurisdictions polled.

## BACKGROUND

### Employment

Employment statistics from the 2010 Census indicate 1,250 people (62.3% of the population) age 16 and over are in the labor force. Depending on where they live in the City of Olivia, the mean time traveled to work is 15.3 minutes.

According to the most current data available at the time of the drafting of this chapter (February, 2013), the Minnesota Work Force Center estimates 7,968 people in the labor force in Renville County with 7,312 employed and 655 unemployed, resulting in a 8.2% unemployment rate. During this same time period Minnesota had an unemployment rate of 5.5% and the United States unemployment rate was 7.7% (source: Local Area Unemployment Statistics – LAUS; DEED).

Minnesota Workforce Center estimates can be used to compare average wages for employees in Olivia to other areas. According to the most recent data available (from Quarterly Census of Employment and Wages; DEED) at the time of writing this chapter (third quarter of 2012) the average wage in Olivia was \$641.00 per week, or \$16.03 per hour. Table 2-13 compares weekly/hourly wages earned within the City of Olivia with other political jurisdictions and the county and state averages. It is noted wages within Olivia are higher than most of the other communities surveyed except Hector. They are also above Renville County but below the State of Minnesota. Olivia also has just under 25% of the estimated number of employees in all of Renville County.

**Table 2-13  
Wage Comparison**

Area	Average Weekly Wage	Average Hourly Wage	Estimated # of Employees	Total Estimated Quarterly Payroll In Millions
Olivia	\$641	\$16.03	1,395	\$11.64
Hector	\$896	\$22.40	447	\$5.21
Bird Island	\$480	\$12.00	412	\$2.57
Danube	\$601	\$15.03	125	\$.98
Renville	\$585	\$14.63	445	\$3.39
Renville County	\$636	\$15.90	5,675	\$46.96
Minnesota	\$914	\$22.85	2,656,669	\$31,590.66

Source: Minnesota Department of Economic Security

### Income

The 2010 Census reports a median family income (MFI) in Olivia of \$38,889 which is below the MFI of the six neighboring cities in Renville County and also below the Renville County and State of Minnesota MFI.

**Table 2-14  
Income Comparison**

Area	Per Capita Income	Median Household Income	Median Family Income
Olivia	\$21,646	\$38,889	\$52,308
Hector	\$24,938	\$42,917	\$47,391
Bird Island	\$28,014	\$41,635	\$73,047
Danube	\$21,328	\$49,375	\$63,125
Renville	\$21,140	\$44,861	\$49,167
Renville County	\$24,317	\$48,442	\$57,510
Minnesota	\$30,310	\$58,476	\$73,046

Source: US Census 2010 Demographic Profile

## BACKGROUND

It is noted that household income includes the income of the householder and all other individuals fifteen (15) years old and over in the household, whether they are related to the householder or not. Because many households consist of only one person, average household income is usually less than average family income. Family income is the incomes of all members fifteen (15) years old and over related to the householder. The 2010 Census reveals 8.4% of the population in Olivia whose income in the last twelve months is below the poverty level. This higher than the percentages in Hector (7.8%), Bird Island (7.2%), Danube (4.3%), Renville County (7.3%) and the State of Minnesota (7.1%) but lower than Renville (8.7%). Poverty is defined on a sliding scale by size of family and number of related children under the age of 18. It is noted poverty thresholds as defined by the U.S. Census for 2012 were \$11,945 per year for one person under the age of 65 and \$11,011 per year for one person over the age of 65. For a family of four with two related children the threshold is \$23,283 per year.

### **Race**

The 2010 Census statistics indicate 93.9% of Olivia residents classify themselves as White compared with 95.4% of those in the County and 85.3% of the entire population in the State of Minnesota. The next highest group was Other at 3.7% followed by African American at 1.0%.

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## **V. HOUSING**

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The decline in Olivia's population carries through to housing units, although population decline is at a faster pace than housing unit decline. It is noted some new housing units continue to be added to the City's housing stock.

According to the 2010 U.S. Census, there are 1,038 housing units in the City of Olivia. Of those housing units 68% were owner occupied, and 32% were renter occupied. The data reveals the number of renters in Olivia exceeds that of Renville County significantly and that of the State of Minnesota. The volume of renters in Olivia is likely due to the City's proximity to social services and the presence of a variety of housing options for seniors. Nearly five percent of Olivia's population (i.e. 120 persons) live in group quarters. By comparison only two percent of Renville Counties total population lives in group quarters.

Table 2-15 provides a comparison of the owner and renter occupancies. Olivia's owner/renter mix is on a par with the Minnesota Livable Communities Act desired benchmark of 70/30 for typical communities.

**Table 2-15  
Olivia Housing Units**

<b>Housing Type</b>	<b>Olivia Total</b>	<b>Olivia %</b>	<b>County %</b>	<b>State %</b>
<b>Owner Occupied</b>	705	68%	79%	73%
<b>Renter Occupied</b>	333	32%	21%	27%

Source: U.S. Census

A closer look at Census data for owner occupied units reveals thirty (30) percent of homes are owned free and clear of mortgage/other loan. In addition, there were 100 vacant housing units (14% of housing units). A typical vacancy rate indicative of a healthy housing market lies between a three and five percent vacancy. The high number of vacant units within the City of Olivia indicates a slight oversupply of housing and tends to follow the fact that Olivia continues to loose population on a yearly basis. Of the vacant units 47 were owner occupied

## BACKGROUND

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units and 53 were renter occupied units.

On average, housing units are heated by gas or electricity, are serviced by public water and sewer utilities, and have 2-3 bedrooms. The housing stock of Olivia is relatively old, with the median year built being 1960.

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## **VI. COMMUNITY SERVICES, PUBLIC FACILITIES, & BUILDINGS**

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The City of Olivia is committed to serving the public in an efficient, effective and professional manner. The purpose of this section of the Comprehensive Plan is to review existing services, facilities and buildings.

The City of Olivia recognizes the importance of:

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

### **A. City Hall**

The City's Administrative Offices and Council Chambers are located at 1009 West Lincoln Avenue. This facility is adjacent to the fire station. The City Administrative Staff is currently composed of five members: the City Administrator, the Finance Officer, the Planning/Zoning Administrator/Deputy, the Utility Accounts Manager and the Administrative Assistant/EDA Director.

### **B. Library**

The Olivia Public Library (405 South 10th Street) was built in 1963, and expanded and remodeled in 1996-1997 to its current size of 7,000 square feet. The total cost for those renovations was \$900,000. The Olivia Public Library is part of the Pioneerland Library System which manages thirty-two libraries over nine west-central Minnesota counties. The Pioneerland Library System is governed by the Pioneerland Library System Board composed of thirty-five members appointed by member cities and counties. Board members include city and county officials as well as library users. The library board approves budgets and sets policies.

The Olivia Public Library also has a local library board selected from the Olivia library service area. This is a nine member board and its mission is to promote the local library and keep informed on local, regional, and statewide library issues.

The Pioneerland Library System has over 600,000 total physical materials available and as of 2012 the Olivia Public Library has a collection of approximately 23,000 total physical materials including print, videos, audios and combinations. As part of the Pioneerland Library System the entire collection of materials is available to its customers and you can check out a material at one library and return to another library.

The Olivia Public Library employs a Head Librarian. The Head Librarian is a full time position and the library is currently staffed by five assistant librarians who are all part time until a new head librarian is hired. The service area for the Olivia Public Library is nearly 5,000 people and hours of operation are: Monday noon to 8 p.m., Tuesday 10 a.m. to 5 p.m., Wednesday and Thursday noon to 8 pm, Friday from 10 am to 5 pm and Saturday 9 a.m. to noon.

## BACKGROUND

### C. Olivia Regional Airport

The Olivia Regional Airport has one asphalt runway that is 3,498 feet long by 75 feet wide. The fixed base operator (FBO) constructed a new hangar in 2010. In addition, a new six stall T hangar was constructed in 2013. There is an Airport Advisory Board that has seven appointed members that serve three year terms and advises the City Council on all issues related to the Olivia Regional Airport.

### D. Liquor Store

The Olivia Municipal Liquor Store (802 East Lincoln Avenue) is owned and operated by the City of Olivia. The liquor store only sells off-sale liquor and a Liquor Committee with seven members is advisory to the City Council. Six of the seven members are appointed and one is a City Council liaison.

### E. RC Hospital & Clinics

The current RC Hospital located at 611 East Fairview Avenue was built in the 1950's and added onto in the 1970's. The building is 58,000 square feet and is a twenty-five bed critical access hospital. There is also an attached rural clinic and the hospital owns two other rural clinics in Renville County: one in Hector and one in Renville.

At this time the hospital is building a new facility on forty-three acres on the east side of town just south of Highway 212. The new hospital will have an outpatient focus and a bigger primary care emphasis. The new hospital will downsize to sixteen beds and two state of the art surgical suites will also be included in the design along with a helipad. The new building will be 62,000 square feet, only 4,000 square feet more than the existing structure, but the existing structure has over 10,000 square feet of hallways and corridors so not the most efficient design. There would also be an opportunity to develop a senior housing component adjacent to the site.

### F. Police Protection

The Olivia Police Department is currently staffed with five full time officers including the Police Chief and seven part time officers. The department is currently equipped with three squad cars. One new vehicle is purchased every other so the oldest a squad car gets is six years old.

The Department is housed in the County Government Services Center at 105 South 5th Street, Suite 245 within the Law Enforcement Center. By being located in the County Law Enforcement Center and as part of the rental agreement with the County, IT service and janitorial is provided, along with work on the squad cars. The evidence processing and storage areas as well as the interview rooms are shared.

**Table 2-16**  
**Olivia Police Department Activity**

Year	Calls for Service
2011	2,761
2012	2,774
2013	2,485
2014	2,854

Source: Olivia Police Department

## BACKGROUND

### G. Fire Protection

The Olivia Fire Department is located at 1007 West Lincoln Avenue is adjacent to City Hall. The Department is staffed by 25 volunteer firefighters; the service area for fire protection is approximately one hundred and six square miles.

The following is a list of the Olivia Fire and Rescue Department vehicles and large money equipment:

- 1971 Ford 1,250 gpm pump
- 2002 Ford F350 Grass Rig
- 1991 International Rescue Truck
- 1993 International Tanker
- 1995 International 1,250 gpm pump
- 2013 7400 International Rescue Truck & Pumper
- Air Fill Station purchased in 2005
- Hydraulic rescue tools purchased in 2012
- Hydraulic rescue tools purchased in 2005
- Hydraulic rescue tools purchased in 1982
- Thermal Imaging Camera purchased in 2011
- Turnout gear purchased in 2005

The fire department is also in the process of bidding out a 2014 International 7,400 4 x 4 pumper with 1,250 gpm pumping capacity. It should be in service by the end of 2013 or early 2014. Additional needs include an explosion proof air pack fill station.

### H. Public Works/Water and Wastewater Departments

The Public Works Department maintains, repairs and removes snow from City streets. It also maintains traffic signs, street and regulatory signs, storm sewer and pavement markings, sidewalk construction and repair, tree trimming along public right-of-ways and city parks. The Public Works garage is located at 109 North 14th Street. The Public Works Department currently consists of four full time employees.

The Water and Wastewater Departments operates and maintains the water treatment plant and wastewater treatment system. There are three full time employees

#### Municipal Water System

The water treatment plant (1700 West Fairview Avenue) was constructed in 1992 at a cost of \$1.3 million which was bonded. The plant is designed to remove Iron, Manganese, and Methane gas from the raw water. In 2012 the City spent \$600,000 replacing equipment at the water treatment plan. The system specifications are as follows:

**Figure 2.8**  
**Olivia Water System Description**

Pumping Capacity	1.4 mgd*
Average Daily Flow	300,000 gpd**
Peak Flow	800,000 gpd**
Storage Capacity	300,000 gallons (elevated)
	110,000 gallon (ground storage)

\*million gallons per day    \*\*gallons per day

Olivia has five wells in its water system ranging in age from 1940 to 1975. There is no plan for future well development at this time. A drinking water system map is included at the close of this Chapter.



## BACKGROUND

### **Municipal Wastewater System**

The wastewater treatment plant was constructed in 1962, and upgraded in 1982. The wastewater treatment plant is located at 2020 West Bayberry Avenue and in 2012 the City spent \$2.4 million to replace equipment at the wastewater treatment plant. The design capacity of the plant is 550,000 gallons per day (gpd) and the average daily flow is 280,000 gpd. A sanitary sewer system map is included at the close of this Chapter.

### **I. Electric Utility System**

While the City of Olivia owns the electric utility, maintenance of the electric system is handled through a contract with Missouri River Energy Services (MRES). There are two contracted Missouri River Energy employees who are responsible for the day to day management of Olivia's electric distribution system.

Utility goals of the City are as follows:

1. To supply competitive cost/quality services to Olivia residents, businesses and industry.
2. To protect, promote and preserve the utility systems in order to provide future generations with these essentials and cost effective community services.
3. To enhance the development of Olivia by providing necessary utility requirements when and where needed both today and in the future.

Two load management programs are also available. A Dual Fuel Heating Program whereby customers utilize permanently connected electric space heat with a 7,500 watt minimum capacity as their primary heating source and a Water Heater and Air Conditioning Program where the City will connect a controller on your electric water heater and/or central air conditioner to help conserve energy.

### **J. Solid Waste**

The City of Olivia has contracted with West Central Sanitation of Willmar, Minnesota for the purposes of collection and disposal of all non-recyclable solid waste. Fees are imposed upon the owners of the property whether or not the service is utilized. Service is considered a public utility furnished by the City through the contract. There is one landfill located in Renville County, seven miles south of Olivia. The Renville County Solid Waste Department is responsible for all recycling services throughout the County, including the City of Olivia. Curbside service is provided for both residential and commercial properties and includes the pickup of newsprint/magazines, corrugated cardboard, plastic bottles, three colors of glass, and tin/aluminum cans. There is also a recycling center in Olivia for drop off (24/7) and a compost site for yard waste (open two days per week).

### **K. City Compost Site**

The City compost site is located west of the City of Olivia and is open May thru October on the following days and times: Monday and Thursday evenings from 4:00 pm thru 7:00 pm and Saturday from 10:00 am thru 3:00 pm and is for City of Olivia residents only. The site is not located within the City limits but is still owned and operated by the City.

### **L. Other Community Facilities/Institutions**

- Post Office: Located at 806 East Depue Avenue, the post office serves the City of Olivia and parts of the neighboring townships.
- Education: The BOLD High School (701 South 9th Street) is part of the BOLD Public School District (ISD 2534). The district offices are also located at this location. The building is in good condition and provides public education for grades 7-12. BOLD elementary is located in the neighboring community of Bird Island.



## BACKGROUND

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- Religious Institutions:
  - The St. Aloysius Catholic Church (302 South 10th Street) was founded in 1888 and the current church was built in 1925 and is an interpretation of the Italian Romanesque style with a tall arched area in front and a separate campanile at the side. The bell and chimes in the tall tower send soothing sounds across the community throughout the day.
  - The Faith United Methodist Church (202 South 9th Street) is located in a building constructed in 1904 which is a shingle style version of the Romanesque style with Craftsman style detailing.
  - Zion Evangelical Lutheran Church (507 South 11th Street) is a Wisconsin Synod Church.
  - Cross of Calvary Church (1103 Chestnut Avenue West).
  - Grace Community Church of Olivia (2510 West Lincoln Avenue) is affiliated with the Evangelical Free Church of America and was established in Olivia in 2003.

### **M. Boards/Commissions/Committees**

#### **Mayor and Council**

The City of Olivia is governed by five elected officials: the Mayor and four at large Council Members. Olivia is a statutory City with a weak mayor organizational form.

The City of Olivia 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 follow.

#### **Planning Commission**

The Olivia Planning Commission has been established by the City Council. The Planning Commission consists of seven members appointed including one representative of the City Council. The members shall serve three year terms. The Planning 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 holds public hearings as required on all matters affecting the zoning ordinance. The Planning Commission meets on the second Monday of each month.

#### **Park Board**

A Park Board was formed to better plan for the parks and open space within the City. The Park Board consists of eight at large members serving three year terms.

#### **Board of Appeals/Zoning Board of Appeals**

There is a separate Board of Appeals from the Planning Commission within Olivia. The Board of Appeals consists of five members appointed by the Mayor with approval of the City Council. One of the members shall be from the Planning Commission and one of the members shall be a member of the City Council. The initial terms of the members shall be one, two or three years and thereafter all terms shall be for three years. Powers and duties of the Board of Appeals shall include to hear and decide appeals where it is alleged there is error in the zoning ordinance enforcement and to review and approve or deny variance requests. Decisions of the Board of Appeals within the City are final, subject to judicial review.

#### **Economic Development Authority (EDA)**

Additional information on the Olivia EDA is included in Chapter Seven of the Olivia Comprehensive Plan.

#### **Public Utilities Commission**

The Public Utilities Commission is a five member commission in charge of overseeing the electric utility in Olivia.

## BACKGROUND

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### **Technology Committee**

The Technology Committee was recently set up to include up to ten members to oversee cable related issues within Olivia. The committee has now evolved to deal with all types of technology related issues and to advise the City Council on these issues.

### **Airport Advisory Board**

The Airport Advisory Board advises the City Council on airport issues.

### **Airport Zoning Board**

The Airport Zoning Board makes recommendations to the City Council on matters pertaining to airport zoning.

### **Personnel Committee**

The Personnel Committee is a sub-committee of the Council and makes recommendations to the Council pertaining to personnel issues.

### **Olivia Public Library**

This is a nine member board and its mission is to promote the local library and keep informed on local, regional, and statewide library issues.

### **Liquor Committee**

The Liquor Committee makes recommendations to the City Council regarding liquor issues.

### **Park and Recreation Commission**

The Park and Recreation Commission makes recommendations to the City Council regarding park and recreation issues.

### VII. EDUCATION

#### Campuses

Independent School District #2534 is made up of the communities of Bird Island, Olivia, and Lake Lillian and is commonly called BOLD. BOLD was formed in July of 1992. There is one public school and one non-public school in the District. The public school consists of two campuses. The Bird Island campus is comprised of grades K-6 (enrollment, fall 2012 was 327 students), while the Olivia campus is made up of grades 7-12 (enrollment, fall 2012 was 366 students). St. Mary's Parochial school is a K-8 non-public school located in Bird Island, with an enrollment of approximately 100 students.

Enrollment continues to drop within the BOLD area. Table 2-16 illustrates enrollment trends over previous years.

**Table 2-16  
BOLD Enrollment**

Year	2014	2013	2012	2011	2010	2009	2008	2007	2006
Students	703	728	693	691	716	772	803	850	910

#### Programs

At the high school level, the District offers a full range of classes in agriculture, art, business, computer, English, family and consumer science, industrial technology, health/physical education, mathematics, music, science, small business management, world languages, and college level courses for students in grades 9-12.

The District also offers a full range of co-curricular activities of both athletic and non-athletic nature.

*Athletic:* basketball, football, wrestling, volleyball, softball, baseball, boys and girls golf, boys and girls cross country and track. Similar programs are offered to students at the junior high level.

*Non-Athletic:* band, pep band, school musical, pop singers, declamation, yearbook, math league, knowledge bowl, national honor society, FFA, vocal music, speech, class play, and one act play.

#### Technology

The District's technology plan addresses curriculum and hardware and software needs. Computer classes are part of a student's program beginning in middle school or late elementary. Upon graduation, all students will be required to demonstrate proficiency in word processing, data base, spreadsheet, electronic search, graphics, and multi-media applications

#### Enrollment Forecast

Future enrollment forecasts indicate a continued decline in enrollment. Enrollment for 2013-14 is forecast at 694, 2014-15 at 676, and 2015-16 at 643.

### **VIII. HEALTH SERVICES**

#### **RC Hospital and Clinics**

Renville County owns a level 4 hospital and clinics in Olivia, Hector, and Renville operated as RC Hospital and Clinics. RC Hospital in Olivia is the only hospital in the County. The nearest large regional hospital facility is Rice Memorial Hospital in Willmar.

RC Hospital offers the following services:

**Emergency:** 24-Hour Emergency Room

**Support Services:** Anti-coagulation Clinic  
Caregivers Support Group  
Diabetic Clinic  
Heart-To-Heart  
Lifeline  
Outpatient Medications  
Nutritional Counseling  
Swing Beds

**Rehabilitation Services:** Cardiac Rehabilitation  
Occupational Therapy  
Physical Therapy  
Respiratory Therapy  
Speech Therapy

**Surgical Services:** Anesthesia Services 24/7  
General and Specialty Surgery  
Same-Day Surgery

**Diagnostic Services:** Bone Density  
C.T. Scanning  
Cardiac Stress Testing  
Echocardiogram  
Electro-diagnostic - EMG, EKG  
Fluoroscopy  
Laboratory  
Mammography  
MRI  
Nuclear Medicine  
Pulmonary Screening  
Respiratory  
Sleep Studies  
Ultrasound

**Audiology Services:** Hearing Testing/Newborn Screening

**Obstetric:** Intrathecal Pain Management For Labor  
Anesthesia Services 24/7

**Outpatient Specialty Outreach:** Dental

## BACKGROUND

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Cardiology  
Gastroenterology  
Nephrology  
Ophthalmology  
Orthopedics  
Otolaryngology  
Pathology  
Podiatry  
Urology

**Outreach Services:** Community Education  
Health Fairs  
RC Hospital Foundation  
Hospice  
Weight Loss Program

**Maternity Services:** Birthing Options  
Prenatal Education

The RC Hospital is currently staffed by six Medical Doctors and seven mid-level practitioners. Over twenty specialists consult on cases at the hospital. A total of 35 nurses, including 15 LPN's and 20 RN's are employed at the hospital. The hospital is licensed by the State of Minnesota to have 35 bed and 6 bassinets.

Also associated with the hospital is the Fairview Congregate Housing, which is owned by the City and provides 30 beds for the elderly. In addition to the RC Hospital, there is a medical clinic, a 94 bed nursing home, two chiropractic clinics, a family eye care center, and one dentist office located in Olivia. There is also a 20-unit assisted living facility "Parkview Village" within Olivia.

Renville County is proposing construction of a new \$24 million, 62,000 sq. ft. medical center to be located on property that will be annexed to the City of Olivia. The facility will include:

- A primary care clinic with 15 exam rooms and one procedure room
- 16 inpatient beds (including two OB and one hospice)
- Lab, radiology, and therapy services
- Space for outpatient and specialty clinics
- Two operating rooms
- An education center
- Land for future expansion

When complete the new facility is expected to employ 140 people with an annual payroll of \$7.4 million. Construction of the facility likely provide an economic boost to the local area during construction.

### Ambulance Service

Olivia Ambulance Service was organized in the mid-1950's by local residents who saw a need for an ambulance service in the area. Today the Service is staffed 24 hours a day, seven days a week, by volunteer Emergency Medical Technicians (EMTs). The ambulances provide basic life support (BLS) service.

The Service is a non-profit corporation. No public subsidy or tax funds from the city or county are received and it is totally funded by receipts for ambulance calls and annual fund raising activities. These funds are used to replace and improve equipment necessary to provide quality emergency care to area residents. The Service operates within a service area (approximately 200 square miles) defined by the state of Minnesota which includes the cities of Olivia, Danube, and Bird Island and the surrounding rural areas. The Service also responds to calls out of its service area when the need arises.

## IX. ECONOMIC PROFILE

### Purpose

Economy at its most basic definition is the wealth of a given geography. That being said, economy is not limited to a singular geographic area but rather a series of interactions between several area not defined by geographic borders. To those ends, while we address the 'local' economy it is understood the 'local' economy does not operate in a vacuum. Wealth in a community can be growing, declining, or be stagnant. Wealth can be increased by investment in the community from external areas and by increasing wealth of residents.

The economy in Olivia has had its ups and downs but remains more stable than other communities of similar size and geographic location. Tenants of the local economy include agricultural and seed research and production, Renville County seat, RC Hospital/Clinics headquarters, BOLD High School, and a solid retail core including a recognizable 'downtown' corridor.

Economic data can be viewed from several different aspects, for our purposes we will look at income statistics, occupational classes, and employment to gather background data for this Plan.

### Income

The American Community Survey (ACS) five-year average (2007-2012) surveys income levels through various populations and segments. The Census ACS identifies the median family income in Olivia as \$52,308; the median non-family income as \$18,902. The local MFI is slightly lower than that of Renville County (\$57,510), and substantially lower than the State average of \$73,046. The lower median family income is consistent with the relatively high number of persons in group quarters, those on fixed incomes, and those in income assisted rental units. Table 2-17 is a break-out of median family income across several income levels. It is noted family income is a compilation of all members 15 years and older in each family and treated as one single amount. Whereas non-family income is incomes of non-related individuals of a household grouped and treated as one sum.

In Olivia, 8.4% of all families live below the poverty level. Families with female head-of-households (no husband present) are the most economically challenged with nearly 26% of that class of family living below the poverty level. Comparatively only 2.5% of married couples are below the poverty level. Female heads of households with children under five years of age are especially challenged. The poverty level is defined as: \$11,945 for persons under 65; \$11,011 for persons over 65; and \$23,283 for a family of four.

**Table 2-17**  
**Income Distribution (Median Family)**

Income Level	Number of Hhlds
Less than \$10,000	48
\$10,000 to 14,999	7
\$15,000 to \$24,999	79
\$25,000 to 34,999	61
\$35,000 to \$49,999	113
\$50,000 to \$74,999	133
\$75,000 to 99,999	118

## BACKGROUND

<b>\$100,000 to \$149,999</b>	97
<b>\$150,000 to \$199,999</b>	0
<b>\$200,000 or more</b>	8
<b>Total</b>	664

### Employment

Of Olivia's 2,007 residents over age sixteen, 1,250 (62 percent) are classified as being within the civilian workforce; the remaining 757 persons are not within the workforce. Of those within the workforce 94% or 1,173 are employed and four (4) percent are unemployed. The aforementioned data is from the five year Census ACS average.

Of those employed 306 people (26% of workers) work in management, business, science, and arts occupations. An additional 286 (24% of workers) of residents work in sales and office occupations, and 247 (21% of workers) work in service occupations. Rounding out the general classification of workers, 226 people (19% of workers) are employed in production, transportation, and material moving occupations, while 108 people (9% of workers) are employed in natural resources, construction, and maintenance occupations.

The U.S. Census and Bureau of Labor Statistics further classify industries into a series different classifications for further examination. At its most broad level industries are classified into job groups/clusters. Table 2-18 illustrates workers in industries in Olivia by job cluster. The data reflects the solid core of health services, educational employment, and public services within the City.

**Table 2-18  
Employment By Industry**

<b>Industry</b>	<b>Number of Workers</b>
<b>Agriculture, fishing, mining, forestry, hunting</b>	57
<b>Construction</b>	57
<b>Manufacturing</b>	203
<b>Wholesale trade</b>	28
<b>Retail trade</b>	129
<b>Transportation, warehousing, and utilities</b>	72
<b>Information</b>	11
<b>Finance, Insurance, real estate, rental, and leasing</b>	47
<b>Professional, scientific, management, administration, and waste management</b>	97
<b>Educational services, health care, and social assistance</b>	315
<b>Arts, entertainment, recreation, accommodation, and food service</b>	57

## BACKGROUND

Other services, except public administration	46
Public administration	54

On a related note, the ACS finds Olivia residents have a mean travel time of 15 minutes to or from work. Most (84%) travel alone in personal automobiles to/from work, but 55 (5%) walk to work and 81 (7%) carpool. A total of 41 persons work at home.

### Consumer Spending

Table 2-18 above in addition to the strong presence of health care, education, and professional occupations also illustrates a strong retail core for the City.

Olivia's retail and services sector is anchored by a historical downtown and enhanced by the presence of activity at the Renville County Offices, the RC Hospital, the BOLD High School, and area agricultural operations. Consumer spending in Olivia is strong as indicated in Table 2-19. It is noted that the majority of residents in Olivia don't earn as much as the average annual per household spends.

**Table 2-19**  
**Annual Consumer Spending in Olivia (Per Household)**

Item	Amount
Transportation	\$ 8,492
Shelter	\$ 8,291
Food/Beverages	\$ 6,693
Utilities	\$ 3,128
Health Care	\$ 2,744
Entertainment	\$ 2,350
Apparel	\$ 2,040
Hhld Furnishings	\$ 1,829
Contributions	\$ 1,514
Hhld Operations	\$ 1,429
Gifts	\$ 1,064
Education	\$ 958
Misc.	\$ 728
Personal Care	\$ 624
Personal Insurance	\$ 416
Tobacco	\$ 311
Reading	\$ 139
<b>Total</b>	<b>\$ 42,750</b>

### Employers

Olivia is fortunate to be home to a variety of regional services and educational destinations. A strong agricultural sector helps support the local economy despite population decline.

Table 2-20 illustrates the ten largest employers in Olivia.



## BACKGROUND

**Table 2-20  
Major Employers**

<b>Employers</b>	<b>Employees</b>
Renville County	225
RC Hospital/Clinics	151
BOLD School District	109*
Golden Living Center of Olivia	100
Mycogen Seed	43
Max's Grille & Sheep Shedde Inn	39
Remington Hybrid Seeds, Inc.	30
B & D Market	30
City of Olivia	20
Precision Soya	15**
Dow Agrosiences	14**

\* This number includes both the Olivia and Bird Island campuses. Since many employees work at both campuses it was impossible to determine a more exact number.

\*\* Dow AgroSciences and Precision Soya combined employ over 100 seasonal employees

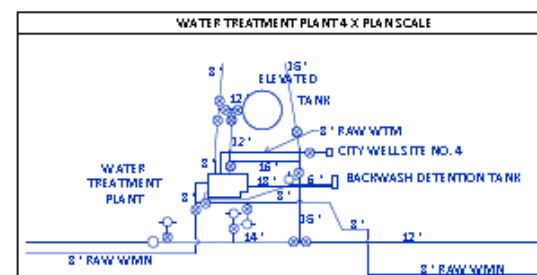
# CITY OF OLIVIA RENVILLE COUNTY MINNESOTA

## WATER SYSTEM MAP

Updated: March, 2015

### WATER SYSTEM LEGEND

- WATERVALVE (645 - TOTAL)
- HYDRANT (219 - TOTAL)
- WATERMAIN



PREPARED BY

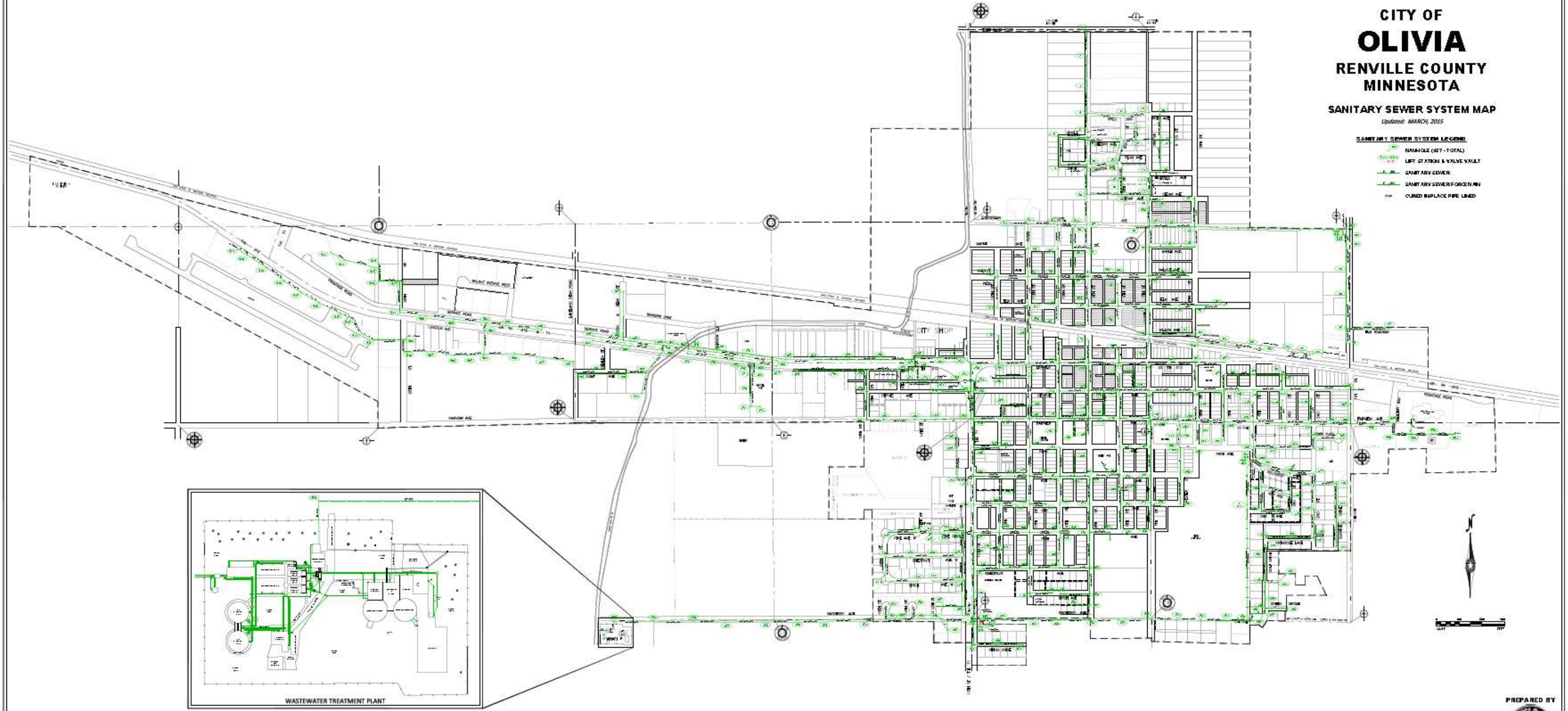


CITY OF  
**OLIVIA**  
RENVILLE COUNTY  
MINNESOTA

**SANITARY SEWER SYSTEM MAP**

Updated: MARCH, 2015

- SANITARY SEWER SYSTEM LEGEND**
- MANHOLE (27" - TOTAL)
  - LIFT STATION & VALVE VAULT
  - SANITARY SEWER
  - SANITARY SEWER FORCE MAIN
  - CURED IN PLACE PIPE LINED



# 3 GOALS, OBJECTIVES, AND POLICIES

## I. INTRODUCTION

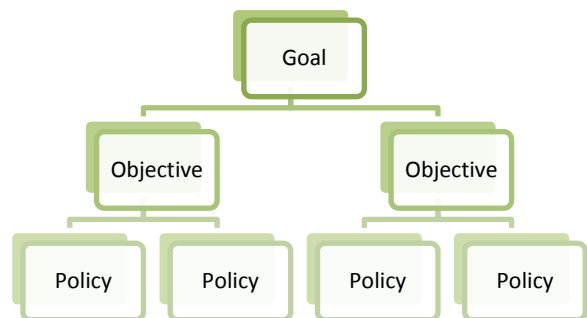
This portion of the Comprehensive Plan is intended for use as a guidance document and work plan for the community. The relative merit of each growth and/or redevelopment issue should be gauged in comparison to the goals, objectives, and policies contained herein.

Furthermore, development of future work plans by various departments, committees, commissions, and the like should be consistent with the framework established in this chapter.

The goals, objectives, and policies are formulated in a hierarchical pattern. As such goals are intentionally broad and open ended, objectives are goal supporting and action oriented, and policies are specific recommendations.

This policy plan is intended to be used as a guidance document for the community and includes six (6) subject areas. Goal subject areas provide a framework for developing a functional community-based plan and reflect citizen participation and focus group cooperation.

The goal subject areas incorporated in the 2015 Olivia Comprehensive Plan are:







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## **II. LAND USE**

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### ***GOAL #1: Flexible, Connected, and Efficient Management of Land Use Activities***

**Objective A:** Proactively collaborate with adjacent local units of government, educational institutions, and regional entities to respond to population decline and the general aging of the population.

Policy/Recommendations:

1. The City should take a lead in the establishment and meaningful functioning of regional planning activities including, but not limited to those related to land use, transportation, park/recreation attributes, and adult enrichment opportunities.
2. The City should plan for necessary infrastructure improvements through a capital improvement plan and by review of proposed actions to determine:
  - a. Impact on existing and future transportation facilities,
  - b. Impact on existing and future surface water management systems,
  - c. Adequacy of park facilities,
  - d. Appropriateness of the proposed use(s),
  - e. Adequacy and quality of proposed sanitary sewer and water facilities,

## GOALS, OBJECTIVES, AND POLICIES

- f. Adequacy of administrative and/or community services (i.e. general government, public works, police/fire protection, etc).
3. The City should take measurable steps to implement the Comprehensive Plan as may be amended.
4. The City should concentrate public investment in projects which achieve multiple goals such as commercial revitalization, environmental restoration/preservation, housing stock diversification, and furthering options for an aging population.

**Objective B:** Encourage infill development and redevelopment where possible to maximize the public's investment in infrastructure.

Policy/Recommendations:

1. The City should pursue public/private partnerships designed to assist with either the removal of existing buildings that have exceeded their useful life or the revitalization of structures where possible.
2. The City should advise property owners/potential developers of appropriate re-uses for under-utilized properties.
3. The City should support infill development on vacant lots within existing subdivisions.

**Objective C:** Protect the integrity of existing, stable residential neighborhoods.

Policy/Recommendations:

1. The City should monitor the quality of housing stock and enforce codes and ordinances relating to outdoor storage, residential parking, landscaping, dangerous buildings, etc.
2. The City should formulate a plan to address properties exhibiting signs of delayed maintenance, including application to the Small Cities Development Program for owner occupied rehabilitation grants.
3. The City should strive to limit non-residential land use intrusions into residential neighborhoods and require appropriate buffering and/or screening between non-compatible land uses.
4. The City should require infill residential units to be compatible in use and scale with the surrounding neighborhood.
5. The City should limit home occupations to businesses customarily found in homes which employ only household residents and that do not sell products or services to customers at the premises.

### ***GOAL #2: Preservation of Small-Town Atmosphere, Community Identity, and Historic Character***

**Objective A:** Work to ensure the City of Olivia continues to be a community with its own distinctive character and sense of place.

## GOALS, OBJECTIVES, AND POLICIES

### Policy/Recommendations:

1. The City should retain existing and create more places and spaces for people to gather and interact, especially within the Downtown corridor.
2. The City should embrace efforts to preserve and brand the Downtown as the historical focus of the community's heritage.
3. The City should consider allowable uses, design guidelines and mixed use opportunities within the Downtown as a means of providing for a multi-functional, pedestrian-oriented Downtown core.
4. The City should deliberately strive to maintain government/social services, the post office, the library, and other places of assembly within the Downtown.
5. The City should review structure siting guidelines as they relate to the development of commercial nodes and related uses adjacent to the Highway 212 corridor so as to promote the corridor as an orderly, aesthetically pleasing, and balanced reflection of community values and priorities.
6. The City should require infill development in previously built-up areas be sympathetic in scale and bulk to existing development within the immediate area. For example, redevelopment in the Central Business District should be designed to place buildings forward on lots, have parking in the back of the structure, and require minimum densities similar to existing development (e.g. 90% of the lot may be required to be covered by structures). In another example, infill development in residential neighborhoods within the original townsite could be required to be similar to the existing housing styles – either single story or two story, depending on what is most prevalent.
7. The City should work with the Historical Society and downtown property owners to catalog existing sites of significance within the downtown. The entities could also research and consider the establishment of architectural policy suggestions regarding roof lines, entry ways, window placement/design/treatment, building exteriors, signage, etc.

### **Objective B:** Retain the spirit of a small town.

### Policy/Recommendations:

1. The City should pursue activities that encourage face to face interaction of community participants on a reoccurring basis. Such activities may include, but are certainly not limited to, planning communitywide events or activities, outreach to community members so as to seek superior participation in public decision-making processes, and nurturing of civic and community organizations so as to cultivate their long-term health and viability.
2. The City should continue to invest in medical facilities and opportunities which have historically been a cornerstone of the community's spirit and purpose.
3. The City should collaborate with education resource providers so as to continue to support preservation and advancement of educational resources which are critical to retaining families and children in the community.

## GOALS, OBJECTIVES, AND POLICIES

4. The City and/or EDA could work with business/property owners to develop unified promotional events supported by local business groups, the Chamber of Commerce, and civic organizations, to attract customers to the downtown or highway business corridors.

### ***GOAL #3: Preserve and Enhance Quality of Life***

**Objective A:** Create a sustainable community.

Policy/Recommendations:

1. The City should retain existing places and spaces where people gather and interact, especially within the Central Business District (i.e. Downtown).
2. The City should consider educating property/business owners of the advantages of planned landscape design and the benefits of incorporating of greenspace, courtyards and gathering places within new development and redevelopment efforts.
3. The City should provide and plan for public facilities/uses needed to support the current and future needs of the community.
4. The City should avoid decisions potentially leading to the polarization of the community into one age group, income group, or educational level.
5. The City should continue to pursue economic development activities designed to increase wealth in the community whether related to increased investment in the community by its existing members or attracting new members to the community.
6. When making land use decisions the City should review and relate the request to the future land use map, vicinities grouped as being areas of stability or areas of change, and areas guided toward redevelopment or reinvestment.

**Objective B:** Provide park, trail, and recreational opportunities in a responsible and responsive manner.

Policy/Recommendations:

1. The City should maximize existing park facilities and recreational opportunities by seeking proactive operation and maintenance of such facilities and opportunities.
2. The City should require the development of parks, trails and/or sidewalks (sidewalks should be adjacent to collector streets) to service neighborhoods and provide access to other community amenities such as places of commerce, educational facilities and larger community parks.
3. The City should create planned trail and/or sidewalk connections from neighborhoods to parks and linkages between parks.
4. The City should continue to monitor the need and provision of park and recreational amenities for all age groups such as playground equipment for children, athletic fields for adults, and passive recreation for seniors.
5. The City should collaborate with the school district to provide for joint use of school/park facilities.



## GOALS, OBJECTIVES, AND POLICIES

**Objective C:** To the extent possible, establish a balance between promoting, protecting, enhancing and preserving natural and physical features (including, but not limited to, woodlands, wetlands, soils, steep slopes, surface waters, groundwater) while managing requests for development and redevelopment.

Policy/Recommendations:

1. The City should encourage efforts to preserve wildlife species including preservation of natural habitat areas and pre-settlement (native) vegetative communities where feasible.
2. The City should identify and protect significant scenic areas, open spaces, historic or archaeological sites. Emphasize proper management of open space areas in order to preserve trees, wildlife, pre-settlement (native) landscape communities, floodplain, water quality and similar environmentally sensitive features.
3. The City should encourage restoration activities that reintroduce examples of landscape characteristics which historically defined the physical environment of the City and region, most notably prairielands.
4. The City should encourage development/redevelopment to conform to the natural limitations presented by topography, soils or other natural conditions.
5. The City should encourage the use of natural resource data/studies for planning and review of development/redevelopment projects impacting soils, topography, groundwater etc.
6. The City should require continual compliance with approved subdivision grading/drainage plans and make sure such approvals are maintained.

**Objective D:** Protect the quality and use of surface water through support and coordination with the County Soil and Water Conservation District, watershed organizations and state and federal agencies.

Policy/Recommendations:

1. The City should encourage and promote land use practices to protect and improve surface water resources.
2. Prior to authorizing site plans and/or subdivision developments, the City should consider changes in relation to storm water quality and quantity resulting from the proposed activity.
3. The City should require appropriate erosion controls during construction, consider enforcing through developer's agreements and/or onsite inspections.
4. The City should support the coordination of planning and implementation efforts between the SWCD, watershed organizations, land, and resource management offices as well as state and federal agencies.

**Objective E:** Preserve the environment as a sustainable resource by helping ensure both present and future generations are left with a high quality of life.

## GOALS, OBJECTIVES, AND POLICIES

### Policy/Recommendations:

1. The City should coordinate plans and work with all agencies responsible for the protection and restoration of our environment.
2. The City should administer and support the state environmental review program (environmental assessment worksheet (EAW), environmental impact study (EIS)).
3. The City should initiate plans to correct any and all abuses and preserve areas critical to the City's way of life.
4. The City should strive to achieve Tree City USA status.
5. The City should encourage tree planting on private property within the City and investigate the adoption of a tree preservation and replacement ordinance as a part of the Zoning Ordinance to protect valuable trees in areas which will be developed in the future.

**Objective F:** Educate the community about its natural resource assets and encourage them to think about their use and impact on the natural resources of the community and greater areas.

### Policy/Recommendations:

1. The City should maintain a current list of persons to contact at various local, state and federal agencies which are responsible for protecting the environment.
2. The City should distribute new information relating to environmental regulations to all policy makers and elected officials as it becomes available.
3. The City should promote environmental stewardship including reducing, recovering and recycling waste materials.
4. The City should proactively build an appreciation for environmentally sensitive or significant areas within the community.
5. The City should seek opportunities, such as conferences and publications to learn about emerging issues regarding the environment and provide training for elected and appointed officials to assist them in dealing with the complexities of environmental issues.

**Objective G:** Conduct community outreach regarding sustainable building design principals.

### Policy/Recommendations:

1. The City should obtain or prepare information relating to sustainable building design for distribution to residents. Such information should address:
  - a. Site selection and layout,
  - b. Optimal energy efficiency,
  - c. Conservation and protection of water resources,
  - d. Use of materials that minimize life-cycle environmental impacts such as global warming, resource depletion and negative consequences for human health,
  - e. Enhancing indoor environment by maximizing day-lighting, controlling moisture and providing proper ventilation,
  - f. Consider operation and maintenance practices that reduce maintenance requirements, including water and chemical use.

2. The City should partner with a recognized expert to conduct a seminar (summit or workshop) for local contractors regarding sustainable building design.
3. The City should promote proper site selection for new construction including promoting consideration of reuse or rehabilitation of existing structures.
4. The City should request consultants preparing plans and specifications for new public construction projects consider Minnesota Sustainable Building Guidelines.

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### **III. HOUSING**

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#### ***GOAL #1: Provide a Favorable Choice of Housing Options***

**Objective A:** Provide for a diverse array of housing types and housing locations so as to prevent the polarization of the community into one age or income group.

Policy/Recommendations:

1. The City should pursue the development of safe, healthy and attractive residential environments which offer a broad choice of housing options.
2. The City should adopt a local rental housing code and pursue implementation of such a code.
3. The City should investigate crime free housing type programs for rentals.
4. The City should work with local social service and healthcare providers to gauge the continued adequacy of local housing and services conducive to retaining aging adults in the City.
5. The City should collaborate with local stakeholders to create additional housing suited for medical professionals.

#### ***GOAL #2: Sustainable, Well-Balanced Supply of Life Cycle Housing***

**Objective A:** Promote a variety of housing types, sizes and values.

Policy/Recommendations:

1. The City should continue to examine the existing supply and demand for dwelling units which meet the changing life-cycle needs of residents.
2. The City should support zoning and subdivision regulations allowing for the construction of a variety of housing types and price ranges.
3. The City's zoning ordinance should provide for and dutifully consider planned unit developments that provide a mixture of housing types.

## GOALS, OBJECTIVES, AND POLICIES

4. The City should allow for the development of multi-family housing units in areas that are physically suited to serve higher densities.
5. The City zoning ordinance should provide for and city leaders should encourage mixed use structures within the downtown.
6. The City should support the development of additional market rate and subsidized rental units.
7. The City should support the development of additional single-family attached units.
8. The City should actively review and promote potential areas of residential redevelopment and infill as a means of sustaining neighborhoods.

**Objective B:** Maintain the existing variety of housing types, sizes and values.

Policy/Recommendations:

1. The City should support reinvestment in existing housing units which provide a variety of options for all types of residents through public/private partnerships.
2. The City should protect the integrity of residential neighborhoods through code enforcement.
3. The City should support continued adequate rental unit conditions by considering a rental housing ordinance.
4. The City should establish and pursue appropriate remedies for care of vacant and/or foreclosed properties (e.g. lawn & sidewalk maintenance; prevention of utility freeze-up).

**Objective C:** Promote, support, and participate in regional housing efforts, activities, and partnerships.

Policy/Recommendations:

1. The City should remain engaged in regional, state, and national efforts designed to support the avoidance of foreclosures and/or the conversion of foreclosed properties to suitable uses.
2. The City should frequently review local/regional housing information and participate in local/regional housing studies and programs specifically as it pertains to the following:
  - a. Researching the feasibility of a lease to purchase program. Older existing housing stock provides an affordable ownership opportunity when compared with the costs of new construction. A regional lease to purchase program should be investigated; however, to make such a program function, a public or non-profit agency is needed to implement the program and funding sources must be identified.
  - b. Awareness of diversity issues; the City should recognize, embrace, and prepare for increased diversity in its population.
  - c. Addressing local and regional housing issues through cooperative efforts with neighboring communities.

**GOAL #3: *Well-Maintained Housing***

**Objective A:** Promote efforts to maintain existing housing stock and improve structures in need of major repair.

Policy/Recommendations:

1. The City should continue to address maintenance problems and code violations as a means of improving and strengthening the character of individual neighborhoods and avoiding blighting conditions.
2. The City should proactively address violations of property maintenance which pose public health and safety problems and threaten neighboring property values.
3. The City should explore and utilize home-improvement grants and loans to keep homes well-maintained.
4. The City should actively participate in programs that would assist buyers of older homes in providing for significant maintenance expenses such as re-roofing, replacing windows and upgrading siding.

**GOAL #4: *A Thoughtful Connection Between Housing, Environment, Recreation, and Employment***

**Objective A:** Embrace and promote the essential linkage between housing and employment.

Policy/Recommendations:

1. As additional employment opportunities arise the City should strive to provide and maintain appropriate housing types and options for wage earners of all levels.
2. The City should strive to provide routes for those walking or bicycling as a means of providing important links between residential neighborhoods and places of employment.

**Objective B:** Embrace and promote the essential linkage between housing and the environment.

Policy/Recommendations:

1. The City, through its Subdivision Ordinance and/or Zoning 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.

**Objective C:** Embrace and promote the essential linkage between housing and recreation.

Policy/Recommendations:

1. The City should continue to be mindful of the need for adequate park and recreation facilities for families and children within residential neighborhoods.
2. The City should routinely monitor available park and recreational facilities available to various residential neighborhoods and how they relate to the types of residents occupying the neighborhood as it evolves.

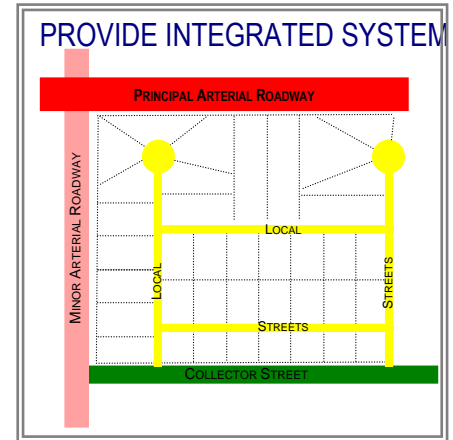
## IV. TRANSPORTATION

### GOAL #1: A Well Developed, Multi-Modal Transportation System

**Objective A:** Proactively collaborate with adjacent local units of government, regional entities, and the Minnesota Department of Transportation to synergize transportation planning and construction efforts.

Policy/Recommendations:

1. The City should work with county and state officials to provide for an integrated transportation network consisting of a variety of functional classifications (arterial, collector, local).
2. The City should consult with the County and/or MnDOT regarding potential impacts to transportation facilities prior to approving rezoning or plat requests abutting CSAH and state highways.
3. The City should work with county and state officials and the Olivia EDA to correct unsafe accesses to CSAH and state highways as individual parcels expand or redevelop.
4. The City should proactively contact MnDOT District Eight and Renville County regarding timing of future projects included in state and county plans. Local utility projects should be timed to coincide with the state and county projects if possible so as to avoid duplication of costs.
5. The City should work with MnDOT Dist. 8 to address pedestrian access in relation to the highway facility, especially as it relates to centers of activity within the City's Downtown.



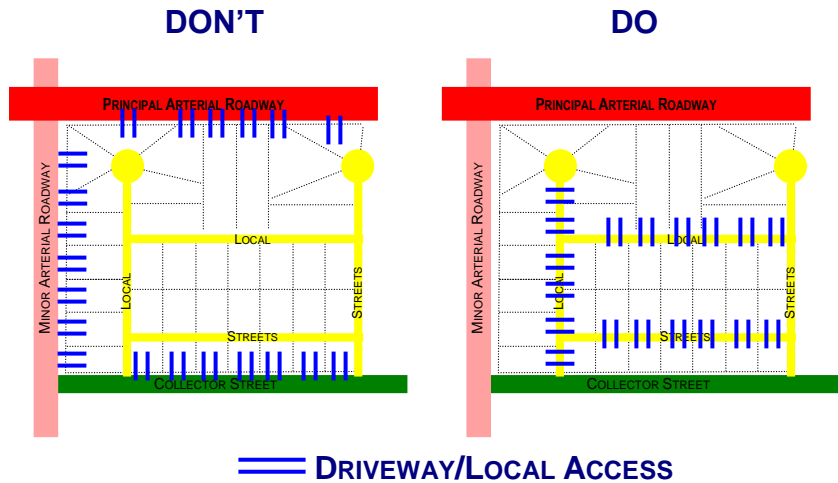
**Objective B:** Pursue appropriate access management strategies.

Policy/Recommendations:

1. The City should embrace the concept of Highways 212 and 71 as corridors serving the mobility needs of the region as opposed to the local need for access.
2. The City should work with property owners adjacent to Highway 212 to consolidate driveways and provide internal access between parcels so as to limit the volume of access points onto Highway 212.

## GOALS, OBJECTIVES, AND POLICIES

3. The City should avoid lot designs with driveways that enter onto arterial and major collector streets; instead business and residential driveways should be oriented to local streets that feed onto the highway at a few carefully designed and spaced intersections.



4. When reviewing site plans, the City should require entrances to sites be an adequate distance from intersection corners and turn lanes.
5. Except within the Central Business District and dwellings within the original townsite, the City should require residential and commercial uses have adequate space on site for maneuvering of cars and trucks without backing onto roadways.
6. The City should consider requiring adjacent businesses provide shared driveways and cross access easements so consumers can make multiple stops without entering Highway 212.

**Objective C:** Pursue transportation priorities in established areas as redevelopment occurs.

### Policy/Recommendations:

1. The City should strive to fill in the supporting roadway network with local access roads as part of the redevelopment process.
2. The City should incorporate new sidewalk/pathway segments as improvements to existing pedestrian and bicycle facilities as a part of redevelopment or street improvement projects.

**Objective D:** Embrace and provide for a range of transportation choices and options.

### Policy/Recommendations:

1. The City should seek to establish a sidewalk/pathway system which connects activity centers including the County Hospital, Renville County services/courthouse, the library, schools, places of worship, parks, and clusters of business establishments.
2. The City should promote the services of Central Community Transit as an option for transportation to work, medical appointments, necessary shopping, and the like.
3. The City should provide for railway access in industrial areas whenever possible.



## GOALS, OBJECTIVES, AND POLICIES

**Objective E:** Establish a collector street system which serves the City and region by providing essential continuity and connectivity.

Policy/Recommendations:

1. The City should work with county and state officials for approval of a Future Thoroughfare Map.
2. The City should take necessary actions to implement concepts illustrated in the Future Thoroughfare Map. Those actions may take place when development is proposed, when local street improvement projects are initiated, or as part of a capital improvement plan.
3. As development plans are presented to the City, future collector streets should be designed to provide continuity and prudent access to other collector streets and arterials and adhere to the recommended access management guidelines.
4. The City should embrace the following as priorities for the future system:
  - a. Installation of pedestrian facilities connecting the RC Hospital with local businesses, parks, BOLD High School, and residential neighborhoods.
  - b. Actively participate in the development of regional and integrated trail planning and construction so as to promote physical activity and healthy living.
  - c. Preservation of existing systems as opposed to new construction, accept as it relates to trail and sidewalk connections.

**Objective F:** Establish a local street system which provides excellent access to lower intensity land uses and funnels traffic to designated collector streets.

Policy/Recommendations:

1. The City should encourage proper spacing and connection of local street systems so as to provide excellent access to lower intensity land uses and discourage excessive vehicle speeds.
2. The City should discourage the use of local streets for on-site traffic circulation; on-site circulation should be accommodated off of the right-of-way.
3. The City should encourage local streets layouts that permit efficient plat layout while being compatible with adjacent roadways, municipal utility plans, and environmental constraints.
4. 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.

**Objective G:** Establish a logical and useable sidewalk/pathway system that meets the needs of the community.

Policy/Recommendations:

1. The City should require sidewalks along collector streets and arterials as well as leading to parks, schools, government buildings, and places of worship.
2. The City should strive to create direct pedestrian routes which are deliberately interconnected with all other modes of transportation.

## GOALS, OBJECTIVES, AND POLICIES

3. The City should maintain safe, secure, and convenient facilities for pedestrians into and within the Downtown.
4. The City should intentionally relate sidewalk design to the function and the anticipated amount of pedestrian traffic.
5. The City should require placement of pedestrian facilities as land is developed based on standards contained within the Subdivision Ordinance.
6. The City should provide ramps and curb cuts throughout the pedestrian system for physically challenged persons.

### ***GOAL #2: A Well Maintained Transportation System***

**Objective A:** Provide for routine maintenance and limited system expansion.

Policy/Recommendations:

1. The City should continue to implement its capital improvement plan to provide financial guidance in implementing a Future Thoroughfare Map and establishing a sidewalk/pathway system connecting activity centers.
2. The City should implement a routine maintenance program (e.g. sealcoating, resurfacing, and reconstruction) for streets and sidewalks as a means of prolonging the life of such facilities and scheduling funding.
3. The City should inventory existing streets to determine the life-expectancy of each segment.
4. The City should enforce local ordinances to prevent the discharge and/or tracking of granular material onto public streets resulting in premature damage to the bituminous surfacing.
5. The City should consider water, storm sewer, and sanitary sewer maintenance and replacement in conjunction with street improvement projects.
6. The City should ensure private contractors disrupting roadway surfacing are responsible for restoring the roadway in full.
7. The City should seek to correct potential traffic issues as individual parcels expand or redevelop.

### ***GOAL #3: Aesthetically Pleasing Arterial and Collector Roadway Corridors***

**Objective A:** Provide for a visually pleasing Highway 212 corridor which relates to the urban environment as it traverses the City.

Policy/Recommendations:

1. To protect the integrity of the Highway 212 and 71 corridor and the safety of the public, the City should consider implementing a frontage/backage road system in areas adjacent to each highway in areas guided toward commercial development. Whenever

## GOALS, OBJECTIVES, AND POLICIES

possible such roadways should be designed to accommodate at least one tier of lots on each side of the roadway (backage road concept).

2. As MnDOT proceeds with roadway improvements, the City should investigate streetscape improvements such as decorative lighting, walkways, ornamental trees, and other such amenities which will relate the roadway to the local cityscape.
3. The City should promote the Highway 212 entrance as a high-quality, aesthetically pleasing corridor which creates a distinctive impression of the City. Quality building materials, limited outdoor storage, preservation of existing environmental features, working with utility service providers to place utilities underground and landscaping should be emphasized.

**Objective B:** Provide for a collector street network which relates to the urban environment.

Policy/Recommendations:

1. The City should consider updating the Subdivision Ordinance to require the placement of sidewalks or pedestrianways adjacent to one or both sides of collector streets.
2. The City should consider the establishment of typical sections for collector roadways as part of a development manual. The typical sections would visually represent requirements for roadway, curbing, boulevard treatment, and sidewalks.
3. The City should promote quality development and maintenance of structures and parcels adjacent to collector streets.

### ***GOAL #4: Fiscally Responsible Transportation System Development and Maintenance***

**Objective A:** Proactively budget and provide capital for transportation system development and maintenance.

Policy/Recommendations:

1. The City should budget include construction of collector streets, reconstruction projects, and significant maintenance in the capital improvement plan.
2. The City should consider establishment of a policy relating to construction of collector streets which requires developers pay for the cost of a typical local street with the difference between construction costs for local and collector streets funded by the City.
3. The City should investigate various funding mechanisms available to support transportation projects, including but not limited to:
  - a. Federal Funding. The City may apply for federal funds for highways through the Surface Transportation Program of the Federal Highway Trust Fund, through MnDOT's District 8 Area Transportation Partnership (ATP). Solicitation occurs approximately every two years, with federal funding covering 80% of a project cost. Types of projects funded include highway reconstruction, safety projects, trails which are part of a project, transit and park-and-ride projects.
  - b. MSAS System. The State of Minnesota, through the gas tax and license fees, collects funds to be used to construct and maintain the State's transportation system. Most of the funds collected are distributed for use on the State's Trunk Highway (TH) system, the County State Aid Highway (CSAH) system and the Municipal State Aid Street (MSAS) system. Of the funds available they are

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## GOALS, OBJECTIVES, AND POLICIES

distributed 62% TH, 29% CSAH and 9% MSAS. Olivia is not eligible for MSAS status as its population is well below 5,000.

- c. MnDOT Cooperative Funds. The State of Minnesota has funds available to assist with cooperative projects which increase safety and mobility.
- d. MN Department of Natural Resources Grants. Various federal and state grants are available for the development or reconstruction of trails. Typically grants require a 50% match and illustration that the trail is not only of local importance but also of regional significance. Grant programs through the DNR for trail projects include the Federal Recreational Trail Grant Program, Regional Trail Grant Program, Outdoor Recreation Grant Program, and Local Trail Connections Program.
- e. Collector and Local Streets. Developers may be required to fund the entire cost of minor and major collector streets, as well as local streets as a part of their development fees

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## V. ***PARKS AND RECREATION***

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### ***GOAL #1: Adequate, Appropriate Park and Trail System***

**Objective A:** Maximize public's investment in existing park and trail facilities by maintaining features that meet the demonstrated recreational needs of the City.

Policy/Recommendations:

1. The City should conduct a detailed assessment of existing park and trail system elements in terms of: facility type, area served, accessibility, size, active/passive recreational opportunities provided, resource availability, recreation demand, level of service needed, etc.
2. Following said detailed assessment, the City should determine attributes and features of the existing park and trail system to retain and/or enhance.
3. The City should determine what, if any, existing park and trail system elements are no longer providing for a demonstrated need. Existing park and trail system elements for which a need is not demonstrated should be converted to services for which there is a demonstrated need.
4. The City shall maintain zoning and subdivision regulations that provide for and encourage the continued development of parks, open space, trails, and recreational opportunities.
5. The City shall identify needed capital investments applicable to existing park and trail system components. Capital investments in existing system components should be included in the five-year capital improvement program.
6. The City shall continue to provide for regular operations and maintenance of existing park and trail system components through the annual budget.

## GOALS, OBJECTIVES, AND POLICIES

**Objective B:** Provide active and passive park and recreational facilities to meet the needs of diverse groups within the community including, but not limited to, senior citizens and persons with differing ages, abilities, incomes, household types, etc.

Policy/Recommendations:

1. The City should strive for appropriate access for mobility impaired persons to park and trail system components and facilities throughout the City.
2. The City should strive to provide equal access to parks and open space areas throughout the community by providing for equal distribution of parks and open spaces throughout all sections of the City relative to user population densities.
3. The City should strive to provide adequate and equitable funding for the acquisition, rehabilitation and development of park and trail system components in a fair and equitable manner.

**Objective C:** Continue to enhance the value and recreational opportunity afforded by park and trail system components.

Policy/Recommendations:

1. The City should strive to promote park and trail system continuity and accessibility by linking municipal system components and maximizing opportunities to link to regional systems.
2. The City should connect areas of interest within the community such as commercial areas, parks and residential neighborhoods to the interconnected park and trail system.
3. The City should identify and prioritize natural areas and special places to preserve or create as part of the park system.
4. The City should apply official controls, such as park dedication requirements, to ensure that appropriate park land is provided with new development. Whenever possible, land dedication should relate to the approved park and trail plan.
5. As street/utility reconstruction occurs within the developed part of the City in areas designated for future trail and/or sidewalk development, the City should strive to implement the approved park and trail plan.
6. The City should continue to consider opportunities for shared facilities and/or system linkages provided by the presence of regional facilities, educational institutions, other units of government, and private enterprise.

**Objective D:** Promote economic, health, and practical benefits of park and trail system components.

Policy/Recommendations:

1. The Park Board should further educate the public and promote the use of the parks by working with other local/regional governmental units, health care providers, local food producers, civic groups, and schools to create information to be distributed to new residents and available to the public regarding City parks and activities at the parks. Such collaboration should also review common park signage elements as a means of linking the park system and notifying the public of where public parks are located and how to access.

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## GOALS, OBJECTIVES, AND POLICIES

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2. The City should consider development of an educational or promotion program to encourage residents to be more active and healthy and take advantage of the park and trail opportunities both locally and regionally.
3. The City should continue its pursuit of a “Safe Routes to School Program” to encourage students to walk or bike to school via a system of sidewalks, trails, and bikeways.
4. The City/EDA should consider methods of promoting park and trail system components to tourists and/or community visitors.

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### **VI. PUBLIC SERVICES**

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#### ***GOAL #1: Reliable, Efficient, Cost Effective, Environmentally Sensitive Utility Systems***

**Objective A:** Provide utility services and systems that continue to meet community needs.

Policy/Recommendations:

1. The City should proactively maintain and upgrade existing utility infrastructure on a regular and timely basis.
2. The City should consider updating the Subdivision Ordinance to include specific size requirements for utility lines and mains.
3. The City should conduct addition evaluation of the scope of inflow and infiltration issues to isolate primary problem areas for repair.
4. The City should collaborate with adjacent communities to provide comprehensive services and most affordable rates to the extent possible.

**Objective B:** Continue to provide utility services and systems that are cost effective.

Policy/Recommendations:

1. The City should direct growth and redevelopment to areas already serviced by municipal utilities.
2. The City should require that all new developments pay representative costs for capacity, extension and connection within the public utility system.
3. The City should research and implement water and energy conservation techniques and programs consistent with utility plans.
4. The City should continue to include capital improvements to utilities in the Capital Improvement Program.
5. The City should continue to plan for future utility needs and structure rates and fees to ensure future users and development pays for infrastructure costs.

## GOALS, OBJECTIVES, AND POLICIES

6. To avoid duplicate costs, the City should coordinate future street construction/reconstruction with needed municipal utility construction and reconstruction.
7. Although not required, the City may wish to produce a detailed inventory of utility facilities and lines 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.

**Objective C:** Protect the integrity and quality of existing utility facilities and lines.

Policy/Recommendations:

1. The City should be diligent in administering the Wellhead Protection Plan.
2. The City should collaborate with Renville County to address independent sewage treatment systems within the corporate limits and/or the annexation area.
3. "Wet industries" or manufacturers which use high levels of water should be encouraged to recycle water.
4. Storm water should be treated as required by the Building Code and other state and federal laws prior to discharge into the storm sewer.

### ***GOAL #2: A Well Informed Public that is Active in Utility System Planning and Proper System Usage***

**Objective A:** Consistently provide concise information to the public regarding utility system planning efforts.

Policy/Recommendations:

1. The City should provide the public information regarding the location and design of infrastructure through many channels, including, but not limited to, newsletters, press releases, public hearings, open houses, question/answer sessions, website postings, etc.
2. The City should attempt to provide information which is clear and easy to understand.

**Objective B:** Educate the public about proper utility system usage and opportunities to conserve system capacities.

Policy/Recommendations:

1. The City should host open houses at various utility facilities to provide the public an opportunity to become informed about existing facilities.
2. The City should educate the public about what should and should not be placed in the sanitary sewer system.
3. The City should identify storm sewer inlets and outlets and educate the public about proper use and care of such items.



4. The City should provide brochures, fact sheets, and other information to the public regarding water and energy conservation.

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### ***VII. ECONOMIC DEVELOPMENT***

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#### ***GOAL #1: A Pleasing Mix of Pedestrian and Vehicular Oriented Commercial Opportunities***

**Objective A:** Maintain a pedestrian- friendly downtown.

Policy/Recommendations:

1. The City should consider the following items when updating ordinances relating to the downtown and keep the following in mind when reviewing projects within the downtown:
  - a. While architectural style may not be dictated, architecture should promote construction that complements traditional buildings located in the downtown.
  - b. New buildings need not be historic replicas, but should offer high quality and compatible interpretations of the traditional styles present within historic and traditional downtowns.
  - c. Regardless of style, new buildings should use traditional materials (masonry and hardy plank) and should reflect the predominant scale, height, massing, and proportions of traditional downtown buildings.
  - d. Improvements and additions to existing buildings with architectural or historical interest should reinforce and enhance the original characteristics of the building rather than apply new or different stylistic treatments.
2. The City should pursue humanscale design elements within the downtown including more sidewalk connections, the addition of street furniture and/or gathering spaces, outdoor music, additional greenspace and the like.
3. The City should consider promoting landscaping treatments used to enhance the pedestrian experience, complement architectural features and/or screen utility areas. The use of flower boxes, planters and hanging flower baskets by individual businesses could be encouraged.
4. In order to reinforce the existing building line and to facilitate pedestrian access and circulation, principal buildings within the downtown should be built to the front property line and should be oriented so that the front of the building faces the public street. New construction and infill buildings should maintain the alignment of facades along the sidewalk edge. Exceptions may be granted if the setback is pedestrian-oriented and contributes to the quality and character of the streetscape. An example would be for outdoor dining.
5. The City should continue to embrace Downtown revitalization efforts by retaining a dialogue with the community, business owners, and other stakeholders.
6. The City should consider increasing and/or targeting incentives available to boost housing variety in the Downtown coupled with retaining store fronts on lower levels.

## GOALS, OBJECTIVES, AND POLICIES

**Objective B:** Promote/support vehicular-oriented commercial areas.

Policy/Recommendations:

1. The City should consider the following items when updating ordinances relating to the highway business district and be mindful of the following when reviewing projects within the highway business district:
  - a. Service business developments should be complimentary the environment and adjacent land uses. Developments along Highway 212 should be of a specialized nature exhibiting the unique needs associated with highway access and visibility.
  - b. 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. Direct property access to the highway should be discouraged in favor of grouping parking locations and orderly cross access between parking lots.
  - c. New commercial development should relate to existing development, transit corridors, and residential developments. For example, trees could line a pathway creating physical and aesthetic connections to existing development.
  - d. 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.
  - e. Buildings and other improvements within highway business areas should be designed for the site on which they are to be placed. When designing and siting new buildings consideration should be given to the relationship of the proposed structures or improvements and existing structures, scenic values, viewsheds, and environmentally significant/sensitive areas.
2. Intense, vehicular-oriented commercial uses should be limited to areas guided toward such uses within the future land use map and directly related to serving the driving public.
3. The City/EDA should deliberately work to renew existing areas of aging auto-oriented lineal commercial strip development while respecting the needs of existing single-family neighborhoods adjacent to said commercial development.
4. New development should be undertaken as a means of responding to current needs/desires of the public, however, such development should be designed using sustainable techniques which assist in future redevelopment/reuse.

### ***GOAL #2: Abundant Opportunity for Industrial Growth and Job Creation***

**Objective A:** Promote and support industrial development as a means of diversifying the tax base and encouraging quality employment opportunities.

Policy/Recommendations:

1. The City should continue efforts to retain and attract industrial development which enhances the tax base, provides quality job opportunities, and is energy efficient.
2. The City should work with property owners to develop future industrial areas adjacent to current industrial zoned land, to assure an adequate supply of industrial land is available for development in the future.

## GOALS, OBJECTIVES, AND POLICIES

3. Industrial activities complementary to existing uses should be identified and the development of such industries should be promoted and facilitated.

### ***GOAL #3: Maintain Status as an Educational, Health, and Government Services Hub of Renville County***

**Objective A:** Maximize the economic development potential of the BOLD High School, Renville County Seat, and RC Hospital.

Policy/Recommendations:

1. The City should collaborate with RC Hospital to identify complimentary and/or spin-off services and needs which are not located in the City but would be a pleasant and convenient addition.
2. The City should collaborate with Renville County Commissioners to identify complimentary and/or spin-off businesses related to government services and needs which are not located in the City but would be a pleasant and convenient addition.
3. The City should capitalize on the growing presence of aging adults within the community and anticipate long-term needs of an aging population especially as it relates to housing, accessibility, employment, and transit.
4. The City should promote the presence of the health services industry within the community to new residents and residents of Renville County and those seeking care for aging seniors.
5. The City should work to keep aging residents within the community by providing a range of services and activities consistent with an aging population.
6. The City should work with business owners to keep aging residents active within the community by providing a range of employment opportunities.
7. The City should work with state and county work force offices to provide job training and transition options to aging residents.
8. The City should support/encourage superior levels of service provided by local health care industry participants.
9. The City should investigate potential cooperative educational opportunities (public outreach and internal) focused on maintaining youth within the community after high school graduation.
10. The City should support cooperation between BOLD High School, RC Hospital/Clinics, agricultural research and seed industries, and professional contract services providers regarding a student work release programs and job shadowing opportunities in an attempt to interest youth in similar professions.

***GOAL #4: Continued Proactive Support for Economic Development***

**Objective A:** Focus on creating infrastructure needed to support economic development.

Policy/Recommendations:

1. The City should pursue the development of 'shovel ready' commercial and industrial lots featuring complete urban services.
2. The EDA should develop/implement an annual work plan and long-term goals.
3. The EDA should continue to partner with local businesses to further economic development goals and offer a well-used link between business owners and local government.
4. The City should support local businesses in securing appropriate workers through opportunities available through the workforce development center and local educational institutions.

# 4

## LAND USE PLAN

### **I. PURPOSE**

The Land Use Plan is the navigational hub and center-point of this Comprehensive Planning effort. The land use plan sets forth the City's diagram for the desired form, pace and intensity of future growth and redevelopment. All subsequent planning efforts including, but not limited to, facilities, utilities, and fiscal planning will stem from this common center. Land use planning will help Olivia prepare for success in reaching its 2030 vision.



A basic goal for the land use plan involves guiding investment and resources to designated areas and helping to stabilize areas where little change is expected over the course of the plan.

In addition, this portion of the Comprehensive Plan describes existing patterns of development and compares/contrasts that with desired patterns of development. For example, the land use plan identifies under-utilized areas within established neighborhoods; as such the City may wish to direct rehabilitation resources (time, policy and fiscal) toward those under-utilized areas. In another example, the City may wish to move away from lineal, single tier highway commercial development toward the establishment of commercial nodes centered on high functioning intersections.

Good land use planning equates to sound municipal policy-making.



**ASK:** Does this plan prepare Olivia for success in pursuing its vision?

Other fundamental purposes of the land use plan include: maintaining/promoting cost-effective, orderly development and redevelopment patterns throughout the City; enhancing the quality of life within the City; and, resisting deterioration of the developed areas of the City.

This portion of the Olivia Comprehensive Plan includes:

- Analysis of existing land use Inventory/analysis by type and volume;
- Analysis of zoning classifications;
- Analysis of potential reinvestment areas and identification of areas of stability and areas of change; and
- A future land use map.

The vision for future growth and development of land forms the basis of this plan. As defined throughout various public input sessions, refined by Olivia Comprehensive Plan stakeholders, and stated in the Introduction to the Comprehensive Plan, the following Visioning Statement is the guide for the development of this element of the Comprehensive Plan:

**In 2030 Olivia will be a booming and vibrant community growing as a regional, economic, and education center with a commitment to maintaining access to quality healthcare while supporting healthy and active lifestyles.**

## II. EXISTING LAND USE

The Existing Land Use Map, Map 4-1, at the close of this Chapter is intended to illustrate the location and distribution of a variety of land uses throughout the City. The map includes general categories in order to group certain uses together and still understand the nature of such uses without specifically stating the exact trade or type of use by its common name.

The City of Olivia consists of twelve existing land use areas:

**A Agricultural** - Agricultural uses exist on the edge of the City with areas concentrated in the northern part of the City. Only one agricultural farmstead exists in the City and the use consists mostly of agricultural fields.

**R-1 Low Density Residential** - This residential use consists of detached single family homes and is the dominant use in the City.

**R-2 High Density Residential** - Multiple family residential includes all categories of attached housing such as apartments, condominiums, townhomes, duplexes, quads and senior housing.

**MH Manufactured Home Park** - Manufactured Home Park consists of one area of the City where detached manufactured homes existing in the northern part of the City.

**B Business** - Commercial uses are those that supply goods and services to the general public.

**THIS EXISTING LAND USE INVENTORY**  
is based on a physical site survey  
conducted by MDG in the  
summer of 2013



The site inventory may or may  
not be equal to the **EXISTING**  
**ZONING CLASSIFICATION**



**NOTE**

## LAND USE PLAN

**I Industrial** - Uses classified as industrial are those that create employment opportunities through manufacturing, assembly, warehousing and similar operations.

**PS Public and Semi-Public** - Public and Semi-Public uses include lands and facilities such as City Hall and schools. This category also includes religious institutions such as churches and cemeteries.

**GC Golf Course** - This specific category includes the one golf course located in the City.

**P Parks and Open Space** - Land Classified as parks and open space provide a variety of recreational opportunities. This category includes publicly owned open space and City parks.

**V Vacant** - Lands classified as vacant are parcels that do not contain developed land uses. Vacant parcels may be property that is currently under-utilized or land that is presently used for agricultural purposes.

**ROW Road Right of Way** - Right of way includes public right of way that is currently used for roadways or is available to accommodate public roads in the future.

**RR Railroad Right of Way** - Railroad right of way is very similar to road right of way in that it is right of way that is currently uses for railways.

The Existing Land Use Map illustrates the different land uses within the City on a parcel by parcel basis. The following Table 4-1 highlights the existing land uses by acreage and percentage of total land volume within the City as of the date of the plan. The Table illustrates the predominate land uses are: agricultural (30%), residential (25%), and commercial/industrial (16%).

**Table 4-1  
Existing Land Use**

LAND USE	2013 Acres	2013 Percent
<b>A Agricultural</b>	383.33	29.79%
<b>R-1 Residential</b>	299.11	23.25%
<b>R-2 Multiple Family Residential</b>	18.08	1.41%
<b>MH Manufactured Home Park</b>	6.59	0.51%
<b>B Business/Commercial</b>	76.88	5.98%
<b>I Industrial</b>	125.35	9.74%
<b>PS Public and Semi-Public</b>	157.11	12.21%
<b>GC Golf Course</b>	60.22	4.68%
<b>PO Parks and Open Space</b>	40.59	3.15%
<b>V Vacant</b>	61.27	4.76%
<b>RR Railroad Right of way</b>	58.06	4.51%
<b>TOTAL ALL LAND USES</b>	<b>1286.59</b>	<b>100.00%</b>

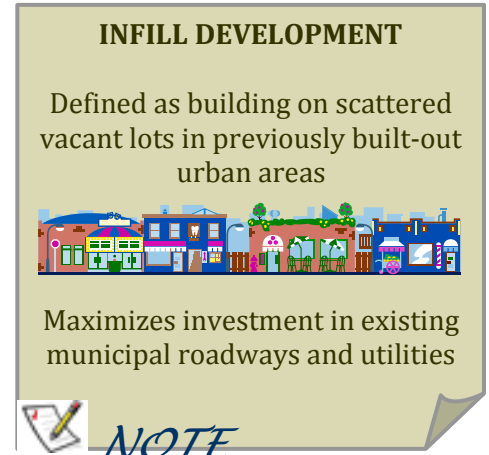


### III. INFILL AND REDEVELOPMENT POTENTIAL

#### A. Infill Potential

As a means of helping to maximize the public's investment in infrastructure, the City should emphasize the use of currently available sites within the municipal service area prior to the development of alternative sites. Additionally, efforts shall be made to ensure proper placement and phasing of urban expansion and the maintenance of existing and future land use compatibility.

At the time of this comprehensive plan update, a significant volume of acreage is contained in vacant lots within residential plats. MDG has identified approximately 35 vacant single family detached lots within recently platted residential subdivisions. In addition MDG has identified a handful of lots within the urban service area that contain small detached accessory structures/garages but no principal structures were identified. Infill lots within the existing urban area provide a significant opportunity for the City to maximize its investment in existing infrastructure.



#### B. Redevelopment



Participants in the comprehensive planning process identified potential redevelopment or reinvestment areas are primarily identified north of Highway 212 in the northeast residential areas developed several years ago. The City should make a conscious decision to focus redevelopment efforts on commercial and residential areas/parcels in the more established areas of the City north of Highway 212.

The City acknowledges revitalization efforts and resources such as staff time and financial incentives may have a higher rate of return if combined with private investment.

#### C. Areas of Stability and Areas of Change

As illustrated in Map 4-2 at the close of this Chapter, community members participating in the public input and visioning process were asked to identify areas of stability within the community and areas of change within the community. Areas of stability are defined as those places where the overriding goal for the future is to maintain the character of the neighborhood and protect the areas from unwelcome influences by inconsistent uses. Areas of change are defined as places where financial investments are desired or expected. Financial investments might be needed for rehabilitation, redevelopment or new construction. Areas of stability should be maintained and examined in terms of adequacy of existing land use controls. Additional investments should be directed toward areas of change.



## IV. FACTORS POTENTIALLY AFFECTING FUTURE GROWTH

### A. Rate and Timing Factors

The City of Olivia faces stable to declining population forecasts. This fact combined with several existing vacant single family detached lots make additional development unlikely. The exception will be if specific types of housing is found to be in demand (e.g. empty nester options, options for young professionals) and the City/EDA decide to provide incentives and or development leadership for such housing.

The rate and timing of growth within a community are influenced by several factors, some of which may be controlled by the city and others over which the city has little or no control. The following are some factors which influence the rate/timing of growth:

<u>FACTOR</u>	<u>AMOUNT OF LOCAL CONTROL</u>
Economy	Very Limited
Availability of Developable Acreage	Some
Presence of Sewer Treatment/Water Capacity	Significant
Zoning Ordinance	Significant
Subdivision Ordinance	Significant
Capital Improvement Plan	Significant

Market conditions will have a major impact on housing types as well as the City progresses toward the year 2030. Interest rates, land/material prices and inflation, gas prices, among other factors will significantly impact buyer preferences.

Projections of population and households in Olivia identified in Chapter Two of this Plan are based on projections, estimates, and extrapolations from the Minnesota Demographer's Office. These aforementioned projections form the basis of demand/supply calculations used in formulating the boundaries for the Future Land Use Map.

### B. Historic Preservation

A query of the National Register of Historic Places revealed historically designated properties within the City of Olivia. The City should commit to preserving the downtown central business corridor as the historic identity of the City. In addition, the City should commit to preserving the 'small town rural atmosphere' as historically defined by important topographical features, vegetation and wildlife.

### C. Solar and Wind Access Protection

The City recognizes the importance of protecting access for solar collectors and wind energy conversion systems from potential interference by adjacent structures and vegetation.

### D. Wellhead Protection

The City recognizes the importance of protecting drinking water and maintaining a safe distance around drinking water wells. Therefore, the City approved a Phase II Wellhead Protection Plan (WHP) in June of 2014. The WHP is an important tool and will be implemented as provided for in the document and referenced in conjunction with applicable land use requests.

Goals included in the WHP were identified by a WHP team after considering the impacts that 1) changing land and water uses have presented to drinking water quality over time, and 2) future changes that need to be addressed to protect the community's drinking water. The goals identified include:

- Maintain a safe and adequate drinking water supply for community residents;
- Prevent contaminants from reaching levels that present a risk to people's health.
- Maintain communication with Renville County on potential land use changes; and
- Provide the citizens with educational materials and other resources to assist landowners with drinking water protection issues such as private well use, maintenance and sealing assistance and Class V wells.

### ***E. Zoning Districts***

The existing zoning map is included as Figure 4.1 at the close of this chapter. While it should be a goal of the City for the zoning map to be as consistent with the future land use map, it is not a requirement in outstate Minnesota.

## V. FUTURE LAND USE

A Future Land Use Map is attached as Map 4-3 at the close of this Chapter. The Future Land Use Map offers a visual representation of future land use projections. This plan and subsequent documentation takes into consideration the land uses that have previously been approved by the city, and the land uses encourage compact, contiguous development. It efficiently uses the existing and proposed infrastructure and capital investment. As previously noted, there is more acreage included in the future land use map than the city will logically consume by the year 2030. It is noted projected land uses depicted on Map 4-4 may be adjusted in location if the location of collector streets are changed, as previously unforeseen forces and/or markets change, and as unpredicted circumstances arise.

Future uses of land shall be consistent with the Future Land Use Map.

Amendment of the Future Land Use Map should not be impulsive or erratic or to the benefit of a specific property owner. Amendment of the Future Land Use Map are processed as an amendment to the Comprehensive Plan. As such, amendment may originate from the Planning Commission, the City Council or the fee owner of property affected by the Future Land Use Map. If the amendment request is from a fee owner, the fee owner shall bear the burden of proof the proposed amendment is not capricious or of sole benefit to the applicant. All amendment requests require a public hearing by the Planning Commission. Following the public hearing the Planning Commission shall make a recommendation to the City Council to approve or deny the amendment request pursuant to findings of fact. The recommendation (in resolution form) and findings of fact shall be forwarded to the City Council for action. The City Council shall memorialize action on the request through a resolution. Approval shall require a super-majority vote of the City Council. Comprehensive Plan amendment requests are subject to M.S. §15.99 (as may be amended).

The Future Land Use Map identifies different land uses in the City which are identified as follows:

- Low Density Residential
- Medium and High Density Residential
- Business (Commercial)
- I Industrial
- PS Public and Semi-Public
- GC Golf Course
- PO Parks and Open Space
- A Airport

The Future Land Use map classifications are the land uses that are proposed to guide Olivia's future growth. Each of the proposed land use classifications should have a corresponding zoning district(s) as shown in Table 4-2.

**Table 4-2  
Future Land Use and Zoning Classification Matrix**

<b>Future Land Use Classification</b>	<b>Zoning Classification</b>
<b>Low Density Residential</b>	R-1 District - Low Density Residential District, AG District - Agricultural District
<b>Medium/High Density Residential</b>	R-2 District - High Density Residential District
<b>Business/Commercial</b>	B-3 District - Central Business District, B-1 District - Highway Business District

## LAND USE PLAN

Future Land Use Classification	Zoning Classification
<b>I Industrial</b>	I-1 District - Light Manufacturing Industrial District, I-2 District - Heavy Manufacturing Industrial District
<b>PS Public and Semi-Public</b>	R-1 District - Low Density Residential District, R-2 District - High Density Residential District, B-3 District - Central Business District, B-1 District - Highway Business District, I-1 District - Light Manufacturing Industrial District, I-2 District - Heavy Manufacturing Industrial District
<b>GC Golf Course</b>	R-1 District - Low Density Residential District,
<b>PO Parks and Open Space</b>	R-1 District - Low Density Residential District, R-2 District - High Density Residential District, B-3 District - Central Business District, B-1 District - Highway Business District, I-1 District - Light Manufacturing Industrial District, I-2 District - Heavy Manufacturing Industrial District
<b>A Airport</b>	I-1 District - Light Manufacturing Industrial District,

Each of the future land use classifications could be further subdivided but in order to simplify the future land use map only eight classifications were used. For instance, MHD Medium and High Density Residential could be further subdivided into a medium density and a high density classification. The underlying zoning of the property shall control the type and density of the use as shown in Table 4-2. Each future land use classification is described below in the following descriptions.

**LD Low Density Residential** - This classification provides for a range of lower density housing opportunities. This classification along with industrial is the largest land classification in the City. It also includes a large area of land located outside the current City boundary. Single family detached homes, two-family attached homes (duplex and twin homes and detached townhomes are allowed in this classification. Other uses that relate well to single family are also permitted such as churches, schools and municipal buildings. Land within this category should be served with municipal utilities and low density residential ranges from 0 to 4 units per acre.

**MHD Medium and High Density Residential** - This classification provides for a broader range of housing options but at a higher density and typically acts as a buffer between the low density residential and commercial and industrial classifications. Typical uses include attached housing (townhomes and apartments), small lot detached townhomes, condominiums, and manufactured home parks. Mixed use developments with a mix of housing styles including detached single family and two-family attached homes (duplex and twin homes) may be realized under a planned unit development scenario if the overall density is above 4 units per acre. Medium density residential uses range from 4 to 8 units per acre and high density residential uses range from 8 units and above per acre. All land within this classification should be served with municipal utilities.

**C Commercial** - This classification includes a wide range of commerce, entertainment, retail, dining, office and uses that provide services, goods and employment opportunities. The classification is found primarily along Highway 212 and the downtown area. The two main types of commercial activities in this classification are highway commercial and downtown commercial. Highway commercial is comprised of highway oriented commercial with some office and light industrial uses mixed in with. These types of uses are located along the highest traveled corridors and are dependent upon municipal utilities. Downtown commercial is typically identified as the "heart of the city" and is a mixed use, pedestrian oriented area. In Olivia Highway 212 acts as the main corridor through the downtown commercial area. The downtown commercial area should provide a gathering place for community civic events, provide access and exposure to the public arts and include unique restaurants, niche retail, office space and retail that supports the residential neighborhood. Downtown commercial areas are very intensely developed, usually with no setback or impervious surface coverage requirements and may contain multi-story buildings with housing opportunities on the upper floors and therefore the need to be served with municipal utilities. Downtown

commercial areas can be marketed as a unique regional amenity not found in other suburban mixed use developments and should focus on pedestrian access as well as mass transit opportunities due to the lack of parking in most of these areas.

**I Industrial** - The industrial classification, just like the commercial classification, will include different intensities of industrial uses such as light and heavy. The heavy manufacturing industrial uses would include all heavy industrial uses that can include mining activities, truck terminals, and large scale manufacturing as well as other uses. These uses, because of their nature require either isolation or buffers from other non-compatible land uses. The light manufacturing industrial uses could include the more typical small manufacturing businesses intended to have an office/warehousing character. Often these uses require large truck volumes so good access to the transportation system is expected. These industrial uses shall be limited so they can compatible exist adjacent to both lower intensity business uses and high intensity manufacturing uses. All industrial uses require municipal utilities.

**PS Public and Semi-Public** - This classification includes all the public and public related uses within Olivia. It is unique in that the primary objective of uses within this classification is the provision of services, frequently on a nonprofit basis, rather than the sale of goods or services. It is intended that the uses will be compatible with adjoining development, and they normally will be located along arterial or major collector streets. Specific uses can include government facilities, schools, cemeteries, libraries, post office and hospitals. These uses require municipal services and can be located with other types of uses including residential.

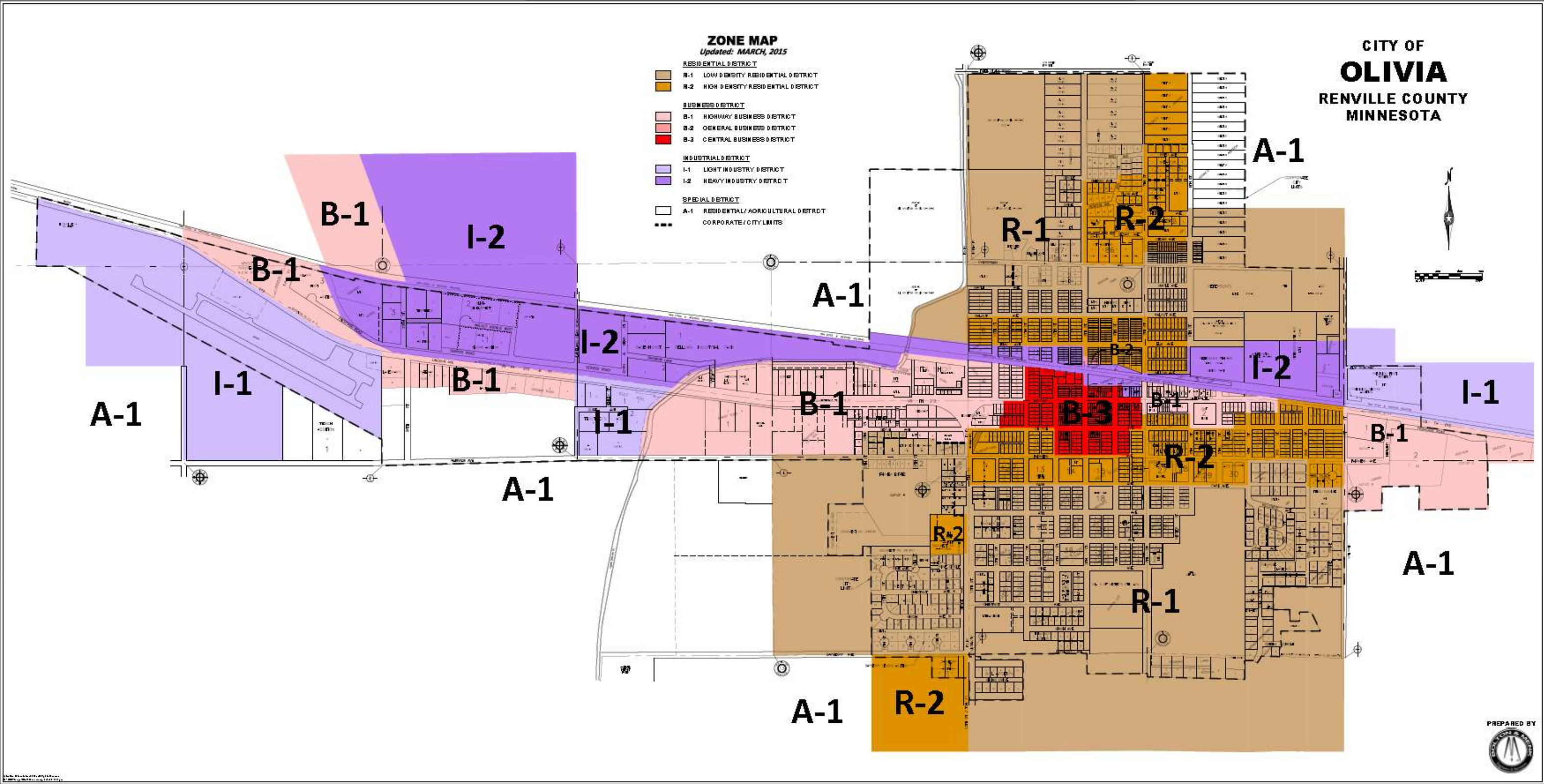
**GC Golf Course** - This classification is specific in nature to the golf course located in Olivia. This use is large scale and community or regional oriented and can be privately or publicly owned. While it is assumed that these uses will be around forever, it is not a certainty and therefore the creation of this future land use classification.

**PO Parks and Open Space** - This classification identifies city owned public parks and recreation lands as well as lands guided for future permanent public or private open space and is intended to provide for the preservation of sensitive natural areas and the protection and enhancement of wildlife habitat and greenway corridors. Both passive and active parks and natural areas are included and depending on what facilities are located at a park, municipal utilities are not required. Trails can be incorporated through these areas as a connection from one location to another.

**A Airport** - This classification once again is specific in nature to the airport located within Olivia. It is a large scale and regional oriented use that is publicly owned. It is similar to the public and semi-public classification yet important enough to be classified separately.



FIGURE 4.1: OLIVIA ZONING MAP





# 5

## PARKS, TRAILS, & RECREATION

### **I. PURPOSE**

Parks, trails, and open space facilities are valuable community resources that respond to diverse needs and contribute positively to the quality of life. Such facilities and opportunities benefit the public by:

**ASK:** Does this portion of the Comprehensive Plan prepare Olivia for success in pursuing its vision?



- Providing a necessary and satisfying change from the things we usually do and the places where we spend most of our time
- Providing health benefits
- Providing safety benefits (e.g. wellhead protection or flood control)
- Defining a community's image and distinctive character (remind people of what they once were, who they are, and where they are)
- Promoting economic development through enhanced real estate values and increased tourism
- Providing land use and transportation (e.g. create buffer areas and alternatives to traffic by passenger automobile)

Park, trail, and recreation planning is complicated in that such opportunities mean different things to different people. It is crucial to understand the different functions, benefits, purposes, and interactions of different park, trail, and recreational opportunities. It is also important to keep in mind that often times parks and recreational areas change over time to keep up with



changes in the demographic/social characteristics of the neighborhoods they serve. For example, a toddler play area may initially serve a new residential neighborhood; however, as the average age within the neighborhood changes the play area may be converted to recreational fields and then passive recreational facilities such as gardens, natural areas, etc.

Finally, it is necessary to embrace the truth that desired park, trail, and recreation opportunities don't happen without a shared vision and planning. To assure adequacy and maximum usability, recreation areas and facilities must 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.

To those ends, this element of the Comprehensive Plan will:

1. Describe park classifications
2. Describe trail classifications
3. Inventory existing facilities
4. Analyze existing services and community vision

Please note that established park, trail, and recreation goals, objectives, and policies are included in Chapter Three (3) of the Olivia Comprehensive Plan.

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## **II. PARK CLASSIFICATIONS (NATIONAL RECREATION AND PARK ASSOCIATION, NRPA)**

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City planners used to and occasionally still do evaluate adequacy of parks on an acreage-to-population ratio or scale (e.g. 10 acres of parkland for each 1,000 residents). The ratio or scale is still a valuable measure and will be in part used here. However, since parkland needs vary and change over time, this plan will also employ a systems approach to park analysis. The systems approach will compare the supply of park and recreation facilities with the demand for these facilities on the part of residents and other users. This approach is set forth in *Parks, Recreation, Open Space and Greenway Guidelines*, published by the National Recreation and Park Association (NRPA).

Park classifications provide a systematic way of categorizing park land so decisions regarding design, capital improvements, and maintenance/operation are based on the types and functions of parks. This classification system allows the level of service for each park type to be determined by analyzing the service area and identifying any gaps or duplications throughout the District. It is understood that park classifications can change over time. The following terms and descriptions shall be used to classify existing and future park facilities within the City of Olivia.

### **A. Mini Park (a.k.a. urban/pocket)**

Examples of this type of park include town squares, urban plazas, landscaped courtyards, promenades, and village greens. Mini parks address limited, isolated, or unique needs within a limited and concentrated service area. Mini parks may be used for active, passive, or a combination of active and passive purposes. These types

of parks sometimes meet the neighborhood park needs of surrounding residents. They can also provide opportunities for community events and enhance the identity of urban core and mixed-use districts.

Mini parks may be located in a variety of areas depending on the specific recreational need or the type of opportunity present. These parks are very small in geographic size typically ranging from 2,500 s.f. to one acre. Site selection criteria should include access from the surrounding area and linkage to community pathways. There are no specific criteria for the development of mini-park facilities. Parking is typically not required; however, site lighting for safety/security should be investigated.

### **B. Neighborhood Park**

Neighborhood parks are the basic unit of the park system providing informal activity or passive recreation for an adjacent neighborhood. This type of park serves as the focal point for recreational and social needs of a neighborhood. Neighborhood parks should be developed to service the active and passive recreational activities of the area it serves, including different age and income levels.

Neighborhood parks are usually designed primarily for spontaneous, non-organized recreation activities and/or to enhance neighborhood identity or preserve open space. Generally speaking, programmed activities usually do not take place in neighborhood parks and site development typically includes sidewalks, benches, landscaping, and play features for preschoolers. Neighborhood parks/playgrounds should connect with trails, which connect to other parks and neighborhoods.

The service area for neighborhood parks is generally one fourth to one half ( $\frac{1}{4}$  to  $\frac{1}{2}$ ) mile with the park located in the center of the area intended to be served. Since the primary means of getting to a neighborhood park is walking or biking, ease of access (interconnected trail, sidewalk, low volume local streets) and walking distance are priority factors in determining location. Neighborhood parks generally range from five to ten acres in size with the population density and demographic characteristics of the neighborhood it serves being important considerations. A balance of passive recreational opportunities (ornamentation, conservation, passive activities) and active recreational facilities (fields, courts, skating, splash pool, etc. primarily used informally in an unstructured manner) is needed. In addition, a pleasant outdoor environment will enhance use and draw residents to the park and, therefore, is an important design element.

Limited off-street parking (e.g. seven to ten spaces) is needed for those who must drive to the site. Park lighting should be used for security and safety with limited lighting on recreational facilities.

### **C. Community Park**

Community parks are larger in size and serve more wide-ranging purposes than neighborhood parks. Community parks focus on group activities and meeting community-wide recreation needs, retaining open space, and/or preserving unique landscapes.

Like neighborhood parks, community parks should strive to balance active and passive recreational opportunities. Community parks should serve more than one neighborhood with a service area of generally a third of a mile to three miles. Since most people arrive at community parks by automobile or bicycle, the site should be serviced by arterial and collector streets and be easily accessible from throughout the service area by trail or sidewalk.

The size of a community park is usually 20 to 50 acres, but can vary if open space or landscape preservation is the purpose of the park. Actual size of community parks should be based on neighborhood demographics, population density, resource availability, and recreation demand.

The NRPA suggests site selection guidelines include the site's natural area, preserving unique landscapes within the community, and/or providing recreational opportunities not otherwise available. When possible, community parks should be adjacent to natural resource areas and greenways.

Potential active recreational opportunities include large play structures, game courts, informal ballfields, tennis courts, volleyball courts, horseshoe areas, skating areas, swimming pools, archery ranges, and disc golf areas. Active recreational facilities may be used for programmed activities on an occasional basis with most facilities used in an informal, unstructured manner. Potential passive recreational opportunities include internal trails, individual/group picnic and sitting areas, nature study areas, bandshells, and ornamental gardens.

Off-street parking is essential; lighting for security, safety, and facilities should be as appropriate.

### ***D. Special Use Park***

Special use parks cover a broad range of park and recreation facilities oriented toward a single purpose. NRPA classifies special use parks as one of three types: historic/cultural/social sites, recreation facilities, and outdoor recreation facilities. Historic/cultural/social sites showcase unique resources and may include historic downtown areas, performing arts parks, arboretums, ornamental gardens, performing arts facilities, indoor theaters, churches, public buildings, and amphitheaters. Recreation facilities may include community centers, senior centers, hockey arenas, marinas, golf courses, and aquatic parks. Outdoor recreation facilities include tennis centers, softball complexes, and sports stadiums.

NRPA suggests special use parks be strategically located in a community-wide context and conveniently accessible from arterial and collector streets along with pathways. Other primary location considerations are: recreation need, community interests, the type of facility, and land availability. Special use park acreage needs vary widely with facility space being the primary determinant. Since there are a variety of potential special use parks, specific standards for site selection and development parameters are not defined.

### ***E. Greenspace/Open Space Greenway***

Greenways are lineal park system components that serve several functions under NRPA guidelines: tie park components together to form a continuous park environment; emphasize harmony with the natural environment; allow for safe and uninterrupted pedestrian movement between parks and throughout the community; provide people with a resource-based outdoor recreation opportunity and experience; and, they can increase property value. Greenways emphasize park use/trails more than natural resource areas.

Criteria for locating greenways are primarily land availability and opportunity to secure right-of-way. Greenways may follow suitable natural resource areas (preferred) or, if designed properly, revitalized riverfronts, abandoned railroad beds, boulevards, etc. In addition, proximity to parks and connector trails are important considerations.

Potential recreation activities within greenways include hiking, walking, jogging, bicycling, in-line skating, cross-country skiing, horseback riding, etc. Greenway width is highly variable and per NRPA standards can be as little as 25 to 50 feet with widths greater than 200 feet being considered best.

### ***F. Natural Resource Areas***

Natural areas have a great deal in common with natural greenways in that they are land set aside for preservation of significant natural resources, remnant landscapes, open space, and visual aesthetics/buffering. As defined within the NRPA system, natural areas usually consist of individual sites exhibiting natural resources, protected lands (wetlands, public waters, shoreland), or lands unsuitable for development (steep slopes, ravines, ponding areas, utility easements, etc). Specific level of service (LOS) standards do not apply to natural areas.

The employment of this type of park facility is based on availability of areas and need for preservation, so size is highly variable. Location considerations are primarily limited to sites that exhibit unique natural resources or remnant landscapes of the region. Undevelopable/protected lands are usually selected on the basis of enhancing the character of the community, buffering, and providing linkages with other park components. Natural resource areas are resource based as opposed to user based but can provide some passive recreational opportunities providing such use does not negatively impact the resource to be preserved.

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### **III. PARK INVENTORY**

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The City of Olivia features several existing park and recreational facilities, most of which are conveniently located and generally accommodate the recreational needs of residents. Recreational facilities within the City can be described according to their type, population served and location.

Following is a listing of the park and recreational facilities existing in the City of Olivia. Map 5-1 at the close of this Chapter illustrates the location and type of each facility.

Olivia has seven parks in the City park system and an eighth area (storm water pond) designated. Most of the parcels have been donated to the City for the purpose of park development. The locations are shown in Map 5-1. Following is a brief description of each park by location, origin, history and some of their features.

#### **Nester Park.**

Located on 9th Street South between Ash and Park Avenues. This park has tennis courts, playground equipment, a water fountain, shelter, and rest rooms. This was the first park in Olivia, established in approximately 1890. Its central location contributes to the frequent, almost constant use.

#### **Henton Park.**

Judge Robert Henton donated this park to the City. It is located between 7th and 9th Streets north. This park has a youth baseball field, a winter skating rink, basketball court, and picnic shelter.

#### **Dirk's Park.**

Located on the north side, east of 7th Street and between Elm and Walnut Avenues. Recreational opportunities include two softball fields, soccer fields, and a little league baseball field. Concession stands, a rest room, and a water fountain compliment this park. Softball Park is used heavily in the summer months, and is the site of much activity during Com Capital Days.

#### **Sunrise Park.**

Located on the east boundary of Olivia, was donated by P.V. Lumber Co., now United Building Centers. This park contains playground equipment, a soccer field and is used constantly by children and parents during the summer months. Volleyball tournament(s) occur at this park.

#### **Kubesh Park.**

Was donated by Olivia resident Mary Kubesh, and the deed states that it can never be used for anything but a park. It is located on Highway 71 between DePue and Fairview Avenues. Facilities include a shelter, horseshoe pits, and a playground.

#### **Memorial Park.**

Located on the south side of Highway 212 in west Olivia. Memorial Park was built on City property in 1977 and 1978. Facilities include a campground for overnight travelers, shelter, covered picnic area, and restrooms. A giant ear of corn marks the location of this park, symbolizing the designation of the Minnesota Com Capital. A large rock with an imbedded plaque commemorates several community leaders who were killed in a plane crash

on July 12, 1978. Beautiful landscaping was donated by Lutheran Brotherhood, along with a yearly grant of \$300 for maintenance and upkeep.

### West Park.

There is one pocket park in the Westpark addition behind Pine Circle. This park is equipped with playground equipment, and is frequented by neighborhood children.

### Rainbow Park.

Located on the north side of Highway 212 in west Olivia. The park was deeded to the City on September 18, 1974. Rainbow Park is a nature park.

### Pond Park.

Located on the west side of Highway 71 in the southwest area of Olivia. The (storm) pond was excavated in 2012. The Park and Recreation Board continues to plan and implement park development surrounding the pond. There is a walking/bike trail along the berm of the pond. The DNR stock fish in the pond annually. A common site is the youth riding their bikes with their fishing poles. Soon a dock will be added.

### Dowling Park.

Located in downtown Olivia on the east side of 9<sup>th</sup> Street South. This is a pocket park named after Michael Dowling, and educator and legislator in the 1900's. He became a school principal, bank president, and Mayor of Olivia. Dowling Park is a community gathering place for people to sit and enjoy the outdoors.

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#### **IV. TRAIL CLASSIFICATIONS (NATIONAL RECREATION AND PARK ASSOCIATION – NRPA)**

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Through the same means as park classifications, trail classifications provide a systematic way of categorizing trails. Such classification assists in making decisions regarding design, capital improvements, and maintenance/operation based on the types and functions of trails. The following terms and descriptions shall be used to classify existing and future trail facilities within the City of Olivia.

##### **A. Park Trail**

Park trails are trail facilities located within existing parks, including greenways and natural areas. Under NRPA guidelines, park trails are at the top of the trail hierarchy, should be considered the preferred trail type, and should be employed to the greatest extent possible. NRPA guidelines classify park trails as one of three types: trails in heavy use areas which are suitable to serving a separate, single purpose (e.g. pedestrian or bicyclists); trails in lighter use areas which serve multiple purposes (e.g. pedestrian, in-line skating, bike); or, trails within areas suited for minimal impact (e.g. natural area).

Park trails are generally developed for recreational value and in harmony with environment. Park trails are typically hard surfaced but can be a soft surface if within a natural area.

##### **B. Connector Trail**

Connector trails are multiple purpose trails which assist safer travel for pedestrians & bicyclists moving from one park to another and throughout the community. Connector trails focus on recreation and transportation options. Connector trails can be located external to or within right-of-way. NRPA guidelines classify connector trails as one of two types: trails that are likely to be used heavily in which case they can be used to separate users, or trails with lighter use suitable for accommodating multiple users.

##### **C. On-street bikeways**

Under NRPA guidelines, on-street bikeways are paved roadway segments that safely separate bicyclists from vehicular traffic and may be a bike route (for preferential or exclusive use by bicyclists – e.g. next to heavily traveled roadway) or a bike lane (shared portion of roadway providing separation between automobiles and bicyclists – e.g. paved shoulder). The speed of users (i.e. commuters, fitness/recreation enthusiasts, competitive athletes) is an important consideration in trail design as is opportunity to secure right-of-way.

##### **D. Specialized Trail**

Specialized trails provide for alternate activities such as all-terrain bikes, cross country skiing, or equestrian use and are closely related to environment. Special use trails are often looped, usually within a larger parks and natural resource areas. Specialized trails are usually planned for and provided by regional or state entities.



## V. TRAIL INVENTORY

Table 5-1 lists trails existing in the City of Olivia, please note trails proposed, but not constructed are illustrated in *italic type face* in the right column.

**TABLE 5-1  
TRAIL INVENTORY**

Classification	General Description	Detail Description of Each Type	Existing/ <i>Proposed</i> Facilities
<b>Park Trail</b>	Multi-purpose trails located within greenways, parks and natural resource areas. Focus in on recreational value and harmony with the natural environment.	Type I: Separate/single purpose hard –surfaced trails for pedestrians or bicyclists/in-line skaters.  Type II: Multi-purpose hard-surfaced trails for pedestrians and bicyclists/in-line skaters.  Type III: Nature trails for pedestrians. May be hard or soft surfaced.	Nester Park (Type I)
<b>Connector Trail</b>	Multi-purpose trails that emphasize safe travel for pedestrians to and from parks and around the community. Focus is as much on transportation as it is on recreation.	Type I: Separate/single-purpose hard-surfaced trails for pedestrians or bicyclists/in-line skaters located in independent R.O.W  Type II: Separate/single-purpose hard-surfaced trails for pedestrian or bicyclists/in-line skaters. Typically located within road R.O.W.	None
<b>On-Street Bikeway</b>	Paved segments of roadways that serve as a means to safely separate bicyclists from vehicular traffic.	Bike Route: Designated portions of the roadway for the preferential or exclusive use of bicyclists.  Bike Lane: Shared portions of the roadway that provide separation between motor vehicles and bicyclists, such as paved shoulders.	None
<b>Special Use Trail</b>  All-Terrain Bike Trail  Cross Country Ski Trail  Equestrian Trail  Snowmobile Trail	Off-road trail for all-terrain (mountain) bikes.  Trails developed for traditional and skate-style cross-country skiing.  Trails developed for horseback riding.  Trails developed snowmobiling.	Single-purpose loop trails usually located in larger parks and natural resource areas.	Renville County Drift Runners Snowmobile trail

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## **VI. *OTHER CONSIDERATIONS.***

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### **A. *Sidewalks***

The location of existing sidewalks is illustrated on Figure 6.5 in Chapter Six of the Comprehensive Plan. Sidewalks are generally less than four feet in width, except within the Central Business District where sidewalks are wider to accommodate pedestrian traffic within the business core.

The City's Subdivision Ordinance does not currently require the installation of sidewalks within specified areas (i.e. on collector and minor arterial streets in conjunction). The Subdivision Ordinance does require identification of proposed sidewalks on the preliminary plat.

The City has policies in place related to public sidewalk maintenance and repair.

### **B. *Recreation Programs***

There are a number of coordinated and uncoordinated recreational opportunities in and around Olivia mostly organized by BOLD Community Education. A city-sponsored summer recreation program offers youth T-ball and Little League. The BOLD swimming pool is open to the public at pre-scheduled times and the pool is open for lessons during the summer.

Activities available through BOLD Community Education include:

- Aquatic exercise and family swimming
- ECFE classes: birth to 5 years, including preschool discovery (ages 3-4) and school readiness (ages 4-5)
- Adult education: GED and ESL
- Exercise/recreation: basketball, walking clubs, racquetball league, Zumba fitness, a gym is open 24/7 to the membership
- Driver's improvement classes
- Crafts/hobbies/food: crocheting, knitting, scrapbooking, stained glass
- Trips/tours: Target Field theaters, day/overnight trips

### **C. *Americans With Disabilities Act (ADA)***

The American with Disability Act (ADA) was signed into law on July 26, 1990. The law requires local and state governments, places of public accommodation and commercial facilities to be readily accessible to persons with disabilities. ADA statutes affect the City of Olivia and other local and state park and recreation facilities in the following ways:

- Newly constructed buildings (after January 26, 1993) must be constructed to be readily accessible.

- Renovations or alterations occurring after January 26, 1992 to existing facilities must be readily accessible.
- Barriers to accessibility in existing buildings and facilities must be removed when it is “readily accessible”. This includes the location and accessibility to restrooms and drinking fountains.

Most facilities are handicap accessible; however, playgrounds and play features and connections to various facilities within existing parks are generally not handicap accessible.

### **D. Regional Plans**

Since 2008 Renville County has been active in planning a regional trail. A similar process is taking place in Redwood County. Once complete, the Renville County and Redwood County trail plans will merge making up the Tatanka Bluffs Regional Trail Plan. In the more recent past meetings have been held to discuss the development of the “Prairie View Recreation Trail” initially connecting Bird Island and Olivia, then expanding west to connect to Danube, Renville and Sacred Heart, tying into the Minnesota River Valley State Trail south of Sacred Heart. From Bird Island the trail would head east to connect to Hector and Buffalo Lake, where it would head north, connecting to the Luce Line near Hutchinson. The Minnesota River Valley State Trail is designated in legislation but presently not constructed in Renville County. The goal of the regional trail planning effort is to connect communities in healthy recreational manner

### **E. City Park/Recreation Board.**

A City Park/Recreation Board has been established under Chapter 32.70 of the City Code. The Board consists of representatives of the community and is operated under bylaws established thereby. The purpose of the Board is to oversee and manage the numerous activities associated with City beautification, park improvement, highway corridor planning & development, and other efforts to enhance and benefit the general welfare of the residential and business community. The Park and Recreation Board was formerly known as the “Community Betterment Club”.

### **F. Parkland Dedication.**

The City has typically implemented parkland dedication requirements through the development negotiation process. At this time, the Subdivision Ordinance requires parkland dedication as part of the required improvement schedule.

### **G. Community Involvement.**

Funding for park equipment, facilities, and maintenance has been mostly donated by local individuals and groups. The Veterans of Foreign War and Lions Club have been especially instrumental in providing resources for Olivia's Parks.

## VII. EVALUATION OF EXISTING SYSTEMS

Providing quality recreational opportunities begins with proper planning. 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.

The City's combination of recreational activities, historic sites and existing parkland/open space provide residents and visitors with a variety of recreational opportunities. Table 5-1 below illustrates existing facilities at all seven city-owned parks. A total of 43 acres of parkland are city-owned with the majority (30 acres) being previously developed. The 12-acre 'Pond Park' is included in total park acreage but is not developed at this time.

**TABLE 5-2  
EXISTING PARK FEATURES/AMENITIES**

Park/ Feature	Park Classification	Acres	Trail Areas	Baseball/Softball	Nature Areas	Horseshoe Pits	Tennis Courts	Soccer Fields	Basketball Courts	Football Field(s)	Volleyball Courts	Playground	Swimming	Pleasure Skating Rink	Hockey Rink	Warming House	Archery Range	Skateboarding	Restroom facilities	Handicap Access	Picnic Area/Shelter	Parking (off-Street)
Henton	NP	6.4	N	Y, 1 Not Lit	N	N	N	N	Y,1	N	N	Y	N	Y	N	Y	N	N	N	N	Y,1	N
Dirks	SRA	13.4	N	Y, 3 Two Lit	N	N	N	Y, 2 Not Lit	N	N	N	N	N	N	N	N	N	N	Y, PERM	N	Y,1	N
Memorial	SRA	4.7	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y, PERM	N	Y,1	Y, 6 RV
Nester	CP	2	SIDEWALK	N	N	N	Y,2 LIT	N	Y, ½ CT	N	N	Y	N	N	N	N	N	N	Y, PERM	PART	Y,1	N
Kubesh	NP	1.3	N	N	N	Y, 2	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	Y,1	N
West	NP	0.5	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Sunrise	NP	2.7	N	Y, 1	N	N	N	N	N	Y	N	Y	N	N	N	N	N	N	Y, PERM	N	Y,1	N
Pond	N/A	12	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Rainbow	MP	1	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Dowling	MP	<1	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
<b>TOTALS</b>	<b>N/A</b>	<b>43</b>	<b>N/A</b>	<b>5</b>	<b>0</b>	<b>2</b>	<b>4</b>	<b>2</b>	<b>1.5</b>	<b>1</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>N/A</b>	<b>N/A</b>	<b>6</b>	<b>N/A</b>

Table 5-3 on the following several pages is a summary of classic active park amenities and features as developed by the NRPA. Typical design requirements, dimensions, recommended orientation, number of

units/population serviced, and typical service area are outlined along with a comparison to existing levels of service provided within Olivia. Please note the number of units/population served is a general guideline and should not be interpreted as a strict rule.

## PARK, TRAIL, AND RECREATION PLAN

Unit	Land Required	Recommended Size & Dimensions	Recommended Orientation	No. Units Per Population(National standards)	Service Area	Existing Facilities	Surplus/ Deficit / Standard (Local Standards)
Baseball Diamond	3 to 3.85 acres	1. Official: Baselines-90' Pitching dist-60.5' Foul lines-min 320' Center field-400'+ 2. Little League: Baselines-60' Pitching Dist.-46' Foul lines-200' Center field-200'-250'	Locate home plate so the pitcher is not throwing across the sun, and batter is not facing sun. Line from home plate through pitchers mound to run east-northeast.	1/6,000	Service area up to one mile.  Can be part of neighborhood park or athletic complex.  Lighted fields are generally part of a community complex.	2 regulation  Dirks Park	It appears the City has a surplus of ballfields at this time and through 2030.
Softball/ Youth Diamond	1.5 to 2 acres	Baselines 60' Pitching dist- 45' men, women- 40', Fast pitch field radius from plate – 225' Slow pitch 275' men, 250' women	Locate home plate so the pitcher is not throwing across the sun, and the batter is not facing sun. Line from home plate through pitchers mound to run E/NE	1/ 1,500	Approximately ¼ to ½ mile radius	Two existing at two separate parks	It appears the number of facilities is adequate through 2030.
Tennis Court	7,200 sq. ft. / court. 2 acres/ complex	36' x 78' with 12' clearance on both ends	Long axis north-south	1/2000	¼ to ½ mile radius.  Best in batteries of 2 to 4.  Typically located in neighborhood park, community park, or near a school.	Two existing	It appears the number of facilities is adequate through 2030
Basketball	0.25 to 0.59 acre Youth: 2400 to 3036 sq. ft High School: 5040 to 7280 sq. ft	Youth: 46' to 50' x 84'  High School 50' x 84'	Long axis north-south	1/2000	¼ to ½ mile radius  Outdoor courts are typically located in NP, community parks, or indoors as part of schools.	1 full, one ½ court  Two separate parks	It appears the number of facilities is adequate through 2030
Volleyball	4,000 sq. ft	30' x 60' with a minimum clearance of 6' on all sides	Long axis north-south (outdoor)	1/2000	½ to 1 mile	None	The City may wish to provide one or two facilities by 2030
Football Field	1.5 acres	160' x 300' with a minimum of 10' clearance on all sides.	Long axis northwest or southeast	1/3000	Approx. 2 mile radius	One	It appears the number of facilities is adequate through 2030
Soccer Field	1.7 to 2.1 acres	195 to 225' x 330' to 360'	Long axis northwest or	1/3000	Approx. 1 to 2 mile	Two	It appears the

## PARK, TRAIL, AND RECREATION PLAN

Unit	Land Required	Recommended Size & Dimensions	Recommended Orientation	No. Units Per Population(National standards)	Service Area	Existing Facilities	Surplus/ Deficit / Standard (Local Standards)
		with 10' clearance on all sides	southeast		radius		number of facilities is adequate through 2030
INDOOR Ice Arena	2 acres	Rink 85' x 200' (min. 85' 185') Addt. 5000. 22,000 sq. ft to include support area	Long axis is north-south (outdoors)	1/20,000	15 to 30 minute travel	None	Per standard the City's existing and 2030 forecast population is not likely to be able to sustain an ice arena.
Outdoor ice skating and hockey rink areas with warming house	Variable	Variable	Variable	1/rink area	Variable	One, combination	N/A.
Picnic Area	Variable	Variable	Variable	1/5000	2 mile radius	Five shelters each in a different park	It appears the number of facilities is adequate through 2030
Play Equipment	0.5 acre	Variable	Variable	1 acre/park	2 to 3 mile radius	Four play areas each at a different park	Play equipment at park facilities should be inspected frequently with a schedule for replacement developed.
Sliding Hill	2-4 acres	Variable	Variable	1/7,500	1 mile radius	None	As City grows may be needed per standards.
Archery Range	0.65 acre	300' length x min. 10' between targets. Roped, clear area on side of range min. 30' . Clear space behind targets min. 90' x 45' with bunker	Archer facing north + or – 45 degrees	1/7,500	30 minute travel time.	None	As city grows may be needed per standards
Community Center	15-25 acres	Varies	Varies	1/20,000	--	Yes	It appears the number of facilities is adequate through 2030
Horseshoe courts	0.1 acre	Varies	Varies	1/2000	--	Two	It appears the number of facilities is adequate through 2030



## PARK, TRAIL, AND RECREATION PLAN

Unit	Land Required	Recommended Size & Dimensions	Recommended Orientation	No. Units Per Population(National standards)	Service Area	Existing Facilities	Surplus/ Deficit / Standard (Local Standards)
Swimming Pool	1 to 2 acres	Teaching- min. 25 yards x 45' even depth of 3-4 ft. Competitive- min. 25 m x 16m. Min. of 25 sq. ft water surface per swimmer. Ratio of 2 to 1 deck to water.	No recommended pool orientation but care must be taken in locating life stations in relation to afternoon sun	1/10,000	150 person capacity 15 minute travel	Indoor, one at school	The City meets the standards for current population and forecast 2030 population.
Off-Street Parking	300 S.F Per Car	Typically 9' x 20 with a 20' driving lane	Variable	MP & NP: 8-12 cars CP: 25-100 cars SP: 25-100 cars	NA		Off street parking is needed all parks.
Toilet Facilities	Varies	Per building code	Variable	1 double unit per park	1 per park	Permanent or portable restrooms are available at most parks	The City may wish to upgrade from portable restrooms to plumbed restrooms where applicable.

# PARK, TRAIL, AND RECREATION PLAN

Table 5-4 summarizes the condition of various components of existing city parks. The data reflects independent reviews performed by Park Commission members and MDG, Inc. in September of 2013. Maintenance, especially re-roofing of existing park shelters, parking, and handicap accessibility dominate the list of conditions potentially needing attention.

**TABLE 5-4  
EXISTING PARK FEATURES/AMENITIES CONDITION INVENTORY**

<b>Olivia Park Condition Inventory</b>	<b>Park Classification</b>	<b>Acres</b>	<b>Turf Condition</b>	<b>Irrigation Systems</b>	<b>Plantings/Trees</b>	<b>Drainage</b>	<b>Accessibility</b>	<b>Parking</b>	<b>Parking Availability</b>	<b>Sidewalks/Pathways</b>	<b>Courts (Basketball or Tennis)</b>	<b>Equipment</b>	<b>Other Comments</b>
Henton	NP	6.4	Good condition, no problems evident	N/A	General good cond with a few minor problems or bare areas	Good	The park is not accessible	No off street parking	No problems, usually	Only sidewalk in boulevard more needed to make accessible	N/A	Needs attention	Shelter needs major maintenance
Dirks	SRA	13.4	Good condition, no problems evident	N/A	General good condition	Good	Portions of the park are accessible	Minimal off-street parking	Occasional congestion	Good, additional segments needed to make accessible	N/A	Good	None
Memorial	SRA	4.7	Good condition, no problems evident	N/A	General good cond with a few minor problems or bare areas	Good	Portions of the park are accessible	No off street parking, except for RV overnight	No problems, usually	Good, additional segments needed to make accessible	N/A	N/A	Sidewalk and off street passenger auto parking needed
Nester	CP	2	Good condition, no problems evident	N/A	Generally good a few minor problems or bare areas	Good	Portions of the park are accessible	No off street parking	Occasional congestion	Good, additional segments needed to make fully accessible	N/A	Fair	Shelter will eventually need major maintenance. Play equipment fair
Kubesh	NP	1.3	Good condition, no problems evident	N/A	General good condition	Good	The park is not accessible	No off street parking	No problems, usually	N/A Segments needed to make accessible	N/A	Needs attention	Shelter needs major maintenance
West	NP	0.50	Good condition, no problems evident	N/A	General good condition	Good	The park is not accessible	No off street parking	No problems, usually	N/A Segments needed to make	N/A	Needs attention	Park equipment upgrade needed

## PARK, TRAIL, AND RECREATION PLAN

										accessible			
Sunrise	NP	2.7	Good condition, no problems evident	N/A	General good cond with a few minor problems or bare areas	Good	The park is not accessible	No off street parking	No problems, usually	Good, additional segments needed to make fully accessible	N/A	Fair	Shelter will need major maintenance
Pond	N/A	12	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

### VIII. PARK SERVICE AREAS

Map 5- indicates areas served by existing park and recreational facilities. As indicated parks are located so as to serve the needs of most residential areas of the City, however additional facilities would benefit residents in the northern-most portion of the City. Additional parks and/or open space may also complement the commercial/retail areas in the downtown corridor.

### IX. FUTURE PARK AND TRAIL PLAN

Map 5-2 at the close of this Chapter represents future park and trail outcomes desired.

## QUESTION

How can the transportation system be maintained & developed to reach our vision?



# 6

# TRANSPORTATION

## I. **PURPOSE**

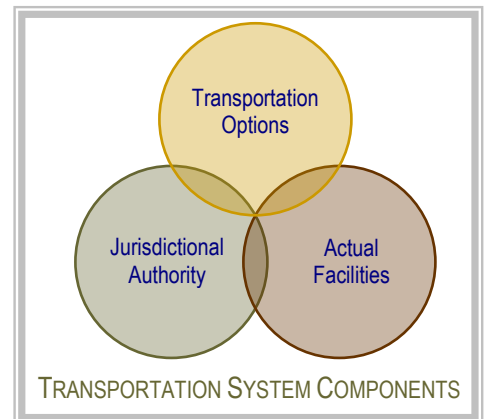
All elements of this Comprehensive Plan are fundamentally interconnected in one vision and one land use plan. The purpose of the transportation plan is to broadly identify how the transportation system can be maintained and developed to achieve the community vision as represented in the land use plan.

The Plan is intended to provide 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. This Section should not be construed to constitute an official transportation plan for the City.

It is important to note the 'transportation system' is comprised of many elements including, but not limited to:

- Transportation options used to move people and products.
- Levels of jurisdiction authority.
- Tangible facilities a user may access to start, conduct, or end a trip.

To those ends, this Section:



## TRANSPORTATION

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- Attempts to integrate land use and transportation planning, decision-making, and project implementation;

- Recognizes the fundamental link between the transportation facilities and abutting land use types and densities;
- Emphasizes connectivity and continuity for roadways within and through the community;
- Inventories existing transportation facilities;
- Examines the impact of land use forecasts on future traffic volumes; and
- Includes a discussion of the Highway 212 corridor.

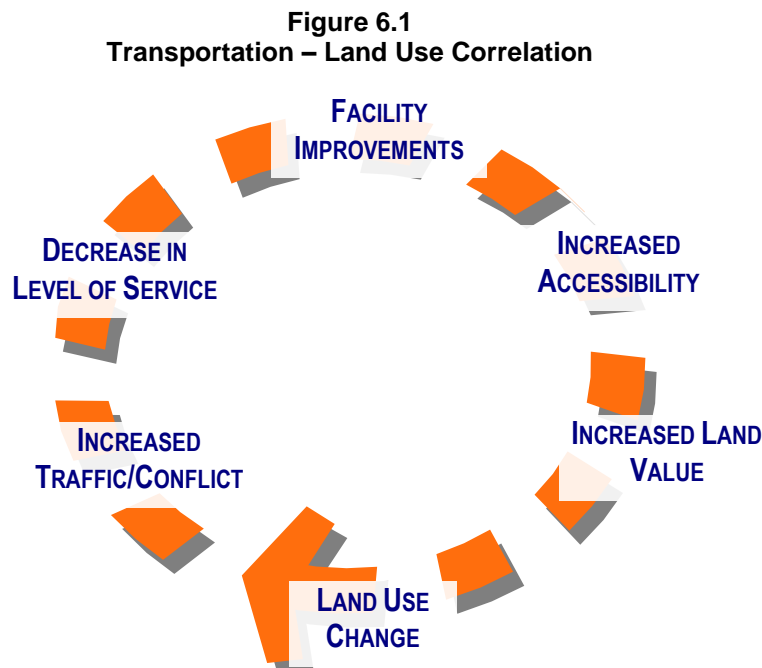
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## II. INTERDEPENDENCE OF LAND USE AND TRANSPORTATION

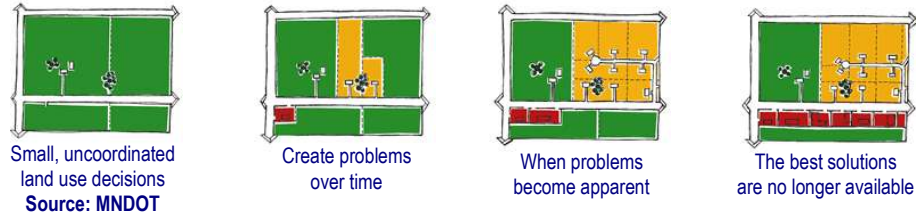
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To properly understand what's needed to achieve the vision set forth within this Comprehensive Plan, we must understand the interdependent and variable relationship between land use patterns and transportation systems. While land use patterns and transportation systems are continually evolving, they infrequently do so at the same pace. Land use planning helps predict transportation system needs, but transportation facilities and services are needed for development to occur. Land use patterns evolve little by little on a parcel by parcel basis, but transportation improvements increase capacity in large increments over large geographic areas.

As such, land use planning and transportation systems are inherently unbalanced but concurrently interdependent. For example, design improvements to roadways lead to increased roadway use which leads to increased real estate interest, use changes, and growth which in turn impacts the transportation system's performance resulting in a need for additional roadway system improvements. Figure 6.1 illustrates this concept as described by Stover and Koepeke in the Institute of Transportation Engineer's 1999 publication "*Transportation and Land Development*."



The following sketches are included in a publication by MnDOT related to the benefits of access management. The sketches can help City leaders visualize the interaction between land use and transportation over several decades.



### III. INVENTORY OF EXISTING TRANSPORTATION FACILITIES

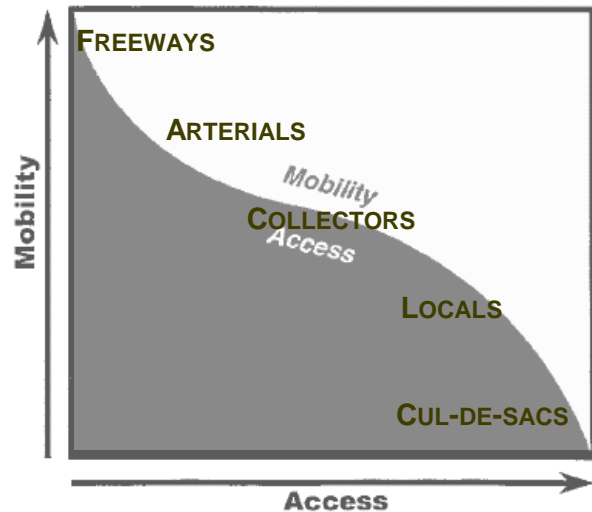
Transportation facilities available in or near Olivia include the road network, pedestrian and bicycle accommodations, rail lines, transit service, and airport service. An inventory of available transportation facilities follows.

#### A. Road Network

Roadways comprise the largest component of Olivia's transportation facility system. Central to an inventory of the existing system is the concept of classifying roadways in terms of function. Such classification assists officials in designing appropriate roadway widths, speed limits, intersection controls, design features, accessibility standards, and maintenance priorities.

A well planned road network system includes a variety of functional road classes, and promotes connectivity and continuity for roadways within and through the city, the region, the state, and the nation. An ideal system is not always possible due to existing conditions, topography, or other natural features; however, the classification system should be used as a guideline and adapted as roadways are developed.

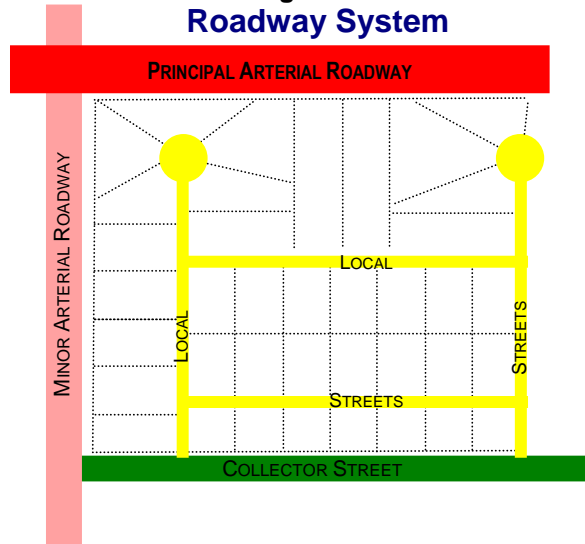
**Figure 6.2**  
**Access vs. Mobility**



As illustrated in Figure 6.2 an integrated transportation system attempts to balance mobility (a through traffic need) and access (a property owner need). 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. An emphasis on mobility requires limited local access points. An emphasis on local access results in more limited mobility.



**Figure 6.3**  
**Roadway System**



As illustrated in Figure 6.3 each descending step in the functional classification system (i.e. highway to cul-de-sac) is correlative to a decrease in the size and carrying capacity of the roadway. Each roadway 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 communities, and to principal arterials. Principal arterials channel traffic to other regions and states.

### Functional Classifications

Primary roadway functional classifications for state and county-state-aid roadways within Olivia and annual average daily traffic (AADT) counts (2011) are illustrated in Map 6-1 at the close of this Chapter. Applicable roadway classifications include: Principal Arterial (Other i.e. non interstate) and Major Collector. Roadways not specifically classified by MnDOT have been classified as 'Collector' or 'Local' based on consultation with the County Engineer and the City's Consulting Engineer.

a). Principal Arterial Roadways

Highways 212 and 71 are classified as non-interstate principal arterials with adjacent land uses that are 'urban' or 'urbanizing' in nature. Principal arterial functional classification means the purpose of the road is to provide mobility first, local land access is secondary. Principal arterials generally connect to principal arterials, other minor arterials and collector streets, but may occasionally connect to some local streets.

b). Collector Streets

The collector system facilitates movement from residential neighborhoods to other residential neighborhoods, business concentrations, and minor arterials. Collector streets typically serve short trips and place moderate emphasis on both access and mobility. Major (urban) collector streets within the City of Olivia include County State Aid Highway (CSAH) 14/1<sup>st</sup> Street North. The City will also classify 9<sup>th</sup> Street as a collector.

c). Local Streets

Any streets not highlighted on Map 6-1 are presumed to be local streets. Local streets connect blocks and land parcels with primary emphasis placed on local 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 and generally occur at every block within urban areas. The City's Subdivision Ordinance guides the development of subdivisions with local access based on block length and lot depth requirements subject to topographical limitations.

### Traffic Volume

The Minnesota Department of Transportation has documented traffic volume information for major roadways within Renville County, including those within and in close proximity to the City of Olivia. Annual Average Daily

## TRANSPORTATION

Traffic (AADT) volumes, as of 2011, from MnDOT are illustrated in Table 6-1 below and shown on Map 6-1 at the close of this Chapter.

**TABLE 6-1  
HISTORIC ANNUAL AVERAGE DAILY TRAFFIC COUNTS**

Roadway	Location	AADT 2011	AADT 2009	AADT 2007
Highway 212	At 1 <sup>st</sup> Street/CSAH 14	4,700	6,200	6,300
Highway 212	At 9 <sup>th</sup> Street	6,500	8,400	8,600
Highway 212	At junction of Hwy 71 South	8,000	8,300	8,000
Highway 212	At junction of Hwy 71 North	3,350	6,100	5,000
Highway 71	South of Olivia City Limits	3,250	3,400	3,300
Highway 71	Northwest of Olivia City Limits	3,300	3,000	2,750
Hwy 71/3 <sup>rd</sup> St	Block south of intersection with 212	4,400	4,100	4,050
9 <sup>th</sup> Street	At Elm	1,100	n/a	n/a
9 <sup>th</sup> Street	At Evergreen	710	n/a	n/a
9 <sup>th</sup> Street	At Breu Avenue	205	n/a	n/a
9 <sup>th</sup> Street	At Tree Claim Road	160	n/a	145

Source: MnDOT

### **Physical Condition of Roadways**

The City of Olivia has been diligent in maintaining the street system. Most streets are in excellent to good condition.

### **Regional Plans**

The Minnesota Department of Transportation's planning priority for Highways 212 and 71 in the vicinity of Olivia is roadway maintenance/preservation. Although included in MnDOT's 20-year State Highway Investment Plan released in December 2013 for funding in fiscal year 2014, resurfacing has been nearly completed on a five mile stretch of 212 from the junction of Hwy 71 north to Danube. In addition concrete pavement restoration is included as a 2018 project for both Hwy 212 from Olivia to Hector and Hwy. 71 from Olivia to Highway 7. Shoulder/turn lane improvements may be made in conjunction with resurfacing projects.

## ***B. Transit Service***

Central Community Transit currently provides public transit for all ages of residents of Renville County with handicapped accessible buses and a volunteer driver program. Central Community Transit is a general public transportation system including both dial-a-ride bus service and a volunteer driver program. Passenger service outside the county is accommodated by volunteer drivers who use their own vehicles. Buses operate Monday through Friday from 6:30 a.m. to 5:00 p.m. Volunteer drivers may transport people anytime including early mornings, late evenings, weekends, and holidays.

Children, youth, adults, and seniors can use Heartland Express to get to work, school, day care, medical appointments (non-emergency), restaurants, banks, grocery stores, beauty salons, barbers, government offices, recreational activities, and social events. Some common destinations include medical facilities, restaurants, banks, drug and grocery stores, beauty salons, barbers, and government office.

The service is supported by passenger fares, service contracts, state and federal taxes, local county and city appropriations, and donations.

### ***C. Bicycle and Pedestrian Facilities***

Local sidewalk linkages, as well as bicycle lanes, routes and paths all play an important role in the transportation network. Olivia's sidewalks do not cover the entire City but are dispersed throughout the community especially adjacent to commercial corridors.

Figure 6.4 illustrates the location of sidewalks in the City of Olivia. Sidewalks are generally less than four feet in width, except within the Central Business District where sidewalks are wider to accommodate pedestrian traffic within the business core.

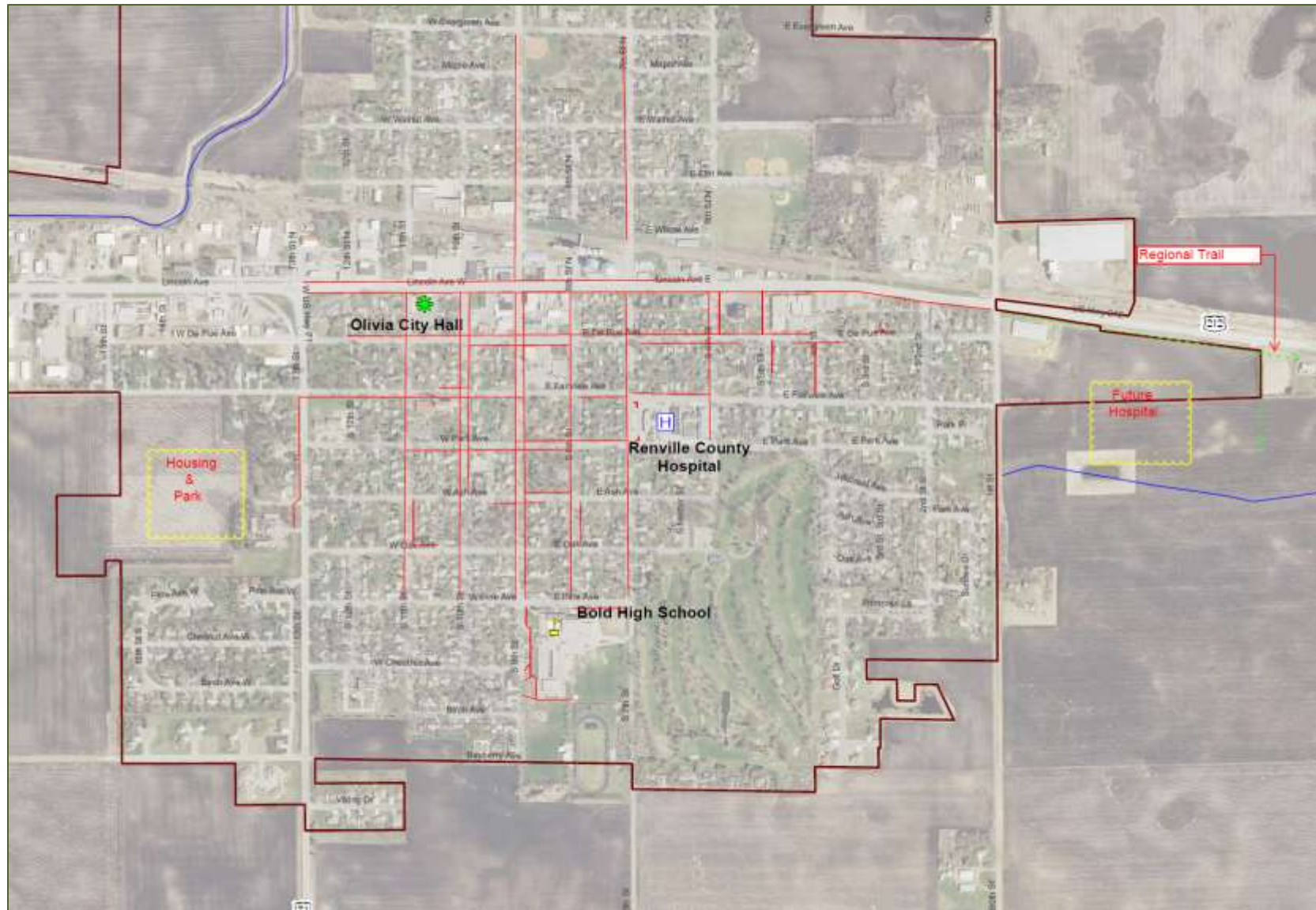
Sidewalk deficiencies are noted in residential areas north of Highway 212, near athletic facilities at the high school, and west of the intersection of 13<sup>th</sup> Street and Highway 212.

Sidewalks and trails can also serve the community by providing connections between parks and open space areas. Additional information regarding this topic is included in Chapter Five of the Comprehensive Plan.

The condition of sidewalks varies throughout the community; however, most sidewalks adjacent to Main Street, and the school are in average to excellent condition. Instances of non-contiguous sidewalk are scattered throughout the community.

## TRANSPORTATION

**Figure 6.4**  
**Sidewalk Location**



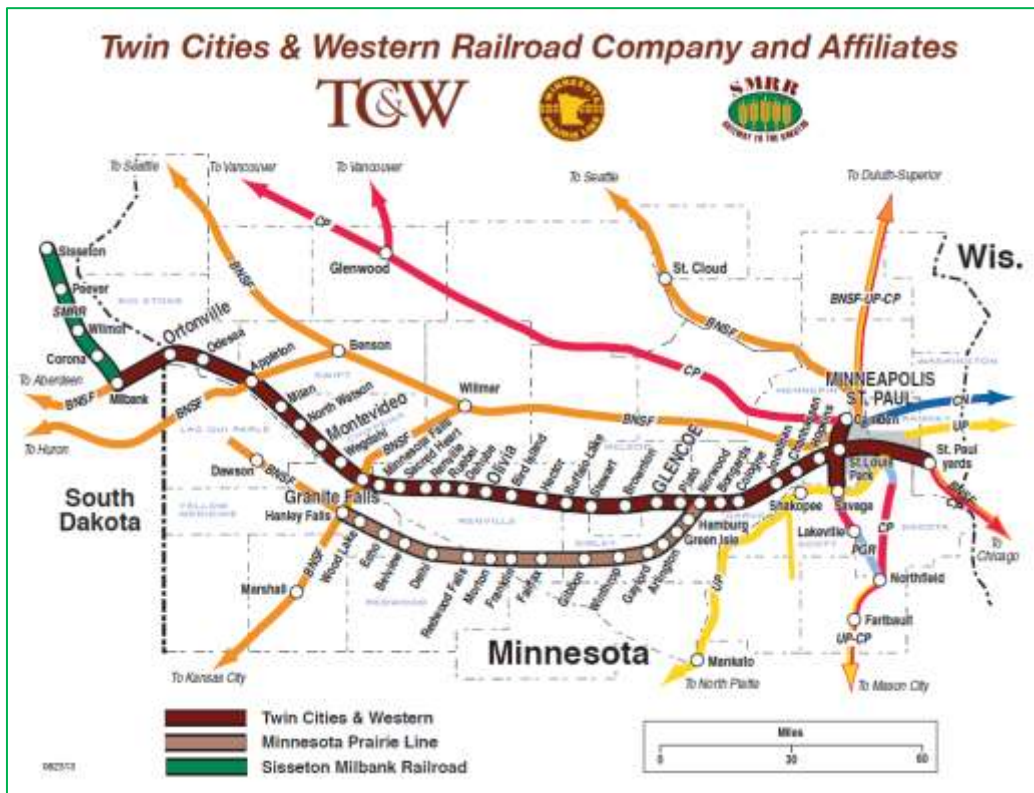


## D. Railroad System

Twin Cities & Western Railroad Company provides freight rail service to/through the City of Olivia. The route through Olivia extends from St. Paul through Milbank South Dakota. The line accesses the Burlington Northern Santa Fe (BNSF) line which traverses the Country. The TC & W route is illustrated in Figure 6.5.

TC & W operates freight trains that service businesses throughout the corridor. Approximately three (3) trains pass through the City daily. Maximum speed is thirty (30) miles per hour. There are six (6) crossings at intersections throughout the City limits.

**Figure 6.5**  
**TC&W Rail Map**



## E. Air Services

The City owns/operates Olivia Regional Airport which is located in the southwestern corporate limits. In addition, the RC Hospital operates an emergency medical heliport. Olivia Regional Airport is open to the public and has been operational since May 1971.

Olivia Regional Airport primarily services local residents and provides for storage and local flights. As of December 12, 2013 a total of twelve (12) aircraft were housed at the airport (i.e. seven single engine and five helicopter). An annual average of 90 airport operations per week take place throughout the year. The airport doesn't offer scheduled services and is the base for a crop spraying organization. Administrative staff are

typically present between 8 a.m. and 5 p.m. with diminished weekend hours during the winter months. Fuel is available on a pay at the pump basis.

Olivia Regional Airport Runway 11/29 is 3498' X 75', composed of asphalt, and in good condition. A lighted land airport beacon operation from sunset to sunrise. Touch down and runway ends are neither marked nor lighted.

The City is approximately 90 miles from the Minneapolis/St. Paul International Airport (MSP) in Bloomington. MSP provides services including charter, commercial, freight, and jet on a scheduled basis to national and international destinations. Major airlines flying into and out of MSP include American, Continental, Delta (Northwest), United Airlines and US Air.

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## **IV. IMPACTS: FUTURE LAND USE & TRANSPORTATION SYSTEM**

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As previously discussed, land use decisions will directly influence decisions made regarding transportation and vice versa. Decisions regarding the transportation system can cumulatively, directly, and/or indirectly affect land use; such impacts may be both positive and negative. For example, removing freight truck traffic from a busy pedestrian area may positively impact pedestrian traffic while the reroute may increase vehicular noise in another area of the community.

Cumulative impacts result from individual parcel-based decisions (i.e. subdivision approval, rezoning, new accesses) over a long period of time or broad-based community and regional visioning. For example, curtailing direct access onto highways through proactive planning and over time will help maintain highway speeds and decrease conflict points.

Indirect impacts of transportation system decisions are more diffuse in nature and do not relate to a specific project. For example, roadway improvements may lead to increased or decreased land values for adjacent properties which may affect the form and pace of development/redevelopment within the community.

### **A. Cumulative Impact: Land Use/Transportation System**

Table 6-2 highlights in summary form, potential cumulative impacts of the City's future land use plan on a potential transportation system. Information contained in Table 6-2 is useful background when considering future land use and land use changes.

**TABLE 6-2  
FUTURE LAND USE AND THE TRANSPORTATION SYSTEM**

<b>Land Use Plan</b>	<b>Effect on Transportation System</b>
Sustain smaller lot, high intensity development in the original townsite	Smaller lot sizes and mixed land uses make travel by bicycle or foot an option; promotion of alternative travel is a priority.

## TRANSPORTATION

Land Use Plan	Effect on Transportation System
Promote commercial development adjacent to Highway 212	Requires convenient, logical access from Highway 212 but protection of mobility function of Highway 212; access management is a priority.
Promote industrial development in the vicinity of higher intensity commercial uses, higher volume roadways, and the existing railway.	Requires good connection to regional and statewide transportation network and rail system. Continuity and connection of truck routes, access management, and rail access are important.
Promote medium density residential development as a transitional use between high volume roadways or high intensity land uses and low density residential uses.	Traffic circulation planning and access management are important since these are areas where higher traffic volumes and various traffic modes may intersect frequently. Consideration of vehicular, pedestrian, bicycle, and park/ride or park/pool facilities and interaction thereof are important.
Future low density residential development on the EDA property and in close proximity to existing single family dwellings.	Larger lot sizes with separated land uses will likely increase individual decisions to rely on vehicles for transportation; establishment of convenient local street system which is well connected to collector streets will be priorities.

### ***B. Cumulative Impact: Projected Traffic Volumes***

Factors affecting projected traffic volumes include traffic generated by new development and changes in the “background” volume of traffic moving through the community (i.e. traffic resulting from activities elsewhere that increase or decrease the number of vehicles passing through the community).

Since the population in Olivia is expected to remain steady or increase slightly, new trip generation may not be a substantial factor in transportation planning at this time. However, the City should be mindful of new trips generated by local development as they may have a substantial impact in a much localized area.

Background traffic increases/decreases are extremely dependent upon regional and state growth. For example, as populations in rural Minnesota continue to decline fewer trips are generated to roadways. Similarly high transportation fuel costs may lead to increased freight rail use thereby reducing roadway use. A ‘projection factor’ of 1.3 has been assigned to Renville County by the DOT, consistent with the 2011 State Aid Manual. This means traffic on county state aid highways is planned to increase thirty percent by the year 2035.



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***V. THOROUGHFARE PLAN.***

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We'll define this Thoroughfare Plan as a compilation of goals, objectives, policies, and maps intended to guide the future development of various modes of transportation. Please note the collection of goals, objectives, policies, and maps does not and is not intended to constitute an official transportation plan and is meant to be viewed in its entire context.

***A. Goals, Objectives, and Policies Relating to Transportation.***

Goals, objectives, and policies relating to transportation are included in Chapter 3 of this Comprehensive Plan. Emphasis within the policy plan is based on maintaining existing roadways as the population is expected to be stable or decline. Specific goals are related to maintaining and creating a well-developed, fiscally responsible, aesthetically pleasing, multimodal transportation system. City leaders are encouraged to review and administer the goals, objectives, and policies contained in Chapter 3 of this Plan.

***B. Thoroughfare map.***

Map 6-2 illustrates potential future connections and/or improvements to the existing transportation system. The Map is for information purposes only and not intended to be a specific design or project. The Map reflects input from those participating in the Comprehensive Plan Update process.

# 7 ECONOMIC DEVELOPMENT

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## I. PURPOSE

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The City of Olivia and the Olivia Economic Development Authority have made a conscious decision to identify a connection between economic development and quality of life. A good standard of living for all residents can increase the tax base so as to allow the City of Olivia to provide the level of services residents expect. The City and EDA find a balanced, healthy economy is essential for the community's well-being.

Economic development is a process which cities use to encourage or maintain business activity and/or employment as a means of improving the economic well-being and quality of life in the area. Economic development does not occur within a vacuum but functions as part of the community environment. To those ends, economic development is a long-term investment of time, people, limited resources, and skills.

**ASK:** Does this portion of the Comprehensive Plan prepare Olivia for success in pursuing its vision?



This portion of the Comprehensive Plan will:

- Provide an overview of economic development and economic trends in Olivia
- Summarize existing economic development related projects;
- Provide an assessment of commercial development and establish goals for future (re) development; and

- Provide an assessment of industrial development and establish goals for future (re) development.

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## II. ECONOMIC TRENDS

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Economic trends can be important indicators as to the economic health of the community; however, the nature of the economy is cyclical and complex. As such, economic trend data should be viewed as an information montage (mosaic snapshot) rather than definitive checklist.

Ultimately, only three things can happen in a local economy:

- Economic expansion
- Economic stagnation
- Economic contraction

As illustrated in the following data and information contained in Chapter Two of the Comprehensive Plan (background), Olivia has fared better than most smaller, rural communities in out-state Minnesota. Economic trends show steady to slight gains over the previous four years. The steady to slight increases are due to the presence of BOLD Schools and RC Hospital & Clinics in the City and the fact Olivia is the county seat. Gains in public and institutional jobs, wages, and establishments outpace those in the private sector.

Following is a snapshot of economic trends. In general although the local economy faces challenges related to a stagnant or slightly declining population, Olivia business owners appear to be responding to such adversity through flexibility and innovation. Olivia's economic profile is strengthened by the presence of RC Hospital & Clinics, more than a dozen seed related research and distribution companies, the presence of BOLD High School, and its position as the Renville County Seat.

### A. Wages, Establishments, and Jobs.

The employment sector of the City of Olivia can be reviewed in terms of number of business establishments, number of employees and wages. Table 7-1 illustrates selected employment sector statistics for selected geographic areas. The City employment sector data is based on the most current data available at the time of the drafting of this chapter from the Minnesota Department of Employment and Economic Development. Table 7-1 illustrates Olivia by far outpaces other communities in the County in relation to number of establishments and employees. Nearly one quarter of all jobs and establishments in Renville County are located in Olivia.

**TABLE 7-1  
EMPLOYMENT SECTOR COMPARISON**

Area	Avg. Weekly Wage	Avg. Hourly Wage	Estimated # of Establishments	Estimated # of Employees
Olivia	\$700	\$17.50	137	1,379
Bird Island	\$563	\$14.08	55	439
Danube	\$711	\$17.78	19	89

## ECONOMIC DEVELOPMENT

<b>Hector</b>	\$858	\$21.45	41	391
<b>Renville City</b>	\$635	\$15.88	44	501
<b>Renville County</b>	\$705	\$17.63	594	5,665

Source: Mn. Department of Employment and Economic Development – QCEW Data

Wages, jobs, and the number of establishments can also be reviewed historically as a means of gauging longer term changes in the very local economy. Table 7-2 illustrates historic changes in Olivia in terms of wages, jobs, and establishments. The data illustrate local trends are similar to those in the state and nation, namely a slow rebound from the depths of the Great Recession.

**TABLE 7-2  
OLIVIA FIVE YEAR WAGE, ESTABLISHMENT, AND JOB TRENDS**

<b>YEAR</b>	<b>Avg. Weekly Wage</b>	<b>Avg. Hourly Wage</b>	<b>Estimated # of Establishments</b>	<b>Estimated # of Employees</b>
<b>2013</b>	\$700	\$17.50	137	1,379
<b>2012</b>	\$732	\$14.08	137	1,370
<b>2011</b>	\$695	\$17.78	140	1,298
<b>2010</b>	\$645	\$21.45	140	1,340
<b>2009</b>	\$602	\$15.88	142	1,397

Source: Mn. Department of Employment and Economic Development – QCEW Data

### ***B. Employment Sector Profile.***

The Minnesota Department of Employment and Economic Development (DEED) local employment data reveals a labor force within Renville County of 9,011 persons as of May 2014. During the same period an estimated 8,574 persons were employed, resulting in an unemployment rate of 4.85%, above the state average of 4.2% but below the national average 6.1% during the same time period. Renville County unemployment rates typically peak annually in the first quarter and then fall considerably.

As indicated previously, most recent quarterly data (2013) from the Minnesota Quarterly Census of Employment and Wages (QCEW) compiled by the Department of Employment and Economic Development (DEED) illustrates 137 establishments within Olivia with employment opportunities for 1,379. The QCEW data reveals that 22 establishments (16%) are within the 'goods producing' domain and 115 establishments (84%) are within the 'service providing' domain. Of the 1,379 jobs available within Olivia, 8.27% (114 jobs) are within the 'goods producing' domain the remainder are within the 'service providing' domain.

The 'goods producing' and 'service providing' domains are the broadest categories within the North American Industry Classification System (NAICS). The 'goods producing' domain is comprised of two supersectors – manufacturing and a cluster including mining, natural resources and construction. Employment opportunities within the 'goods producing' domain are generally higher paying jobs. The 'service providing' domain is comprised of several supersectors: trade, transportation and utilities; information; financial activities; professional and business services; educational and health services; leisure and hospitality; other services; and government. The NAICS has been designed to more accurately capture the composition of a changing economy in which manufacturing-based labor markets are transitioning into services centered markets.

On average as is the case in Olivia, expansion of the commercial sector will follow growth in the residential sector. It is noted however, that Olivia has historically derived significant economic benefit from the presence of seed research firms, RC Hospital & Clinics and Renville County Government Offices.

Industrial uses comprise approximately ten percent of all land uses within the City of Olivia, slightly higher than cities of similar size. It is noted, this industrial land use calculation is based on tax classification and not land use classification. Other 'industrial' type land uses may carry a 'commercial' tax classification. Future demand for industrial land will likely be influenced by the Olivia Economic Development Authority's participation in land development, employment of financial incentives and business retention and recruitment efforts.

### ***C. Employment Projections.***

Regional labor market information compiled by DEED includes forecasts for employment by assigned 'Planning Area'. Renville County is included in the Central Planning Area which includes the counties of Benton, Chisago, Isanti, Kanabec, Kandiyohi, McLeod, Meeker, Mille Lacs, Pine, Renville, Sherburne, Stearns, and Wright.

From 2010-2020 the Central Region is projected to add 51,622 new jobs and have a total of 66,890 replacement jobs available.

Employment sectors with the most new jobs expected to be created include: office and administrative support occupations; personal care and service occupations; healthcare support occupations and healthcare practitioners and technical occupations.

Employment sectors with the most replacement jobs expected include: production occupations; food preparation and food service related occupations; sales related occupations; and education, training, and library occupations.

In the Spring of 2014 several business expansion and retention visits were conducted in Olivia with various employers. Some of the employers noted difficulty in obtaining employees to fill vacant positions. The reported reasons for difficulty in hiring included:

- The view that many people simply don't want to work for lower paying jobs,
- Professionals aren't attracted to rural areas due to lack of urban amenities,
- Lack of housing suited to higher paid professionals, and
- Ineffective recruiting strategies.

It is noted that most employers didn't have a problem hiring employees and that several commented their employees commute to Olivia for work.

### ***D. Sales Tax Patterns.***

Understanding performance of the 'local' retail market can help the City foster an environment conducive to retail development. Sales tax receipts provide a good source of data regarding the retail market's strengths/weaknesses. Table 11-3 illustrates sales tax trend analysis for Renville County (smallest geographic area with reportable data).

Sales tax trend analysis reveals in 2012, each Minnesotan spent an average of \$12,645 on retail purchases. To determine the local trade area captured (i.e. Renville County) a two-step process is followed. First, an adjustment is made to reflect the ratio of the per capita income within Renville County as compared to the state average (i.e. 0.82). Next, total taxable sales within the County are divided by the average (\$12,645) dollars spent on retail purchases. The trade area captured is expressed in terms of the number of customers serviced in a particular county which in this case is 7,000.

“Pull factor” is a method of measuring of the relative strength of the County's retail market. Pull factors compare the trade area captured to the actual population within the County. Pull factors less than one (i.e. .46 in Renville County) result from tourists or customers leaving the county to shop in surrounding counties.

Potential sales analysis provides an estimate of retail sales the County (i.e. Renville) should achieve if it were performing on par with the statewide adjusted per capita retail expenditure. The potential sales data can then be compared to the trade area captured to determine the estimated surplus (or leakage) in retail sales within the County. Actual sales within Renville County are less than potential sales, meaning the County has a retail trade deficit. The dollar value of this deficit (and push factor) was \$86,747,980 in 2012 (most recent data available). The push factor means neighboring counties have more retailers that pose direct competition to businesses within Renville County than vice-versa.

**TABLE 7-3  
SALES TAX TRENDS: RENVILLE COUNTY**

Mn. total taxable sales	\$68,027,970,963
2012 population state	5,379,646
Per Capita Retail Expenditure	\$12,645
Renville County per capita income	\$25,109
State per capita income	\$30,656
Index of income	82%
Taxable sales Renville Co	\$72,580,537
State per capita sale	\$12,645
Index of income	0.82
Trade area captured (number of people serviced)	7,000
Trade area captured	7,000
County population	15,366
Pull factor	0.46
State per capita sales	\$12,645
County population	15,366
Index of income	0.82
Potential Sales	\$159,328,517
Actual Sales	\$72,580,537
Potential Sales	\$159,328,517
Surplus or (Leakage)	(\$86,747,980)

### **III. BUSINESS RETENTION AND EXPANSION VISIT/SURVEY**

#### **A. Business Retention and Expansion Visits.**

In April and May 2014 as part of the Comprehensive Plan Update process face to face meetings were conducted with several local business entities. The purpose of the meetings was to solicit input from a broad

cross-section of local businesses and to initiate a formal business retention and expansion program which will be carried on by the EDA.

Following is feedback from those taking part in face-to-face interviews with MDG and local representatives:

- Minimum wage is not anticipated to be a big issue
- Locally-sourced products are an asset
- Farmer's market is important
- There are volunteers in Olivia who shop for those unable to make it out (e.g. seniors, disabled)
- People volunteer and are passionate about the community, even though it is often the same group of volunteers and they tend to be older.
- Community members are open and welcoming to new residents
- The high volume of rental homes could be an issue as property owners are renting them or holding on to them rather than selling them
- Existing housing inventory is aging and owners often own outright so there is no compelling reason to sell; therefore, it is difficult to find affordable housing
- The City should investigate applying again to Small Cities Development Program for owner occupied or rental rehabilitation
- Big box developments present a challenge to local businesses (those in Willmar – Target, Walmart)
- Recreational opportunities are lacking as are meaningful opportunities for community members to engage in activities
- Community engagement issue is people don't have time or don't make time for community events; not necessarily lack of events
- Changing people's attitudes and activity levels is a real challenge.
- Quality of work force is exceptional, however, recruitment of some positions is a challenge
- Recreational opportunities for all ages would be welcomed
- The City should consider incentives for new housing permits – something to offset building permit costs (e.g. City of Dilworth MN and their tax abatement incentive for new housing units)
- Daycare is tight in Olivia.
- In winter late snow removal is a bit of a problem as are site lines at certain intersections
- Health professionals are very difficult to find as is the case elsewhere in rural MN
- More Chamber after hours events where business owners could get together to chat would be welcomed
- It's important to keep the businesses that Olivia has in the downtown
- Century Link service is satisfactory
- Mediacom service is satisfactory, some view a need for additional competition as a means of lowering prices
- Housing stock has a bit of everything and that's good
- Seed companies in Olivia occasionally compete for same staffing resources
- Access to higher speed internet would be welcomed
- The community is good to work with.
- Rental housing is difficult to find, especially higher end rental property.
- There is a need for community engagement opportunities, especially for new comers (e.g. Alexandria's 'two years' new resident program)
- Wireless provider MVTv – service and speed are good
- City Council and City staff are good to work with.
- Olivia is wonderful!
- A shop local campaign would be very welcomed.
- Challenges to doing business include: finding employees, impact of new minimum wage law
- Business is strong
- Snow plowing on sidewalks is occasionally problematic
- 85% of business comes from within 60 miles of Olivia
- People need, want a destination shopping experience



- Employment hasn't been an issue
- Olivia's retail challenge is it is not a destination for shoppers like some communities
- Communication with the City could be more often and more consistent; City provides good service and support for local businesses
- Recommend getting top leaders of various groups together to brainstorm how business could help City and vice versa

### ***B. Business Retention and Expansion Survey.***

In May a business retention and expansion survey instrument was developed by MDG. City staff distributed the survey to local business representatives and follow up for maximum response.

As of July, 2014 a total of 36 responses to the survey have been submitted. A full study response document will be produced in the future. At this time highlights include:

- Of those responding 58% reported being in business for more than 25 years. Conversely less than six percent of businesses were started over the previous three years. This is good news/bad news. The good news is that several businesses have been established and profitable for more than a quarter century. The not so good news is that few businesses have opened within the previous three years.
- The vast majority of those responding (75%) reported serving the local area as their main source of income.
- Business representatives find loyal customers, the presence of agriculture, and affordability are positive aspects of having a business in Olivia.
- The greatest challenges to operating a business in Olivia are: competition with businesses elsewhere; unstable economy, and the mobility of workers.
- Over 90% of those responding report sales over the previous three years have either increased (45%) or been stable (45%).
- When asked to comment on adequacy of current community infrastructure most were satisfied with what is existing, however, some reported taxes and fees are problematic and others were seeking higher speed internet service.

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## ***IV. TECHNOLOGY***

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Members of the Olivia community have access to broadband (high speed data) service, cable television, and land phone service through a variety of organizations including wireless, satellite, and cable/fiber networks or combinations thereof.

According to the National Broadband Map as published by the Federal Communication's Commission: Mediacom, Century Link, Minnesota Valley TV, Verizon, and Cloudnet all offer data services with speeds exceeding three (3) MB/second. AT&T, Arvig Enterprises, and Sprint offer data services with speeds between 1.5 and 3MB/sec. The most common data speed deployed in Olivia is 10 MB/sec.

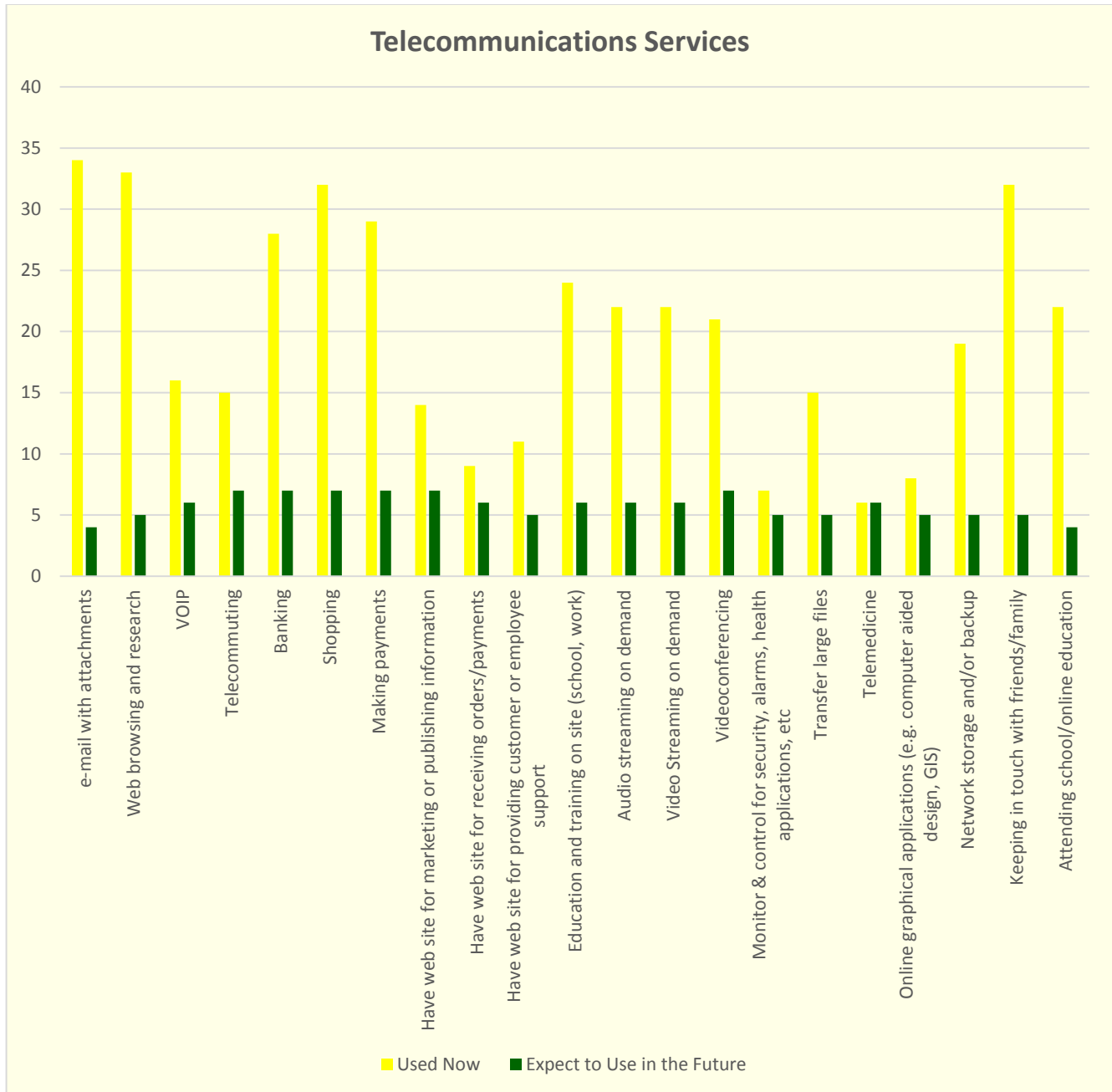
The FCC currently considers 'high speed internet' as access to speeds of at least 4MB/sec download and one MB/sec upload. The FCC is currently taking public input on altering the definition at this time; the proposed definition would redefine 'high speed' as 10 MB/sec download and at least 4.9 MB/sec upload. Under either definition it would appear Olivia is considered as having access to high speed data service.

The available competition between common carriers lends itself to a more favorable position for consumers. Most common carriers provide service levels or tiers combined with 'bundle' plans that offer a lower cost when data, TV, and land phone are combined. Community members indicate commonly spending between \$100 and \$200 each month for service bundles.

A technology assessment survey was distributed in March of 2013 to persons attending input meetings for the Comprehensive Plan. Approximately 40 persons attended an input session and completed a survey. Although participation rate as a percentage of population is low, results of the survey correlate with similar survey results in other communities. It is noted over half of those participating classified themselves as between the ages of 50 and 64, a quarter identified themselves as aged 35-49, and over twelve percent as being aged 65 or older.

Results indicate the most desired improvement in technology relates to better customer service and more competition both of which are seen as engendering lower prices and faster speeds. Those providing input indicate they use data services at all times of the day and on a daily basis. Some indicate they have terminated land line phone service while still others indicate they are seriously considering eliminating land lines. Figure 7.1 illustrates current and anticipates use of telecommunications services in Olivia.

**FIGURE 7.1**



Overall and in comparison to other rural communities, it would appear Olivia meets the definition of having broadband access as referenced by the FCC. This is not to say improvements in the future in terms of speed, especially upload, will not be needed. However, it is anticipated competition and demand provided by commercial carriers will continue to serve the community in a positive fashion.

## V. INCENTIVES AVAILABLE

## ECONOMIC DEVELOPMENT

The following incentives may be offered to qualified applicants within the City of Olivia by/through the Olivia EDA.

### Tax Increment Financing (TIF)

Tax increment financing is a tool, which allows the City/EDA to reimburse the company or land owner a portion of the new property taxes, which are generated as a result of an expansion project. The amount of financial assistance available (TIF) is dependent upon a number of factors including but not limited to the assessed market value of the building and the financial need of the company. Several types of TIF districts are authorized by state law.

### Tax Abatement

Like TIF, tax abatement is a tool, which allows the City/EDA to reimburse the company a portion of property taxes, which are generated within a specified period of time. The difference between TIF and tax abatement is that with tax abatement the County and/or school district have an option to participate (with TIF participation it is mandatory). The amount of the tax abatement available depends on a number of factors, including, but not limited to the financial need of the company and participation by County and school entities. The term of tax abatement is up to twenty years depending on a number of variables.

### Olivia Revolving Fund

The EDA has established a revolving loan fund. Proceeds can be used for land purchase, construction, equipment purchase, inventory, and working capital. The maximum loan available is \$17,500. Terms are subject to EDA approval, however, maximum length is not to exceed ten years.

### Southern Minnesota Initiative Foundation (SMIF)

SMIF is one of six Minnesota Initiative Foundations created by the McKnight Foundation in 1986 in response to the farm crisis in Minnesota. SMIF promotes regional economic development and opportunities with a focus on early childhood development and entrepreneurs.

SMIF administers several loan programs and two grant programs targeted to projects that promote collaboration and contribute positively to early childhood development and/or entrepreneurial development.

### Industrial Revenue (Development) Bonds (IDB)

IDBs are private activity bonds (small issue manufacturing bonds) issued by cities or EDAs on behalf of private borrowers to finance the fixed costs of manufacturing facilities. IDBs may be utilized if the company owns or is leasing the facility. The bonds are marketed on their financial strength. Financial statements of the company do not need to be disclosed to investors. If the company is interested in this option, the City or EDA would proceed with requesting an allocation for funds from the state of MN, following submittal of the required pre-application.

### Small Business Development Loan Program (DEED)

This state program is available to manufacturing or industrial small businesses (500 employees or less) which create a significant number of new jobs. Eligible projects include business expansions with funding for acquisition of land, building, equipment and/or building construction or renovation.

### Minnesota Investment Fund

The Minnesota Department of Employment and Economic Development (DEED) offers a program, which is a grant to the community that in turn makes a low interest loan to a company for land, buildings, equipment and infrastructure improvements.

### Small Business Association (SBA) Loan/Grant

The U.S. Small Business Administration does not offer grants to start or expand small businesses, though it does offer a wide variety of loan programs for business start-ups and expansions including 7(a), 504 and disaster assistance.

SBA 7(a) loans are the most basic and most used type loan of SBA's business loan programs. The '7(a)' name comes from section 7(a) of the Small Business Act, which authorizes the SBA to provide business loans to

American small businesses. A key concept of the 7(a) guaranty loan program is that the loan actually comes from a commercial lender not the Government. All 7(a) loans are provided by commercial lenders called 'participants' because they participate with SBA in the 7(a) program. Not all lenders choose to participate, but most American banks do. There are also some non-bank lenders who participate with SBA in the 7(a) program which expands the availability of lenders making loans under SBA guidelines.

7(a) loans are only available on a guaranty basis. This means they are provided by lenders who choose to structure their own loans by SBA's requirements and who apply and receive a guaranty from SBA on a portion of this loan. The SBA does not fully guaranty 7(a) loans. The lender and SBA share the risk that a borrower will not be able to repay the loan in full. The guaranty is a guaranty against payment default. It does not cover imprudent decisions by the lender or misrepresentation by the borrower. Under the guaranty concept, commercial lenders make and administer the loans. Under the program a business applies to a commercial lender for their financing. The lender decides if they will make the loan internally or if the application has some weaknesses which, in their opinion, will require an SBA guaranty if the loan is to be made. The guaranty which SBA provides is only available to the lender. It assures the lender that in the event the borrower does not repay their obligation and a payment default occurs, the Government will reimburse the lender for its loss, up to the percentage of SBA's guaranty. Under this program, the borrower remains obligated for the full amount due.

The 504 Certified Development Company (CDC) Program provides growing businesses with long-term, fixed rate financing for major assets: Purchase land & improvements, including existing buildings, grading, street improvements, utilities, parking lots and landscaping; constructing, modernizing, renovating or converting existing facilities; and purchasing machinery & equipment. 504 program loan proceeds cannot be used for working capital or inventory, consolidating or repaying debt, or refinancing. See "Minnesota Business finance Corporation" heading below for more information on the 504 loan program.

The SBA Disaster Assistance Program provides financial assistance for those who are trying to rebuild their businesses in the aftermath of a declared disaster. SBA Disaster Assistance is a loan program to help businesses with long-term rebuilding and repairing pursuant to a declared disaster.

### Minnesota Business Finance Corporation (MBFC)

The Minnesota Business Finance Corporation (MBFC) is a Certified Development Company authorized by the U.S. Small Business Administration to originate and service SBA 504 loans.

The SBA 504 loan program is "the money that makes America work." As a nonprofit CDC, MBFC, a member of the National Association of Development Companies (NADCO), promotes economic development throughout Minnesota. The SBA 504 loan program is economic development financing specifically designed to stimulate private-sector investment in long-term fixed assets to increase productivity, create new jobs and increase the local tax base. This is done by providing long-term, low down payment, reasonably priced, fixed-rate loans to businesses which have the highest probability of successfully creating new jobs and competing in the world marketplace. Program specifications; Structure: 50% bank or nonbank in 1st lien position; 40% SBA 504 in 2<sup>nd</sup> lien position; and 10% equity injection. New business or special-purpose building will require 15 percent equity injection. Advantages of 504: Long-term, fixed-rate financing; terms - 20 years on real estate; 10 years on equipment; and, low equity injection - 10 to 20 percent preserves working capital and increases return on equity.

### USDA: Rural Business Cooperative Service, Business and Industry Guarantee Program

Loan guarantee (up to 80%) to individuals, partnerships, corporations, cooperatives or non-profits for improving private business enterprises. Loans can be for business creation, expansion or refinancing and used for land acquisition, facility construction, equipment purchases and/or working capital. Terms depend on proposed collateral but are typically seven years for working capital, 15 years for equipment and 20 years for real estate. Requires 20% equity injection for new businesses or 10% for existing businesses. Applications accepted year round.

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**VI. OLIVIA ECONOMIC DEVELOPMENT AUTHORITY (EDA)**

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The Olivia EDA is comprised of seven members whose mission statement is as follows:

*To promote, preserve and expand the economy of Olivia and Renville County through quality, affordable housing and creating new jobs in value added agriculture, manufacturing, the service industry and retail by retention and expansion.*

The EDA has defined the following goals and hereby reaffirms and recommits to:

**Goal #1**

*Improve the community as a retail and service center by expanding the commercial base, and promote redevelopment activities in the central business district and along Highway 212.*

Strategies:

- Identify specific redevelopment projects to reduce substandard building conditions.
- Encourage improvements to area businesses through the EDA Revolving Loan Program.
- Identify and pursue complimentary businesses for the community.

**Goal #2**

*Effectively market and promote the community as a place to do business and live.*

Strategies:

- Continue community wide marketing for the City of Olivia.
- Use the Olivia website for greater visibility.
- Actively participate in planning and development of Corn Capital Days, Inc., the Olivia Chamber of Commerce, and the Downtown Business Association, and other such items as may develop from need.
- Work with the Health Care delivery systems to promote Olivia as a health care destination.

### **Goal #3**

*Maintain existing quality of health services available; support expansion and addition of needed community health service assets.*

#### Strategies:

- Support the development of the proposed dialysis clinic (joint venture between Davita, RC Hospital & Clinics, and Nephrologists) either financially and/or administratively (to insure a timely retrofit and new construction within existing clinic building).
- Work with RC Hospital Marketing Department to promote local utilization of local health care services (long-term, home health, hospice, hospital & clinic) given excessive market share leakage of medical care services to surrounding communities. Perhaps funding could be made available (direct and/or grant) that our shared organizations could access to address said leakage and how it could be corrected (as such public queries and detailed information as performed by a reputable vendor are often an expensive affair). Information can then lead to the development and execution of creative strategies designed to recapture market share distortions (that have developed over the past 20+ years) leading to improved volumes, financial viability, service growth, and subsequent job creation.
- Work with Golden Living Center (corporate or other long term care entity) to encourage the consolidation of beds from existing underperforming long-term care facilities to fund the construction and long-term sustainability of a new long-term healthcare facility near the new medical center (co-location unlocks service-line synergies and creates new opportunities for an underserved population). Said environment would certainly lead to additional local job creation as additional patients would look to stay within our service area (instead of relocating to Willmar, etc.). Could combine with a deep dive into mental health combinations.
- Work with the Olivia Ambulance, law enforcement (County and local), County Emergency Preparedness, Public Health, Human Services, and RC Hospital to develop Community Paramedic model (designed to address the day-to-day care needs of our most vulnerable population – i.e. Medicaid mental health home bound patients, etc.).
- Support the development of new service line opportunities (e.g. MRI, telehealth, outreach, etc.) and provider recruitment (e.g. proper high-end housing, etc.).

### **Goal #4**

*Create quality value-added employment opportunities in agricultural, industrial and retail/service businesses.*

#### Strategies:

- Maintain an inventory of available commercial/industrial buildings and sites (area real estate professionals are working on assembling such a list).
- Promptly respond to business and developer inquiries about available sites and other pertinent information.
- Look for opportunities for locally owned companies to expand. Visit with businesses about ancillary services provided by outside vendors that could be more economically served in Olivia.



- Work with business leaders on Olivia's business and cultural amenities and ask about potential business they would like to see in Olivia.
- Encourage and support local entrepreneurs by providing business planning and financial resources.
- Continue to focus on value added agricultural businesses including livestock.

### **Goal #5**

*Promote the development of quality, affordable housing in order to serve the needs of the community.*

#### Strategies:

- Encourage the down payment/closing cost assistance program through the local banks and realtors.
- Work with Renville County HRA/EDA on housing for the low to moderate income households.
- Acquire and develop buildable lots to promote diversified housing stock. (i.e. duplex/single level housing plus market rate and entry level housing.)
- Work with area housing agencies to maintain a variety of owner occupied housing options.
- Find funding alternatives for apartment and mobile home rehabilitation.

### **Goal #6**

*Enhance communication systems for the business and residential users.*

#### Strategies:

- Work with technology providers in promoting the need for high-speed internet access and enhanced telecommunications.
- Work with other groups promoting needs and consequences to the State Legislature and Governor's Office.
- Working with the City of Olivia's technology committee and EDA, visit and/or survey area businesses on the need for better communications (i.e. internet, phone, and TV).

Additional goals, objectives, and policies relating to economic development are included in Chapter 3 (Policy Plan) of this Comprehensive Plan.



# 8

## IMPLEMENTATION

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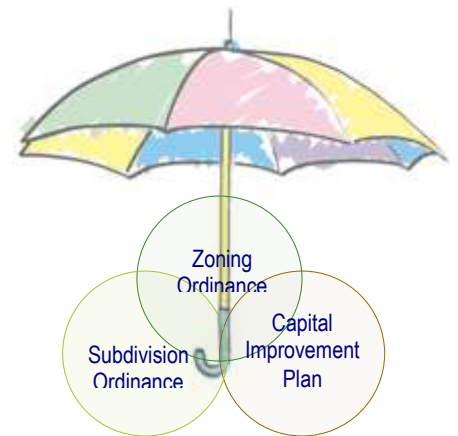
### ***I. PURPOSE***

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The Olivia Comprehensive Plan Update components comprise the City's plan for overall growth and redevelopment. This section identifies methods the City of Olivia will employ to implement the Comprehensive Plan and associated goals and objectives identified by the community. Implementation of the Comprehensive Plan begins with its official approval and an understanding of its role as the 'umbrella' document guiding future decisions relating to growth and redevelopment.

Following approval, the City will utilize many 'tools' to achieve the vision presented in the Plan including:

- Policy Plan Statements (Chapter 3 of this Plan)
- Zoning Ordinance
- Subdivision Ordinance
- Capital Improvement Plan
- Orderly Annexation Agreement
- Comprehensive Plan Review and Revision



A description, implementation information and recommendations for each of the City's local controls and implementation programs follow a summary of goals included in this Plan.

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## **II. COMPREHENSIVE PLAN GOALS**

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The City of Olivia has made a conscious decision to include the following goals in the 2015 Comprehensive Plan Update. The goals are broad statements without definitive timelines describing steps the City has taken to reach desired conditions in twenty years as espoused in a vision statement. The goals are further defined through objective and policy statements in Comprehensive Plan Chapter Three.

### **A. Community Vision Statement.**

*In 2030 Olivia will be a flourishing and vibrant community growing as a regional, economic, and education center with a commitment to maintaining access to quality healthcare while supporting healthy and active lifestyles.*

### **B. Goal Statements.**

1. Flexible, Connected, and Efficient Management of Land Use Activities
2. Preservation of Small-Town Atmosphere, Community Identity, and Historic Character
3. Preserve and Enhance Quality of Life
4. Provide a Favorable Choice of Housing Options
5. Sustainable, Well-Balanced Supply of Life Cycle Housing
6. Well-Maintained Housing
7. Thoughtful Connections Between Housing, Environment, Recreation, and Employment
8. A Well Developed, Multi-Modal Transportation System
9. A Well Maintained Transportation System
10. Aesthetically Pleasing Arterial and Collector Roadway Corridors
11. Fiscally Responsible Transportation System Development and Maintenance
12. Adequate, Appropriate Park and Trail System
13. Reliable, Efficient, Cost Effective, Environmentally Sensitive Utility Systems
14. A Well Informed Public that is Active in Utility System Planning and Proper System Usage
15. A Pleasing Mix of Pedestrian and Vehicular Oriented Commercial Opportunities
16. Abundant Opportunity for Industrial Growth and Job Creation

17. Maintain Status as an Educational, Health, and Government Services Hub of Renville County
18. Continued Proactive Support for Economic Development

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### **III. ZONING ORDINANCE**

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The Olivia Zoning Ordinance was adopted placed into effect in 2009. Overall the Zoning Ordinance is well written and comprehensive in scope.

Since its effective date, amendments to the Zoning Ordinance have since been approved on an 'as-needed/desired' basis. The Zoning Ordinance includes specific regulations governing land use and an official zoning map.

The City Council recognizes the Zoning Ordinance as a tool to implement goals/policies defined in the Comprehensive Plan. The City administers the Zoning Ordinance on an on-going basis.

#### **A. Purpose of Zoning Ordinance.**

The purpose and intent of the Olivia Zoning Ordinance is:

1. To protect the public health, safety, and general welfare of the community and its people through the establishment of minimum regulations in regard to location, erection, construction, alteration and use of structures and land.
2. To protect use areas.
3. To promote orderly development and redevelopment.
4. To provide adequate light, air and convenience of access to property.
5. To prevent congestion in the public right-of-way.
6. To prevent overcrowding of land and undue concentration of structures by regulating land, building, yards and density of population.
7. To provide for compatibility of different land uses.
8. To provide for amendments.
9. To prescribe penalties for violation of the Ordinance.
10. To define powers and duties of the City staff, the Board of Adjustment and Appeals, and the City Council in relation to this Ordinance.

### ***B. Contents of Zoning Ordinance.***

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:

- Article 1: Title, Application, and Zoning Districts
- Article 2: Non-Conformities
- Article 3: General Regulations and Performance Standards
- Article 4: Home Occupations
- Article 5: Child Day Care Facilities
- Article 6: Off-Street Parking and Loading
- Article 7: Manufactured Homes/Mobile Homes Parks
- Article 8: Signs
- Article 9: PUD Planned Unit Development Regulations
- Article 10: Site Plan
- Article 11: Administration, Permits, and Fees
- Article 12: Conditional Uses
- Article 13: Variances
- Article 14: Changes and Amendments
- Article 15: Violation, Penalties, Claims, Conflicts, and Severability
- Article 16: City Council
- Article 17: Board of Appeals
- Article 18: City Planning Commission
- Article 19: AG – Agricultural District
- Article 20: R-1 Low Density Residential District
- Article 21: R-2 High Density Residential District
- Article 22: B-3 Central Business District
- Article 23: B-1 Highway Business District
- Article 24: I-1 Light Manufacturing/Industrial
- Article 25: I-2 Heavy Manufacturing/Industrial
- Article 26: Olivia Regional Airport Overlay District
- Article 27: Definitions

### ***C. Zoning Ordinance Administration.***

The Zoning Ordinance is reviewed and subsequently administered by staff, the Planning Commission, and the City Council. In addition, the Zoning Ordinance will be subject to periodic review to ensure consistency with the City's Comprehensive Plan and overall goals/objectives as defined by the City.

### ***D. Implementation Recommendations.***

The City Council may amend the Ordinance provided the Council adheres to constitutional, statutory, and other lawful procedures. In order to ensure the Zoning Ordinance is consistent with the goals and objectives of the 2014 Comprehensive Plan the Planning Commission and Council may wish to amend the ordinance to address the following:

1. The City may wish to consider the updating of the zoning ordinance relative to the following items:
  - a. Although not required in greater Minnesota, the City may wish to update the Official Zoning Map to be consistent with the Future Land Use Map.

## IMPLEMENTATION

- b. Update certain standards relating to amortization timelines for existing non-conforming uses to be consistent with state law.
  - c. When a structure is deemed to be non-conforming clarify whether the attribute or entire structure is non-conforming and not allowed for expansion.
  - d. Remove reference to 'undue hardship' from the variance standards, replace with 'practical difficulty'. Consider incorporation of 'statutory tests' as criteria for variance review.
  - e. Add review criteria to ordinance amendment/rezoning section. Clarify only rezoning from a residential class to a commercial or industrial classification require supermajority of Council to approve.
  - f. Review requirement in Article XVI requiring supermajority Council approval for any zoning action.
  - g. Consider incorporation of procedures for review and platting standards relative to Planned Unit Developments (PUD).
  - h. Update residential permitted/conditional uses to be consistent with Mn. Stat. 462,357 (e.g. group residences, manufactured home parks)
  - i. Consider separating and defining uses further in central business and highway commercial districts so as to provide separate and distinct uses in respective districts (e.g. post office only allowed in downtown not highway business; convenience store only allowed in highway business and not central business district).
- 2. 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.
  - 3. The Planning Commission and Council may wish to include a new section in the Zoning Ordinance relating to "Environmental Preservation" which protects prime examples of remaining landscape characteristics such as the High Island Creek corridor, woodlands, prairies, and wetlands which have historically defined the physical environment and landscape of the area known as the City of Olivia.
  - 4. The Planning Commission and Council should collaborate with the township and Renville County to help ensure land use decisions in areas likely to become urban in the future are not counter-productive (e.g. siting of a structure in a location that is the likely projection of a future roadway; e.g. development of subdivisions with decentralized water/sewer facilities).
  - 5. Ensure any recommendations included in the Wellhead Protection Plan relating to the City's Zoning Ordinance are updated.

### ***IV. SUBDIVISION ORDINANCE***

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The Olivia Zoning Ordinance was adopted placed into effect in 1998. Overall the Subdivision Ordinance is well written and comprehensive in scope.

Since its effective date, amendments to the Subdivision Ordinance have since been approved on an 'as-needed/desired' basis. The Subdivision Ordinance includes specific regulations governing the platting and subdivision of property within the corporate limits.

The City Council recognizes the Subdivision Ordinance as a tool to implement goals/policies defined in the Comprehensive Plan. The City administers the Subdivision Ordinance on an on-going basis.

#### ***A. Purpose of Subdivision Ordinance.***

The purpose and intent of the Olivia Subdivision Ordinance is:

1. Assure that, to the maximum extent possible, all lands will be developed for the best possible use with adequate protection against becoming deteriorated or obsolete;
2. Assure that effective protection is given to the natural resources of the community, especially ground water and surface waters;
3. Encourage well-planned subdivision through the establishment of adequate design standards;
4. Discourage inferior developments that might adversely affect the local tax base;
5. Create neighborhoods that will be of lasting credit to the community;
6. Facilitate adequate provisions for transportation and other public facilities;
7. Secure the rights of the public with respect to public lands and waters;
8. Improve land records by the establishment of standards for surveys and plats;
9. Safeguard the interests of the public, the homeowner, the subdivider, and units of local government;
10. Provide a common ground for understanding between developers and local units of government;
11. Prevent, where possible, excessive governmental operating and maintenance costs; and
12. Assure the availability of utilities adjacent to planned development.

#### ***B. Contents of Subdivision Ordinance.***

Local controls relative to the Land Use portion of the Comprehensive Plan and provided by the Subdivision Ordinance include, but are not limited to, the following:

- General Standards.
- Procedure for Submission of Plats



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## IMPLEMENTATION

- Assurance for Completion and Maintenance of Improvements
- Subdivision Design Standards
- Required Improvements
- Off-Tract Improvements
- Dedications and Reservations
- Variances

### ***C. Administration of Subdivision Ordinance.***

The Subdivision Ordinance is reviewed and subsequently administered by staff, the Planning Commission, and the City Council. In addition, the Subdivision Ordinance will be subject to periodic review to ensure consistency with the City's Comprehensive Plan and overall goals/objectives as defined by the City.

### ***D. Administration of Subdivision Ordinance.***

The City Council may amend the Ordinance provided the Council adheres to constitutional, statutory, and other lawful procedures. In order to ensure the Subdivision Ordinance is consistent with the goals and objectives of the 2015 Comprehensive Plan the Planning Commission and Council may wish to amend the ordinance to address the following:

1. The City should review the Subdivision Ordinance as follows:
  - a. Review/consider an update of plat data requirements (e.g. submission of environmental review (if required by state law), submission of a proposed pedestrian/open space/park plan, submission of a phasing plan, submission of a build out plan or ghost plat for all abutting lands under the ownership or control of the developer, submission of a natural resources inventory (identification of greenspace, woodlands, wildlife corridors, surface waters, etc.), submission of a landscaping plan, submission of a grading plan, submission of a stormwater/drainage plan, etc);
  - b. Review/consider an update 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 and required storm sewer facilities;
  - c. Review/consider a requirement for a Master Development Agreement (for phased projects) and a standard Development Agreement for individual portions of the plat prior to acceptance of a final plat or portion thereof;
  - d. Review/consider updating public land dedication standards to be consistent with current law;
  - e. Review/consider updating of plat review standards relative to sidewalk and trail requirements;
  - f. Consider 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;
  - g. Consider including requirements for Common Interest Community Plats in accordance with Mn. Stat. 515;
  - h. Review potential addition of lot pad elevation requirements;
  - i. Consider addition of enabling language:
    - i. Allowing the City to be reimbursed for costs associated with the review of the request for subdivision.

- ii. Requiring subdivision landscaping (e.g. boulevard trees, plantings, tree planting on individual lots, etc.).
- iii. Requiring submission of GIS data upon final plat approval.

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### **V. MISCELLANEOUS CODE PROVISIONS**

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In addition to consideration of review/updating of the zoning and subdivision ordinances the City may wish to investigate the installation of rental and commercial maintenance codes as a means of helping to promote/maintain community character on an ongoing basis.

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### **VI. CAPITAL IMPROVEMENT PLAN (CIP)**

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The City has established a capital improvement plan which is updated on an annual basis in conjunction with the establishment of the annual operations and maintenance budget.

The overall objective of a CIP is to provide for the efficient use of fiscal resources in funding future capital expenses. The CIP should be a flexible, evolving tool the City uses as a guide for the future. The CIP should be updated annually to allow for capital necessity and prioritization changes. Along with anticipated expenditures, the CIP should include proposed sources of funding such as special assessments, enterprise funds (water, sewer), state aid, annual levy, etc. Expenditures such as municipal vehicles, city administration, street and utility projects, park improvements, and the like should be included. The phasing in of projects which require the same sources of funds can assist in retaining a level annual tax levy.

The City should ensure the CIP is consistent with the Comprehensive Plan.

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### **VII. COMPREHENSIVE PLAN REVIEW AND REVISION**

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The Comprehensive Plan is intended to guide the overall growth and redevelopment of the city. As events and circumstances within the community change, the Comprehensive Plan should be reviewed and updated, as appropriate. Amendments to the Comprehensive Plan cannot occur without public notice, a public hearing conducted by the Planning Commission, and final review and approval by the City Council. A supermajority vote (4 out of 5) of the Council is required for Comprehensive Plan amendment. Amendments to the Plan should be considered if there have been changes within the community or issues which were not anticipated by the Plan.

The Comprehensive Plan may be amended upon petition from the public, initiation by the Planning Commission, or direction from the City Council. No amendment shall be adopted until a public hearing has been conducted. A 4/5 affirmative vote of the City Council is required to amend the Plan.

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## IMPLEMENTATION

It is recommended the Planning Commission and City Council review and update the Comprehensive Plan at approximately five-year intervals to ensure it is a current reflection of the City's growth patterns, community goals, and land use needs.

It is recommended that on an annual basis appropriate City staff or appointed officials report to the City Council regarding 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 status of implementation.