



**PLAINVIEW PLANNING COMMISSION
SPECIAL MEETING
AGENDA**

Tuesday, March 27, 2019, at 6:00 P.M.

- I. Call to Order**
- II. Approval of Agenda**
- III. Approve November 1, 2018 Meeting Minutes**
- IV. Public Hearing – Comprehensive Plan**
- V. Commissioner Comments**
- VI. Adjourn**

CITY OF PLAINVIEW PLANNING COMMISSION

**November 1, 2018
Special Meeting Minutes**

The November 1, 2018, meeting of the City of Plainview Planning Commission was called to order at 7:00 P.M. by Chairman Jim Severson. Members present were: Jim Severson, Tom Wiener, Roger Ziebell, Dave Walkes, Jim Walkes, Tom Lorimor and Roger Durgin. Staff present included City Administrator Clarissa Hadler.

Motion by Ziebell and second by D. Walkes to approve the agenda. Carried.

Motion by Lorimor and second by D. Walkes to approve the June 5, 2018, minutes as presented. Carried.

City Administrator Hadler gave an overview of the proposed East Winds II Subdivision. PK Meyer Builders, Inc. has applied to subdivide approximately 4 acres in the LeVan Subdivision into 16 Single Family lots. The street right-of-way had already been dedicated as part of an earlier process, but the developer would need to install all of the infrastructure.

Leslie McGillivray-Rivas, of WSB, gave an overview of the project. The LeVan Subdivision was created via the LeVan General Development Plan. Ms. McGillivray-Rivas invited questions. The Commissioners had none. Chair Severson invited developer, Peter Meyer, to make a statement. He declined.

Ms. Hadler noted that staff is requesting a recommendation from the Commission regarding whether sidewalks should be required on just one or both sides of the street. Commission Ziebell stated the city needed to start requiring sidewalks on both sides of the street. Commissioners inquired about other sidewalks in the LeVan subdivision. Mr. Meyer stated that there are no sidewalks in East Winds I. Staff responded there are sidewalks on both sides of 8th Street NE currently, which will be the main thoroughfare into the development, and will T-intersection into 7th Ave. NE, where East Winds II is located.

Commissioner Lorimor stated he lives in Orchard Hills and the lack of sidewalks is a problem. He agrees that sidewalks should be put in new subdivisions.

Commissioner Wiener inquired if the ADA (Americans with Disabilities Act) requires sidewalks on both sides of the street. Staff responded as unsure.

Hadler noted the issue with the ponds. Commissioner Durgin inquired if drainage currently flows into those ponds and stated they are a mess. Public Works Director Burgdorf explained that the three ponds no longer meet the MPCA standards. Dan Zemke, of WSB, explained that the ponds need to be turned into a “wet pond”, and the outlet needs to be cleaned out. City Engineer Malm has suggested (in his memo) that the pond be brought up to today’s standards. Mr. Zemke discussed the need to fix the whole pond system, even though the development only affects 4 of the 80 acres that the ponds serve.

Commissioner Durgin inquired about rainfall amounts. Mr. Zemke explained how ponds are designed with flow rates in mind. Commissioner Wiener explained that the only option is to fix the pond or create a complete separate pond system for the current development, which staff and Commissioners agreed was not reasonable.

Hadler noted there is a process question at hand of whether the improvements to the pond should be done as part of the developer's grading, or if the City should bid that out and have the work done separately.

Hadler explained the calculations by City Engineer Malm that the pond currently serves approximately 88 acres and his recommendation is to distribute the cost of the pond improvements on a per acre basis, which would amount to approximately \$1000 per acre. New developments would pay a fee for the improvements and the City would pay the remainder for the properties that are already developed. Hadler explained that the amount of land left to develop in Levan was roughly 20 – 25 acres, and that future developer could be charged the same \$1000 per acre.

Chair Severson open the Public Hearing at 7:21 pm.

Tina Fenton, of 605 5th Street NE, inquired about home design standards that may be applied to the new subdivision. Chair Severson explained those would be covenants of her specific development. Ms. Fenton stated concerns about home value decreasing if the next developments do not impose the same standards. The Developer's engineer, Ms. McGillivray-Rivas, explained that the developer was not choosing at this time to impose any covenants on the new platted properties.

Commissioner Durgin inquired about the various other developments in that area, including Three Rivers (Harvest Ridge), and any covenants connected. Staff, commissioners, and engineers, clarified existing developments and covenants. Hadler, Severson, and Ziebell clarified the City's role in setting standards for development.

Ms. Fenton inquired whether the development will be low-income housing. Mr. Peter Meyer stated they are looking at a TIF contract. Ms. McGillivray-Rivas explained that housing costs are high and entry-level housing is in short supply in the region. The current entry-level house costs approximately \$200,000 - \$225,000.

An audience member (Bob Lyons?) inquired if the development would have one way in and one way out. Dan Zemke, of WSB, explained that the current "hammerhead" at the City's lift station would provide the turnaround for the street. Commissioner Ziebell explained that the street would eventually connect to 8th Street NE. Commissioner Durgin inquired about the cost to tie in 8th Street NE. Hadler estimated it to be approximately \$800,000.

Commissioner Wiener noted that the City Code states that temporary dead-end streets should not exceed 500 feet and the current street is 800 feet.

Ryan Fenton, of 605 5th Street NE, discussed housing costs and affordability, and stated he thinks that higher end homes could be sold on those lots and that we could "raise the standard" of the community. He stated concerns for traffic on his street and construction traffic damaging the street. Commissioner Ziebell stated higher end homes are going to cause the same amount of traffic.

Mark Manemann, of 430 5th Avenue NE, stated that it's not the construction that is the problem and they knew it would continue to develop. He stated the homes in their neighborhood are worth \$300,000+ and providing the only access to "low income housing" through their neighborhood would drive their values down. Commissioner Ziebell stated he doesn't believe that the income requirements for the TIF District are "low income". Commissioner Wiener inquired about data that would support that traffic through the neighborhood would affect the

values of the houses. Residents stated that home prices are based on the neighborhood they are located in and surrounding properties. Commissioner Ziebell asked the developer to estimate the prices of the homes they will be building. Mr. Meyer stated the houses will be priced in the low \$200K - \$240K. Hadler explained that the property could be removed from the TIF district if the property is sold to an individual with an income that is higher. Mr. Meyer explained that TIF is based on earned income, not necessarily purchasing power, so retirees may meet the TIF requirement, but be able to purchase a \$300,000 house.

Public Works Director Burgdorf inquired if TIF was based on income or home value. Hadler and Mr. Meyer stated it was based on income. Commissioners and staff discussed the TIF contract process. Chair Severson clarified that the Planning Commission doesn't have anything to do with the TIF contract.

Commissioner Durgin inquired if there will be a park in the new subdivision. Hadler explained staff is recommending payment in lieu of park dedication.

An audience member inquired about street access and recommended completing 5th Ave. and 8th Street NE to avoid traffic problems on 5th Street NE. Commissioner Wiener stated that 16 homes would not create a large amount of traffic.

Motion to Close the public hearing by Ziebell and second by Durgin. Ayes 7, Nays 0. Motion passed.

Commissioner Ziebell stated while he sympathizes with the homeowners and concerns about traffic, but also that buyers should have been aware that the area around them would continue to develop and these issues would arise.

Commissioner Wiener noted from Mr. Malm's memo that the curvature of the street is more than what is allowed by the City Code 622.5. However, that street layout was approved in the General Development Plan (2003?), and Mr. Wiener agrees that this is an appropriate variance.

Motion by Ziebell, Second by Durgin, to recommend the City Council approve the Final Plat for East Winds II, subject to the following conditions;

- Sidewalks shall be required on two side(s) of the street.
- Require a payment in lieu of park dedication in the amount of \$7,360.
- Developer shall abide by the conditions and standards within the Development Agreement (substantially comply with Draft).
- City Engineer approval of the Construction Plans and Specifications.
- Developer completes Stormwater Pollution Prevention Plan (SWPPP), in accordance with MPCA Construction Stormwater (CSW) Permit requirements.

Roll Call:

Ayes; Wiener, Walkes, Durgin, Jim Walkes, Severson, Ziebell, Lorimor

Nays; None.

Motion passes; 7 – 0.

Commissioner Ziebell suggested the Planning Commission address blighted properties in town and how to move forward with addressing the issue. Hadler explained that the easiest way to address it is through the code complaint process. Anyone can send a complaint to staff for review. Commissioner Wiener asked if the current code needed to be strengthened or if it wasn't being enforced. Hadler stated that code and blight enforcement are generally triggered by complaints. She also stated there are quite a few Zoning amendments that should take place, but due to the requirement for a public hearing it is most efficient to do them all at once.

Motion by Commissioner Lorimor and second by Ziebell to adjourn at 8:23 pm. Motion passed 7-0.

Respectfully submitted,

Clarissa Hadler
City Administrator

PLAINVIEW PLANNING COMMISSION



Executive Summary

Planning Commission Special Meeting: March 27, 2019

AGENDA ITEM: Comprehensive Plan – Public Hearing	
PREPARED BY: Clarissa Hadler, City Administrator	AGENDA NO. 4
ATTACHMENTS: Draft Comprehensive Plan	
RECOMMENDED ACTION: 1. Motion to submit all public comments to the City Council for review and consideration. 2. Motion to recommend approval to the City Council with edits as recommended, including but not limited to; a. _____ b. _____ c. _____ d.	

SUMMARY

The comprehensive planning process began approximately a year ago. Bolton & Menk planner Kristi Trisko will be on hand and will review the process and summarize the Comprehensive Plan.

The attached League of Minnesota Cities document goes into some detail into the benefits and process of adopting and amending a comprehensive plan.

RELEVANT LINKS:

See LMC information memo, [Planning Commission Guide](#).
[Minn. Stat. § 462.351](#).
[Minn. Stat. § 462.352, subd. 5](#). See [Minn. Stat. § 462.355, subd. 1a](#).
[Sample Bethel Comprehensive Plan](#), City Population 502.
[Sample La Crescent Comprehensive Plan](#), City Population 5,174.
[Sample Minnetonka Comprehensive Plan](#), City Population 51,519.

[Minn. Stat. § 462.352, subd. 8](#).
[Minn. Stat. § 462.352, subd. 7](#).
[Minn. Stat. § 462.352, subd. 8](#).
[Minn. Stat. § 462.352, subd. 9](#).

A. Comprehensive planning and planning commissions

1. Purpose of comprehensive planning

In essence, a comprehensive plan is an expression of the community's vision for the future and a strategic map to reach that vision.

Comprehensive planning is not mandatory in cities outside the seven-county metropolitan area. However, comprehensive planning is an important tool for cities to guide future development of land to ensure a safe, pleasant, and economical environment for residential, commercial, industrial, and public activities. In addition, planning can help:

- Preserve important natural resources, agricultural land, and other open lands.
- Create the opportunity for residents to participate in guiding a community's future.
- Identify issues, stay ahead of trends, and accommodate change.
- Ensure that growth makes the community better, not just bigger.
- Foster sustainable economic development.
- Provide an opportunity to consider future implications of today's decisions.
- Protect property rights and values.
- Enable other public and private agencies to plan their activities in harmony with the municipality's plans.

For many cities, creating a comprehensive plan is the first step in adopting zoning and subdivision regulations for the city. As a result, the comprehensive plan normally lays out a vision for the city's future land development and land use, dictating where growth should occur, the type of growth that is allowed in various areas of the city, and the density of such growth. A comprehensive plan also may include a:

- Public or community facilities plan.
- Thoroughfare or transportation plan.
- Parks and open space plan.
- Capital improvement program.

RELEVANT LINKS:

Minn. Stat. § 462.357, subd. 2. Minn. Stat. § 462.352, subd. 6. Minn. Stat. § 462.357, subd. 2 (c).

Minn. Stat. § 473.858, subd. 2.

Minn. Stat. § 473.175. Metropolitan Council.

City of Lake Elmo v. Metropolitan Council, 685 N.W.2d 1 (Minn. 2004).

While not all cities are required to adopt a comprehensive plan, a plan is still a good practice. First, once a plan is adopted, it guides local officials in making their day-to-day decisions and becomes a factor in their decision-making process.

Second, preparing a comprehensive plan prior to the adoption of a zoning or subdivision ordinance also affords the city additional legal protections if a particular ordinance provision is challenged in court. Zoning and subdivision ordinances must be reasonable and have a rational basis. Comprehensive plans assist a city in articulating the basis for its legislative decisions. Usually the courts will not question the policies and programs contained in a comprehensive plan adopted by a local community, or question the ordinances based upon the plan, unless the particular provision appears to be without any rational basis, or clearly exceeds the city's regulatory authority.

If a city is not able to develop a comprehensive plan prior to adopting a zoning or subdivision ordinance, the ordinances should be adopted in conjunction with extensive, written finding of facts, stating the policy reasons that necessitate the ordinance's adoption.

2. Procedure for adopting a comprehensive plan

a. Seven-county metro area plan review: adjacent units of government

Prior to plan adoption, cities within the seven-county metro area must submit their proposed comprehensive plans to adjacent governmental units and affected school districts for review and comment.

b. Seven-county metro area plan review: Metropolitan Council

Cities in the seven-county metropolitan area must submit their comprehensive plan to the Metropolitan Council for review of its compatibility and conformity with the Council's regional system plans. When the Metropolitan Council determines that a city's comprehensive land use plan may have a substantial impact on or contain a substantial departure from the Metropolitan Council's regional system plans, the Council has the statutory authority to require the city to conform to the Council's system plans.

RELEVANT LINKS:

Minn. Stat. § 462.355, subd. 2.
See LMC information memos, [Newspaper Publication in Cities and Zoning Guide for Cities](#), Section V-C-2-b on conducting a public hearing.

Minn. Stat. § 462.355, subd. 3.

See Section I-B-2 *Adopting the Comprehensive Plan*.
Minn. Stat. § 462.355, subd. 3.
See LMC information memo, [Zoning Guide for Cities](#), Section V-C-2-b on conducting a public hearing.

Minn. Stat. § 473.175.
[Metropolitan Council](#).

Minn. Stat. § 462.355, subd. 3.

Minn. Stat. § 462.355, subd. 3.

c. All cities: public hearing requirements

Prior to adoption of a comprehensive plan, the planning commission must hold at least one public hearing. A notice of the time, place, and purpose of the hearing must be published once in the official newspaper of the municipality at least 10 days before the day of the hearing.

d. Vote requirements

Unless otherwise provided in a city charter, the city council may, by resolution and by a two-thirds vote of all of its members, adopt and amend the comprehensive plan or a portion of the plan. This means that on a five-member council, the comprehensive plan must receive at least four affirmative votes. The one exception is that if the amendment is to permit affordable housing development, a simple majority of all members—or three out of five—is sufficient to amend the comprehensive plan.

3. Procedure for amending a comprehensive plan

In amending a comprehensive plan, cities must follow the same procedure for adoption of a new plan. The planning commission must hold at least one public hearing on the amendment preceded by published notice.

Cities in the seven-county metro area must submit all amendments to their comprehensive plans to the Metropolitan Council for review.

Unless otherwise provided by charter or amendments to permit affordable housing development, all amendments to the comprehensive plan must be approved by a two-thirds vote of all of the city council.

After a city has adopted a comprehensive plan, all future amendments to the plan must be referred to the planning commission for review and comment. No plan amendment may be acted upon by the city council until it has received the recommendation of the planning commission, or until 60 days have elapsed from the date an amendment proposed by the city council has been submitted to the planning commission for its recommendation.

In submitting review and comment to council, the planning commission serves in a strictly advisory role. The city council ultimately decides on the acceptance, rejection, or revision of the plan, and is not bound by planning commission recommendations.

2019 COMPREHENSIVE PLAN FOR THE CITY OF PLAINVIEW, MN



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Table of Contents

I.	Introduction	1
A.	Purpose of the Plan	1
B.	Vision, Goals and Policies/ Goals and Strategies	1
C.	Background/History of the Community	2
D.	Process	3
E.	Regional Setting	4
F.	Community Survey Results – Community Character, Assets, and Weaknesses .	6
II.	Land Use.....	7
A.	Land Use Goals and Objectives.....	7
B.	Current Trends and Demographics.....	9
C.	Existing Land Use.....	14
D.	Population Growth and Projected Land Demand	16
E.	Future Land Use	18
F.	Community Survey Results	21
G.	Community Facilities.....	21
H.	Community Survey Results	23
III.	Economic Development.....	25
A.	Introduction.....	25
B.	Goals and Objective	25
C.	Current Conditions	27
D.	Community Survey Results	31
IV.	Housing	33
A.	Housing Goals and Objectives	33
B.	Existing Housing	34
C.	Projected Housing Needs.....	39
D.	Community Survey Results	41
V.	Parks and Trails	42
A.	Parks and Trails Goals and Objectives.....	42
B.	Existing Parks and Trails.....	42
C.	Proposed Parks and Trails.....	43
D.	Community Survey Results	43
VI.	Transportation	46
A.	Transportation Goals and Objectives	46
B.	Existing Roadway Conditions.....	47

	C. Future Roadway Conditions.....	52
	D. Public Transportation.....	52
	E. Non-Motorized Transportation Plan (Bicycling and Walking).....	52
VII.	Public Utilities	54
	A. Public Utilities Goals and Policies	54
	B. Wastewater	55
	C. Water Supply.....	55
VIII.	Environmental Resources and Sustainability.....	59
	A. Goals and Policies.....	59
	B. Physical Environment and Land Use.....	59
IX.	Implementation	62
	A. Implementation Plans.....	62

Maps

Map: School District.....	5
Map: Existing Land Use	15
Map: Future Land Use.....	20
Map: Community Facilities	24
Map: Existing and Future Local Parks and Trails.....	45
Map: Existing and Planned Functional Classification.....	48
Map: Existing Jurisdictional Classification.....	50
Map: Existing Traffic	51
Map: Public Transportation	53
Map: Existing Wastewater System	56
Map: Existing Storm Water System	57
Map: Water Distribution and Well Location.....	58
Map: Environmental Resources.....	61
Map: Zoning.....	63

Figures

Figure 1: Population by Age and Sex	9
Figure 2: Household Types in Plainview	10
Figure 3: Median Household Income.....	11
Figure 4: Race and Ethnicity.....	12
Figure 5: Educational Attainment.....	13

Figure 6: Plainview Population as a Percentage of Total County Population, with Projections....	16
Figure 7: Population Projections for the City of Plainview	17
Figure 8: Enrollment Trends for PEM School District	23
Figure 9: Employment by Industry of Plainview Workers	28
Figure 10: Employment by Industry of Plainview Residents.....	29
Figure 11: Occupation of Plainview Residents by Class of Worker.....	30
Figure 12: Plainview Employment Inflow/Outflow.....	30
Figure 13: Where Plainview Workers Live	31
Figure 14: Housing Cost Burden.....	34
Figure 15: Plainview Housing Units by Type	35
Figure 16: Housing Units by Types in Neighboring Communities.....	36
Figure 17: Year Housing Structure Built.....	36
Figure 18: Housing Unit Values.....	37
Figure 19: Housing Values, Maxfield Housing Assessment.....	38
Figure 20: Housing Unit Values in Neighboring Communities.....	39
Figure 21: Housing Assessment Recommendations	40

Tables

Table 1: Historical Population of Plainview	9
Table 2: Median Age, 2010	10
Table 3: Household Size and Number.....	10
Table 4: Existing Land Use Characteristics.....	14
Table 5: Current and Forecasted Population.....	17
Table 6: Planned Land Use Characteristics	19
Table 7: Housing Conditions, 2017	34
Table 8: Household Type.....	35
Table 9: Housing Assessment Recommendations	39
Table 10: Park Amenities By Location.....	43
Table 11: Minor Arterial Roadways	47
Table 12: Major and Minor Collector Roadways	47

Appendix

Appendix A: Community Survey Results

Appendix B: Capital Improvement Plan

I. INTRODUCTION

A comprehensive plan defines the vision, goals, and aspirations of a community's long-term development. A strong plan can intricately shape land use and transportation patterns, develop ways to conserve natural resources, and identify needs for housing, utilities, parks, and other community facilities. These assessments then help the community make well-informed decisions on both public and private infrastructure/facility investments for years to come.

The City of Plainview's Comprehensive Plan is the vision for the future of the community. It provides an overview of the City of Plainview, including historical context, existing and future land use, water and nature features, public facilities, transportation, population, and housing trends and forecasts. The Comprehensive Plan contains goals, objectives and policies to guide public and private land use development, redevelopment and preservation of all lands and waters within the City and proposes an implementation plan extending toward 2050. These elements have been developed in conjunction with the City's tradition of planning.

A. Purpose of the Plan

This Comprehensive Plan follows Minnesota Planning and Zoning Statutes, Section 462.353. The plan is intended to guide future land use development, redevelopment, and other planning and policy concerns for the City of Plainview.

B. Vision, Goals and Policies/ Goals and Strategies

1. Vision and Overarching Goals

As a guiding element of this Comprehensive Plan update, the planning Task Force and City Administrator developed the following vision statement:

The City of Plainview envisions itself as a community that maintains a high quality of life by promoting a healthy, growing community by:

- Supporting and promoting a positive development environment through orderly planning and growth that will accommodate a diversity of residential, educational, commercial, and industrial development.
- Providing for the fair resolution of conflicting individual interests while providing the maximum opportunities for individual self-development.

The following overarching goals for the City of Plainview expand upon the above vision and further guided the preparation of this Comprehensive Plan:

- Promote and protect the health, safety, general welfare and fiscal strength of the City of Plainview.
- Encourage diversity in community development as measured by diversity of land uses businesses types, housing types & densities, life styles, and community programming and activities.
- Recognize the importance of the Plainview area farm economy, local value-added agriculture, and related agri-businesses.

- Encourage the growth of businesses that serve the local population, support Plainview's small-town character, and encourage visitors.
- Develop Plainview's small-town character.
- Strengthen the city tax base through prudent growth and city management.
- Provide the best level of service to the public in the most efficient manner possible by maintaining and improving paid staff (and volunteers when appropriate) in terms of knowledge, abilities, and numbers of staff.
 - Maintain and grow staff at adequate levels and with expertise to provide quality services to the community.
 - Identify and utilize training and continued education for member of City Council and City Boards and Commissions. Strive for excellence in City advisory.
- Improve the City's transparency by using social media. Through the use of this two-way interactive communication to broadcast information and collect community input, the City can leverage these networks to enhanced residents' opportunities and knowledge and assist in achieving the City's goals.
- Maintain and improve communication and collaboration among City Council, boards and commissions, staff, and other public agencies.
- Improve the collaborative process for budget and goal setting among all boards, commissions, and Council on an annual basis.
- Establish or expand Capital Improvements Plans (CIP's) as a method to determine priorities.

2. Goals and Policies

The goals and policies in this update to the Comprehensive Plan reflect the community input from the city community workshop, a pop-up meeting during the Corn on the Cob Days, a community survey, several one-on-one meetings with key businesses and community leaders, city staff meetings, and the amended community vision. Goals and policies are official statements which provide the basis for development and redevelopment strategies. Goals identify various objectives of the city in managing future growth and protecting natural resources. Policies represent the official position of the City of Plainview with respect to implementation of goals. Goals and policies/programs are provided at the beginning of their respective chapters.

Policy or action steps in each chapter have been given one of the following icons to help identify and designate short term, midterm, and long-term goals,



C. Background/History of the Community

1. History of the City

The City of Plainview, Minnesota is located in Wabasha County, in southeastern Minnesota. Plainview Township, which surrounds the City, is Township 108 North, Range

11 West of the 5th Principal Meridian. This area has historically been called Greenwood Prairie. This broad, rich table land is 465 feet above the community of Kellogg, which is down in the Mississippi Valley, and is 95 feet above the neighboring town of Elgin. This “plateau of plenty” was the main attraction for early settlers. The richness of the area was the topic of many eastern newspapers. In 1860, a Chicago publisher wrote that this area was quickly becoming a favored location both for its productive land and its scenery. The publisher indicated, “This prairie called Greenwood supposedly is the garden spot of the earth! I haven’t seen it but hope to before I die. They picture twenty miles of continuous wheat fields and thirty bushels to the acre.”

The City of Plainview was incorporated in 1875. While early settlers were a mix of many nationalities, by the time the city was incorporated, Plainview had gained a large number of German farmers. These homesteaders brought ideas regarding diversification and turned to stock raising as well as broadening the agricultural base with the planting of corn, barley, clover and oats in addition to wheat. Well before the turn of the century, Plainview had become widely known not only for stock raising but also for so-called garden crops and was known as the “garden spot” of southeastern Minnesota. Plainview had become the leaders in the Northwest for cabbage, dry onions, peas, pickles and sweet corn.

Over the decades, Plainview has remained a vibrant community that values its “small town” identity. However, the center of the community has shifted from agriculture to the school district, health care, and quiet residential neighborhoods. Today, Lakeside Foods and Plainview Milk Products Cooperative process and sell millions of dollars’ worth of products to national and international customers while numerous ag-related businesses provide services to area farms. Good-paying jobs are also available in nearby Rochester, the regional hub, where many residents are employed in health care and related industries. The City of Plainview continues to offer residents a small-town lifestyle while providing convenient access to the larger region.

D. Process

Descriptive data about the City of Plainview were gathered through a variety of sources. This data identified community assets, weaknesses, values, goals, and basic demographics of the city.

- A community survey was available online in the summer of 2018 thru the beginning of December 2018. Questions in the survey asked basic demographic data of the respondent, community assets and weaknesses, visions for the future, and investment priorities. Approximately 228 responses were collected, or about 7% of the city’s population. The Community Survey response charts are provided in Appendix A while a summary of this data is shared in relevant sections in the Plan. Full survey results, including comments are available through the City.
- An advisory group was formed to inform the overall comprehensive process and guide policy goals and recommendations. The group was comprised of key community leaders from public, private, and government spheres. The committee met once at the beginning of the comprehensive planning process and reviewed the draft plan that was submitted to the City Council.
- A “pop-up” meeting was held on August 18, 2018 at Corn-on-the-Cob Days to discuss future land use.

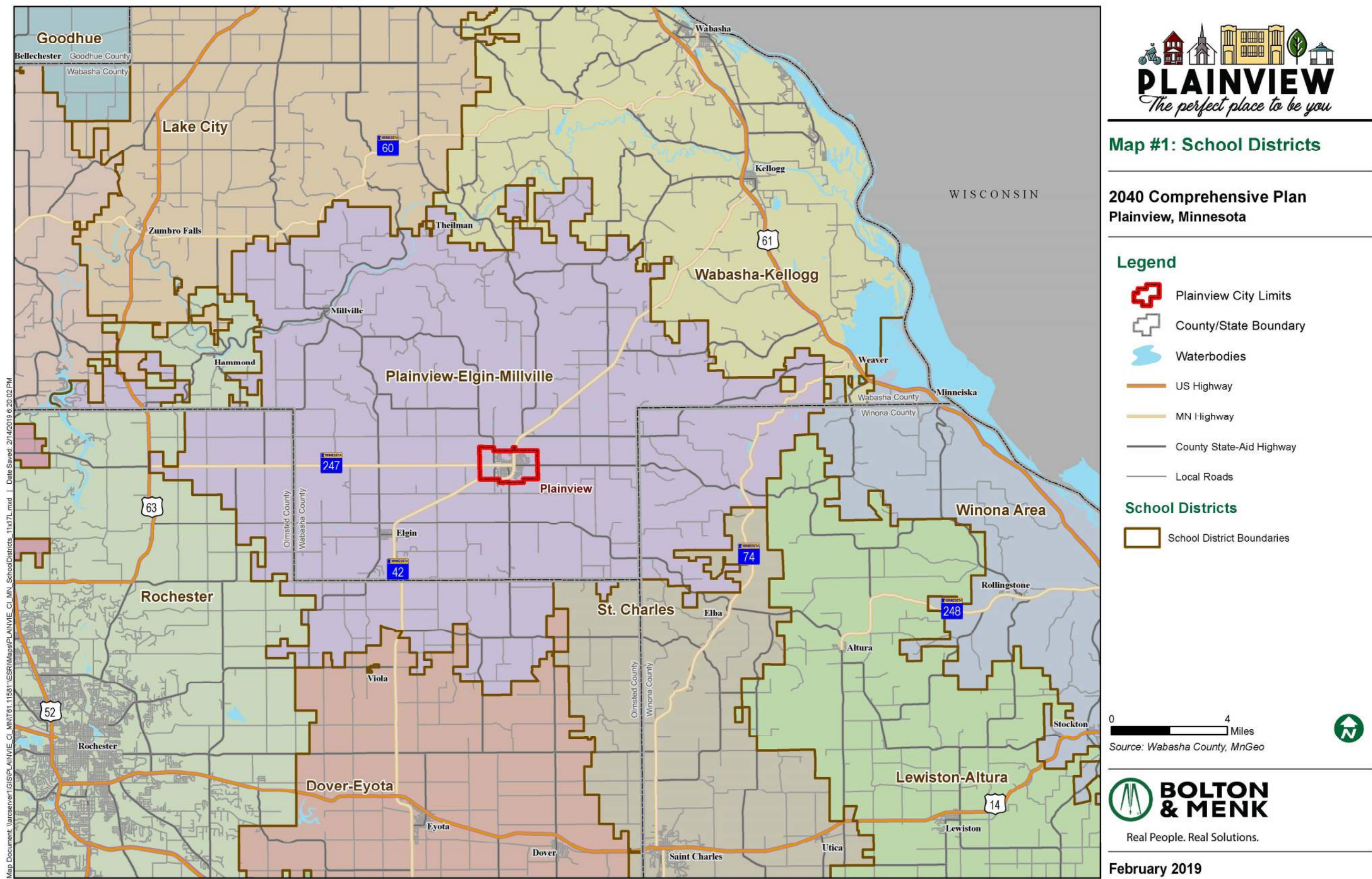
- Information about the Goals, Policies, and Recommendations section came from previous comprehensive plans, the 2018 survey, advisory group discussions, and public meetings.

E. Regional Setting

The City of Plainview occupies about 2.15 square miles in the northwestern part of Plainview Township, located in Wabasha County. The city is on MN Highway 42, a main north-south connection, and MN Highway 247, which travels westward from Plainview. The city is three miles northeast of the City of Elgin, 22 miles northeast of the City of Rochester, and about 20 miles southwest of the City of Wabasha, the county seat.

Plainview is part of the Plainview-Elgin-Millville School District, detailed in Map 1. The district draws from a large area in southern Wabasha County. There is an elementary school in the City serving Pre-K thru 3rd grade, as well as the district's high school serving grades 9-12. The elementary school, serving grades 4-6 and the junior high, serving grades 7 and 8, are located in Elgin. The School District offices are located in Plainview.

Map: School District



F. Community Survey Results – Community Character, Assets, and Weaknesses

The word cloud below shows all definitions/responses with most common answers being larger and less common answers being smaller. When asked to define the character of Plainview, community members most often listed

- Friendly
- Great schools
- Nice
- Quiet
- Safe
- Small town

The top 3 reasons residents said they would recommend Plainview were quality schools, a great place to raise a family, and small-town character and proximity to Rochester (tied for third). Respondents also noted challenges facing Plainview with the top 3 being lack of housing options, lack of local citizen support for local businesses, and aging infrastructure. Respondents also noted there can be a high barrier to entry for new residents.



When survey respondents were asked about their future vision for the City, the following ideas or themes were shared, listed below in order from most common to least common. It should be noted that only half of survey respondents chose to write something for this question, meaning there is a smaller sample or pool of voices.

- School and youth
- More/new businesses
- Residential development
- No Change
- Better government/city communication/police services
- Parks/Dog park
- Redevelopment (focus on Main Street)
- More family friendly
- Change/Diversity
- Industry growth,
- Make a destination i.e. Theater, embrace nature tourism with trails, community events to draw crowds
- Seniors
- Fix the water



II. LAND USE

A. Land Use Goals and Objectives

1. Goals

a) Promote redevelopment of property with existing infrastructure and public services

1. Identify and rehabilitate existing residential, commercial and industrial structures



b) Provide for a constructive mix of uses while protecting against incompatible and conflicting land activity impacts

1. Update the zoning code and map to be consistent with the Land Use Plan, when applicable
2. Protect the fringe area around the city's industrial uses to avoid potentially incompatible uses such as housing
3. Research and potentially develop a mixed-use zoning district consisting of compatible land uses and standards which assure environmental and neighborhood compatibility to promote small-town living



c) Protect historic preservation and natural areas, including wetlands, wildlife habitats, karts features, and groundwater resources

1. Amend the Subdivision Code and Zoning Ordinance to require a review of the Wabasha county soil survey, and incorporate and incentivize conservation, environmental, and history preservation values when evaluating development proposals and city land use decisions
2. Design open space corridors, where possible, into new city developments to accommodate natural surface drainage and provide open space



for

d) Encourage land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state, and utility costs

1. Review the Cluster Development section of the Zoning Ordinance to determine if this section allows for enough flexibility in residential, commercial, and industrial development
2. Encourage the use of available development capacity in the sewage treatment plant gravity service area and in existing lift station service areas to minimize the number of lift stations and to minimize housing sprawl
3. Coordinate the pace of city growth with the capacities of the wastewater treatment plant and the city water system by encouraging contiguous growth





4. Minimize the commitment of large tracks of land to a specific subdivision pattern well in advance of recording such patterns for development. This practice will retain flexibility for the developer and the city in terms of lot patterns, drainage, housing styles and market trends, new infrastructure technology, etc. Amend subdivision code to provide maximum time between planning and platting 

5. Examine the provision of a “transfer of development rights” option in the zoning and subdivision codes, to permit higher than normal residential densities in pre-planned parts of a proposed development in exchange for the reservation of open space corridors. 

e) Balance individual property rights with community interests and goals

1. Continue to provide a transparent and inclusive city government process where all residents have a clear process to follow for property and land use issues and are given adequate information, time, and a setting to discuss their concerns 
2. Review applicable city ordinances to make sure that all local, state, and federal regulations are in-step with approved statutes and are extended for the health, safety, and welfare of the City 
3. When reviewing future city land use decisions, decision makers should employ the direction provided in the Comprehensive Plan which was written specifically to guide community-wide interests and goals when making individual property decisions 

f) Build community identity by revitalizing main street.

1. Work with MnDOT to improve with Highway 42 and 247 to be more community friendly 
2. Develop and enforce design standards along 42 and 247 with adjacent property/business owners 
3. Update the city sign ordinance and consider limiting the number, size, and location of billboards. 

g) Establish a collaborative relationship with the Township and seek compatibility between Township plans and city plans while meeting development needs, including annexation

1. Examine the opportunities for extraterritorial land development jurisdiction to be able to apply planning and development standards for fringe area development that will affect the city. Specific areas for extraterritorial development concern are the lands in the Highway 42 and 247 corridors 



B. Current Trends and Demographics

1. Population

As of 2016, approximately 3,335 people lived in Plainview in roughly 1,297 households. Historical population and household data are provided in Table 1.

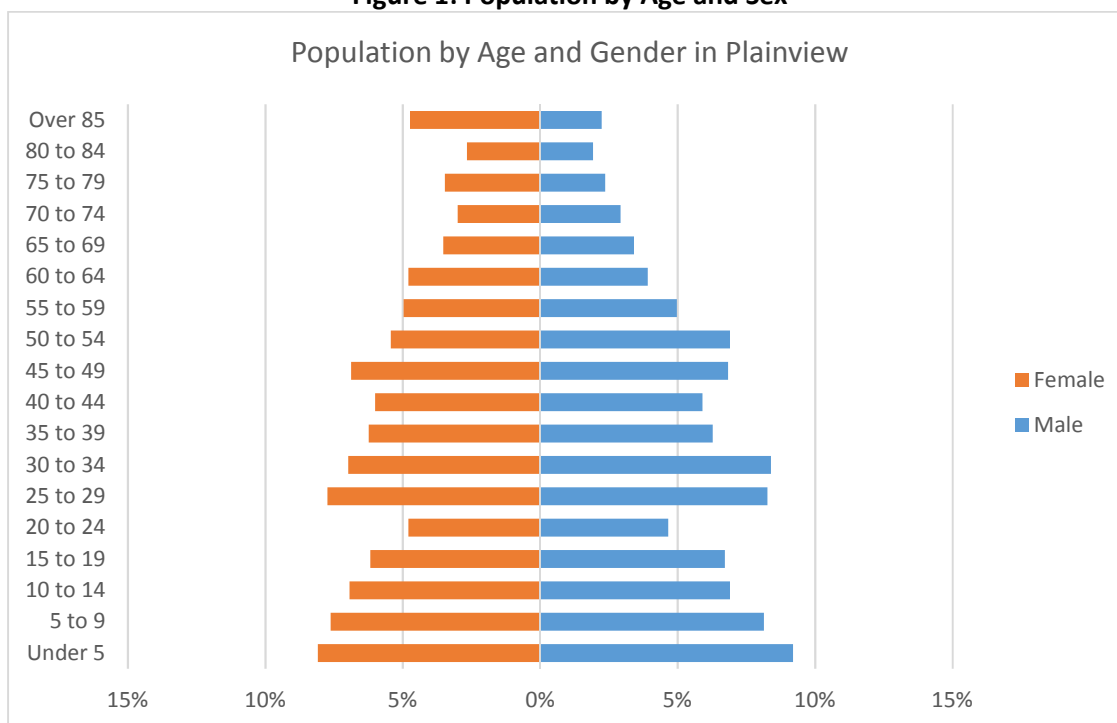
Table 1 – Historical Population of Plainview					
	1980	1990	2000	2010	2016
Population	2,416	2,774	3,190	3,340	3,335
Households	848	973	1,217	1,278	1,297

Source: US Census and Minnesota State Demographic Center Estimates. 2016

2. Age

Figure 1 shows the population of Plainview in 2010 separated by sex and age cohorts. The largest age groups within Plainview are persons less than five years old at roughly 8.6% of the population and 5 to 9-year olds and 25 to 29-year olds, both making up 8% of the population. The population of Plainview is slightly younger than the average for Wabasha County; about 30% of the city's population is under 20 years old, compared to 26% of the county's population. About 15% of both the city's and the county's populations are age 65 or older.

Figure 1: Population by Age and Sex



Source: US Census, 2010

Table 2 shows the median age of Plainview, Wabasha County, and other neighboring communities. Plainview's median age is the middle value of those compared, though it is slightly on the older side.



Table 2 – Median Age, 2010	
Plainview	34.4
Wabasha County	42.4
Elgin	32.6
Eyota	33.1
Pine Island	36.2
St. Charles	28.3
Zumbrota	38.9

Source: US Census, 2010

3. Household Size and Number

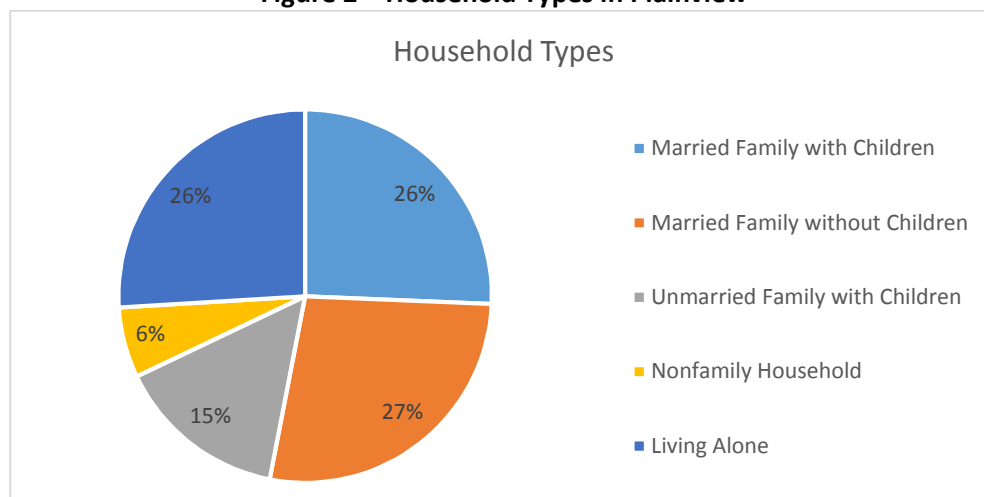
As shown in Table 1 – Historical Population of Plainview, there were approximately 1,305 households in Plainview in 2016. The number of households in Plainview has increased at a rate largely similar to population growth since 1980. There has been a slight decrease in the number of persons per household, which has been experienced throughout the region and statewide. The average number of persons per household is influenced by age and general socio-economic status of Plainview residents.

Table 3 – Household Size and Number					
Year	1980	1990	2000	2010	2016
Number of Households	848	973	1,217	1,278	1,305
Persons per Household	2.85	2.85	2.62	2.61	2.57

Source: US Census and American Community Survey, 2012-2016 Estimates

Household type also influences the average number of persons per household. In 2010, household types in Plainview were fairly diverse, shown in Figure 2. Household types are evenly split between married families with children, married families without children, and individuals living alone. Approximately 41% of all households in Plainview have children under 18 years old.

Figure 2 – Household Types in Plainview



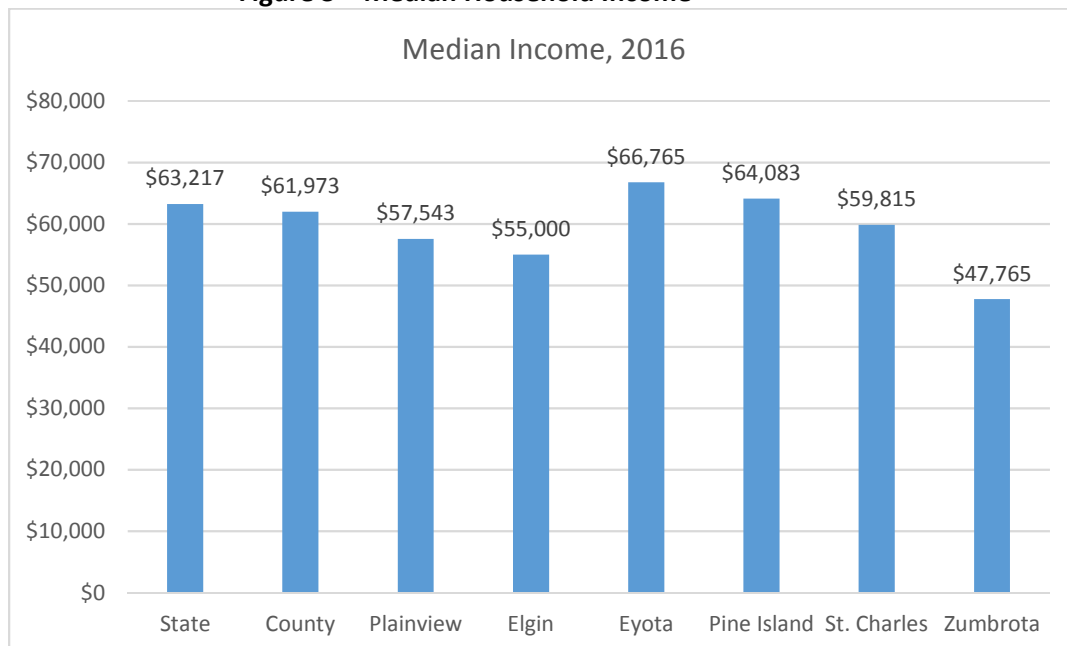
Source: US Census, 2010



4. Household Income

Median household income in Plainview was \$45,009 in 2010, compared to Wabasha County's median income of \$51,112. In 2016 estimates, Wabasha County median income was still higher than Plainview. Compared to neighboring communities, Plainview had one of the lower median incomes in 2016, shown in the figure below. Per capita income in Plainview was \$22,052 in 2010.

Figure 3 – Median Household Income

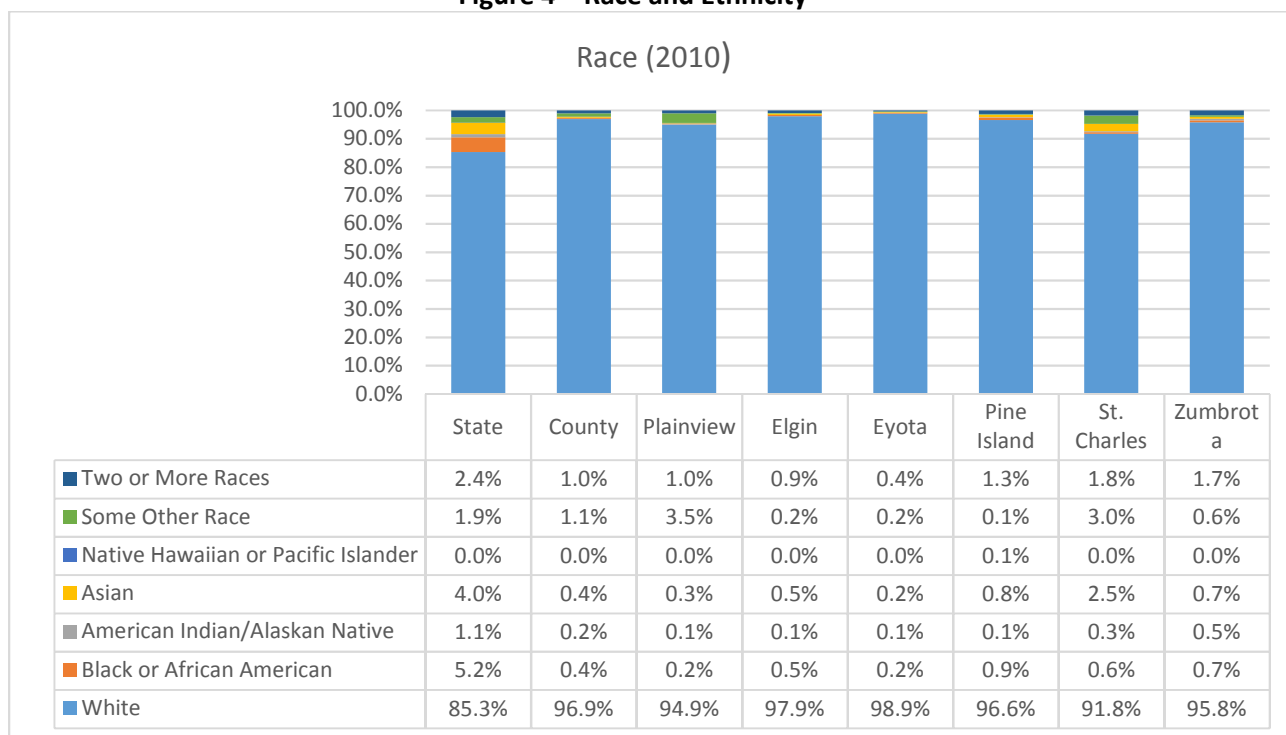




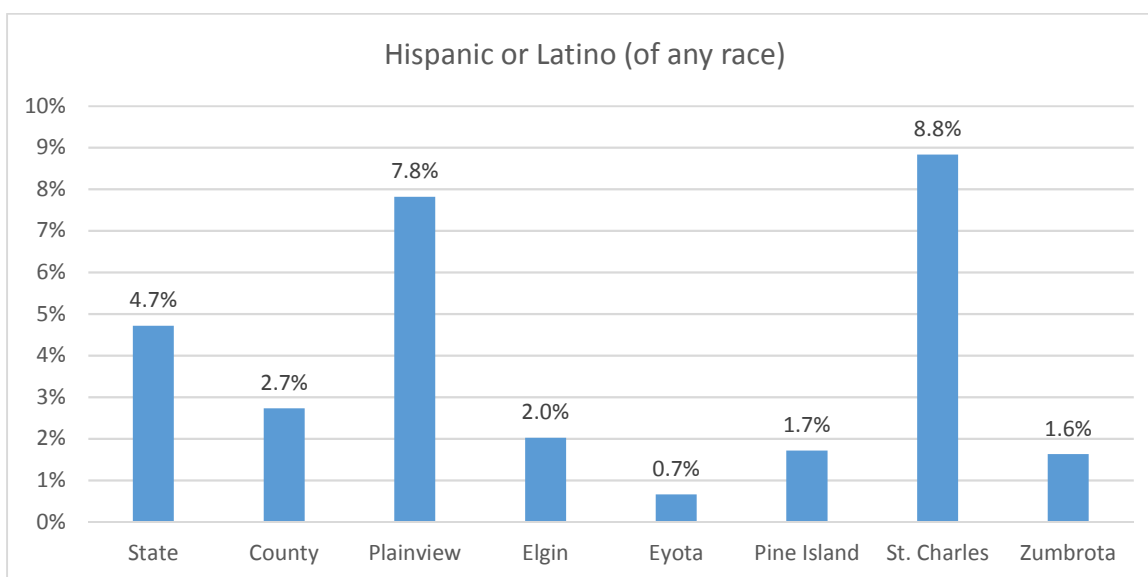
5. Race/Ethnicity of Population

Figure 4 shows the racial composition of Plainview residents in 2010. About 95% of the city's population identified as "White alone," with all other racial groups made up the remaining 5% of the population. About 8% of the city's population identified as Hispanic or Latino, which is higher than most other neighboring communities, County, and State.

Figure 4 – Race and Ethnicity



Source: US Census, 2010



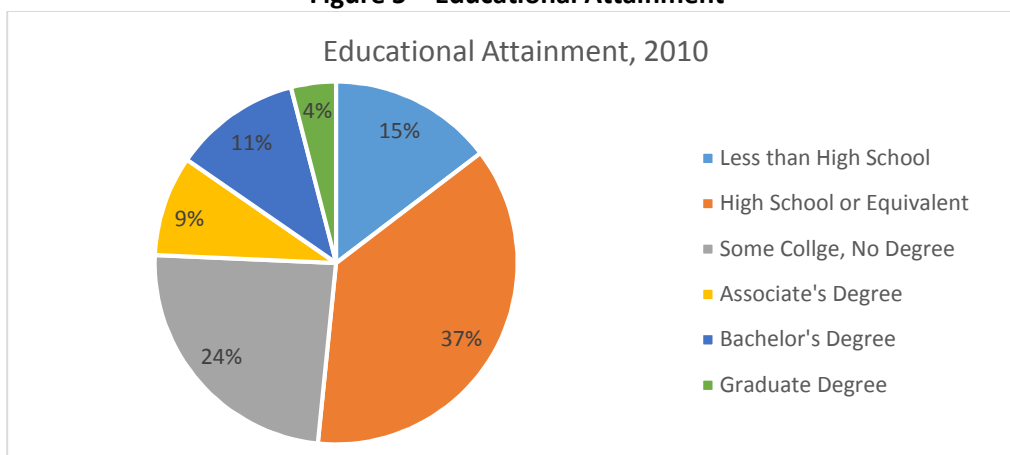
Source: US Census, 2010



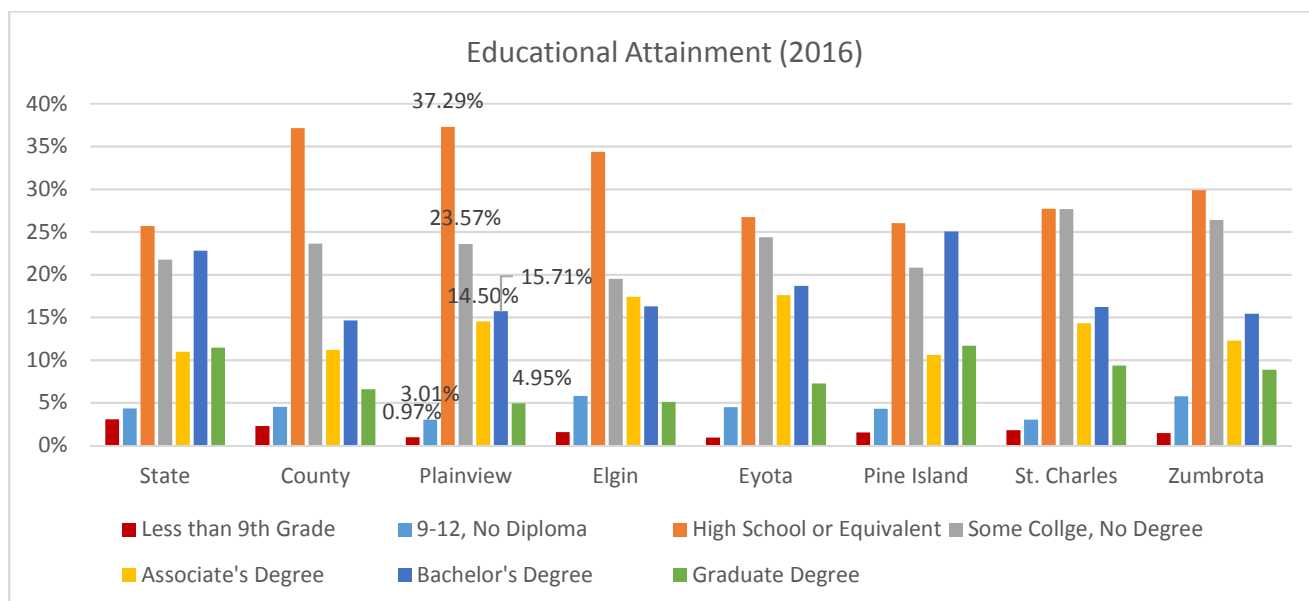
6. Education

About half of the city's population age 25 or older has some college education. The largest educational cohort has a high school education or equivalent. Figure 5 details the highest level of educational attainment for Plainview residents and compares Plainview's educational attainment in 2016 to other communities. These 2016 estimates suggest Plainview is becoming more educated, with more people graduating from high school and earning Associate or Bachelor's degrees. However, Plainview's education attainment is lower than most neighboring communities.

Figure 5 – Educational Attainment



Source: US Census, 2010



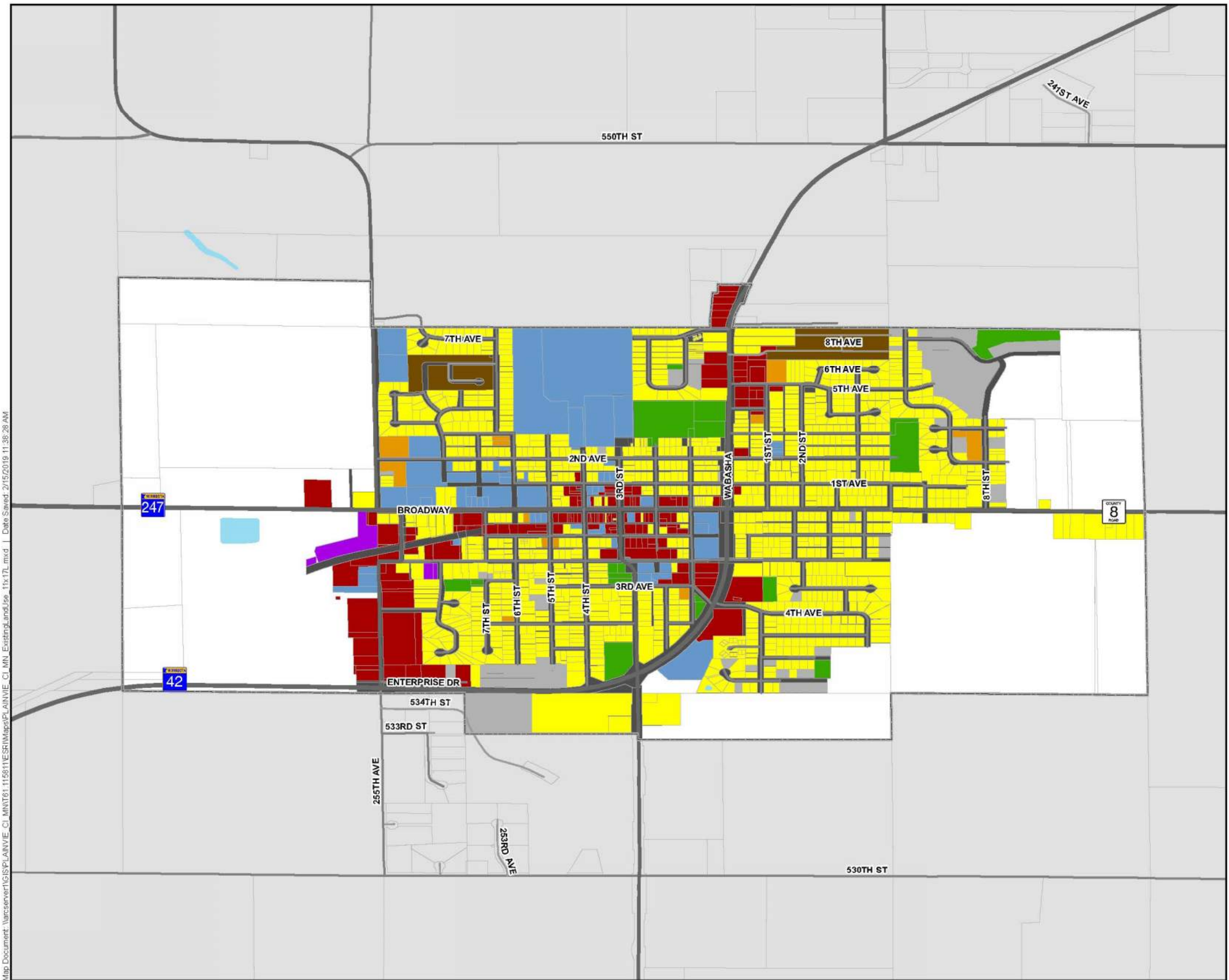


C. Existing Land Use

The City of Plainview was developed in a grid type street pattern with a variety of residential, commercial, industrial, agricultural, and institutional land uses. The local economy is centered around the school district and health care. As such, the largest use of land in terms of acreage within the City is agriculture (42%). Residential and road/railway right-of-way are the next largest uses of land, accounting for 24% and 13% of land in the City, respectively. The Existing Land Use Map and Table 4 below are produced from the County Assessors land use category classification.

Table 4 – Existing Land Use Characteristics		
Land Use	Gross Acres	Percent of Total
Agriculture	607	44%
Commercial	76	5.3%
Institutional	86	6%
Industrial and Utility	5	0.4%
Manufactured Housing Park	20	1.4%
Multifamily	9	0.7%
Park, Recreational, Preserve, and Golf	31	2.2%
Residential	324	23.5%
Road and Railway Right-of-Way	174	12.6%
Undeveloped Land	47.4	3.4%
Total	1,379	100%

Map: Existing Land Use



Map #2: Existing Land Use

2040 Comprehensive Plan
Plainview, Minnesota

Legend

- City Limits
- Parcels
- Waterbodies

Existing Land Use

- Agricultural
- Commercial
- Institutional
- Industrial and Utilities
- Residential
- Multi-Family Residential
- Manufactured Housing Park
- Undeveloped Residential
- Parks, Open Space, and Recreational Areas
- Road and Railway Right-of-Way

0 0.5 Miles
Source: Wabasha County, MnGeo



February 2019

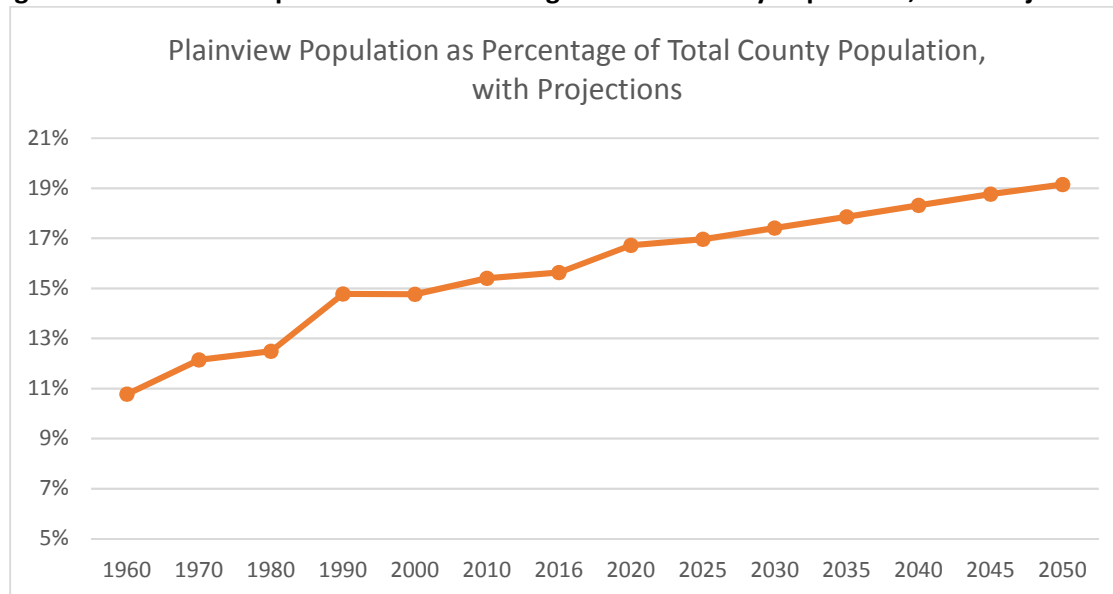


D. Population Growth and Projected Land Demand

The City of Plainview experienced steady population growth from the 1980s to the 2000s, increasing the city's total population about 15% each decade. However, population growth has gradually slowed; the population in Plainview only grew 5% from 2000 to 2010. Population estimates from the state demographic center show that Plainview's population in 2016 has remained largely the same since 2010.

Over time, the City of Plainview has accounted for an increasing percentage of Wabasha County's total population; in 2016, the City made up almost 16% of the total county population. This trend is shown in Figure 6. The trend of cities accounting for a larger portion of a County's population has been noted region and statewide, due both to residents in township areas moving into cities for better access to services and cities annexing portions of surrounding townships. It is expected this trend will continue, especially as the general population ages and will require or prefer living close to services.

Figure 6 – Plainview Population as a Percentage of Total County Population, with Projections



Source: US Census Data, MN State Demographer 2016 Population Estimates

The Minnesota Demographic Center projects county population for each Minnesota county ahead 30 years for planning purposes. Projections for the City of Plainview were based on Wabasha County population projections through 2050. Assuming Plainview continues to account for a larger portion of the County's population, the City could expect to grow by about 300 people by 2050. Population projections for the City of Plainview are shown below in Figure 7 and Table 5.



Figure 7: Population Projections for the City of Plainview

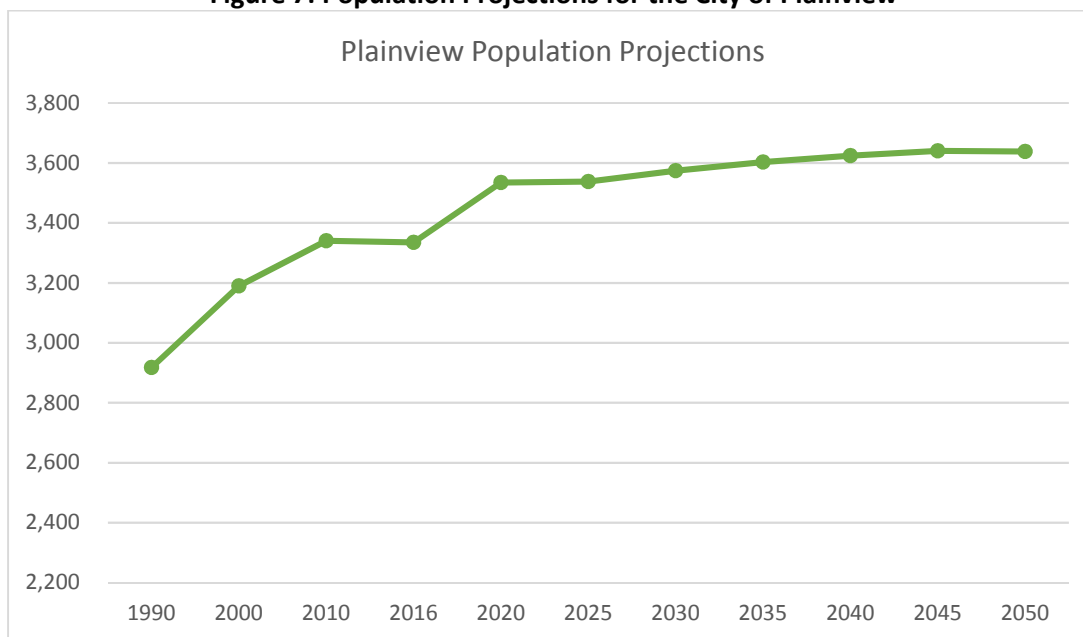


Table 5 – Current and Forecasted Population

	2010*	2016 ⁺	2020	2030	2040	2050
Population	3,340	3,335	3,535	3,575	3,625	3,638
Households	1,278	1,305	1,360	1,375	1,394	1,400
Est. Percent of Total County Population	15%	16%	16.7%	17%	18%	19%

Source: *US Census and ⁺Minnesota State Demographic Center Estimates, 2016. Projections for future years are based on a percentage of Wabasha County population, which was forecasted by State Demographers in 2017.

Likewise, the number of anticipated households is anticipated to grow, but at a much lower rate than previously experienced. Since 2000, the average household size in Plainview has remained around 2.6 persons per household. Using this average, it is projected that about 95 households will be added to the City by 2050. However, the number of new households will be influenced by the average number of persons per household, which has been decreasing statewide, meaning the number of housing units needed could increase.

In 2016, Plainview had about 1,305 households with approximately 80% single family and 20% multi-family. In general, it is estimated that Plainview will need about 95 new housing units over the next 30 years to accommodate projected population growth. This averages out to about 3 units per year. If future housing development maintains current single family to multifamily proportions, about 81 units should be single family and 22 should be multifamily.



Below is potential scenario of housing development needed per decade, based on above population projections:

- 2020 (55 total households) 44 single family/ 11 multi-family
- 2030 (15 total households) 12 single family / 3 multi-family
- 2040 (19 total households) 15 single family / 4 multi-family
- 2050 (5 total households) 4 single family / 1 multi-family

To estimate that amount of land needed to accommodate housing development in Plainview, single family homes are assumed to develop at 3 units per acre. Typical multi-family units develop at 15 units per acre (3000 square feet per unit). Therefore, Plainview will need the following acreage for residential development:

$$2020 = 15 \text{ Acres (SF)} / 0.73 \text{ Acres (MF)}$$

$$2030 = 4 \text{ Acres (SF)} / 0.2 \text{ Acre (MF)}$$

$$\underline{2040 = 5 \text{ Acres (SF)} / 0.27 \text{ Acre (MF)}}$$

$$\underline{2050 = 1.3 \text{ (SF)} / 0.067 \text{ Acre (MF)}}$$

$$\textbf{Total = 25.3 Acres (SF) / 1.27 Acres (MF)}$$

These calculations do not include parks, wetland constraints, or infrastructure.

It should be understood that the above projections are general estimates. The actual population growth, the timing of growth, and subsequent land demand will most likely be different. This is due to a number of factors, including the difficulty of preparing accurate population, housing, and employment projections as well as inability to know future market conditions. Even with these limitations, these projections still provide a framework for estimating the amount of land the City will need to accommodate future growth and a variety of housing types, as markets demand.

E. Future Land Use

Based on the above projected household growth, the City of Plainview is expected to need about 94 new housing units by 2050. Assuming the current single family/multi-family ratio, the City will need roughly 27 acres of residential land to accommodate this growth.

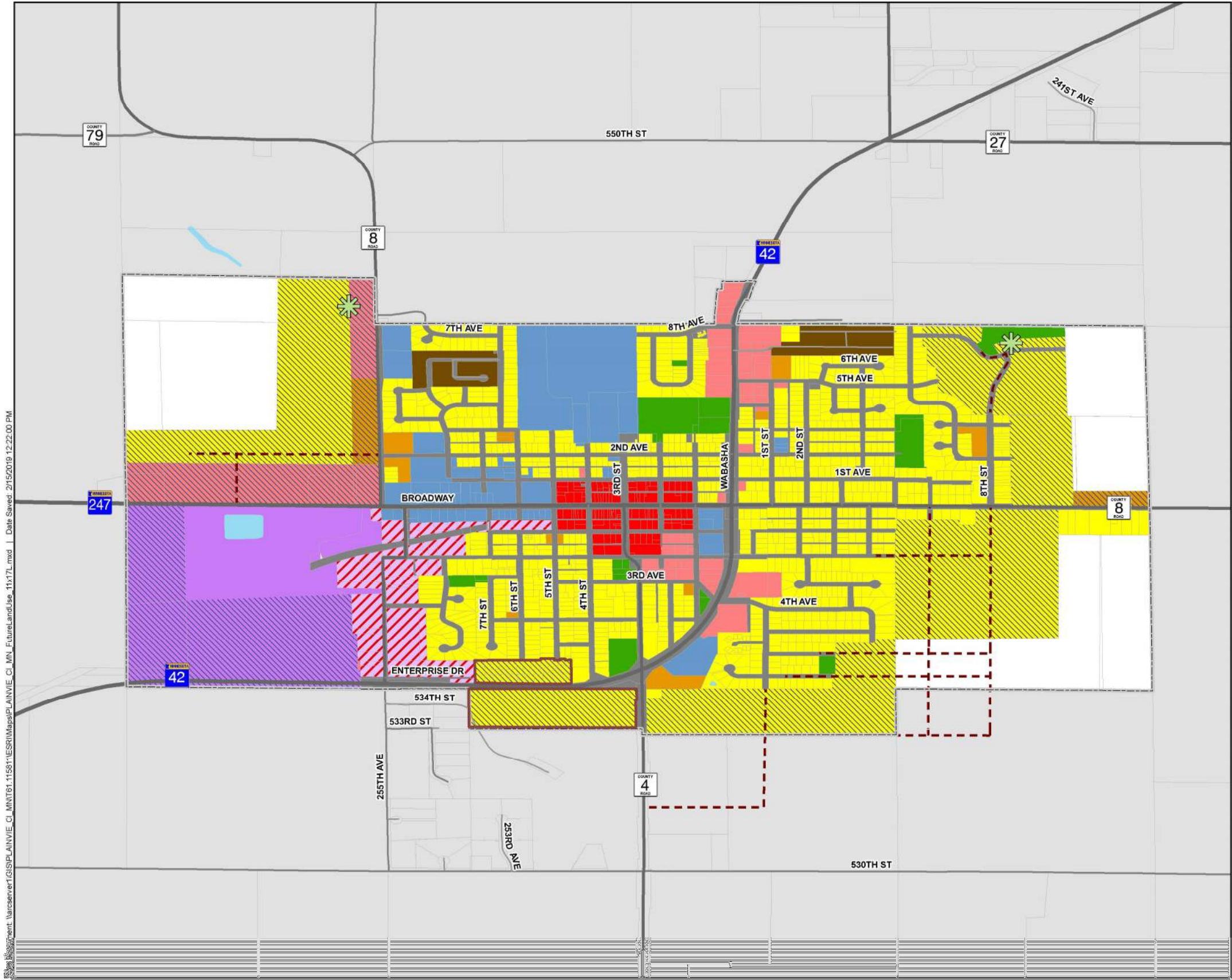
The Future Land Use Map shows the guided land use for all property in the City of Plainview. Table 6 summarizes the planned land uses by category shown on the map. The future land uses shown on the map reflects projected land use development needs. While there is the potential for new development, there will also be infill or redevelopment.

Future land uses guide both developed and non-developed land in and around the City of Plainview. The undeveloped future land use areas will allow the City to expand in order to meet the needs of the residents. It will allow for the orderly growth of the City and allow the City to make infrastructure improvements as needed to meet these growth projections.



Table 6 – Planned Land Use Characteristics		
Land Use	Gross Acres	Percent of Total
Agricultural	203	14.7%
Central Business District	20	1.4%
Commercial/Industrial	42	3%
Industrial and Utility	143	10.4%
Institutional	86.5	6.3%
Low Density Residential	558	40.5%
Manufactured Housing Park	20	1.4%
Multifamily Residential	24	1.7%
Park, Open Space, Recreational Area	30	2%
Road and Railway Right-of-Way	174	13%
Service Commercial	80	6%
Total	1,379	100%

Map: Future Land Use



Map #3: Future Land Use

2040 Comprehensive Plan
Plainview, Minnesota

Legend

- City Limits
- Parcels
- Waterbodies
- Future Roadways
- Planned Development Areas
- Future Potential Highway Development Areas
- Future Park Areas

Future Land Uses

- Agricultural
- Central Business
- Service Commercial
- Commercial/Industrial
- Industrial and Utilities
- Institutional
- Residential
- Multi-Family Residential
- Manufactured Housing Park
- Parks, Open Space, and Recreational Areas
- Road and Railway Right of Way

0 0.5 Miles
Source: Wabasha County, MnGeo



February 22, 2016



F. Community Survey Results

When asked about future growth priorities for the City, survey respondents listed commercial/retail/service/office growth, residential growth, and park development as the top 3 priorities. These priorities can be supported through sound land use planning and zoning. The future land use plan designates commercial/service clusters throughout the city along major roadways. Additional land has been planned for both commercial/service and residential development. Park search areas have been identified alongside future residential areas, which will be planned and developed as subdivisions and future roadway designs dictate.

G. Community Facilities

The City of Plainview is served by several public facilities and departments. These facilities and services include; schools, libraries, community centers, ambulance, medical clinics, fire, and police protection.

1. Municipal

Plainview Public Library - The Plainview Public Library is located at 345 1st Avenue NW and provides a wide range of services and material to the public. The library enriches the lives of community members with quality programming, dynamic print and digital resources and a welcoming environment and is less than a 5-minute drive from anywhere in town. The Plainview Library is the perfect destination for enjoying cozy family story time, viewing performances of nationally recognized musical groups, meeting celebrated authors, and finding the latest best sellers and DVD's.

Police Services - The Plainview Police Department is located at 241 West Broadway and has 7 full time and 6 part-time police officers. The department responds to calls within the City of Plainview and assists other area law enforcement officers as well as the local fire and ambulance services.

Plainview Fire Department - The Plainview Fire Hall is located at 330 1st Avenue SW. The Fire Hall houses 7 fire trucks and has 22 volunteer fire fighters. The department covers approximately 150 square miles including 9 townships with approximately 6,000 residents. Their service area includes the City of Plainview, and large sections of Olmsted, Wabasha, and Winona County.

EMS/Ambulance Services - Mayo Clinic Gold Cross took over the emergency ambulance services for the City of Plainview on January 1, 2019. The ambulance facilities are located at 110 3rd Street SW. Mayo Clinic Gold Cross provides 24/7 coverage for a 65-square mile area, as well as mutual aid to the EMS services in Elgin, Wabasha, and Lake City. They have several full-time employees and an advanced level of care service.

Plainview Area History Center – The History Center is located at 40 4th Street. The Center was built in 1866 and was first used as a church. In 1998, the building was purchased by the Plainview Area History Center to use the building to display and interpret the history of the area.

Community and Youth Center – The Plainview Area Community and Youth Center is located at 346 W Broadway. The gathering space offers meeting space, coffee, senior programming, and other services.

Mayo Clinic Health Systems –Lake City/Plainview is located at 275 First Street SW and is a



Family Medicine practice with four physicians and one certified nurse practitioner. Their services include family medicine, follow up care for heart disease patients, eye care, women's health, and laboratory services.

Olmsted Medical Center – Olmsted Medical Center's Plainview Branch Clinic has been providing care in the Plainview area since 1999 and is located at 20 Second Avenue NE. It is a Family Medicine practice with a total of 10 employees. Of those employees there is one physician and two physician assistants. Patients in Plainview have easy access to all of OMC's specialty care services in Rochester.

2. Education

Education has been a cornerstone in Plainview for several years. One of the overarching goals of the City is to support the improvement of schools in the City; community survey results demonstrate the many members of the community want the school to continue to improve and be a key asset to the City.

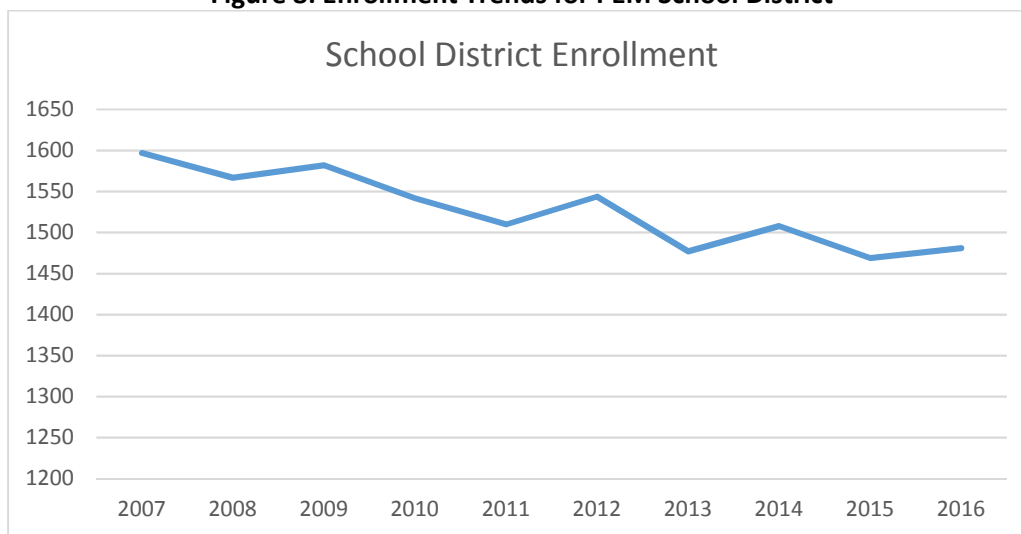
Private - Immanuel Lutheran School - Immanuel Lutheran School is located at 30 South Wabasha. They called their first full-time teacher in September of 1922. At that time, classes were held in the church basement. Since then, the school was built and expanded upon and has made many modifications including adding an elevator and a vestibule in 1990 and a multi-purpose gymnasium in 1999. This school year, 2018-2019, there are 68 students enrolled with seven full-time teachers. They offer a Pre-Kindergarten through 8th Grade education. Pre-Kindergarten and Kindergarten classes are single grade classrooms. Grades 1-8 are taught in a multi-grade classroom setting. Immanuel Lutheran offers a wide variety of music, arts, and sports activities throughout the school year.

Public - The Plainview-Elgin-Millville (PEM) School District #2899 has two public school facilities in Plainview. These include the Preschool-Early Elementary School (Pre-K – 3rd grade) and the Senior High School. The District Offices for the Plainview-Elgin-Millville School District are also located in Plainview.

The total 2007-2008 PEM School District enrollment was 880 students. Looking at the past 14 years, the PEM Public School system had the highest number of enrolled students in the 1999-2000 school year with 955 students. Since the 2005-06 school year, the school district has reduced its numbers by about 2.5% per year. The projected enrollment for the 2008-09 school year is 885 students.



Figure 8: Enrollment Trends for PEM School District

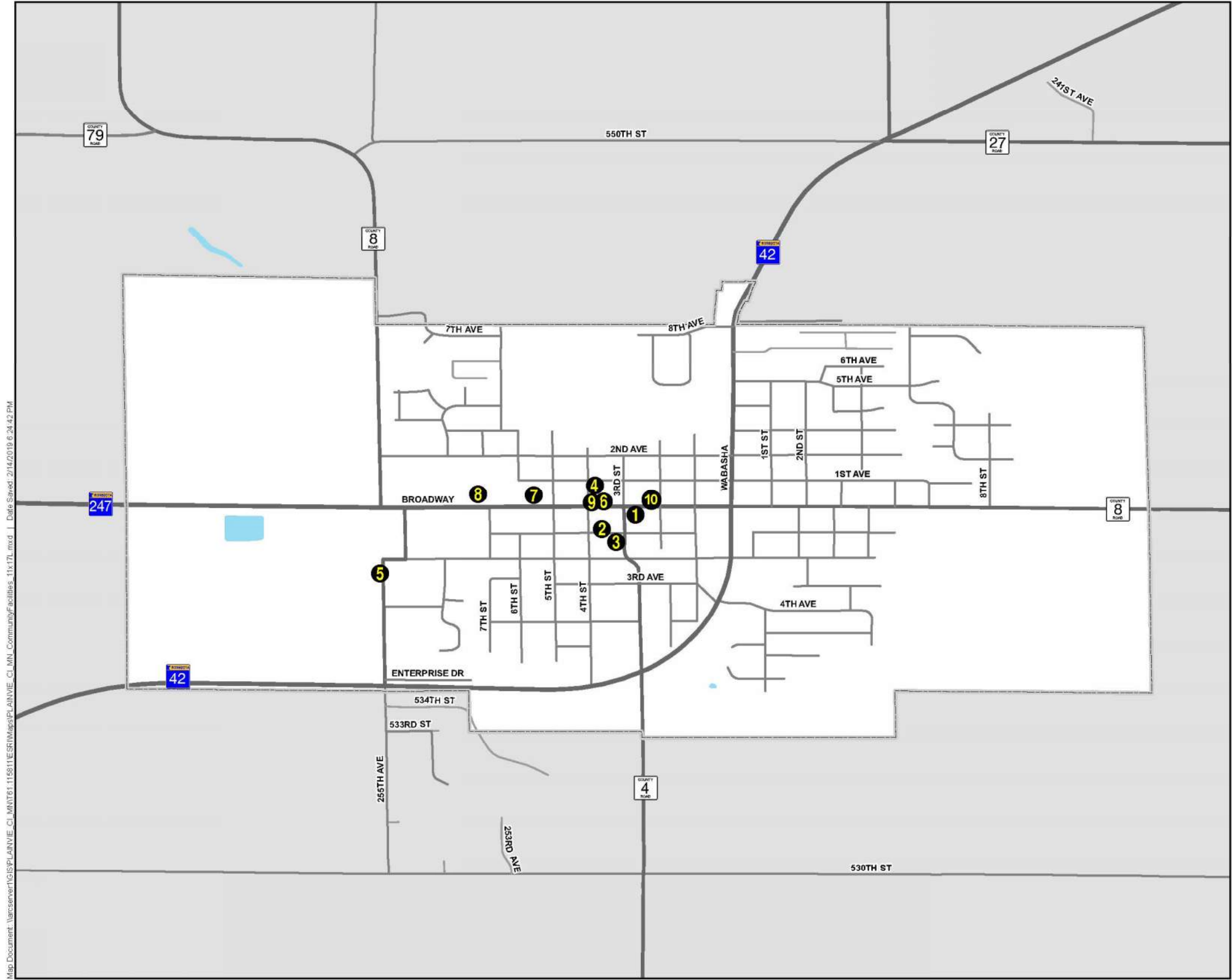


H. Community Survey Results

Survey respondents ranked fire protection and the library as the top city services. Snow/ice removal and water service were the lowest ranked city services.

Many respondents were interested in community engagement and community connection. To that end, most respondents reported finding their city news from social media or newsletters. There was some concern from newer residents about not knowing how to become involved in and with city affairs.

Map: Community Facilities



Map #4: Community Facilities

2040 Comprehensive Plan
Plainview, Minnesota

Legend

- City Limits
- Waterbodies

Community Facilities

- 1** City Hall & Police Department
- 2** Plainview Fire Department
- 3** EMS Department
- 4** Public Library
- 5** Public Works Department
- 6** United States Postal Service
- 7** Plainview-Elgin-Millville High School
- 8** Plainview Elementary School
- 9** Community Center
- 10** Municipal Liquor Store

0 0.5 Miles
Source: Wabasha County, MnGeo



February 2019

III. ECONOMIC DEVELOPMENT

A. Introduction

Plainview's economy has been evolving as part of the regional economy of the Rochester metropolitan area. This influence is projected to continue transforming the city's economy from a historic agricultural based economy to a more urban economy. This economic connection will continue to be based on commuting and regional economic factors. This section is intended to report on local economic development issues and opportunities.

Economic development consists of those public and private efforts which promote and develop business enterprises within a community plus the housing development that serves commuters to the Rochester area economy. Most local economic development programs include coordination between private development organizations and governmental institutions. Community marketing and public infrastructure development are important necessities for successful economic development. Plainview's regulatory climate can have an impact on the retention, expansion and attraction of business. Zoning regulations can provide development standards which insure that business development adds to the quality of neighborhoods and overall community life. Such standards can protect property values of homes and whole neighborhoods, and can minimize undesirable off-site impacts from business activities. Such standards can also protect businesses from nuisance complaints and negative image situations. Zoning is a tool to attract business because of the designation of protected locations and the provision of standards which insure land use compatibility within the community.

B. Goals and Objective

1. Goals

- a) To provide a favorable business climate in Plainview. This includes the continuation of local efforts for the promotion, retention, and expansion of local business and industry as well as the attraction of additional business to diversify the employment base.
- b) To provide those public strategies and infrastructure improvements needed to develop and serve business and industrial sites.
- c) To provide marketing support to the business community and city government with the goal of increasing the number of consumers in the Plainview area and their awareness of local businesses' products and services

2. Objectives and Programs

- Public-private partnerships—Continue the positive public-private partnership between the city and the Plainview Area Development Corporation (PADCO), and the Plainview Economic Development Authority (EDA). Continue the EDA's business/industry outreach program of onsite visits and targeted assistance



- o Fully utilize the leadership and resources of PADCO and other community partners for promoting and developing business activity and community improvements
 - o Initiate business/industry marketing program using all appropriate public relations tools.
- Agri-business Industries—Encourage and support the local agri-business industries with employee recruitment efforts to meet their staffing needs and to ensure that the community maintains an adequate base of local jobs that pay a living wage. Invest EDA and city staff hours in recruitment of additional agri-businesses that have a value-added component (i.e. businesses that use local raw ag products and then “add-value” through additional processing and marketing). Assist such industries with location needs.
- Agri-business Services—Support new and expanded agri-business services as a means of keeping the area farming community a strong part of the Plainview economic base.
- Downtown Retail—Develop and support programs to maintain a viable downtown retail and service district.
- Downtown Growth—Identify potential infill sites in and on the fringe of the downtown area that could facilitate new or expanded downtown businesses and parking needs. Review and amend zoning to accommodate growth, and establish criteria for when zoning needs to be changed.
- Downtown Revitalization Improvements—Identify downtown public works improvements and beautification measures to keep the area appealing for customers. Provide all feasible support to local business and service organizations, EDA and PADCO to develop public/private partnerships for maintenance of public spaces and cost-sharing of improvements through city and grant-funded initiatives.
- Industrial/Commercial Site Development - Monitor industrial and commercial site needs and development trends, and develop criteria for when zoning needs to be changed. Develop a site development implementation plan that includes funding mechanisms and a timeline with the goal of using the plan for recruitment of new businesses and servicing of existing businesses.
 - o Site Selection---Identify sites that are of adequate size and location, and which are readily available for existing or new industries, particularly those requiring a large land area and requiring locations which are well buffered from existing and planned housing areas.
- Tax Base Growth—Develop tax base expansion goals in line with funding requirements for public services, and as a means of moderating tax rates. Evaluate business and housing incentives with the goal of offering incentives that are cost neutral (i.e. increased property taxes offset public investment in incentives and/or new or upgraded infrastructure over a relatively short period of time.)
- TIF Financing—Thoroughly evaluate the application of tax increment financing in each situation for financial feasibility and projected future city budget impacts.



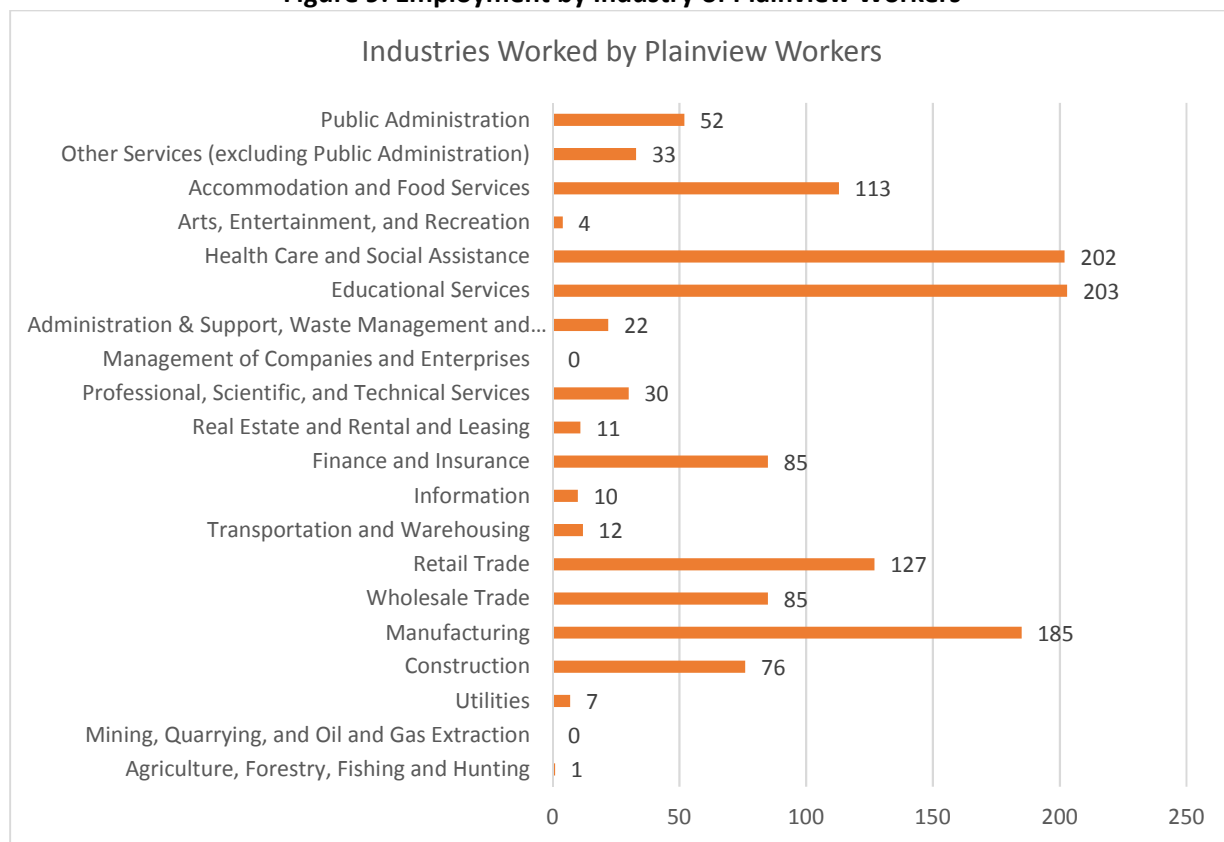
- Marketing—Active EDA and city government participation in a community marketing program.
- Environmental Quality—Apply an environmental scan to economic development proposals to identify environmental and quality of life issues to assure the best possible development and fewest adverse effects.
- Good Transportation—Maintain an active interest in the state transportation improvements program to assure safe and efficient transportation services for the Plainview economy and for the commuting activity to the Rochester area.
- Motel/Lodging— Review feasibility of public/private investment in a lodging facility to serve the business community and Plainview area in general. Assess opportunities for micro-hotels and in-home rentals.
- Rental/Retirement Housing - Develop a strategy for accommodating the projected increase in retirement housing and related services. Develop a public/private funding mechanism to finance new housing facilities when the private sector will not invest in these types of projects.
- Update Zoning -- Eliminate provisions in the zoning ordinance that inhibit business growth and add provisions that create flexibility in the location and development standards for business.
- Energy Conservation and Independence – Investigate feasibility of public/private partnerships to create Green Energy, Energy-Efficient and Energy Production strategies that will give residents and businesses opportunities to lower energy costs.

C. Current Conditions

Figure 9 shows employment in Plainview by industry in 2015. Of Plainview's total 1,258 jobs, 16% fall into each "educational services" and "health care and social assistance." These industries account for roughly one-third of all jobs worked in Plainview. Manufacturing and retail trade make up the third and fourth largest single industries in the City, respectively.



Figure 9: Employment by Industry of Plainview Workers

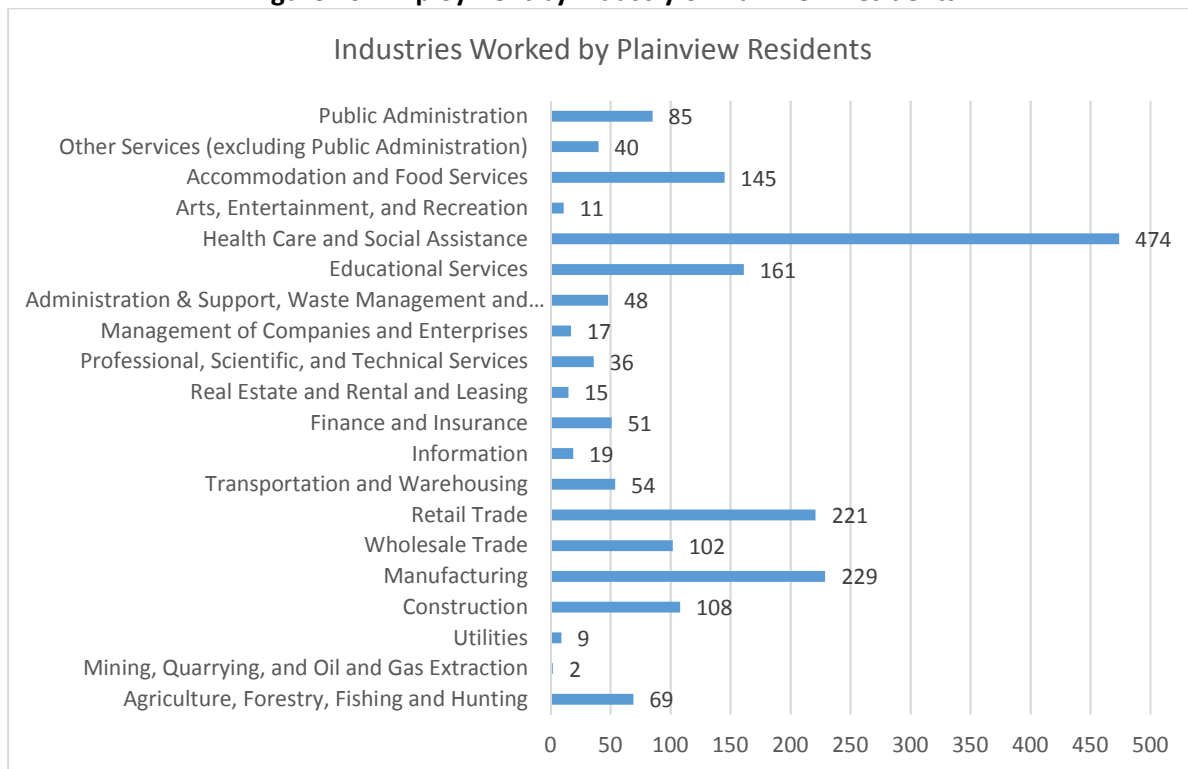


Source: On the Map Census Data, 2015

Similarly, Figure 10 shows employment of Plainview residents by industry in 2015. About one-quarter of Plainview residents in the workforce (about 1,900 jobs/workers) work in the “health care and social assistance” industry. Manufacturing and retail trade make up the second and third largest single industries worked by Plainview residents.



Figure 10: Employment by Industry of Plainview Residents

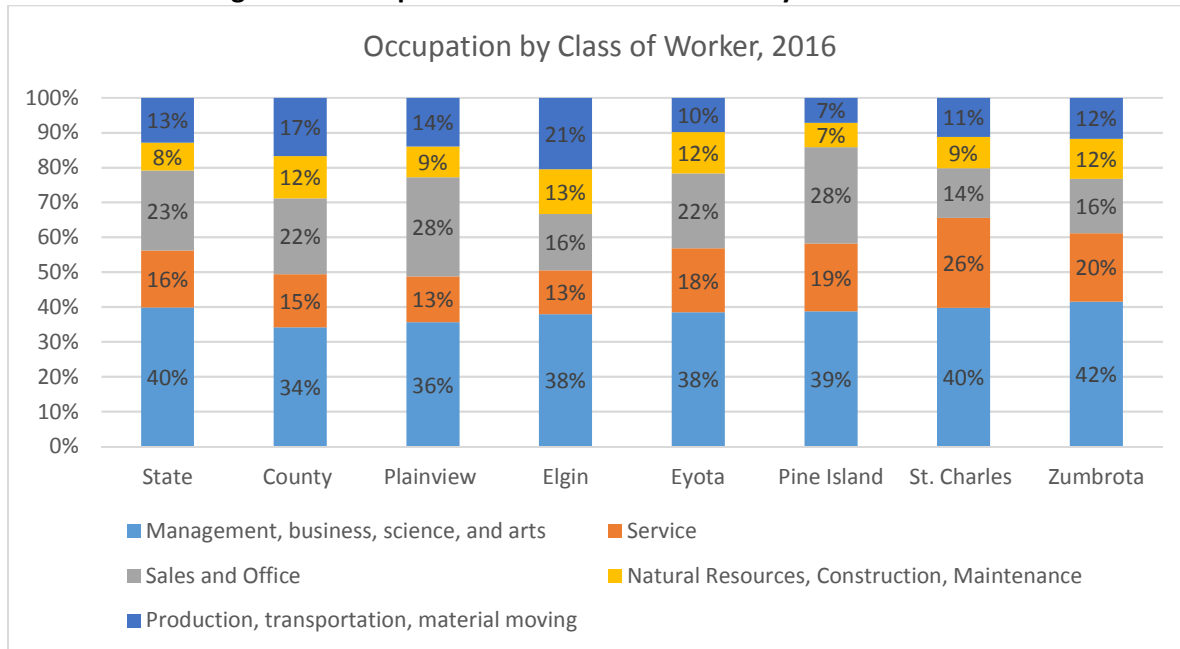


Source: On the Map Census Data, 2015

Many Plainview residents work in management, business, science, and art occupations, followed by sales and office. The proportions of occupations types in Plainview is most similar to those seen at the County level, shown in Figure 11 below.



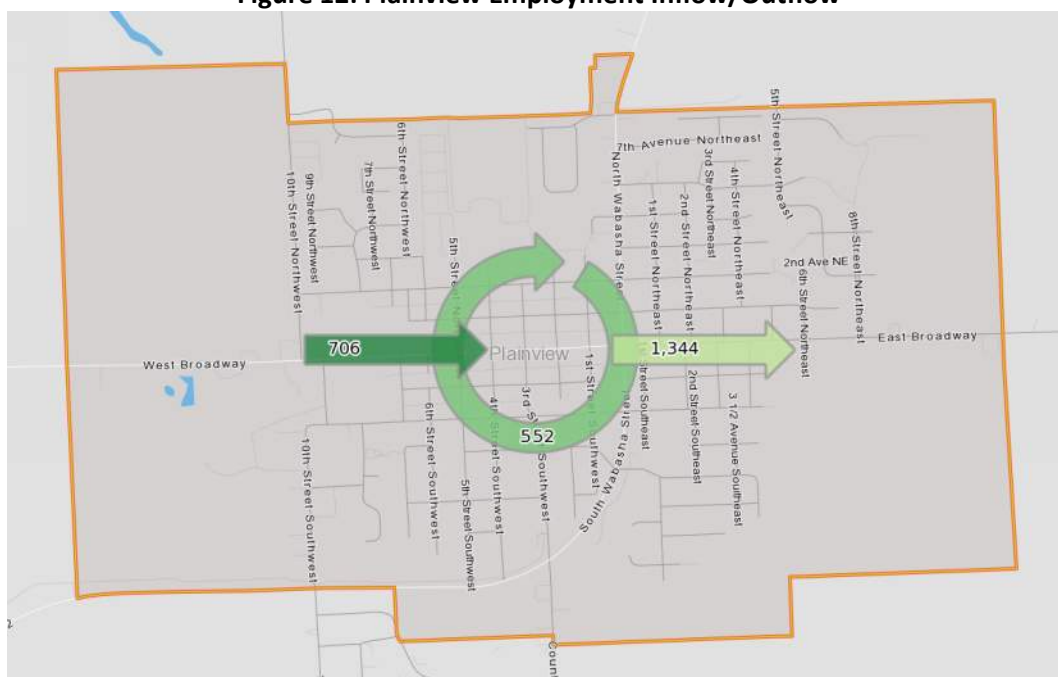
Figure 11: Occupation of Plainview Residents by Class of Worker



Source: 2012-2016 American Community Survey

About 30% of Plainview residents also work in Plainview, shown in Figure 12. While workers commute into Plainview from a wide area, shown in Figure 13, the largest percentages come from Rochester (7%), followed by Elgin (4%), and Lake City (1.4%).

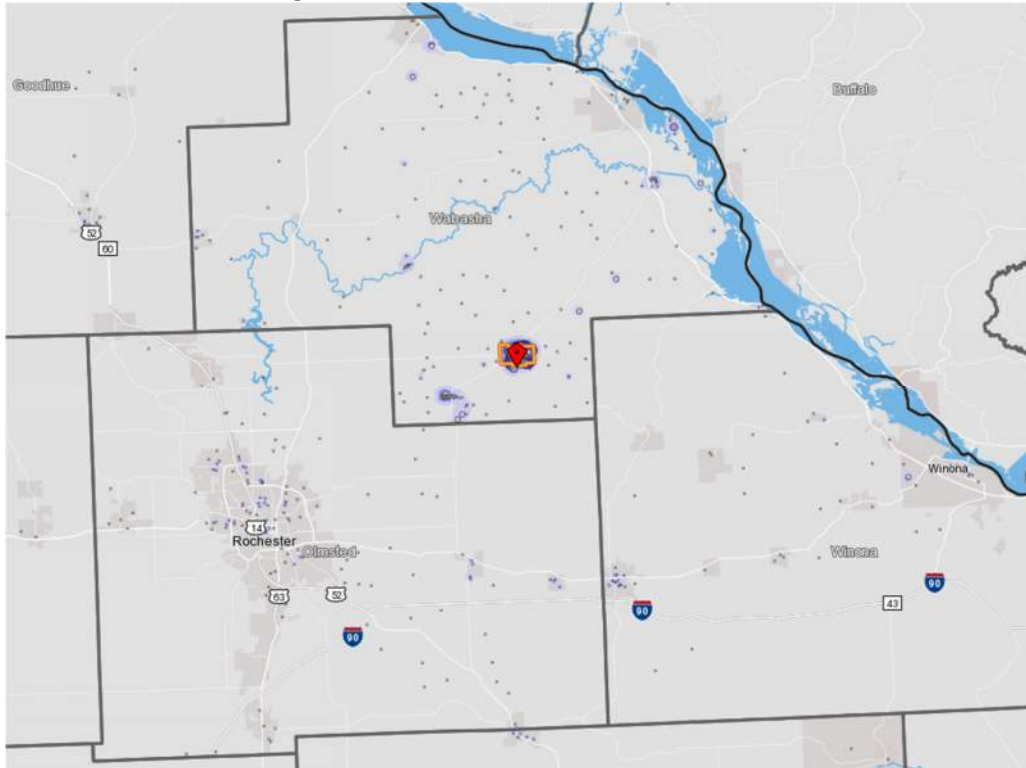
Figure 12: Plainview Employment Inflow/Outflow



Source: On the Map Census Data, 2015



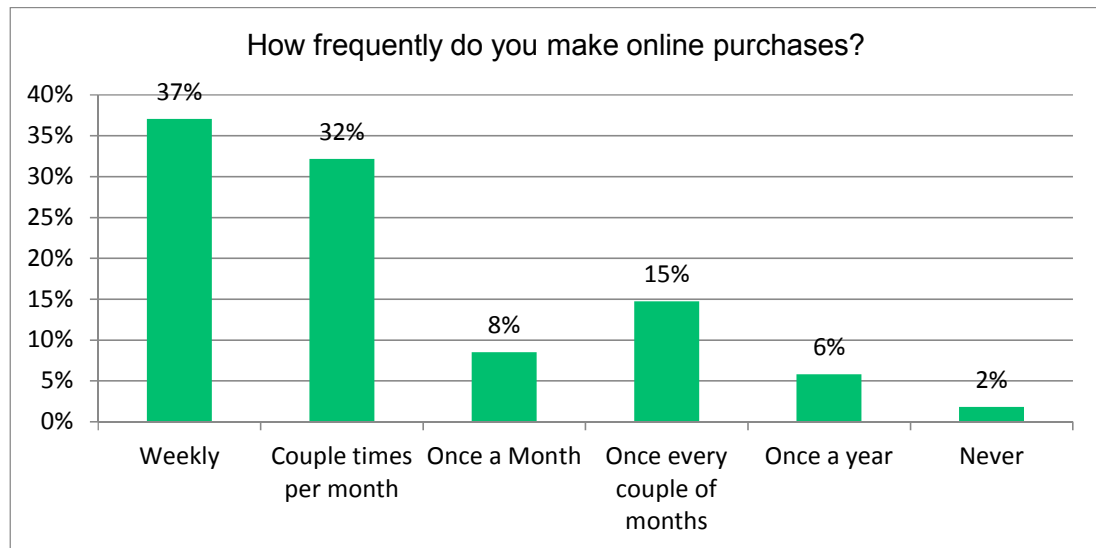
Figure 13: Where Plainview Workers Live



Source: On the Map Census Data, 2015

D. Community Survey Results

The community survey asked several questions about economic activities and support for business development. Residents said they buy groceries and health care/pharmacy items near their homes but note how expensive groceries are in Plainview. Residents reported that they buy large household items, electronics, and clothes in Rochester. Toys, games, and clothes were the most frequent items bought online. The figure below shows how frequent residents make online purchases.



When asked about the types of businesses or services they would support in Plainview, residents would support restaurants, a hotel/motel, clothing stores, theater, and more activities for kids or families.



Housing

IV. HOUSING

A. Housing Goals and Objectives

a) Support a variety of housing types and densities for residential uses.

1. Encourage residential development in areas where sufficient infrastructure capacity can be provided to meet the needs of young families and workers and seniors.
2. Continue to work with local, county and state agencies to identify opportunities for additional affordable senior housing
3. Develop a density bonus for developments providing senior housing and lifecycle housing.



b) Encourage a range of housing that fit with the character of the community

1. Review the current zoning ordinance and subdivision code to determine if more flexibility could be achieved by allowing smaller lot sizes and higher densities while respecting the rural character and surrounding neighborhoods
2. Encourage open-space cluster housing development
3. Continue to monitor the general condition of the housing stock, with a special focus on the physical condition of older housing



c) Manage growth in a manner that balances residential, commercial, and institutional uses.

1. Work with the Plainview-Elgin Millville School District and the Immanuel Lutheran School to monitor the impacts of residential growth on the local school systems
2. Manage residential growth in a manner that achieves an appropriate occupancy/vacancy rate



d) Maintain and enhance the quality of Plainview's homes and neighborhoods

1. Prohibit incompatible land uses (e.g. high traffic generators, noisy or aesthetic uses) from locating close to residential neighborhoods
2. Provide sufficient buffering between residential neighborhoods when appropriate, while ensuring pedestrian access
3. Maintain the architectural character and integrity of existing neighborhoods
4. Ensure that multi-family developments are appropriately maintained and improved to enhance their appearance, property values, and neighborhood character.





B. Existing Housing

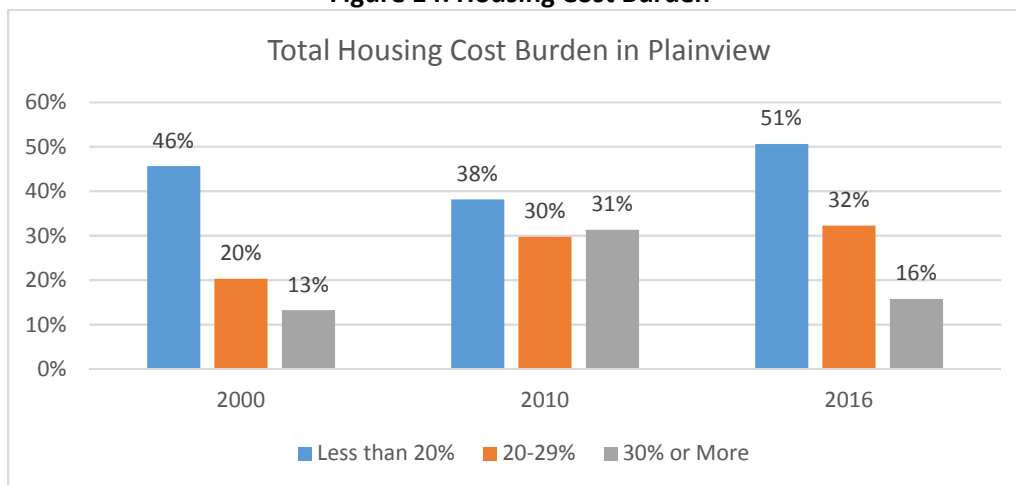
The City of Plainview had approximately 1,320 housing units in 2017, 84% of which are single family and 16% of which are multi-family. Most homes are owner-occupied (79%). Rental vacancy rates are very low with market support for additional rental housing. These and other housing conditions are shown in Table 7.

Table 7 – Housing Conditions, 2017		
Housing Units	Number of Units	Percent of Total
Total Occupied Housing Units	1,320	100%
– Owner Occupied	1,048	79%
– Rental	272	21%
Single Family Homes	1,105	84%
Multi-family Homes	215	16%

Source: Tabulation of American Community Survey Data, 2006-2010 and City Building Permits through 2017

Housing affordability is an issue that every community needs to address. In Plainview, about 16% of all households experience housing cost burden, spending 30% or more of household income on housing (shown Figure 14).

Figure 14: Housing Cost Burden



Source: US Census and American Community Survey, 2006-2010 Estimates

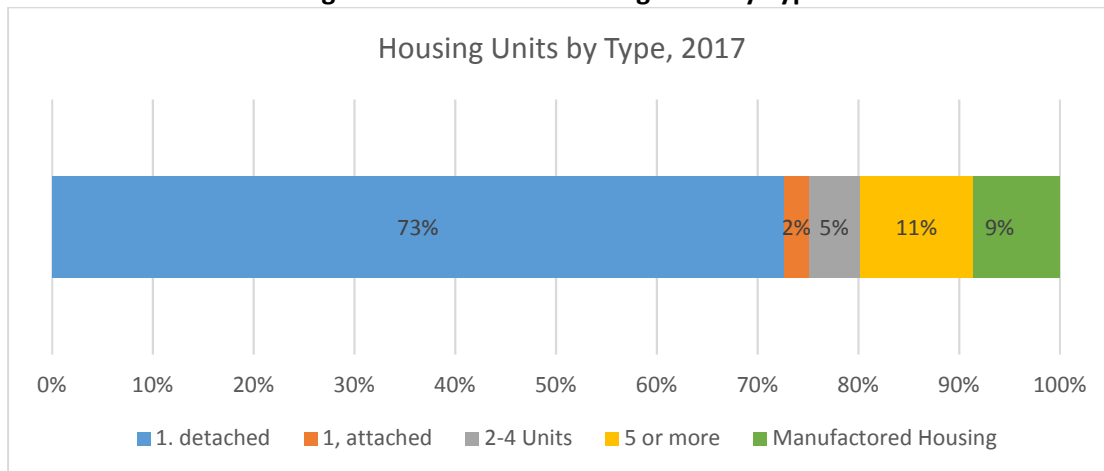
1. Housing Units

Housing in Plainview is predominantly single family detached, which is characteristic of rural communities. Approximately 73% of the occupied housing stock in Plainview are detached single family, compared to 2% attached single family residences. Multifamily units make up roughly 16% of the city's housing stock with 5% being duplexes, triplexes, and quads and 11% being larger buildings with five or more units. Over 60% of larger, multifamily units are senior housing units. These data are noted in Table 8.



Table 8 – Household Type		
Household Type	Units	Percentage
Single-Family Detached	959	73%
Townhomes (single-family attached)	33	2%
Duplex, triplex and quad	66	5%
Multifamily (5 units or more)	149	11%
Manufactured Homes	113	9%
Total Households	1,320	100%
<i>Source: Tabulation of American Community Survey Data, 2006-2010 and City Building Permits through 2017</i>		

Figure 15: Plainview Housing Units by Type

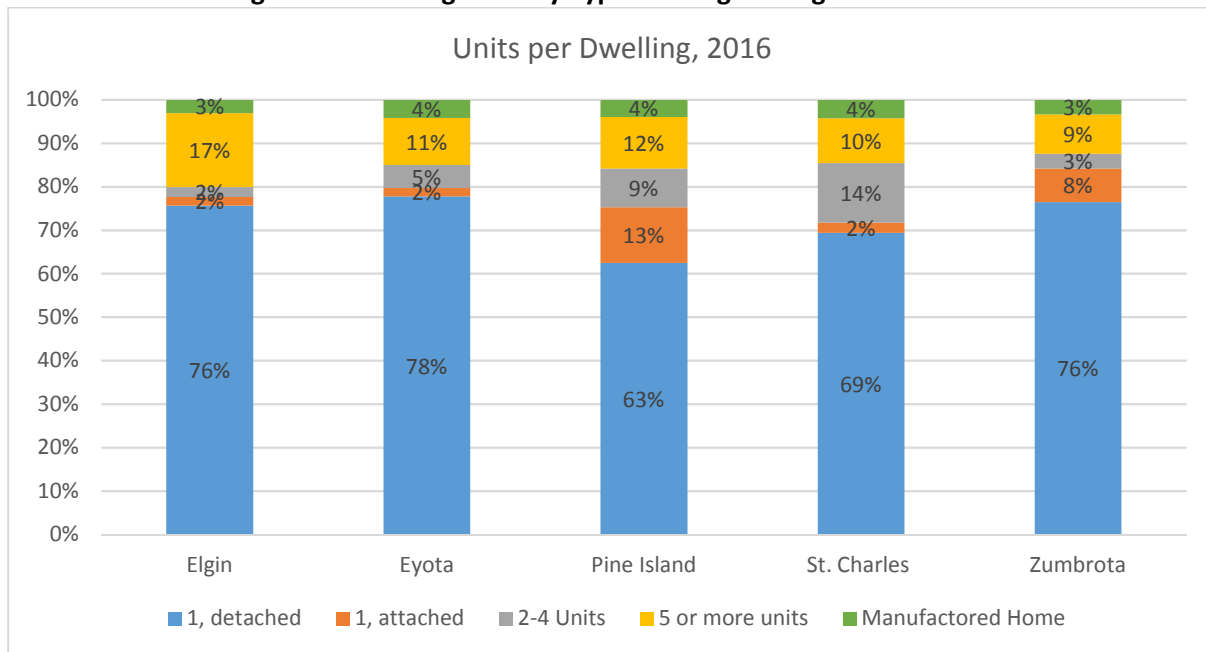


Source: Tabulation of American Community Survey, 2006-2010 and City Building Permits

Plainview has a similar housing unit composition compared to neighboring communities, shown in Figure 16, with the exception of manufactured housing. Plainview has more manufactured housing than neighboring communities. In their place, neighboring communities have either more single family, detached homes or 5+ unit dwellings, or some combination thereof.



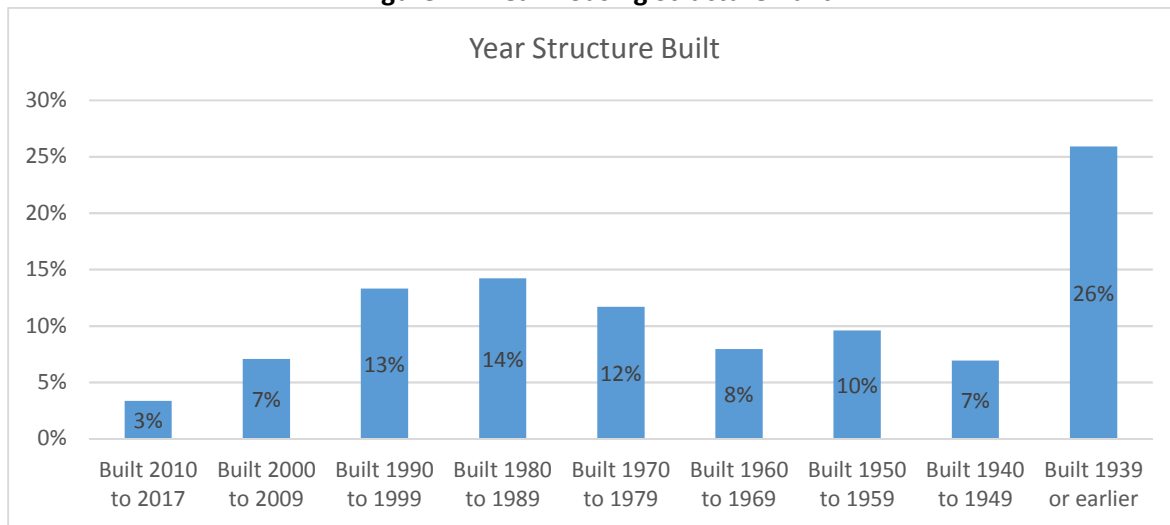
Figure 16: Housing Units by Types in Neighboring Communities



Source: 2012-2016 American Community Survey

As shown in Figure 17, about 26% of the City's housing stock was built before 1940, contributing to the historical character of Plainview. There have been efforts to preserve the city's historical housing stock. The City saw steady housing development from 1970 to 1999, with each decade accounting for roughly 13% of the city's total housing stock. There has been little development since 2010.

Figure 17: Year Housing Structure Built

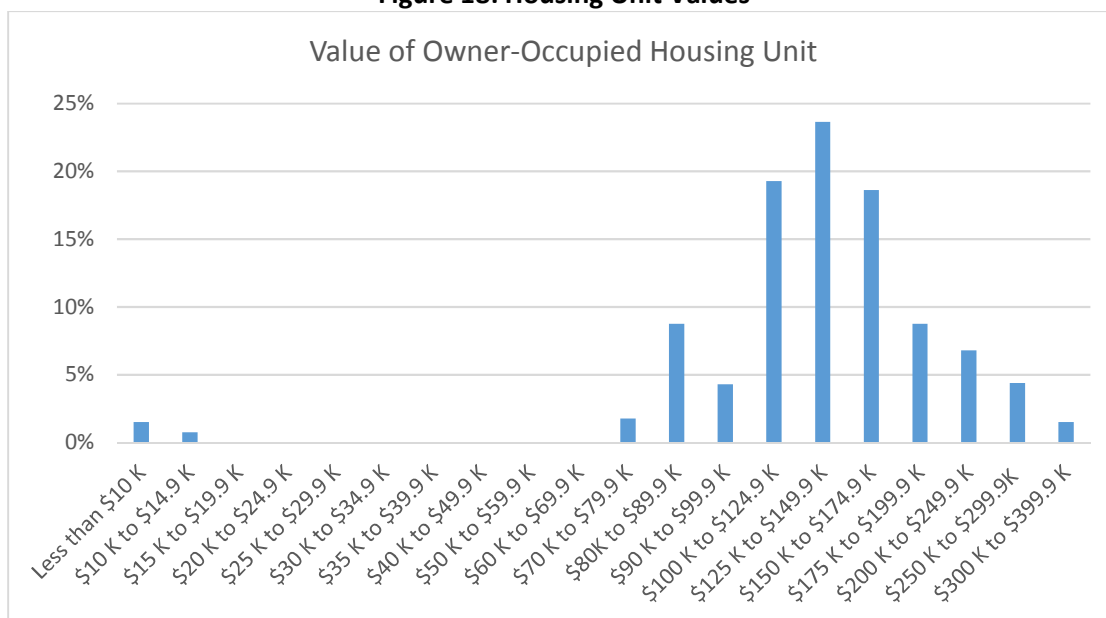


Source: American Community Survey, 2006-2010; City Building Permits through 2017



2. Housing Values

Figure 18: Housing Unit Values



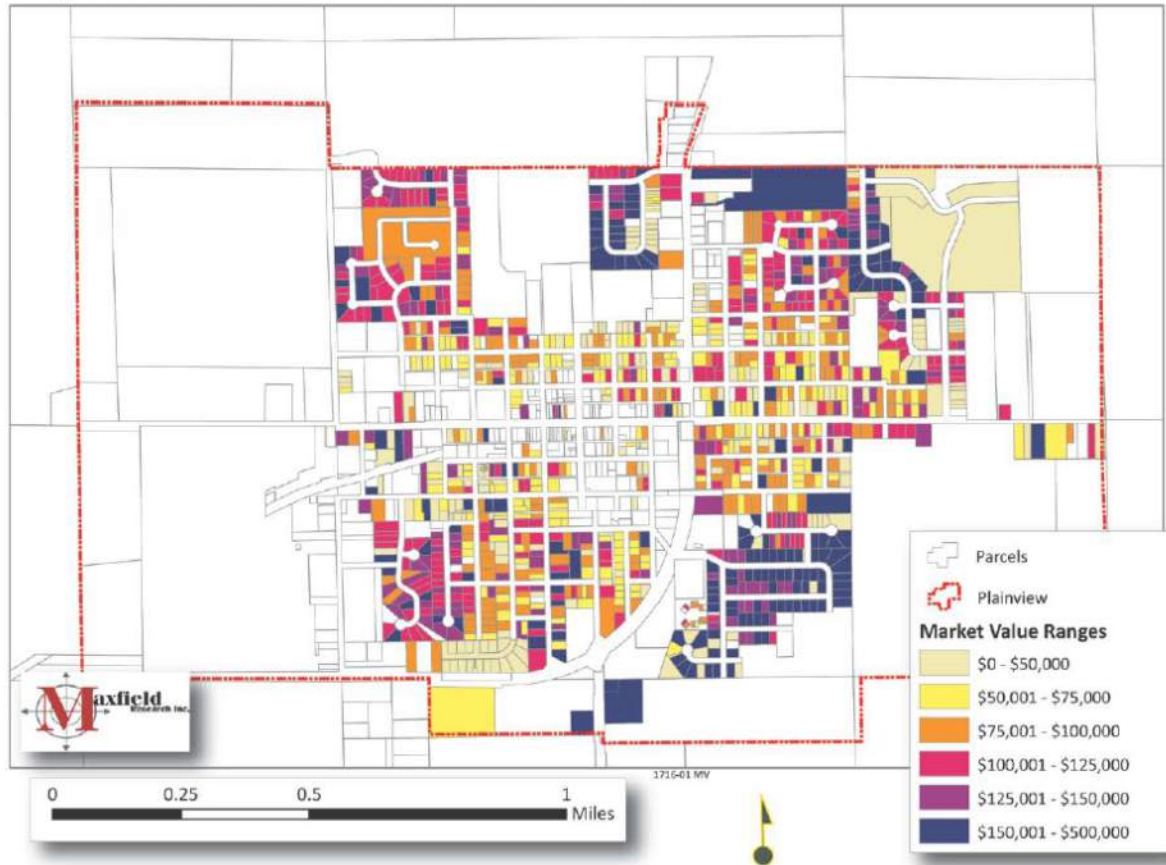
Source: American Community Survey, 2012-2016

Figure 19 below shows market value ranges of residential properties in Plainview from the Maxfield Housing Assessment, 2015.



Figure 19: Housing Values, Maxfield Housing Assessment

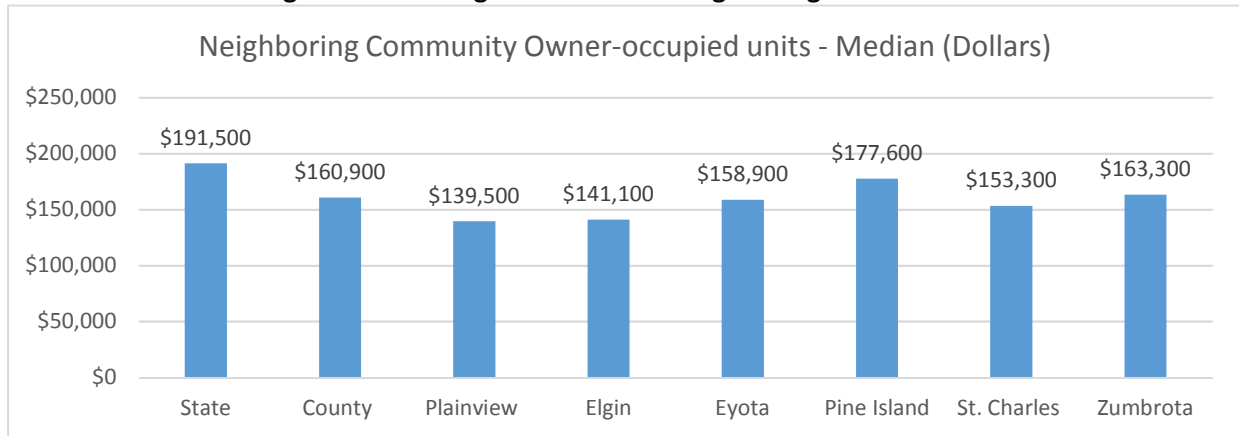
City of Plainview Residential Parcel Market Values



Housing values in Plainview are lower compared to Wabasha County averages and neighboring communities. Plainview's median housing value in 2015 was \$137,000 compared to \$159,500 for the County average. It should be noted that housing values in Plainview have grown faster than the County average between 2010 and 2015; the City saw about a 14% increase in values, compared to the County's 1% increase in values. Figure 20 shows Plainview median housing values compared to neighboring communities.



Figure 20: Housing Unit Values in Neighboring Communities



Source: American Community Survey, 2012-2016

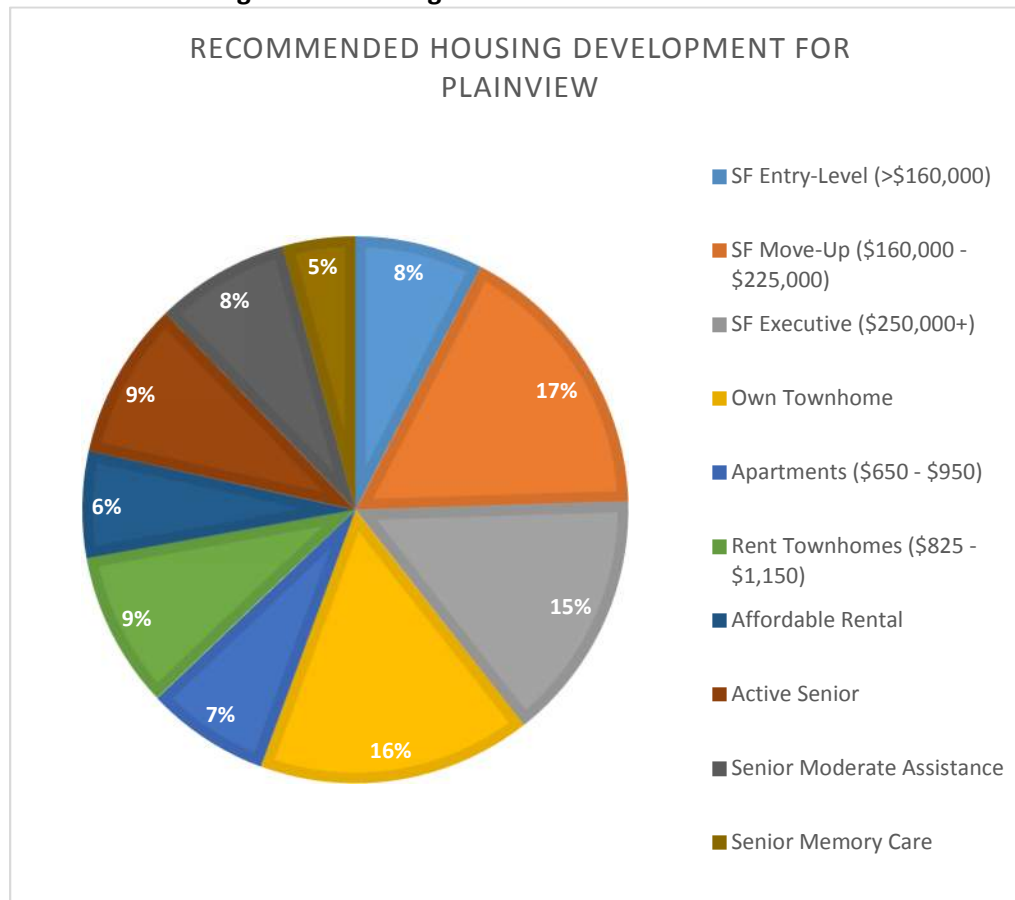
C. Projected Housing Needs

A 2015 housing assessment by Maxfield Research identified market demands for Plainview and the surrounding area through 2025. The assessment's recommendations for Plainview are presented in Table 9 and Figure 21.

Table 9 – Housing Assessment Recommendations	
Household Type	Number of Units
Single-Family	162 - 174
Entry-Level (>\$160,000)	22 – 24
Move-Up (\$160,000 - \$225,000)	50 – 52
Executive (\$250,000+)	44 - 46
Townhome/Twinhome	46 - 52
Rental Housing	64 - 74
1 -3 Bdrm Apartments (\$650 - \$950)	20 – 24
Townhomes (\$825 - \$1,150)	26 – 30
Affordable	18 - 20
Senior Housing	60 - 70
Active Adult	26 – 30
Moderate Assistance	22 – 26
Memory Care	12 - 14



Figure 21: Housing Assessment Recommendations



Source: Maxfield Research Housing Assessment, 2015

According to the Maxfield Housing Assessment, the City of Plainview is anticipated to have demand for somewhere between 286 and 318 new housing units by 2025. This is dependent on market conditions and household sizes. The demand for senior housing is largely for independent or moderately assisted living; seniors with more intensive care needs such as fully assisted living are likely going to move to Rochester to be closer to medical services and resources. However, this housing assessment also projected a faster rate of growth (6%) for Plainview between 2014, 2020, and 2025 than the City has experienced as of the writing of the plan. If these housing needs were met by 2050 as opposed to 2025, it would average out to about 6 housing units per year

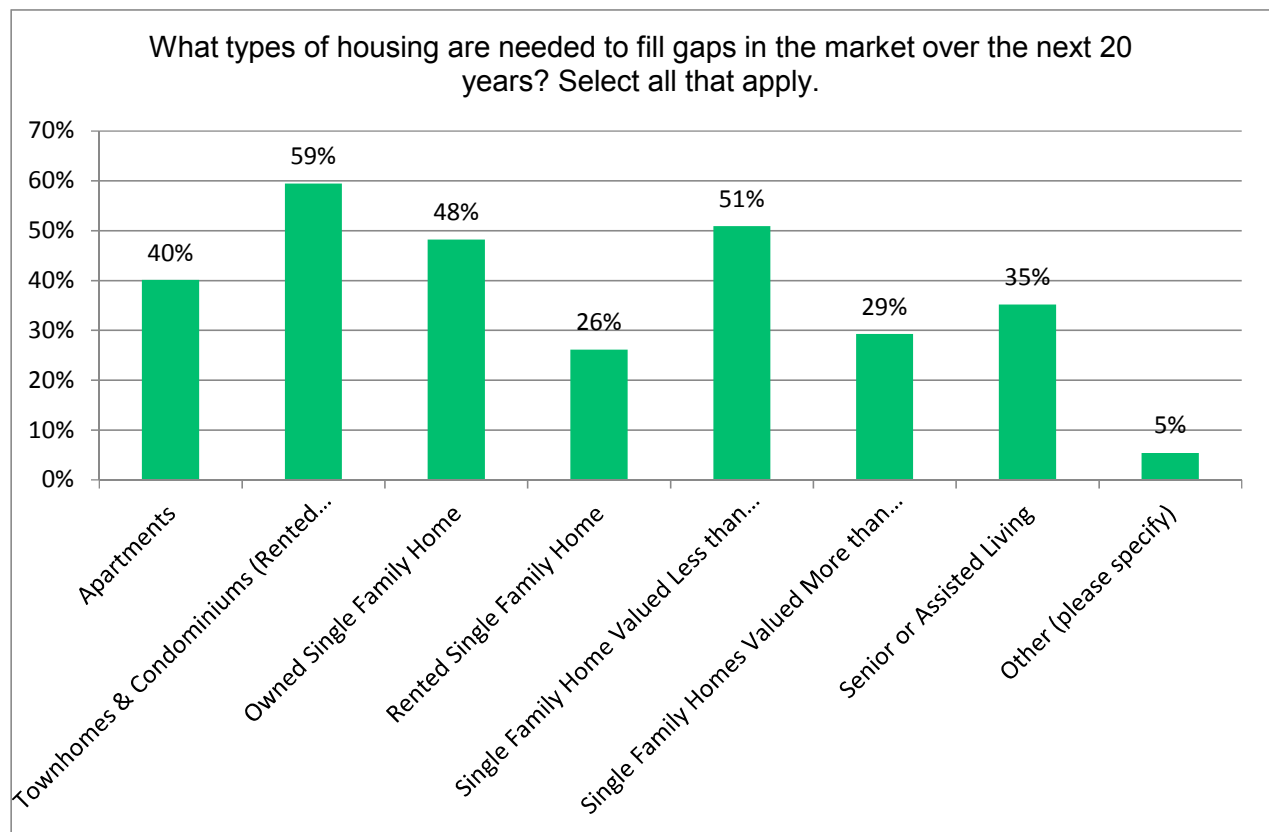
Based on more conservative population projections, there is a need for about 94 new housing in the City through 2050. This averages to roughly 3 housing units per decade. This also assumes the current average household size will remain the same; should this average continue to decrease, the number of housing units needed to accommodate both current and projected population will increase. In sum, Plainview could plan for annual housing development of 3 to 6 units to help meet housing need in the City and capture housing demand in the surrounding area.



To help accommodate anticipated housing need and to help keep development in an affordable price range, the Maxfield Housing Assessment recommends looking into private/public partnerships in development. This could involve seeking funding from a variety of sources, the establishment of a housing trust, or working with a non-profit. The assessment also recognized a marketing strategy to promote Plainview as a great place to live and the strength of the school district.

D. Community Survey Results

Community survey results showed that housing was a key concern among community members. Residential growth was one of the top 3 priorities identified by community members. 57% of survey respondents say there is an affordable housing need in Plainview. When asked about what “affordable” means, \$1000 or less, \$800 or less, and \$700 or less per month received the most votes. When asked to identify the types of housing needed to fill gaps in the housing market, townhomes/twinhomes and single-family homes valued at or below \$140,000 were the most often selected housing options, shown in the figure below. While there may be a need and demand for more entry-level, lower cost houses, it may not be feasible to meet this need given the current cost of development. Community members also acknowledge a need for in-home health care and for light to moderate services/assistance living.





Parks and Trails

V. PARKS AND TRAILS

A. Parks and Trails Goals and Objectives

- a) Continue to plan, administer, and maintain a city-wide park and recreational system that provides high quality facilities that fulfill the expanding needs of the community
 - 1. Develop a long-range park and recreation plan that engages residents, specialized recreational user, schools, and sports groups to refine and improve the future design of park facilities and programs 
- b) Provide better connectivity to our existing parks through the construction of sidewalks and trails
 - 1. Construct a connection along 3rd Street to complete the connection to the Great River Ridge State Trail Trailhead to the surrounding neighborhood as development or reconstruction occurs 
 - 2. Construct sidewalks along 7th Avenue and 6th Street, when possible, to connect the existing neighborhoods to the east and south to Hillcrest Park as development or reconstruction occurs 
- c) Encourage and promote joint cooperation and planning of school and park facilities and programming of activities
 - 1. Support Safe Routes to school initiatives that introduce and promote youth to becoming more active through walking and cycling 
 - 2. Plan for indoor as well as outdoor active recreational areas through the combined effort of the seven public parks, trails, and the public and private local school facilities and programs 

B. Existing Parks and Trails

1. State Trails

Great River Ridge State Trail – Currently, this trail is 13 paved miles with parking available at the trailhead in Plainview. South of Elgin, there is also a parallel natural trail available for horseback riding in the summer and snowmobiling in the winter. Future plans extend both the paved and natural trails two miles south to Elgin.

2. Local Parks

Table 10 highlights existing local parks and recreation facilities in Plainview, which are shown in the Parks and Trail Map.



Table 10 – Park Amenities By Location

Parks	Archery	Shelter	Walking/ Hiking Trails	Picnic Area	Playground	Ballfields	Pool	Ice	Grill	Open Space	Tennis	Basketball	Volleyball	Handicap	Parking Lot
Eastwood Park	X	X		X	X	X		X	X		X		X	X	X
Eckstein Athletic Field			X		X	X	X				X	X			X
Hillcrest Park				X					X	X					
Orchard Hills Park				X	X										
Six Oaks Park		X	X	X	X									X	
Southwest Park		X		X	X				X	X					
Trailhead			X												X
Wedgewood Park		X		X	X					X				X	

3. Local Trails

The City has a network of about 11 miles of local sidewalks and trails, shown in the Parks and Trails figure. This includes a walking loop at Eckstein Athletic Field. Most trails are located in and around the center of the City.

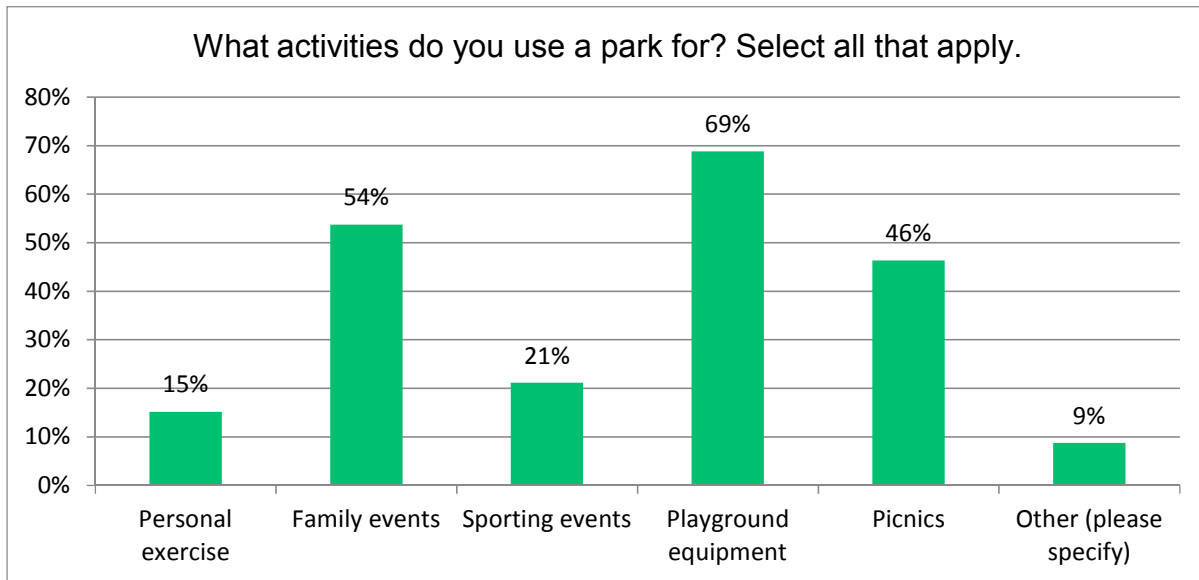
C. Proposed Parks and Trails

The City has identified a few gaps in the existing sidewalk and local trail network that are proposed for the future. These are shown in Map 5: Existing and Future Parks and Trails. There has also been discussion of researching a possible trail connection along County Road 4 to connect to Carley State Park. This potential future trail could share the same trailhead as the Great River Ridge State Trail.

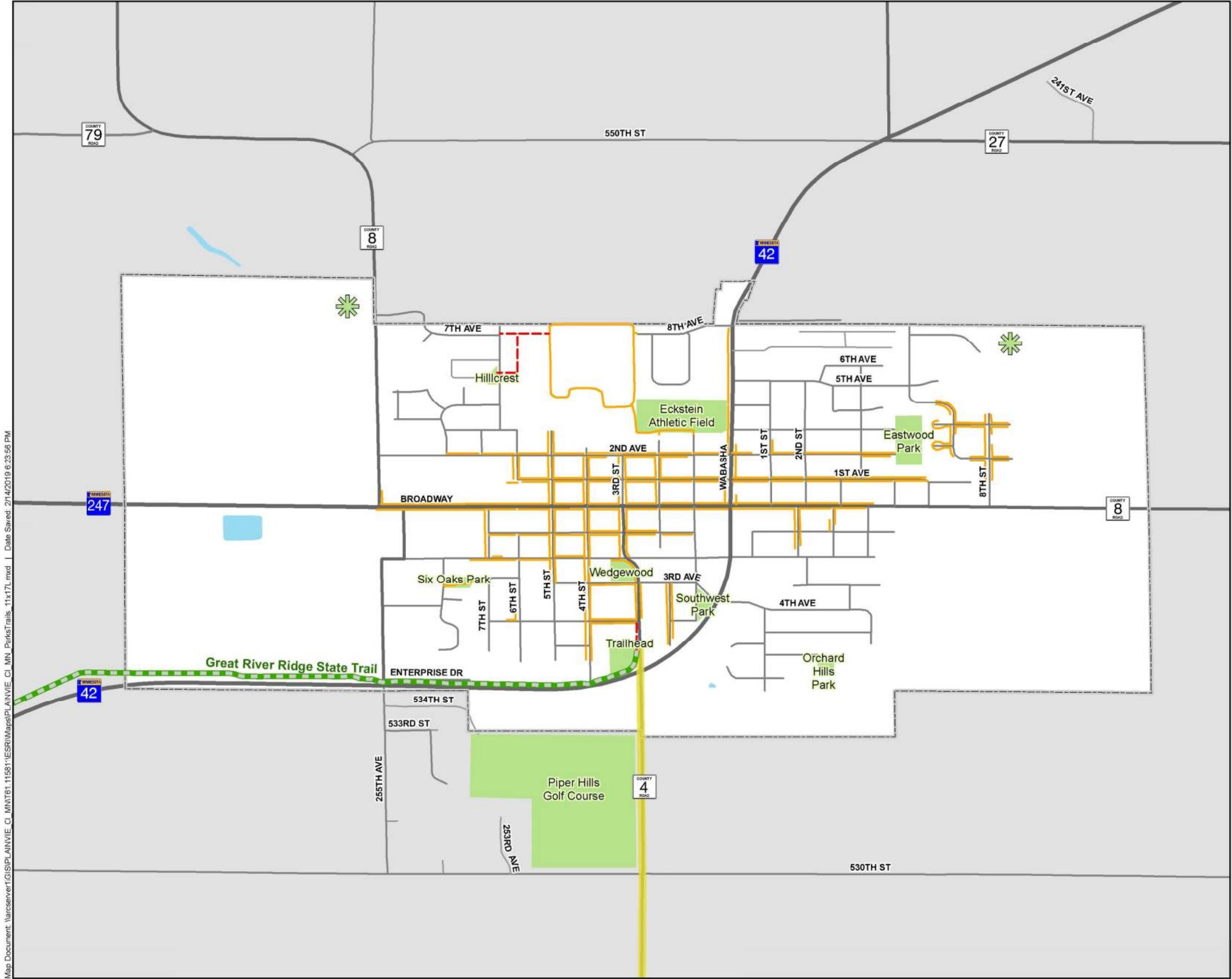
D. Community Survey Results

As noted above, park development was one of the top 3 growth priorities for survey respondents. Park search areas have been identified in the future land use plan to help plan for and develop new parks as residential development occurs. Survey respondents also said they would bike or walk more if there were more trails and sidewalks. This was typically caveated by the concern that existing and new trails would need to be maintained.

Respondents most frequently use parks for playground equipment and family events. Organized youth sports and fitness classes were the programs or activities respondents most respondents were interested in or would support.



Map: Existing and Future Local Parks and Trails



Map #5: Existing and Future Parks and Trails

2040 Comprehensive Plan
Plainview, Minnesota

Legend

- City Limits
- Waterbodies
- Parks, Trails, & Recreational Areas**
 - Parks and Recreational Areas
 - Future Park Areas
 - State Trails
 - Research Trail Extension to Carley State Park
- City Sidewalks and Trails**
 - Existing
 - Planned

0 0.5 Miles

Source: Wabasha County, MnGeo



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Transportation

VI. TRANSPORTATION

A. Transportation Goals and Objectives

- a) Effectively manage, maintain, and improve the existing local street network to support continued growth of the Community and meet the multi-modal transportation needs of existing land uses.
 1. Develop a pavement management plan for addressing the needs of the existing street. This plan should include a priority list of the maintenance and improvement activities required to address the needs of each street within the City. The pavement management plan should be used with the utility management plan for future planning of projects. The pavement management plan should be updated every 5 years, at a minimum.
 2. Develop a sidewalk and trail master plan. This plan should address conditional, ADA/accessibility, and any critical gaps or extensions desired in the network and the expansion of the trail network and should be updated every 5 years, at a minimum.
 3. Monitor funding opportunities for implementing improvements to local streets, trails, and sidewalks.
 4. Support continued use of transit services from Rochester City Lines and Hiawatha Land Transit. Communication with these businesses should take place on an annual basis.
- b) Annually monitor future planning for county and state highways to ensure those plans align with existing and future land uses.
 1. Annually monitor the capital improvement plans at the state and county levels. Any needs or future planning should be communicated with the County and/or State agencies as early as possible.
 2. Develop a plan for continuous east-west street connectivity between Trunk Highway 42 and County Road 8 on the north end of the City.
 3. Coordinate with MnDOT on Access Control along Highway 42 for future development.
 4. Coordinate with MnDOT for the revisions to Highway 247 layout through downtown.
 5. Develop understanding of utility, drainage, and other transportation needs within County and State right-of-ways.
- c) Review and revise development ordinances to align with the City's vision for aesthetic and engineering standards. All new streets should be reviewed and required to meet these standards.
 1. The City's subdivision ordinances should be updated to current and desired design standards.
- d) Develop understanding of future roadway layout and environmental impacts.
 1. Prepare a general development plan to study the impacts of future roadways and consider the siting of future stormwater treatment. This study should also consider the environmental and financial impacts of wetlands. Additional information with respect to underground utilities if provided in the Water and Wastewater sections of this report.



B. Existing Roadway Conditions

1. Functional Classification

The current roadway functional classification is shown in Map 6 for Plainview in the Map Section. The roadway system presently consists of minor arterials, major collectors, minor collectors, and local streets.

Minor Arterials

These roads connect important locations within the City of Plainview with access points of the highway system and with important locations outside the City. These arterials are also intended to carry short to medium trips that would otherwise use principal arterials. Their primary function is to provide mobility rather than access to lower level roadways or adjacent land uses. The minor arterial roadways in Plainview are identified in Table 11:

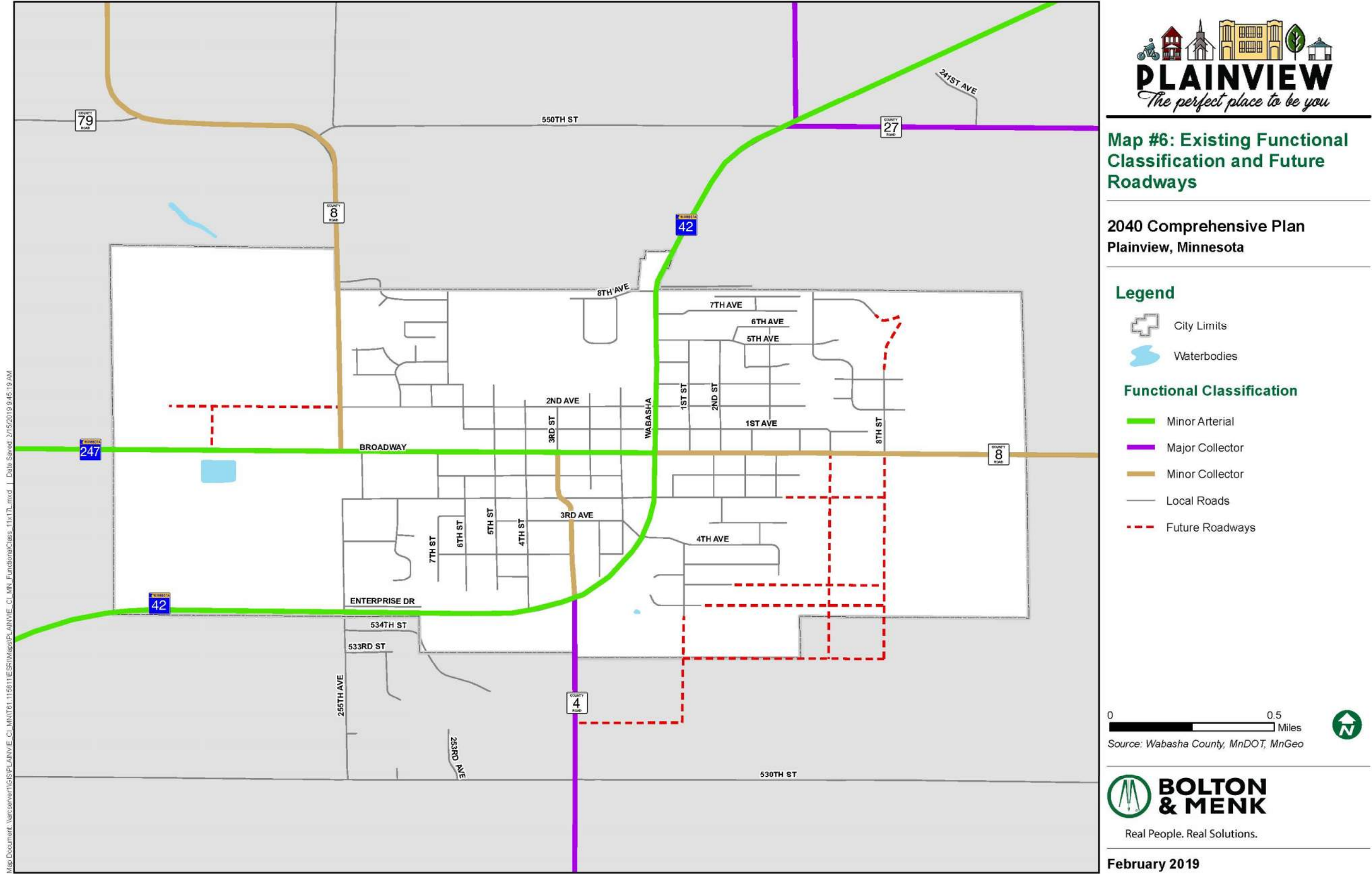
Table 11 – Minor Arterial Roadways			
Roadway	From	To	Number of Travel Lanes (Total)
MN State Highway 42/N Wabasha St	Northern City Limit	Southern City Limit	2
MN State Highway 247/W Broadway Ave	Western City Limit	MN State Highway 42	2

Major and Minor Collectors

Collector roadways serve trips that are entirely within the City and connect neighborhoods and smaller commercial areas to the arterial network. Minor collectors generally are shorter in length, with lower volumes and lower speeds than major collectors. Current collector roadways are identified in Table 12, below.

Table 12 – Major and Minor Collector Roadways			
Roadway	From	To	Number of Travel Lanes (Total)
Major Collectors			
County Road 4	MN State Highway 42/N Wabasha St	Southern City Limits	2
Minor Collectors			
County Road 8/ W Broadway Ave	MN State Highway 42/N Wabasha St	Eastern City Limits	2
3 rd Street SW	MN State Highway 247/W Broadway Ave	MN State Highway 42/N Wabasha St	2
County Road 8/ 10 th Street NW	Northern City Limit	MN State Highway 247/W Broadway Ave	2

Map: Existing and Planned Functional Classification





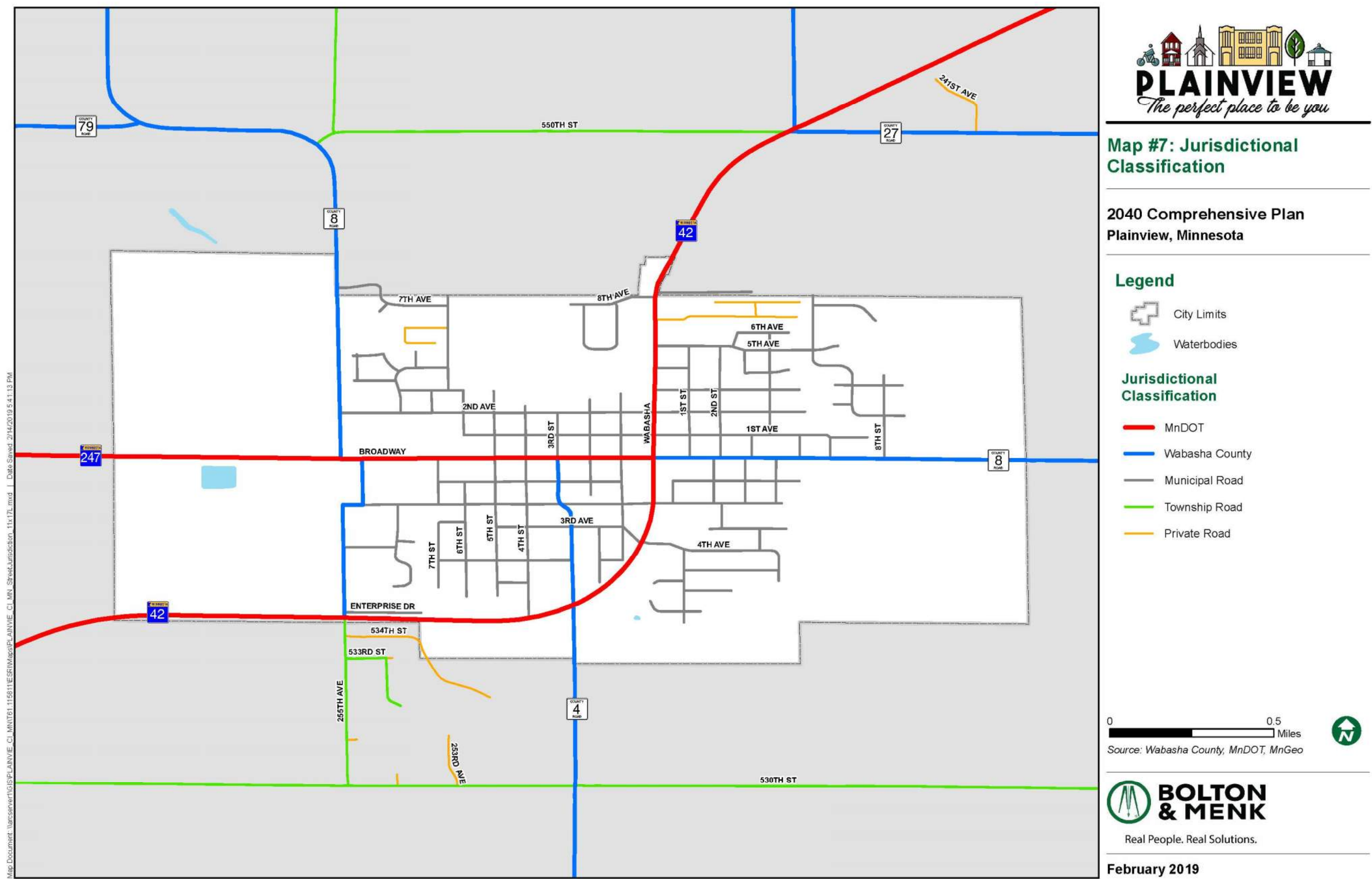
2. Jurisdictional Classification

Roadways are classified on the basis of which level of government owns and has jurisdiction over them. Jurisdiction of the roadway system in the City of Plainview is shared among state, county and local levels of government. Roadway jurisdiction is important because it affects a number of critical organizational functions and obligations including regulatory maintenance, construction, and financial commitments. The jurisdictional classification is generally determined by the type of travel. Roadways that serve regional or statewide travel needs are typically owned and maintained by MnDOT. Roads serving sub-regional needs are classified as a County State Aid Highway (CSAH) or County Road (CR) and are owned and maintained by Wabasha County. Roadways that primarily serve local commuter needs or provide property access are owned and maintained by the City of Plainview. Map 7 depicts the existing roadway jurisdictional classification system in Plainview.

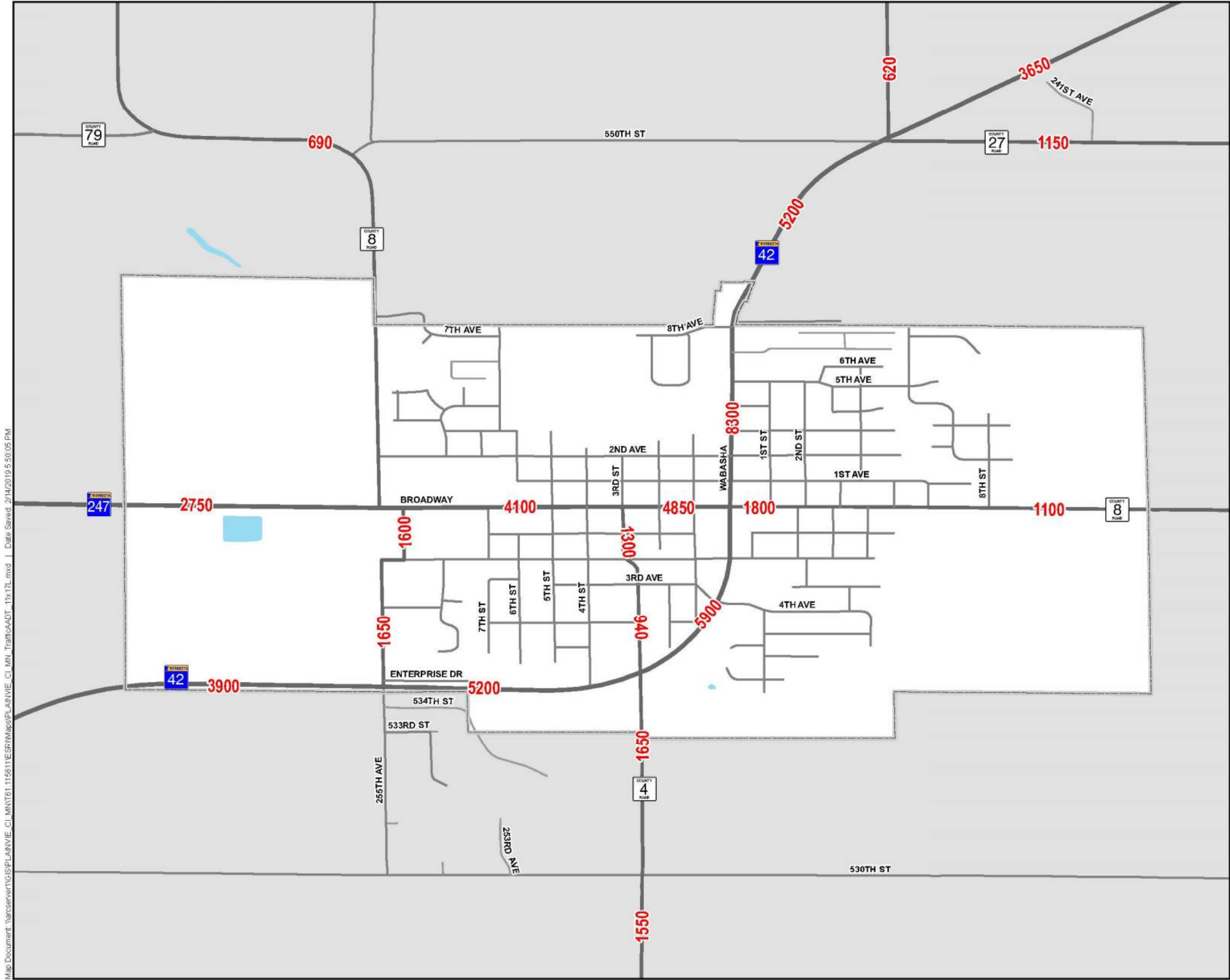
3. Existing Traffic Volumes

The most basic characteristic of a given roadway is the volume of traffic that it carries. Traffic volumes on roadways within Plainview are presented in Map 8. This is from 2014 MnDOT data.

Map: Existing Jurisdictional Classification



Map: Existing Traffic



Map #8: Traffic Circulation

2040 Comprehensive Plan
Plainview, Minnesota

Legend

- City Limits
- Waterbodies

Traffic Circulation

- 2014 AADT (Average Annual Daily Traffic)

0 0.5 Miles
Source: Wabasha County, MnDOT, MnGeo



February 2019



C. Future Roadway Conditions

MNDOT produced traffic forecasts for the entire state. Traffic projections were made using a combination of methods and sources including the following:

- Historic trend analysis for volumes
- Review of other studies and plans for consistency

As the City of Plainview expands to accommodate desired population growth, local road systems should expand existing grid patterns. This will help ensure orderly expansion that matches both the existing character of the city and ensure efficient service delivery.

Future roadways have been identified in the Existing Functional Classification and Future Roadway Map to help plan connective streets as new development occurs. It is a goal of the city to support connective roadway networks.

D. Public Transportation

There are two main forms of public transportation available in the City of Plainview.

Rochester City Lines Commuter Services

This commuter service provides a direct connection from Plainview to St. Mary's Campus and Downtown Rochester. The route runs two morning trips from Plainview to Rochester and two afternoon/early evening trips from Rochester to Plainview. This route stops at four locations in Plainview, shown in Map 9: Public Transportation, two of which have parking lots for a park and ride option.

Hiawathaland Transit

This dial-a-ride service is operated by Three Rivers and is available to all members of the community. Service is available by appointment Monday through Friday during normal business hour.

E. Non-Motorized Transportation Plan (Bicycling and Walking)

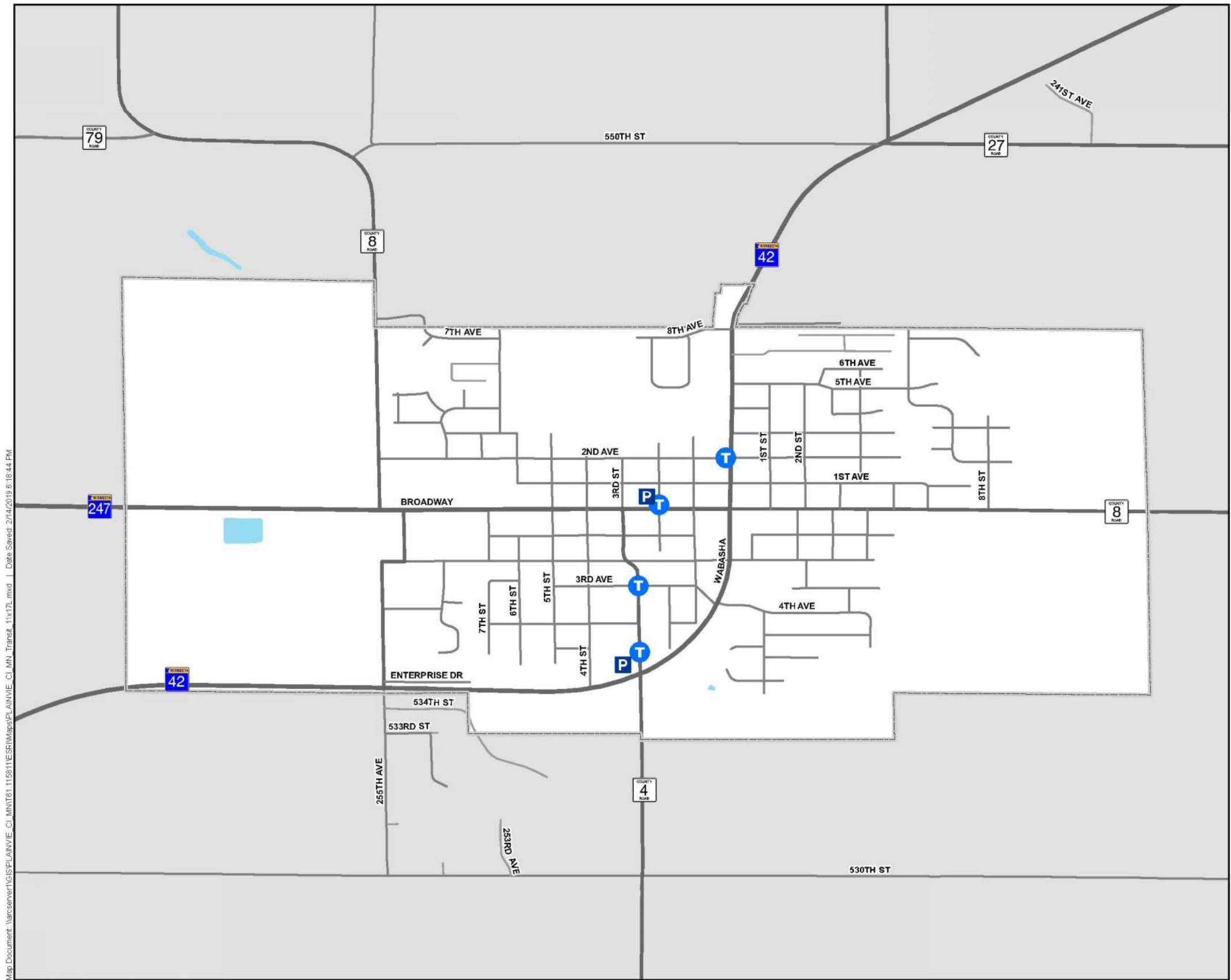
Bicycle transportation is possible throughout the community. The only dedicated bicycle facility is the bike trail extending westward out of town to Elgin along Highway 42. This is a new bike trail serving recreational purposes.

Much of the city may be accessed through sidewalks and trails. The main exception to this is are the outer edges of the city, some of which includes newer development.

The city does not have uniform policies for the placement of sidewalks. The continuous linking of all areas of the city by way of sidewalks is a normal part of a city's circulation plan. Sidewalks are increasingly being advocated and requested in all cities as a means of facilitation pedestrian movement, as a means of minimizing auto trips, and as a means of promoting health and wellness.

As discussed in the parks and trails chapter, survey respondents also said they would bike or walk more if there were more trails and sidewalks. This was typically caveated by the concern that existing and new trails would need to be maintained.

Map: Public Transportation



Map #9: Public Transportation

2040 Comprehensive Plan
Plainview, Minnesota

Legend

- City Limits
- Waterbodies

Public Transit Facilities

- Park and Ride
- Transit Stops

0 0.5 Miles

Source: Wabasha County, MnGeo



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VII. PUBLIC UTILITIES

A. Public Utilities Goals and Policies

- a. Effectively manage, maintain, and improve the existing sanitary collection and water distribution system to support the existing systems and continued growth of the Community.
 1. Prepare a Utility Management Plan for the purpose of maintaining and improving the existing sanitary collection system and water distribution systems. This plan should be updated every 5 years, at a minimum.
 2. Build a hydraulic model of the City's water distribution system for evaluating pressures and available fire flows for the existing system and future development.
 3. Conduct a sanitary sewer interceptor study to identify sanitary sewer main capacity and future lift station needs for future development areas
 4. Meet with heavy industrial users on an annual basis to discuss future water and sanitary usage.
 5. Reactivate the sanitary sewer televising, cleaning, and repair program. Information generated from these inspections can be used to update the Utility Management Plan
 6. Monitor funding opportunities for implementing improvements to utilities
- b. Develop understanding of utility needs for future developments.
 1. Prepare a general utility plan for future developments which will consider the layouts of gravity sewer, existing downstream sewer capacity, lift station siting, and critical watermain loops. This information should be incorporated with the General Development Plan referenced in the Transportation section of this report.



B. Wastewater

1. Existing System

The existing wastewater treatment system used by Plainview is owned by the Plainview-Elgin Sanitary District (PESD). This treatment plant is located southeast of Plainview.

The PESD serves the City of Elgin, the City of Plainview, as well as several large scale industrial users which convey wastewater flows through the City of Plainview's sanitary collection system. As of 2018, the treatment plant has adequate capacity to support continued growth of the City for many years to come.

Current billing practice for all users involves separate charges for the same parameters included in the discharge permit (flow, CBOD5, TSS, and T-Phosphorus) based on actual measured data. Unit charges for these parameters are based on budgeted operation, maintenance, and replacement (OM&R) costs.

The existing sanitary collection system within Plainview is comprised of 8- through 24-inch diameter pipe. A review of the existing sanitary collection system is currently underway. Annually monitor future planning for county and state highways to ensure those plans align with existing and future land uses.

C. Water Supply

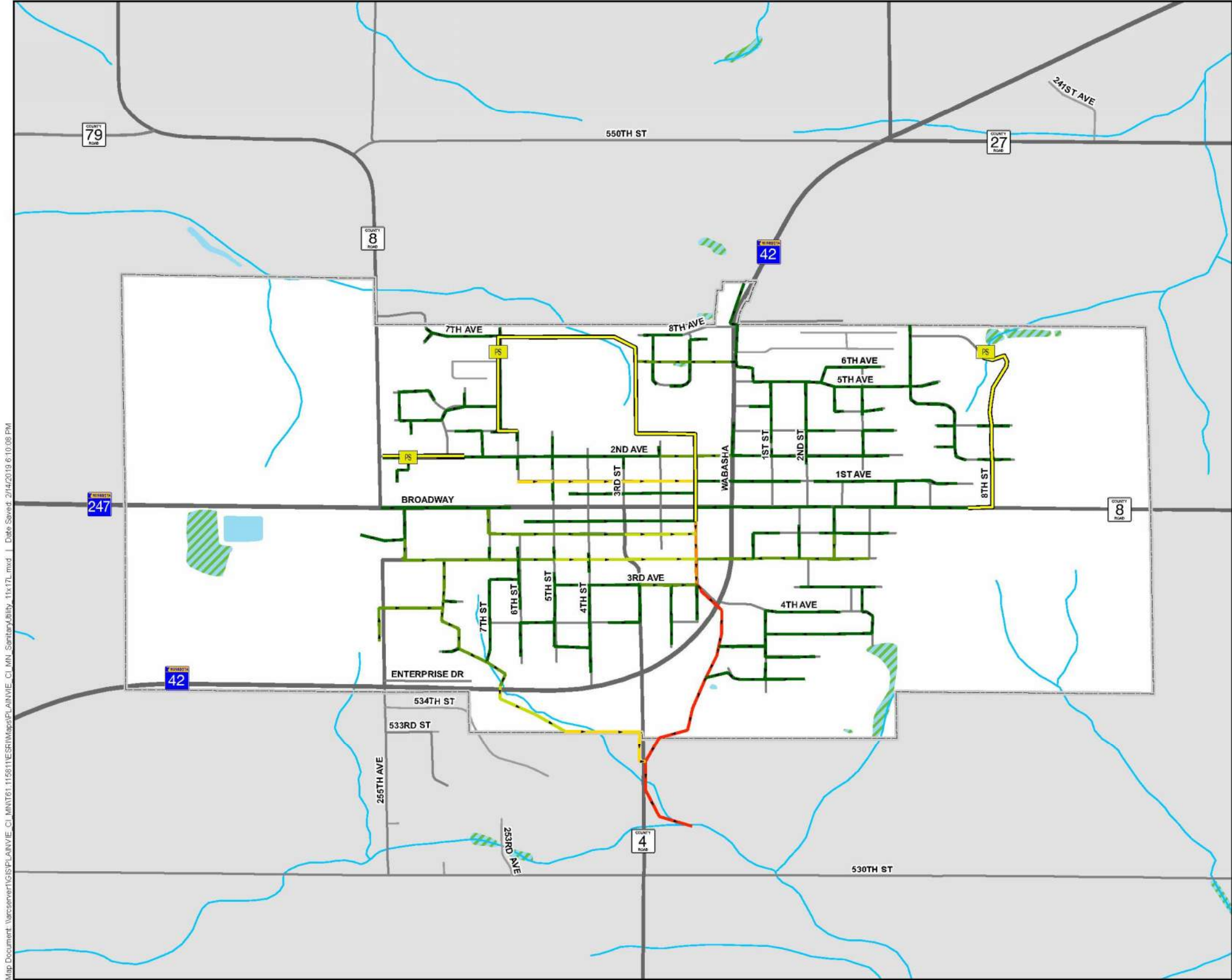
The Plainview water distribution system is supplied by two wells which pump from the Jordan Sandstone formation.

The system is fed by a single, 500,000-gallon water tower. During 2017 and 2018, the City averaged a water usage of approximately 315,000 gallons per day. Growth projections indicate that the current tower can serve the residential and small business community throughout the current planning period. Industrial use of water currently accounts for the majority of water use in Plainview's water system. As such, the need for any additional water storage will depend most heavily on future plans for these businesses.

The wellhead protection plan was recently amended by the City in March of 2017. Amendments to this plan will be completed, as required, every 10 years. According to the WHP, the City's water supply is classified as vulnerable and various measures to protect the water supply from surface contamination are provided in the most recent amendment of the WHP.

The water distribution system is comprised of 4- through 12-inch diameter, cast- and ductile-iron pipe. In general, older developments closer to the town center consist of smaller diameter, cast iron pipe. Newer developments from the late 1990's and early 2000's are generally comprised of larger 8-inch diameter ductile iron pipe. Additional detail on the existing water system will be investigated with the ongoing utility review.

Map: Existing Wastewater System



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Map #10: Sanitary Sewer System

2040 Comprehensive Plan
Plainview, Minnesota

Legend

- City Limits
- Waterbodies
- National Wetland Inventory

Sanitary System

- Lift Station
- Forcemain

Pipe Size (Diameter)

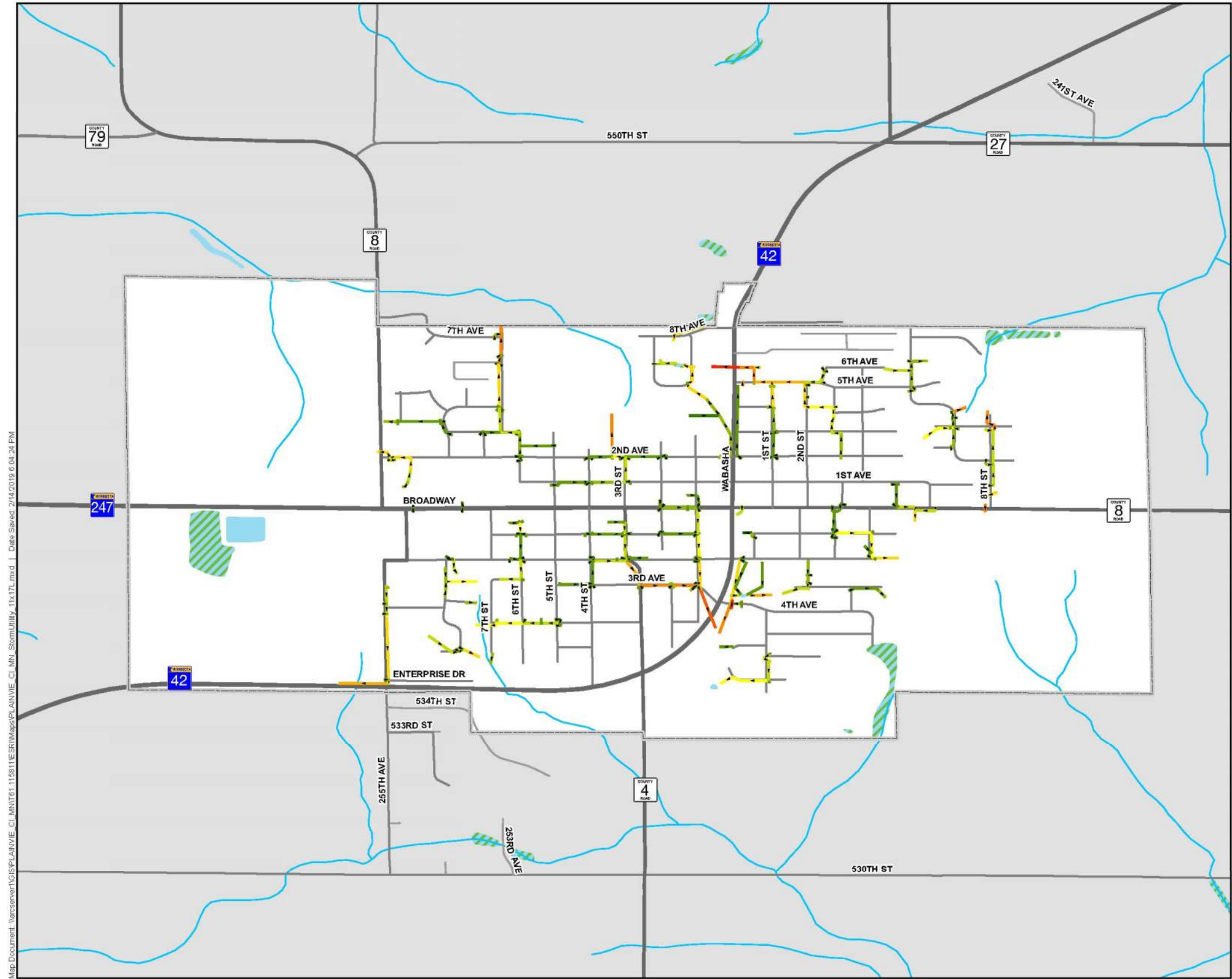
- 8"
- 10"
- 12"
- 15"
- 18"
- 24"

0 0.5 Miles
Source: Wabasha County, MnGeo



February 2019

Map: Existing Storm Water System



Map #11: Storm Water System

2040 Comprehensive Plan
Plainview, Minnesota

Legend

- City Limits
- Waterbodies
- National Wetland Inventory

Storm Water System

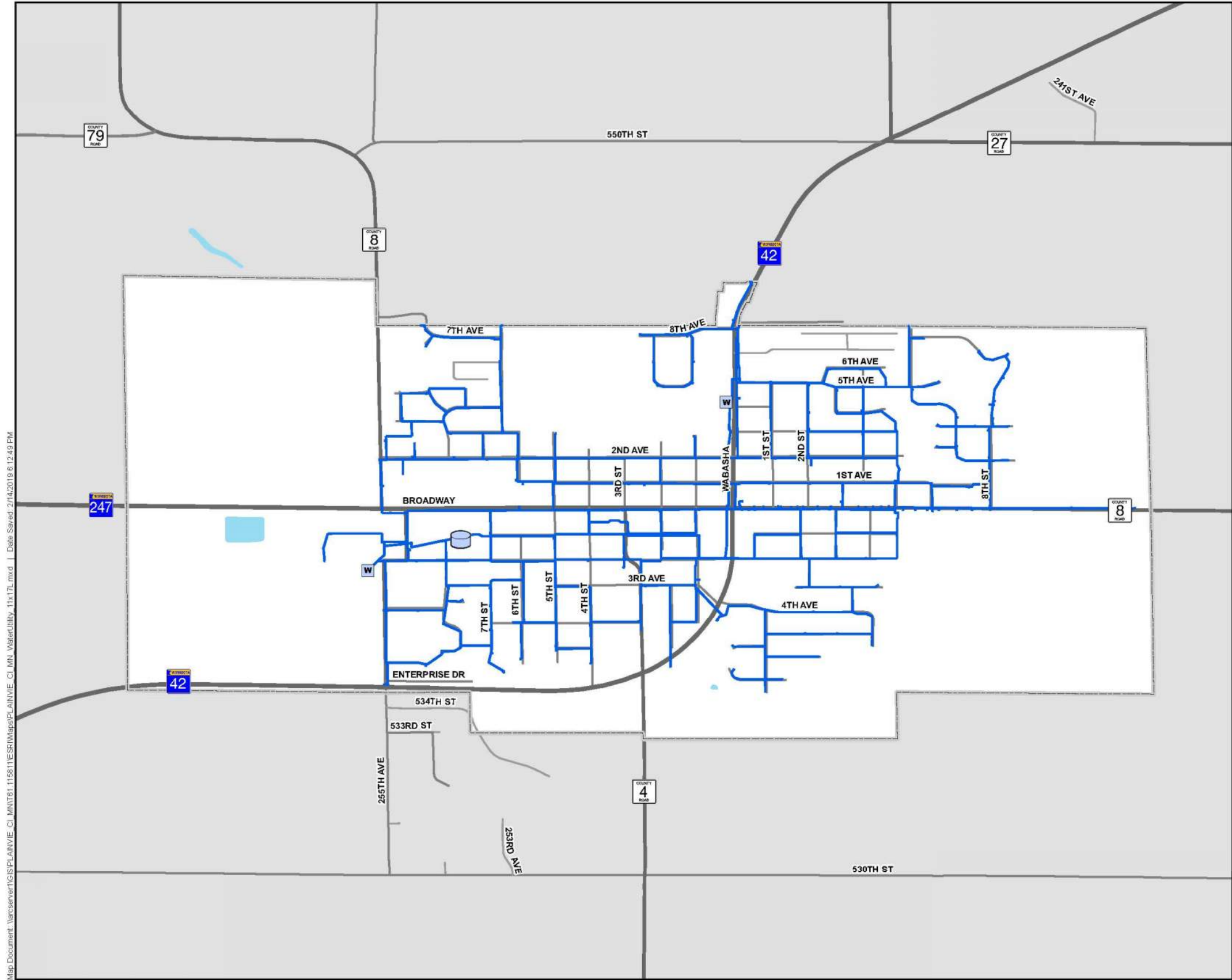
- Storm Pipes (Size by Diameter)
- 24"
 - 27"
 - 30"
 - 36"
 - 42"
 - Unknown
 - 4"
 - 12"
 - 15"
 - 18"
 - 21"

0 0.5 Miles
Source: Wabasha County, MnGeo



February 2019

Map: Water Distribution and Well Location



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Map #12: Water Distribution System

2040 Comprehensive Plan
Plainview, Minnesota

Legend

- City Limits
- Waterbodies

Water Distribution System

- Watermains
- Water Tower
- Wells

0 0.5 Miles
Source: Wabasha County, MnGeo



February 2019



VIII. ENVIRONMENTAL RESOURCES AND SUSTAINABILITY

Natural resources are beneficial to the social, environmental, and economic vitality of a community. To ensure their quality and benefits, it is essential to plan and manage natural resources and areas as we do residential and commercial areas. Plainview residents value the City's natural resources and prioritize their protection throughout anticipated growth.

A. Goals and Policies

- a) Reestablish a prairie landscape in parks, as appropriate, to support ecological function and stormwater management
- b) Incorporate natural resource reviews (i.e. soils, karst features, wildlife habitat, wetlands, wellhead protection areas, and groundwater impacts) for all development proposals
- c) Preserve and enhance the natural features within each city park and open space areas
- d) Create an urban forest management plan for future tree selection, installation, maintenance, and disease control

B. Physical Environment and Land Use

1. Waters

The National Wetlands Inventory (NWI) is a national program sponsored by the US Fish and Wildlife Service (USFWS) that monitors the location and characteristics of wetlands. There are few wetlands in the City of Plainview. Map 13 shows the locations of NWI wetlands in the City in the northeast, southeast, and southwest corners of the City.

2. Natural Landcover

Based on the presettlement vegetation data from the original Public Land Survey of Minnesota, the original prairie landscape of Plainview was either dry prairie or mesic prairie. While dry prairies are more sparse and shorter than mesic prairies, both are characterized by native grasses. Both prairie types are fire-dependent, meaning that without the presence of fire, the prairies will become overgrown and forested overtime. Most prairie in southern Minnesota has been replaced by agriculture.

Dry prairie plants are very efficient at capturing rainwater, given the dense root structure of native grasses and wildflowers found in dry prairies. Mesic prairies can handle a range of moisture. These plant traits should be considered as the City looks to reestablish prairie to serve cultural and ecological goals.

3. Watershed Management

The City of Plainview is split between two watershed areas, the Mississippi River – Winona and the Zumbro River watersheds. When addressing stormwater, karst features, and other water related resources, Plainview will work with the watersheds as appropriate to help actualize both city and watershed goals.



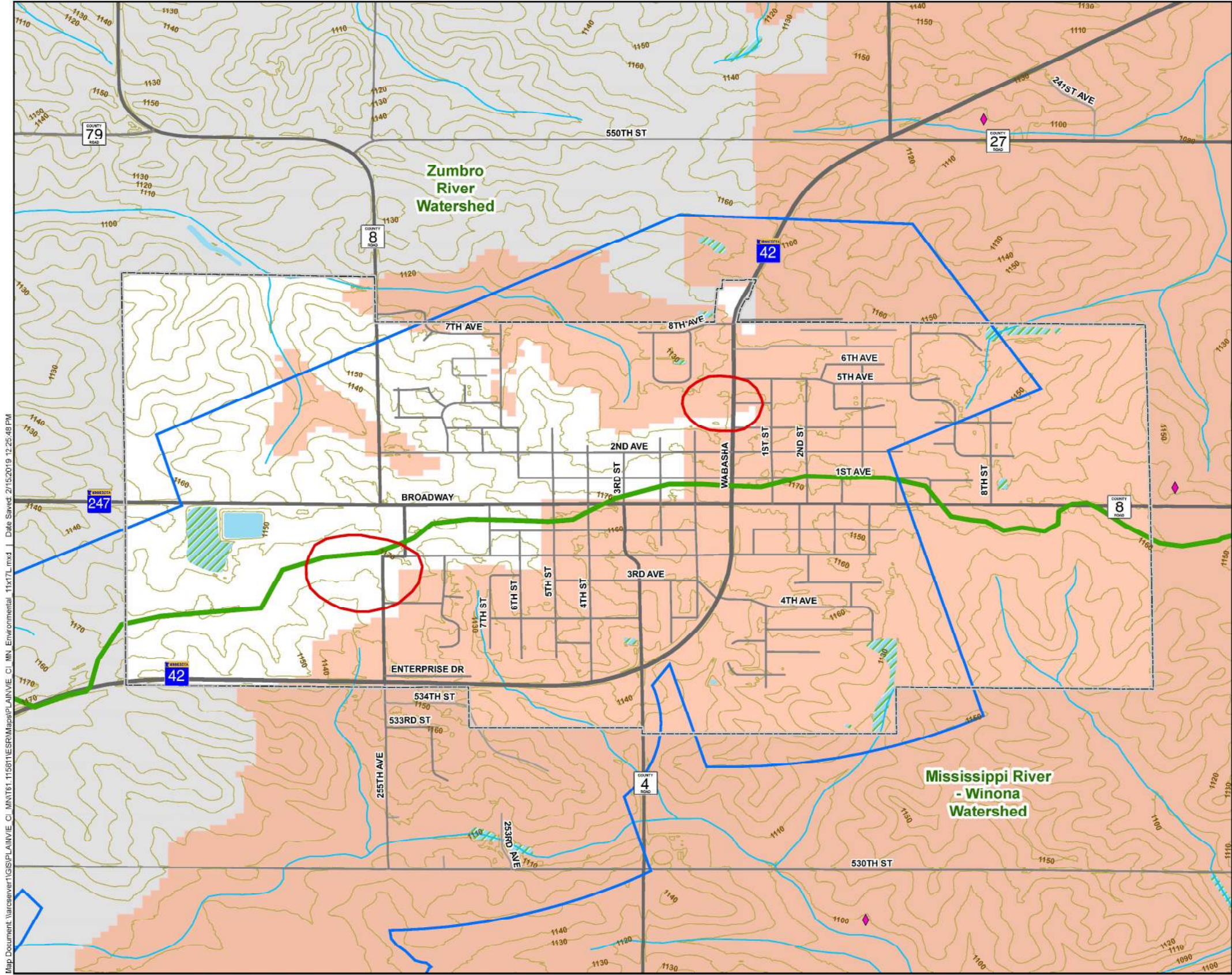
Mississippi River – Winona

The Mississippi River – Winona Watershed covers southeastern Wabasha County, eastern Olmsted County, and northern Winona County. The southern half of Plainview is located in the Mississippi River – Winona Watershed. The watershed has identified the City of Plainview for medium priority focus on stormwater management, soil health, and nutrient management.

Zumbro River

The Zumbro River Watershed spans the majority of Dodge, Olmsted, and Wabasha Counties and includes portions of Rice, Steele, and Goodhue Counties. This area covers the three major branches of the Zumbro River. The northern half of Plainview is located in the Zumbro River Watershed. The watershed has not identified the City for any improvement priorities.

Map: Environmental Resources



Map Document: \arcserve\1\GIS\PLAINVIEW_CI_MNT\1561\ESR\Map\PLAINVIEW_CI_MNT_Environmental_11x17L.mxd | Date Saved: 2/15/2019 12:25:48 PM



Map #13: Environmental Resources

2040 Comprehensive Plan
Plainview, Minnesota

Legend

- City Limits
- Environmental Resources
 - Waterbodies
 - Streams and Ditches
 - National Wetland Inventory
 - Watershed Boundary
 - ERA: Emergency Response Area
 - WPA: Wellhead Protection Area
 - Prone to Surface Karst Feature Development: Carbonate and Sandstone
 - Karst Feature: Sinkhole
 - 10ft Contours (LiDAR)

0 0.5 Miles
Source: Wabasha County, MnDNR, MnGeo, USFWS



February 2019



IX. IMPLEMENTATION

A. Implementation Plans

If any comprehensive plan is to be successful or viable, its recommendations must be implemented if possible. This plan indicates the type, quality, pattern, and density of development that should occur in the City of Plainview. The plan is intended as a guide to citizens, developers, community organizations, planning commissions, and city council members in making land use decisions.

The Plan's greatest value is informational and educational. Its benefits derive mainly from the fact that it is based on a comprehensive land use study and input from residents. The comprehensive plan creates a vision for the City of Plainview and guides land use and infrastructure improvements so that the City can meet the needs of the community in the future. Every time the plan is used, it becomes more beneficial because development has been steered in the right direction.

The vision of the plan can only be realized if the plan is used. Tools to implement the plan will vary in that some will be reactive, such as zoning and subdivision ordinances that guide private developments, and others will be proactive, such as the City's Capital Improvement Program (CIP) for undertaking public improvement projects.

1. Official Controls

To achieve the goals and objectives of this Comprehensive Plan, the City of Plainview has adopted a Development Code to establish regulations for zoning, subdivision of land, and floodplain areas. Plainview's Development Code incorporates all land development regulations into a single code.



a) Zoning

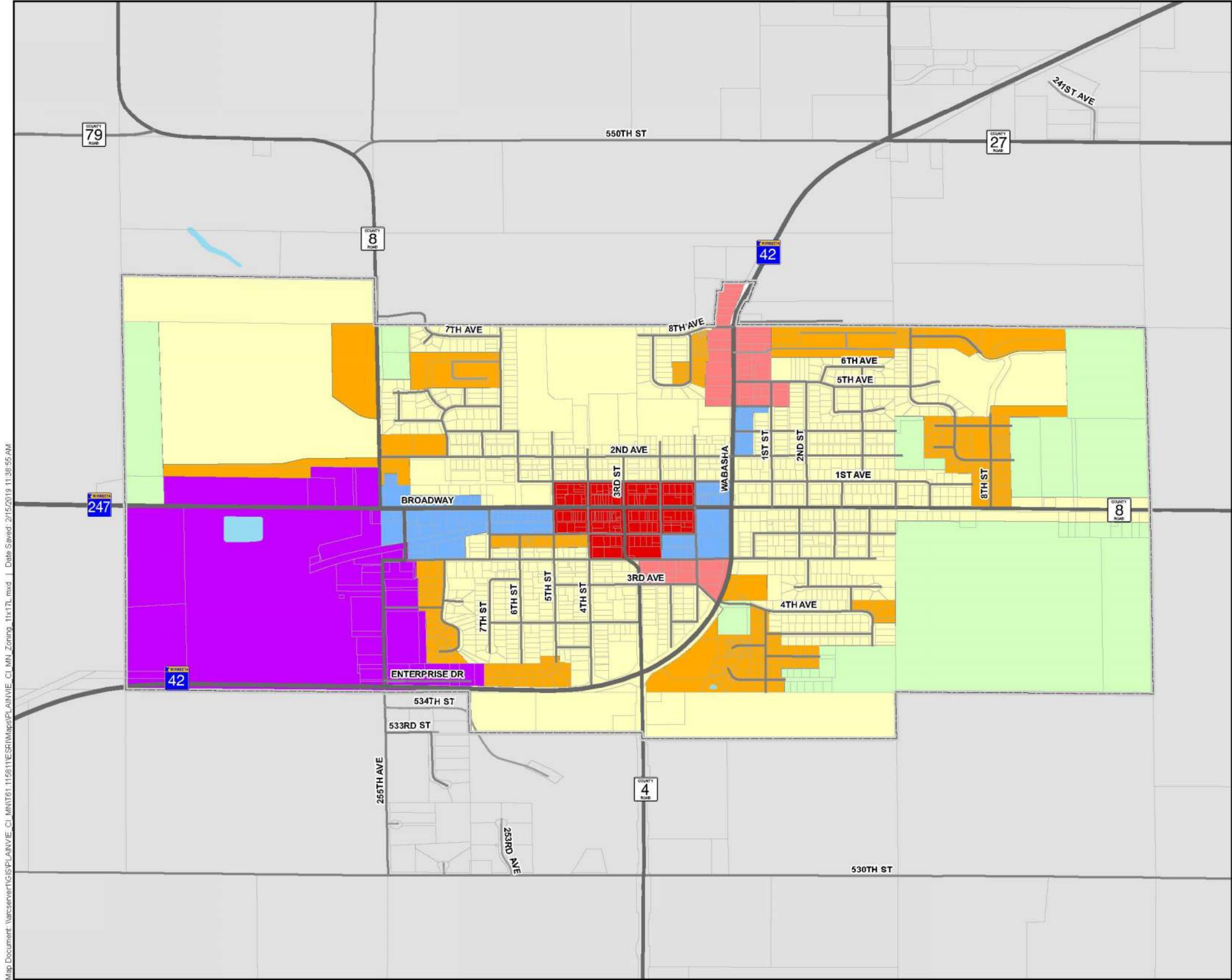
City zoning codes regulate land use to promote the health, safety, order, convenience, and general welfare of all citizens. They regulate location, size, use and height of buildings, the arrangement of buildings on lots, and the density of population within Plainview. The City's zoning districts guide development in Plainview.

The City of Plainview is divided into seven zoning districts, shown in the Zoning Map. There are permitted and accessory uses in most districts, as well as the other allowed uses under conditional use permit, interim use permits, or administrative permits.

To ensure compliance with this Comprehensive Plan the following zoning ordinance changes will need to be implemented:

- Update zoning map based on future land use plan as projects and development occur
- Reconcile inconsistencies between current zoning ordinance and intended future land uses as projects and development occur

Map: Zoning



Map #14: Zoning

2040 Comprehensive Plan
Plainview, Minnesota

Legend

- City Limits
- Parcels
- Waterbodies

Zoning Districts

- Agricultural District
- Central Business District
- Service Commercial District
- Industrial District
- Transition District
- One-Family Dwelling
- Two-Family Dwelling

Current as of February 15th, 2019

0 0.5 Miles

Source: Wabasha County, MnGeo



Real People. Real Solutions.

February 2019



b) Subdivision Review

The City of Plainview has a number of vacant tracts that will be developed into new subdivisions in the future as well as redevelopment of land within the City. These developments are subject to the Plainview Subdivision Ordinance, which are submitted to the City and other County and State agencies for review. As directed by the land use goals and objectives, the Subdivision Code should be reviewed and amended to include review of environmental resources, historical preservation, transfer of development rights, and density bonus to preserve open space. In addition, the Subdivision Code could include limiting the allowable time between an approved General Development Plan and Preliminary Plat and final construction to minimize the commitment of large tracts of vacant land to a specific subdivision pattern well in advance of the actual development.

2. Capital Improvement Program

Capital improvement projects are major projects that benefit the City, including the construction or reconstruction of roads and sidewalks, sewer and water utilities, trails, and park and recreation facilities, as well the purchase of new or replacement equipment and buildings. A Capital Improvement Program (CIP) is a budgeting plan that lists at least five years of needed capital improvements, their order of priority, and the means of financing. The CIP is reviewed and updated annually by the City Council to ensure the proper priorities and funding. A copy of the City's CIP is provided in Appendix B.

3. Amending the Plan

The Comprehensive Plan cannot be an effective guide over a long period of time unless it is flexible. It must respond to changing conditions and changing ideas from the citizens. A review and amendment process should occur at least every five years. Amendments and revisions should be approved by the same process used in creating the plan itself. Input should be received from community representatives and changes approved by the City Council.

Through this process, residents of Plainview are encouraged to participate in various committees, review draft city-wide plans and policy documents, and provide input on future updates or edits to the Comprehensive Plan and other plans growing out of this document. Active citizens' support will be a great impetus for city departments and officials to act expeditiously on the various recommendations

Appendix A: Community Survey Results

Plainview Comprehensive Plan

Wednesday, February 13, 2019

Powered by  SurveyMonkey

228

Total Responses

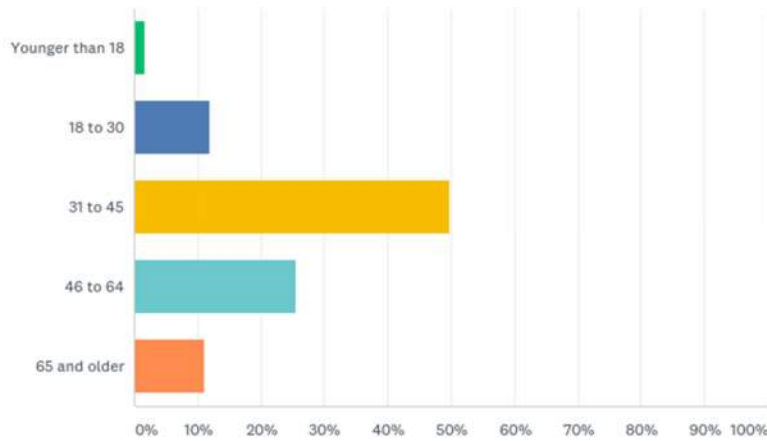
Date Created: Friday, June 15, 2018

Complete Responses: 228

Powered by  SurveyMonkey

Q1: What is your age?

Answered: 227 Skipped: 1



Powered by SurveyMonkey

Q1: What is your age?

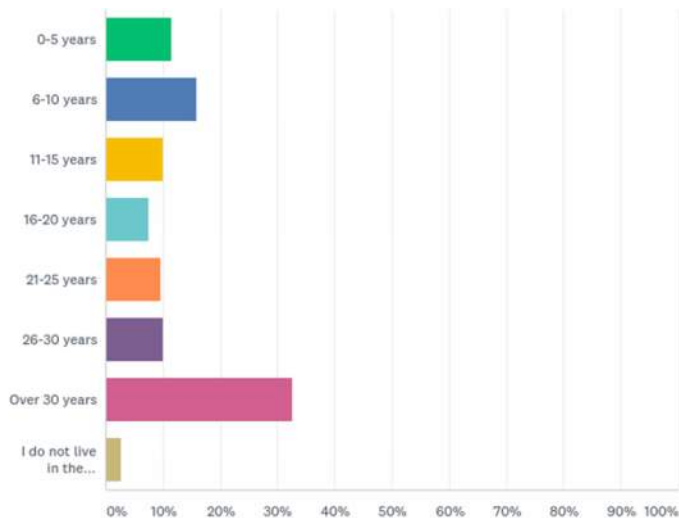
Answered: 227 Skipped: 1

ANSWER CHOICES	RESPONSES	
Younger than 18	1.76%	4
18 to 30	11.89%	27
31 to 45	49.78%	113
46 to 64	25.55%	58
65 and older	11.01%	25
TOTAL		227

Powered by SurveyMonkey

Q2: How long have you lived in the Plainview Community? (Defined by School District)

Answered: 227 Skipped: 1



Powered by SurveyMonkey

Q2: How long have you lived in the Plainview Community? (Defined by School District)

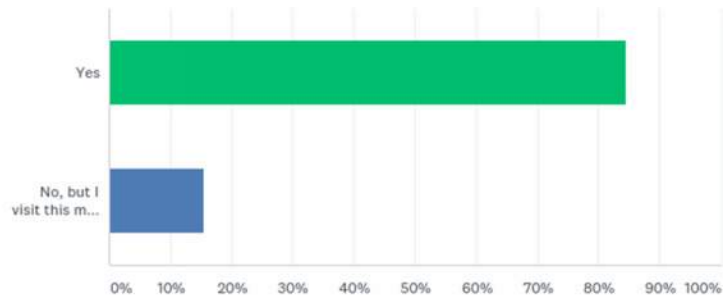
Answered: 227 Skipped: 1

ANSWER CHOICES	RESPONSES	
0-5 years	11.45%	26
6-10 years	15.86%	36
11-15 years	10.13%	23
16-20 years	7.49%	17
21-25 years	9.69%	22
26-30 years	10.13%	23
Over 30 years	32.60%	74
I do not live in the Plainview Community	2.64%	6
TOTAL		227

Powered by SurveyMonkey

Q3: Do you live in the city limits of Plainview?

Answered: 227 Skipped: 1



Powered by SurveyMonkey

Q3: Do you live in the city limits of Plainview?

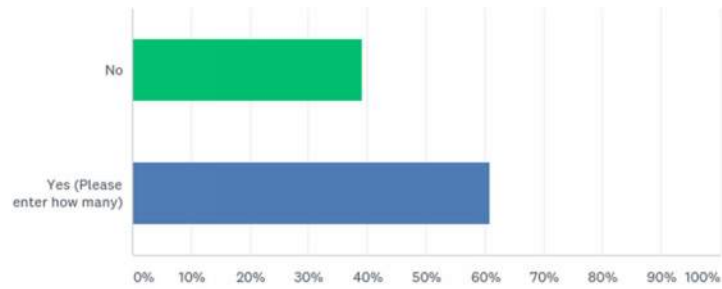
Answered: 227 Skipped: 1

ANSWER CHOICES	RESPONSES	
Yes	84.58%	192
No, but I visit this many days per month.	15.42%	35
TOTAL		227

Powered by SurveyMonkey

Q4: Do you have any children under 18 years of age living in your household?

Answered: 227 Skipped: 1



Powered by SurveyMonkey

Q4: Do you have any children under 18 years of age living in your household?

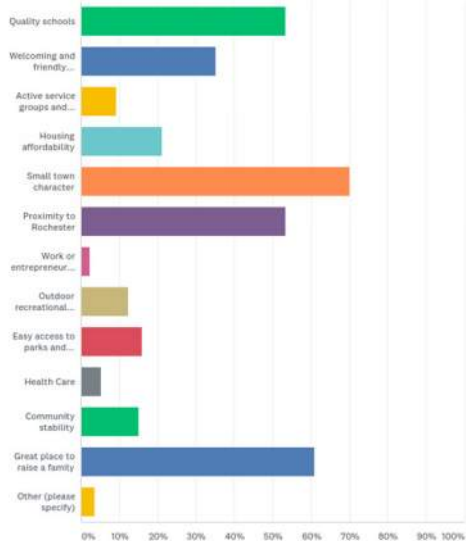
Answered: 227 Skipped: 1

ANSWER CHOICES	RESPONSES	
No	39.21%	89
Yes (Please enter how many)	60.79%	138
TOTAL		227

Powered by SurveyMonkey

Q6: Why would you recommend Plainview as a place to live? (Select up to 3)

Answered: 227 Skipped: 1



Powered by SurveyMonkey

Q6: Why would you recommend Plainview as a place to live? (Select up to 3)

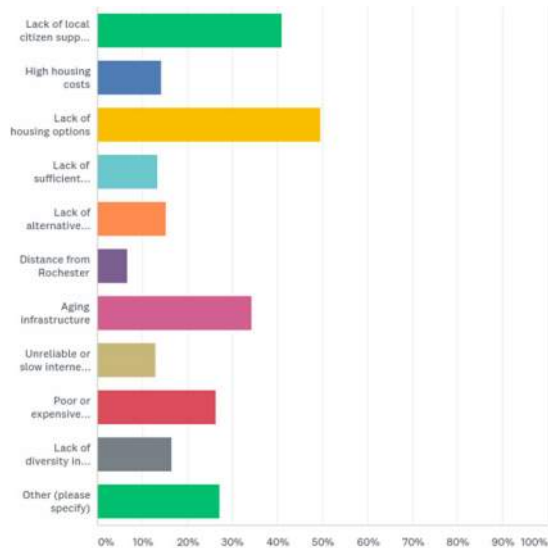
Answered: 227 Skipped: 1

ANSWER CHOICES	RESPONSES	
Quality schools	53.30%	121
Welcoming and friendly residents	35.24%	80
Active service groups and organizations	9.25%	21
Housing affordability	21.15%	48
Small town character	70.04%	159
Proximity to Rochester	53.30%	121
Work or entrepreneurial opportunities	2.20%	5
Outdoor recreational opportunities in and around City	12.33%	28
Easy access to parks and trails	15.86%	36
Health Care	5.29%	12
Community stability	14.98%	34
Great place to raise a family	60.79%	138
Other (please specify)	3.52%	8
Total Respondents: 227		

Powered by SurveyMonkey

Q7: What are the most significant challenges facing Plainview in the future? (Select up to 3)

Answered: 224 Skipped: 4



Powered by SurveyMonkey

Q7: What are the most significant challenges facing Plainview in the future? (Select up to 3)

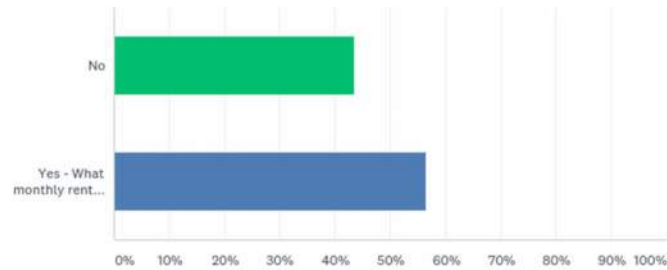
Answered: 224 Skipped: 4

ANSWER CHOICES	RESPONSES	
Lack of local citizen support for local businesses and entrepreneurs	41.07%	92
High housing costs	14.29%	32
Lack of housing options	49.55%	111
Lack of sufficient senior services or opportunities	13.39%	30
Lack of alternative transportation options	15.18%	34
Distance from Rochester	6.70%	15
Aging infrastructure	34.38%	77
Unreliable or slow internet service	12.95%	29
Poor or expensive essential utilities	26.34%	59
Lack of diversity in community	16.52%	37
Other (please specify)	27.23%	61
Total Respondents: 224		

Powered by SurveyMonkey

Q8: Is there a need for more affordable housing in Plainview?

Answered: 223 Skipped: 5



Powered by  SurveyMonkey

Q8: Is there a need for more affordable housing in Plainview?

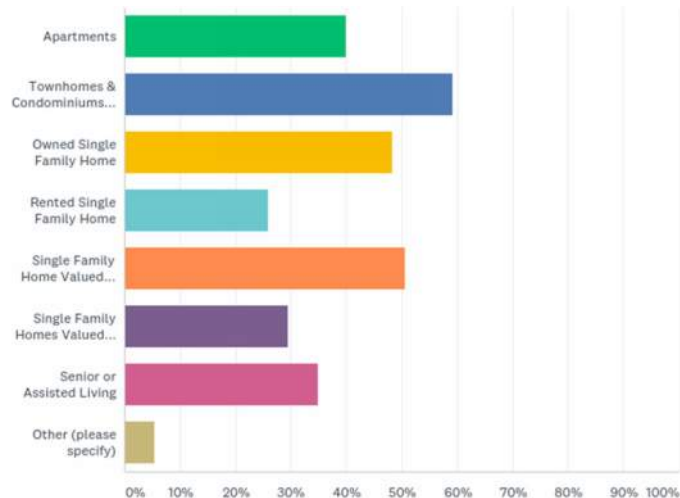
Answered: 223 Skipped: 5

ANSWER CHOICES	RESPONSES	
No	43.50%	97
Yes - What monthly rent or mortgage payment would you identify as affordable?	56.50%	126
TOTAL		223

Powered by  SurveyMonkey

Q9: What types of housing are needed to fill gaps in the market over the next 20 years? Select all that apply.

Answered: 223 Skipped: 5



Powered by SurveyMonkey

Q9: What types of housing are needed to fill gaps in the market over the next 20 years? Select all that apply.

Answered: 223 Skipped: 5

ANSWER CHOICES	RESPONSES	
Apartments	39.91%	89
Townhomes & Condominiums (Rented or Owned)	59.19%	132
Owned Single Family Home	48.43%	108
Rented Single Family Home	26.01%	58
Single Family Home Valued Less than \$140,000	50.67%	113
Single Family Homes Valued More than \$140,000	29.60%	66
Senior or Assisted Living	34.98%	78
Other (please specify)	5.38%	12
Total Respondents: 223		

Powered by SurveyMonkey

Q11: Where do you purchase the following goods?

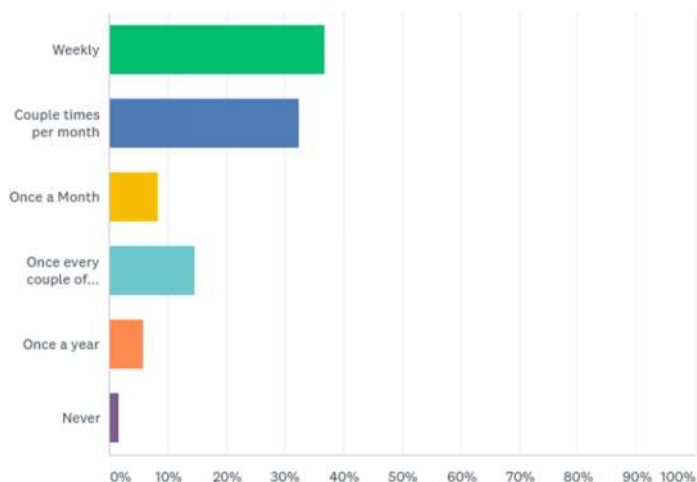
Answered: 225 Skipped: 3

	NEAR WORK	NEAR HOME	ONLINE	OTHER	N/A	TOTAL RESPONDENTS
Groceries	45.54% 102	64.29% 144	12.50% 28	16.52% 37	0.45% 1	224
Small appliances	36.32% 81	9.87% 22	23.77% 53	37.67% 84	4.45% 10	223
Small home goods	35.75% 79	32.58% 72	32.13% 71	26.70% 59	0.45% 1	221
Large appliances	40.63% 91	6.25% 14	8.48% 19	47.32% 106	5.36% 12	224
Large home goods	40.45% 89	10.00% 22	14.09% 31	46.82% 103	3.64% 8	220
Electronics	32.29% 72	5.83% 13	41.26% 92	37.22% 83	1.35% 3	223
Clothing	36.77% 82	9.42% 21	43.95% 98	42.60% 95	0.45% 1	223
Toys, games, and gifts	33.93% 76	17.41% 39	50.00% 112	35.71% 80	3.13% 7	224
Office supplies	33.64% 74	16.82% 37	39.55% 87	32.27% 71	6.82% 15	220
Sporting goods	33.94% 75	4.07% 9	35.29% 78	39.82% 88	14.03% 31	221
Crafts and/or hobby supplies	36.49% 81	15.77% 35	35.14% 78	35.14% 78	9.01% 20	222
Health care items/Pharmacy	37.90% 83	58.45% 128	12.33% 27	18.72% 41	0.00% 0	219

Powered by  SurveyMonkey

Q12: How frequently do you make online purchases?

Answered: 225 Skipped: 3



Powered by  SurveyMonkey

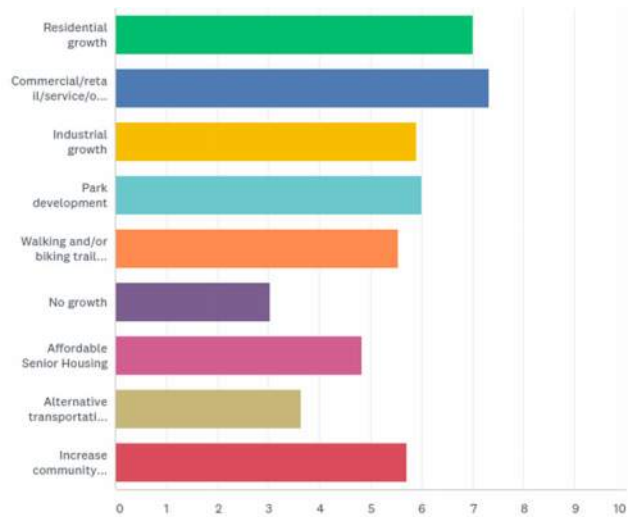
Q12: How frequently do you make online purchases?

Answered: 225 Skipped: 3

ANSWER CHOICES	RESPONSES	
Weekly	36.89%	83
Couple times per month	32.44%	73
Once a Month	8.44%	19
Once every couple of months	14.67%	33
Once a year	5.78%	13
Never	1.78%	4
TOTAL		225

Powered by  SurveyMonkey**Q13: Please rank your priorities for the future growth in the City. Select the 3 most important to you.**

Answered: 220 Skipped: 8

Powered by  SurveyMonkey

Q13: Please rank your priorities for the future growth in the City. Select the 3 most important to you.

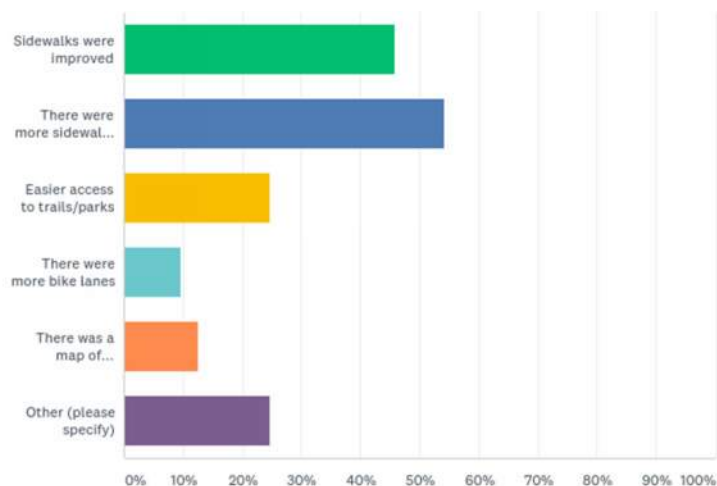
Answered: 220 Skipped: 8

	1	2	3	4	5	6	7	8	9	N/A	TOTAL	SCORE
Residential growth	33.15% 61	19.02% 35	11.96% 22	8.15% 15	6.52% 12	3.80% 7	2.72% 5	4.35% 8	3.26% 6	7.07% 13	184	7.07
Commercial/retail/service/office growth	28.00% 56	30.50% 61	17.50% 35	6.00% 12	6.00% 12	3.00% 6	1.50% 3	2.00% 4	2.00% 4	3.50% 7	200	7.33
Industrial growth	9.77% 17	18.39% 32	18.39% 32	7.47% 13	10.34% 18	10.34% 18	8.05% 14	5.17% 9	3.45% 6	8.62% 15	174	5.91
Park development	8.92% 14	14.65% 23	13.38% 21	21.02% 33	12.74% 20	6.28% 13	5.73% 9	3.18% 5	1.91% 3	10.19% 16	157	6.04
Walking and/or biking trail development	5.52% 9	11.66% 19	16.56% 27	9.82% 16	18.40% 30	11.66% 19	7.36% 12	7.36% 12	0.61% 1	11.04% 18	163	5.52
No growth	4.61% 7	1.32% 2	3.29% 5	1.32% 2	5.92% 9	14.47% 22	7.89% 12	6.58% 10	34.21% 52	20.39% 31	152	3.02
Affordable Senior Housing	7.69% 13	5.33% 9	11.83% 20	11.24% 19	8.88% 15	13.61% 23	20.71% 35	11.83% 20	1.78% 3	7.10% 12	169	4.83
Alternative transportation options	2.45% 4	3.07% 5	7.95% 13	4.29% 7	9.82% 16	7.95% 13	14.11% 23	26.99% 44	10.43% 17	12.88% 21	163	3.62
Increase community connection & involvement	17.32% 31	11.73% 21	16.76% 30	11.17% 20	3.91% 7	8.94% 16	6.70% 12	7.26% 13	9.50% 17	6.70% 12	179	5.73

Powered by  SurveyMonkey

Q14: I would walk or bike more if (select all that apply):

Answered: 199 Skipped: 29



Powered by  SurveyMonkey

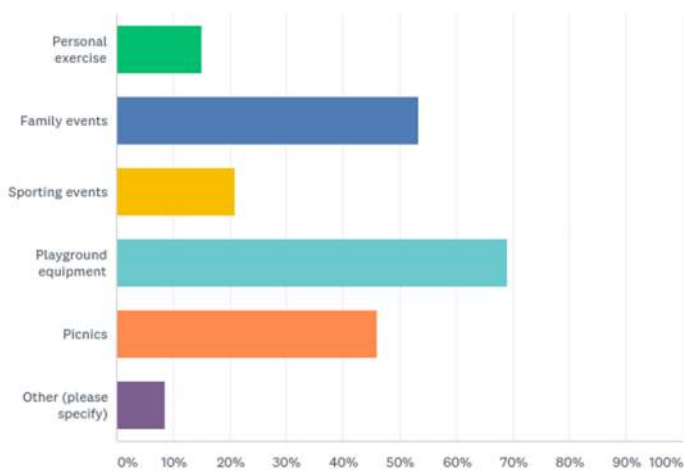
Q14: I would walk or bike more if (select all that apply):

Answered: 199 Skipped: 29

ANSWER CHOICES	RESPONSES	
Sidewalks were improved	45.73%	91
There were more sidewalks or trails	54.27%	108
Easier access to trails/parks	24.62%	49
There were more bike lanes	9.55%	19
There was a map of walk/bike routes	12.56%	25
Other (please specify)	24.62%	49
Total Respondents: 199		

Powered by  SurveyMonkey**Q15: What activities do you use a park for? Select all that apply.**

Answered: 219 Skipped: 9

Powered by  SurveyMonkey

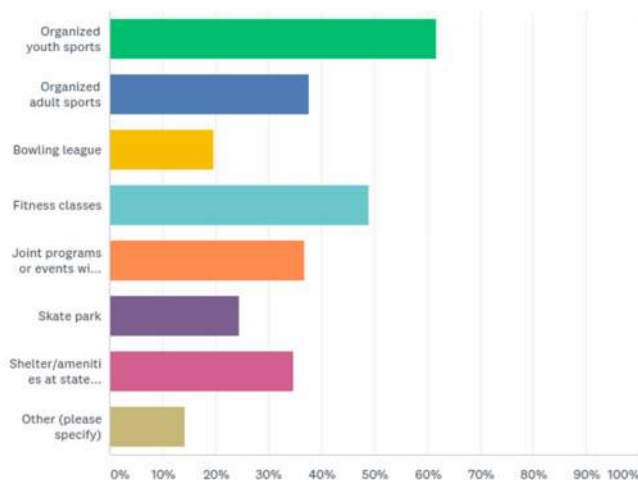
Q15: What activities do you use a park for? Select all that apply.

Answered: 219 Skipped: 9

ANSWER CHOICES	RESPONSES	
Personal exercise	15.07%	33
Family events	53.42%	117
Sporting events	21.00%	46
Playground equipment	68.95%	151
Picnics	46.12%	101
Other (please specify)	8.68%	19
Total Respondents: 219		

Powered by  SurveyMonkey**Q16: What recreational programs or amenities would you support/participate in? Select all that apply.**

Answered: 204 Skipped: 24

Powered by  SurveyMonkey

Q16: What recreational programs or amenities would you support/participate in? Select all that apply.

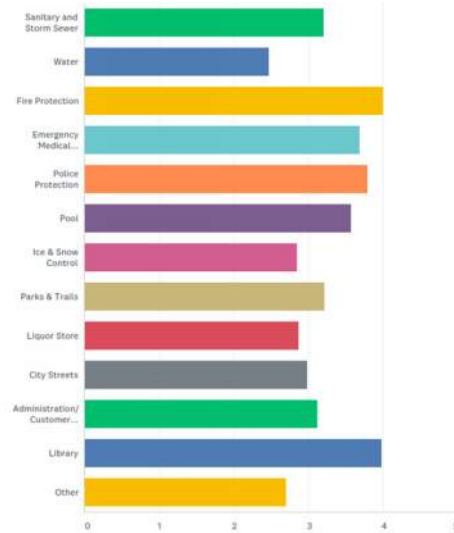
Answered: 204 Skipped: 24

ANSWER CHOICES	RESPONSES	
Organized youth sports	61.76%	126
Organized adult sports	37.75%	77
Bowling league	19.61%	40
Fitness classes	49.02%	100
Joint programs or events with Elgin	36.76%	75
Skate park	24.51%	50
Shelter/amenities at state trailhead	34.80%	71
Other (please specify)	14.22%	29
Total Respondents: 204		

Powered by  SurveyMonkey

Q17: How would you rate the quality of the following City services?

Answered: 224 Skipped: 4



Powered by  SurveyMonkey

Q17: How would you rate the quality of the following City services?

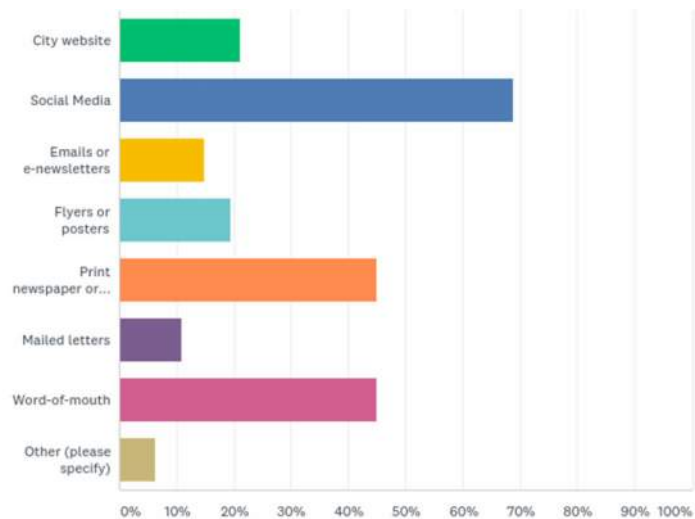
Answered: 224 Skipped: 4

	EXCELLENT	VERY GOOD	GOOD	FAIR	POOR	N/A	TOTAL	WEIGHTED AVERAGE
Sanitary and Storm Sewer	8.52% 19	17.94% 40	51.12% 114	9.42% 21	3.59% 8	9.42% 21	223	3.20
Water	6.76% 15	9.91% 22	31.08% 69	20.27% 45	26.58% 59	5.41% 12	222	2.47
Fire Protection	29.22% 64	40.64% 89	24.20% 53	1.37% 3	0.91% 2	3.65% 8	219	4.00
Emergency Medical Services	21.62% 48	29.73% 66	34.68% 77	7.21% 16	0.90% 2	5.86% 13	222	3.68
Police Protection	30.94% 69	33.18% 74	21.08% 47	9.87% 22	3.59% 8	1.35% 3	223	3.79
Pool	15.32% 34	36.49% 81	29.73% 66	10.36% 23	1.80% 4	6.31% 14	222	3.57
Ice & Snow Control	7.66% 17	19.82% 44	31.98% 71	24.77% 55	12.61% 28	3.15% 7	222	2.85
Parks & Trails	5.43% 12	28.96% 64	44.80% 99	12.67% 28	3.62% 8	4.52% 10	221	3.21
Liquor Store	5.45% 12	14.55% 32	32.27% 71	19.09% 42	8.18% 18	20.45% 45	220	2.87
City Streets	4.95% 11	19.37% 43	48.20% 107	20.27% 45	5.41% 12	1.80% 4	222	2.98
Administration/Customer Service	6.33% 14	23.53% 52	39.82% 88	13.57% 30	5.88% 13	10.86% 24	221	3.12
Library	33.04% 74	29.02% 65	25.00% 56	4.91% 11	0.45% 1	7.59% 17	224	3.97
Other	4.60% 4	5.75% 5	18.39% 16	5.75% 5	11.49% 10	54.02% 47	87	2.70

Powered by  SurveyMonkey

Q19: Where do you look first to learn about community news and events? Select all that apply.

Answered: 222 Skipped: 6



Powered by  SurveyMonkey

Q19: Where do you look first to learn about community news and events? Select all that apply.

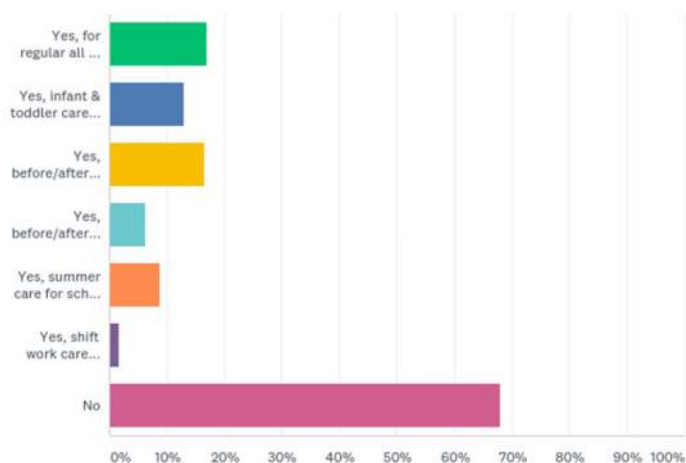
Answered: 222 Skipped: 6

ANSWER CHOICES	RESPONSES	
City website	21.17%	47
Social Media	68.92%	153
Emails or e-newsletters	14.86%	33
Flyers or posters	19.37%	43
Print newspaper or newsletters	45.05%	100
Mailed letters	10.81%	24
Word-of-mouth	45.05%	100
Other (please specify)	6.31%	14
Total Respondents: 222		

Powered by  SurveyMonkey

Q20: Do you currently, or will you in the next 3 years, need child care in Plainview?

Answered: 225 Skipped: 3



Powered by  SurveyMonkey

Q20: Do you currently, or will you in the next 3 years, need child care in Plainview?

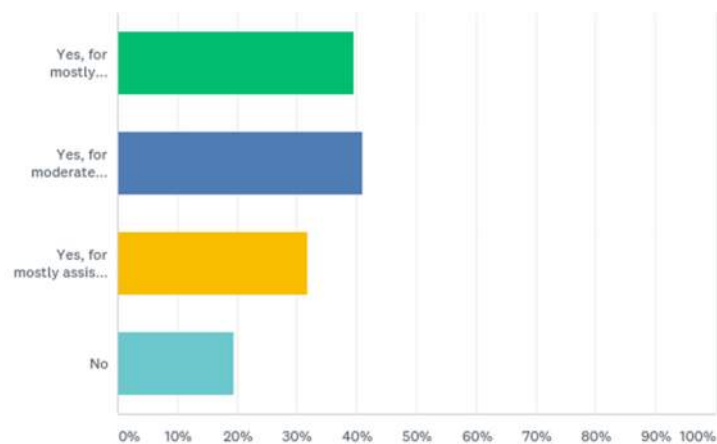
Answered: 225 Skipped: 3

ANSWER CHOICES	RESPONSES	
Yes, for regular all day child care for any age	16.89%	38
Yes, infant & toddler care (newborn – 33 months)	12.89%	29
Yes, before/after school care (K-3rd grade)	16.44%	37
Yes, before/after school care (4th-7th grade)	6.22%	14
Yes, summer care for school age children	8.89%	20
Yes, shift work care (evenings/weekend)	1.78%	4
No	68.00%	153
Total Respondents: 225		

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Q21: Is there a need for in-home health care options in Plainview?

Answered: 205 Skipped: 23



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Q21: Is there a need for in-home health care options in Plainview?

Answered: 205 Skipped: 23

ANSWER CHOICES	RESPONSES	
Yes, for mostly independent living or light services	39.51%	81
Yes, for moderate assistance or services	40.98%	84
Yes, for mostly assisted living or specialized services	31.71%	65
No	19.51%	40
Total Respondents: 205		

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Appendix B: Capital Improvement Plan