

City of Waite Park

And

Township of St. Joseph

**Joint Resolution for Orderly
Annexation**

And

Orderly Annexation Study

TOWN OF ST. JOSEPH RESOLUTION NO. 01-1CITY OF WAITE PARK RESOLUTION NO. 01-26JOINT RESOLUTION FOR ORDERLY ANNEXATION BETWEEN THE
TOWN OF ST. JOSEPH AND THE CITY OF WAITE PARK, MINNESOTA

WHEREAS, the Town of St. Joseph (hereinafter referred to as the "Town") and the City of Waite Park (hereinafter referred to as the "City"), both located entirely within Stearns County, in the State of Minnesota, have agreed that there is a clear need for a cooperative future planning effort for the land governed by the two jurisdictions; and,

WHEREAS, to this end, have met extensively in discussion and study of future planning issues as the Waite Park / St. Joseph Township Orderly Annexation Study Committee (WPSJT); and,

WHEREAS, the Town Board and City Council have expressed their desire to encourage future development of land near the City so as to avail such development of municipal services as much as is practical, while encouraging the retention of land in agricultural use;

NOW, THEREFORE, BE IT RESOLVED, in consideration of the mutual terms and conditions that follow, that the City and Town enter into this Joint Resolution for Orderly Annexation.

1. Designation of Orderly Annexation Area. The Town and City desire to designate the area set forth on the map attached (Exhibit 5) and the legal descriptions attached (Exhibits 1, 2 3 and 4) as subject to orderly annexation under and pursuant to Minnesota Statutes Section 414.0325.
2. Director of Minnesota Office of Strategic and Long Range Planning Jurisdiction. Upon approval by the Town Board and the City Council, this Joint Resolution shall confer jurisdiction upon the Director of Minnesota Office of Strategic and Long Range Planning (hereinafter referred to as "Director of Minnesota Planning") so as to accomplish said orderly annexations in accordance with the terms of this Joint Resolution.
3. No Alterations of Boundaries. The Town and City mutually agree and state that no alterations by the Director of Minnesota Planning of the stated boundaries of the area designated for orderly annexation is appropriate.
4. Review and Comment by the Director of Minnesota Planning. The Town and City mutually agree and state that this Joint Resolution and Agreement sets forth all the conditions for annexation of the areas designated, and that no consideration by the Director of Minnesota Planning is necessary. The Director of Minnesota Planning may review and comment, but shall, within thirty (30) days, order the annexation in accordance with the terms of this Joint Resolution.
5. Planning and Land Use Control Authority. The Town and City mutually agree and state that within thirty (30) days of the effective date of the Director of Minnesota Planning's order establishing the Orderly Annexation area, a board will be established to exercise planning and land use control authority within the designated orderly annexation area pursuant to Minnesota Statutes, Section 414.0325, Subdivision 5c, in the manner prescribed by Minnesota Statutes 1976, Section 471.59, Subdivision 2 through 8, inclusive. Prior to annexation, the ordinances of the Town will control the properties in the area designated for orderly annexation; following annexation, the ordinances of the City shall control.

All zoning and subdivision regulation within the orderly annexation area, prior to annexation, shall be controlled by a three (3) member commission, with one member appointed from each of the City Council, Town Board, and the Stearns County Board of Commissioners.

Such membership to this committee shall be appointed on an annual basis by both the City Council and the Town Board. The County membership shall be held by a Commissioner for the district representing either the City or Township.

This committee shall serve as the "governing body" and "board of appeals and adjustments", for purposes of Sections Minnesota Statutes, Sections 462.357 and 462.358, within the orderly annexation area. The committee shall have all of the powers contained in Minnesota Statutes, Sections 462.351 to 462.364, and shall have the authority to adopt and enforce the Uniform Fire Code promulgated pursuant to Section 299F.011. Following annexation, the annexed properties shall be subject to the zoning and subdivision controls of the City, and the City Council shall serve as the "governing body."

6. Municipal Reimbursement. The City and Town mutually agree and state that, pursuant to Minnesota Statutes 414.036, a reimbursement from the City to the Town shall occur for the taxes collected on land annexed into the City, according to the following conditions:

- A. All reimbursement will be based on the valuation and tax capacity of the land as it exists in the Town at the time of its annexation.
- B. The reimbursement on said land shall be based on a five (5) year schedule with the percentage of base taxes reimbursed to the Town as follows:

| | |
|--------|-----|
| Year 1 | 60% |
| Year 2 | 50% |
| Year 3 | 40% |
| Year 4 | 30% |
| Year 5 | 20% |

- C. At the sixth year, and every year thereafter, all pertinent tax revenues will be the property of the City.
- D. Any circumstances of extreme undue hardship may be cause for re-negotiation of this section on a case-by-case basis.

7. Conditions for Orderly Annexation.

- A. Timeliness of annexation. The City and Town desire to establish zones within the area designated in Section 1 so as to provide a relative reference as to when services might be reasonably provided. The zones are designated as:

| <u>ZONE</u> | <u>PROJECTED LIFE</u> | <u>LEGAL DESC.</u> | <u>MAP</u> |
|-------------|-----------------------|--------------------|------------|
| Zone 1 | 0-5 Year | Exhibit 1 | Exhibit 5 |
| Zone 2 | 6-10 Years | Exhibit 2 | Exhibit 5 |
| Zone 3 | 11-15 Years | Exhibit 3 | Exhibit 5 |
| Zone 4 | Over 15 Years | Exhibit 4 | Exhibit 5 |

The City will make reasonable effort to provide and plan for the possible extension of services into each zone within the projected life of each zone.

Unless a petition of property owners for annexation has been filed with the City, the City agrees not to petition for annexation of any area within Zone 1 for a period of five (5) years, unless it is ordered to provide sanitary sewer and/or municipal water services to any areas in said zone by the MPCA or any other State or Federal regulatory agency. At the end of five (5) years, the Town agrees not to object to any petition for annexation of Zone 1 by the City.

Unless a petition of property owners for annexation has been filed with the City, the City agrees not to petition for annexation of any area within Zone 2 for a period of ten (10) years, unless it is

ordered to provide sanitary sewer and/or municipal water services to any areas in said zone by the MPCA or any other State or Federal regulatory agency. At the end of ten (10) years, the Town agrees not to object to any petition for annexation of Zone 2 by the City.

Unless a petition of property owners for annexation has been filed with the City, the City agrees not to petition for annexation of any area within Zone 3 for a period of fifteen (15) years, unless it is ordered to provide sanitary sewer and/or municipal water services to any areas in said zone by the MPCA or any other State or Federal regulatory agency. At the end of fifteen (15) years, the Town agrees not to object to any petition for annexation of Zone 3 by the City.

Unless a petition of property owners for annexation has been filed with the City, the City agrees not to petition for annexation of any area within Zone 4 for a period of fifteen (15) years, unless it is ordered to provide sanitary sewer and/or municipal water services to any areas in said zone by the MPCA or any other State or Federal regulatory agency. At the end of fifteen (15) years, the Town agrees not to object to any petition for annexation of Zone 4 by the City.

- B. Annexation Petition Requirements. In order to be considered for annexation, the owners of at least sixty (60) percent of the parcels of property in the affected area must petition.

If the owners of sixty (60) percent or more, but less than one hundred (100) percent of the parcels of property in the affected area petition for annexation, a joint hearing of both the Town Board and the City Council shall be called to consider the petition. The petition shall not be approved unless both the Town Board and the City Council, voting as separate bodies, approve the petition seeking annexation.

If the owners of one hundred (100) percent of the parcels of property in the affected area petition for annexation, the City Council will, as an agenda item at their next regular Council meeting, review the petition for consideration of annexation.

8. Joint Planning Committee. Any issues that would normally come before the Planning Commissions of either the City or the Town that involves land within the boundaries of the orderly annexation area described in Section One prior to annexation, will be heard by a Joint Planning Commission.

Membership of this Joint Planning Commission shall be as follows:

- A. Three (3) members from the City Planning Commission.
- B. Three (3) members from the Town Planning Commission.
- C. The City member of the Orderly Annexation District Planning and Zoning Authority.
- D. The Town member of the Orderly Annexation District Planning and Zoning Authority.

The posting and publishing of meetings for the Joint Planning Commission, as well as the taking of minutes for their meetings, shall be the responsibility of the Town Clerk.

Following annexation, the annexed parcel will fall under authority of the City of Waite Park Planning Commission.

9. Periodic Review. The City and Town mutually agree and state that a periodic review of this agreement is to be conducted beginning three (3) years after the effective date of this agreement and every three (3) years thereafter. The Joint Planning Committee as described in Section 8 of this agreement shall be responsible for conducting this periodic review, and shall present a report of said review to both the City Council and Township Board for their consideration of any recommendations.

10. Authorization. The appropriate officers of the City and Town are hereby authorized to carry the terms of this Joint Resolution into effect.
11. Severability and Repealer. A determination that a provision of this Joint Resolution is unlawful or unenforceable shall not affect the validity or enforceability of the other provisions herein. Any prior agreement or joint resolution existing between the parties and effecting the property described in the attached Exhibits, shall be considered repealed upon the effective date of this Joint Resolution.
12. Effective Date. This Joint Resolution shall be effective upon adoption by the governing bodies of the City and Township and approval by the Director of the Minnesota Office of Strategic and Long Range Planning.

Approved the 24th day of May, 2001, by the Town Board of the Town of St. Joseph.

Joseph A. Beckwith
Chair

Chris T. Benick
Clerk

Approved the 8th day of May, 2001, by the City Council of the City of Waite Park.

[Signature]
Mayor

Verena M. Weber
Clerk/Administrator

EXHIBIT 1**ZONE 1 - 0 TO 5 YEARS**

Industries West, Industries West Plat 2, and Industries West Plat 3. Together with SE $\frac{1}{4}$ NE $\frac{1}{4}$ and SE $\frac{1}{4}$ of Section 13, Township 124, Range 29, which lies southerly of the Sauk River. Together with W $\frac{1}{2}$ NE $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 24, Township 124, Range 29, which lies northerly of T.H. 23, Stearns County, Minnesota.

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EXHIBIT 2**ZONE 2 – 6 TO 10 YEARS**

Symalla Addition and Johnson's Acres. Together with SE $\frac{1}{4}$ NE $\frac{1}{4}$ and SE $\frac{1}{4}$, Section 24, Township 124, Range 29, which lies south of T.H. 23. Also, the E $\frac{1}{2}$, Section 25, Township 124, Range 29, Stearns County, Minnesota.

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EXHIBIT 3**ZONE 3 – 11 TO 15 YEARS**

A.T.S. Industrial Park, together with SW $\frac{1}{4}$, Section 13, Township 124, Range 29, which lies southerly of Sauk River. Also, that part of the SE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 14, Township 124, Range 29, which lies southerly of Sauk River. Also, E $\frac{1}{2}$, Section 23, Township 124, Range 29, which lies southerly of Sauk River. Also, W $\frac{1}{2}$, Section 24, Township 124, Range 29. Also, W $\frac{1}{2}$, Section 25, Township 124, Range 29, except SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 25. Also, NE $\frac{1}{4}$, Section 26 and NE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 26, Township 124, Range 29. Also, E $\frac{3}{4}$ E $\frac{1}{2}$, Section 36, Township 124, Range 29, which lies northerly of Interstate 94.

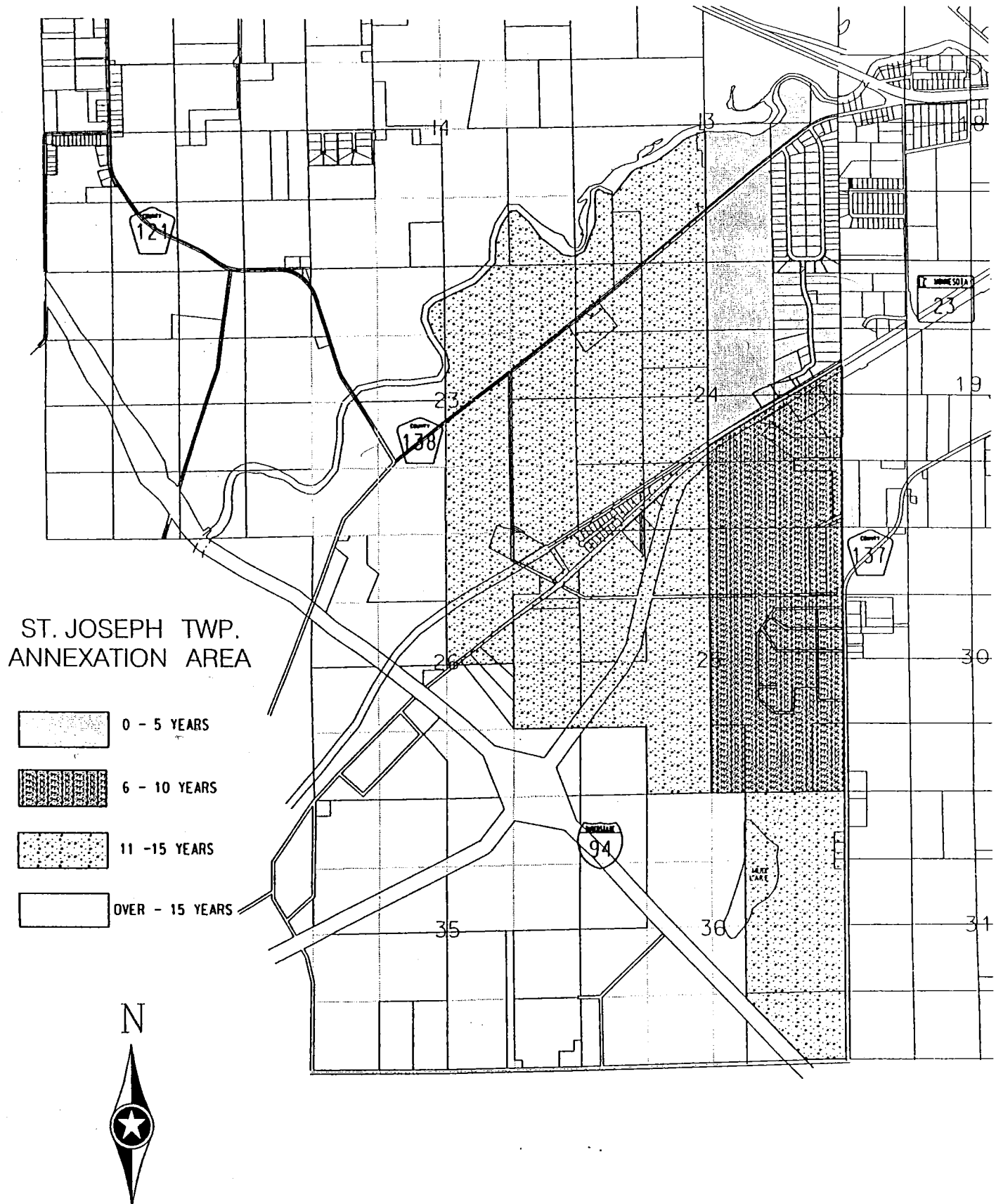
EXHIBIT 4**ZONE 4 – OVER 15 YEARS**

In general would be the area southerly of the Sauk River and northerly of Interstate 94 less 0-15 years zones. It would include parts of: SW $\frac{1}{4}$, Section 23, Township 124, Range 29; SE $\frac{1}{4}$ Section 22; NE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 27; NW $\frac{1}{4}$, Section 26; NE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 26; SE $\frac{1}{4}$, Section 26; SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 25; NE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 35; NW $\frac{1}{4}$, Section 36; W $\frac{1}{4}$ E $\frac{1}{2}$, Section 36, Township 124, Range 29, Stearns County, Minnesota.

EXHIBIT 5

REC'D BY
M M B

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ORDERLY ANNEXATION STUDY



CITY OF WAITE PARK

AND

**TOWNSHIP OF
ST. JOSEPH**

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A. POPULATION

The St. Cloud Metropolitan Statistical Area (MSA) is one of the fastest growing areas in the State of Minnesota. Included in the St. Cloud MSA are the City of Waite Park and St. Joseph Township. Within the past 25 years, the growth in this area has evolved from a slower, scattered development pattern to a much faster, more concentrated growth. Much of the more recent development has been in land adjacent to a City, which is then annexed in order to service the area with municipal sewer and water.

The table below illustrates just how drastic the growth in this area has been.

| | 1970 | 1980 | 1990 | 1999 | 2005 | 2010 | 2015 | 2020 |
|----------------------------|-------|-------|-------|-------|-------|-------|--------|--------|
| City of Waite Park | 2,824 | 3,496 | 5,020 | 6,599 | 7,773 | 8,910 | 10,213 | 11,707 |
| St. Joseph Township | 1,922 | 2,916 | 3,045 | 2,609 | 2,384 | 2,211 | 2,051 | 1,903 |

Note: 1999 Population estimates are from the State Demographer's Office. All future population forecasts are based on projections from the St. Cloud Area Planning Office.

Using the 1999 estimates from the State Demographer's Office, the City of Waite Park currently has 2,793 households, and St. Joseph Township has 845 households. This translates into 2.36 persons per household in the City and 3.09 persons per household in the Township. Both of these figures are down almost fifty percent from twenty years ago.

The trend that has been observed, and is projected to continue, is of fewer occupants per household. This can be attributed to the drop in multifamily housing units being built, fewer children per family, and an aging population. This increased urbanization will definitely drive the City's need for more land area as development occurs.

Taking into account that the City of Waite Park had an unusual increase in population caused by the merger with portions of the former St. Cloud Township in 1995, the years since then were considered to establish a growth factor. These years have shown an average of three percent growth per year. This figure is used for all future projections for the City.

St. Joseph Township was growing at a rather rapid pace until the early 1980's, when the St. Cloud area experienced a downturn in the local housing construction market. Since then, although the rest of the MSA has experienced phenomenal rates of growth, St. Joseph Township has actually noticed an average drop of around one per cent per year in its population. This can be directly attributed to the policy taken by the Town Board of encouraging most development to occur in areas proximate to current incorporated areas, so as to avail the developments of municipal services.

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This has also caused some of their already developed areas that were near city services to annex as well.

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B. NATURAL FEATURES

Quantity of Land

"The area of Waite Park, before merging portions of St. Cloud Township, was 1,592 acres. Since the merger of 3,358 acres, the area of Waite Park is currently 4,950 acres, or 7.7 square miles. (Waite Park Comprehensive Plan, p.iii)

The subject area, according to a future land use concept presented in the same document, covers an area of 3,101.43 acres, or 4.85 square miles. This would bring the City of Waite Park to a total area of 8,051 acres, or 12.58 square miles.

St. Joseph Township was originally a full, 36 square mile township. The City of St. Joseph, which is centrally located in the northern half of the Township, covers an area of 1,260 acres, or approximately 1.97 square miles. Deducting the area of the City of St. Joseph leaves the Township with an area of 21,780 acres, or approximately 34.03 square miles.

Township

General Topography

"Wetlands are scattered throughout the Township with the largest areas located in the north central and southeast portions of the Town, in total consuming an estimated 3,580 acres of land." (See Exhibit A, "St. Joseph Area Wetlands")

"The largest concentrations of wooded terrain is found in the protected Collegeville Game Refuge in the more elevated northwest area of the Township."

"Gravel pits and quarries, comprising approximately 200 acres can be found in various locations of the Township, but primarily to the south of the Sauk River. Bedrock close to the surface, gravel pits and granite outcroppings, are characteristics of eastern Stearns County, often obstructing service lines and inhibiting many types of development." (St. Joseph Township Comprehensive Plan, pp. 9-11)

With the addition of the Undersander pit just south of the Sauk River in the subject area, gravel pits would comprise approximately 600 acres.

Elevation of land in the study area follows a general trend towards the Sauk River, sloping north and west to drain into the river.

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Rivers, Lakes and Watersheds

"The two main rivers that flow through the Township are the Sauk and the Watab. Six lakes are located in the Township. Residential development is clustered around Kraemer Lake (located southwest of the City of St. Joseph), and public access is provided. Mud Lake and the four that are unnamed are not available for public usage. Development along lakes and streams is regulated by Stearns County according to the Shoreland Management Ordinance which follows State and Federal statutes for the protection of shorelines and floodplains." (St. Joseph Township Comprehensive Plan, p.11)

Soil Conditions

"The Stearns County Soil and Water Conservation District in cooperation with the Soil Conservation Service (SCS) has mapped and classified soil types and restrictive wetlands in most of Stearns County.

The ratings of slight, moderate and severe were used. SCS defines these limitation ratings as follows:

Slight - Here soils and topographic situations are somewhat free of limitations which may restrict their use for a particular purpose. These areas may have minor limitations, which are easily overcome.

Moderate - The use limitations of these soils need to be recognized. The limitations may be overcome with good management and careful design.

Severe - Soils having severe limitations make many uses of land with these soils questionable. Often extreme measures are needed to compensate or overcome limitations. Frequently, the cost of overcoming the limitations is impractical.

The land in the St. Joseph area is mostly conducive to urban land use. Most soils have only slight or moderate limitations with regard to development. As might be expected, areas near the Watab River have severe limitations. Other areas to the east and south are also rated as severe. (St. Joseph City Comprehensive Plan - 1993 Update, pp.20-22)

Most land in St. Joseph Township falls within the U.S. Soil Conservation Service Land Capability Classes of I and II. The soils in these classes have few limitations that restrict their use, and are considered to constitute "prime" agricultural land.

Regarding residential usage, most soils in St. Joseph Township are rated as having either slight or moderate limitations." (St. Joseph Township Comprehensive Plan 1993 Update, pp. 52-53)

CITY

General Topography

"USGS topographic mapping shows that elevations within Waite Park range from about 1,040 at groundwater in the Meridian quarry ponds to about 1,130 at the watershed divide in Section 29. Most of the highlands, which rise in elevation to 1,100 to 1,130, are located within Sections 29 and 30. These highlands extend north to County Road 137 and include the existing, 222-acre Stearns County Quarry Park, where quarry pits and grout piles are common. Significant woodlands exist within and around these highlands, and wetlands occupy lower portions of the interconnected valleys between the hills in this area.

Most topography outside the central highlands is fairly level to sloping with scattered wetlands. USGS topographic mapping does not show existing elevations within the Meridian quarry and the gravel pit west of this quarry." (City of Waite Park Comprehensive Plan, p.2)

Rivers and Watersheds

"The Sauk River is a DNR protected watercourse that defines the northwest boundary of the City. In addition, DNR protected wetland, 73-558W, is located within Section 31 in the southern end of the City. These are the only two DNR protected waters within Waite Park." (City of Waite Park Comprehensive Plan, p.1)

Areas along the floodway and flood fringe of the Sauk River are considered as floodplains, and are the only such areas within the City.

"National Wetland Inventory (NWI) mapping indicates Stearns County, as a whole, is 17.1 percent wetland and deep water habitat. Based on this percentage and a cursory review of NWI mapping, Waite Park contains 500 to 860 acres of wetland. Most wetland basins within the City are less than an acre in size, but some wetland complexes of significant size also exist."

"The watershed divide between the Sauk River and the Mississippi River (St. Cloud) Hydrologic Units runs roughly east-west through the central highlands of Waite Park, which are located in Sections 29 and 30. Most of the southern portion of the City drains east through County Ditch No. 14 and eventually to the Mississippi River. The northern portion of the City drains to the Sauk River, which meets the Mississippi River north of St. Cloud." (City of Waite Park Comprehensive Plan, pp.1-2)

Soil Conditions

"Most surface soils in the City are relatively coarse, quite permeable, and consist of sandy loams and loamy sands. Smaller areas are mapped as organic (muck) soils, rock outcrops, and urban lands.

Every soil mapping unit that occurs within Waite Park and was rated by the Natural Resource Conservation Service (NRCS) was considered to have severe limitations for individual sewage treatment systems, most often because: (1) the soil is rapidly permeable and provides a poor filter, or (2) the soils have a high water table." (City of Waite Park Comprehensive Plan, pp.4-5)

"Only two of the 31 soil mapping units that occur in the City are considered prime farmlands according to the NRCS. Prime farmland consists of land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops. The soils listed as prime farmland generally occur in relatively flat, low areas in the southern portion of the City." (City of Waite Park Comprehensive Plan, pp.4)

C. CONTIGUITY OF BORDERS

The subject area lies immediately adjacent to and west of the City of Waite Park. It is contiguous along the entire length of its eastern boundary with the City.

With the minor exceptions of Rockville Township, which abuts the subject area with a parcel of 9.14 acres on the north side of the freeway, and the City of St. Cloud, which abuts it only diagonally across jurisdictional lines to a 97.55 acre parcel, no other jurisdictions have any degree of physical contiguity with the subject area.

D. DEVELOPMENT PATTERNS

TOWNSHIP

Existing Land Use

"Most of the Township consists of agricultural land with pockets of residential and other land use. Based on the updated land use inventory, several development trends within the area can be identified:

1. Scattered areas of residential strip development clustered in locations near roadway access.
2. Encroaching urban growth from the City of St. Joseph, especially to the south and east along CSAH 75.
3. Rural subdivision development, particularly around Kraemer Lake and in the southeastern sections of the Town.
4. Industrial park development along Burlington-Northern rail line and more recently along County Road 138."

(St. Joseph Township Comprehensive Plan, p.7)

(See Exhibit B, "St. Joseph Township 2000 Land Use Map")

Future Land Use

"Both the Township and the City of St. Joseph, as part of the 1998 Joint Service District Plan, agreed to address common development goals and objectives. They each agree to promote planning policy that will preserve agriculture, allow for urban growth, minimize conflicts with existing and future land use, and avoid harm to sensitive environmental resources. " (St. Joseph Township Comprehensive Plan, p.12)

(See Exhibit C, "Joint City / Township Development Goals and Objectives)

In accordance with the stated goals and objectives of that plan, St. Joseph Township has designated the area south of the Sauk River and north of I-94 as an area for agricultural preservation.

City

Existing Land Use

"Existing land uses were determined using information provided by the City of Waite Park's engineer. The following table identifies the land uses, total acres, and percentages.

| Existing Land Use | Acres | Percent |
|-----------------------------------|--------------|--------------|
| Agricultural | 2216 | 44.8 |
| Single Family Residential | 695 | 14.0 |
| Multi-Family Residential | 95 | 1.9 |
| 2 nd Street Commercial | 125 | 2.5 |
| General Business/Commercial | 275 | 5.6 |
| Light Industrial | 365 | 7.3 |
| Mining | 349 | 7.1 |
| Office | 0 | 0 |
| Other (School/Park) | 830 | 16.8 |
| TOTAL | 4,950 | 100.0 |

Source: Westwood Professional Services 1997 Existing Land Use Map

"With Waite Park's merging of portions of St. Cloud Township in 1995, the current land use is shown as predominantly agricultural. However, excluding the agricultural land, single family residential land use accounts for the largest type of development in Waite Park.

Single Family Residential

Concentrations of single family homes are located in the original section of town north of Division Street and south of 3rd Street. More recent single family residential development has occurred between 10th Avenue and 2nd Avenue South along County Road 137 as well as to the east of 2nd Avenue South.

Multi-Family Residential

Multi-family residential land use has primarily been concentrated in two areas of Waite Park. The first area is located along 2nd Avenue South, adjacent to the 2nd Street Commercial area. The second concentration occurs along the County Road 137 corridor between 2nd Avenue South to west of 10th Avenue South. A mix of single family and multi-family uses is also located on the northeast corner of 2nd Avenue South and County Road 137.

2nd Street Commercial

The 2nd Street Commercial area is located along Division Street between 2nd Avenue South and 10th Avenue South. It extends south to Third Street. This area was planned in 1989 by the City to allow for a mix of compatible land uses as defined by

the City's Ordinance 228. Its planning was in response to the relocation of T.H. 23 within the corporate limits of Waite Park." (City of Waite Park Comprehensive Plan, pp.8-9)

Future Land Use

"The following table shows the acres and percentages for each proposed land use district.

| Land Use District | Acres | Percent |
|-----------------------------------|--------------|--------------|
| Single Family Residential | 1908 | 38.5 |
| Light Industrial | 791 | 16.0 |
| Commercial | 610 | 12.3 |
| Rural Residential | 460 | 9.3 |
| Mining | 441 | 8.9 |
| Park | 263 | 5.3 |
| Office Park | 167 | 3.4 |
| 2 nd Street Commercial | 125 | 2.5 |
| Multi-Family Residential | 108 | 2.2 |
| Public / Semi-Public | 77 | 1.6 |
| TOTAL | 4,950 | 100.0 |

Source: Westwood Professional Services 1997 Land Use Plan

Residential Development

"Subsequent to the merger of portions of St. Cloud Township, Waite Park was limited in its ability to accommodate new residential growth. Over the last couple of years, the population of Waite Park has grown, and the City has chosen to develop the majority of newly merged land as single family residential while preserving the southernmost area of the City for rural residential development. This land use choice assures a growth characteristic for new home development in Waite Park for future years."

Single Family

"Single family development is encouraged and expected to grow primarily south of County Road 137 on land previously merged from St. Cloud Township. This type of residential development would occur as municipal services are extended."

Rural

"Rural residential uses are considered low density residential areas suitable for agricultural with on-site water and septic services. Rural residential land use would be permanently retained in Section 31 along the southern perimeter of the City, maintaining a sense of rural character as seen from Interstate I-94. This is consistent with the surrounding township land to the south."

Multi-Family

"Since Waite Park currently has ample multiple family housing, no specific area has been identified on the land use map. There appears to be a need, however, for multi-family options beyond the building of large apartment complexes. It is the intent of the plan to incorporate smaller, multi-family projects into the "original" City limits as well as within residential, office park, and commercial development near the southern entrance to the City.

Commercial

"As growth occurs, there will be a need for redevelopment and in-fill of commercial development as well as new commercial nodes fulfilling different purposes at specific locations. One such location would exist at the proposed 19th – 33rd Streets South and Highway 15 intersection where the opportunity to provide retail support to the new residential development, as well as providing excellent accessibility to Highway 15 would be a reasonable feature in the new growth area."

"In addition to commercial areas, neighborhood business districts are planned in the growth area. These smaller-scale, convenient, and pedestrian-oriented business districts would provide services to the surrounding residential neighborhoods."

Industrial

"Waite Park continues to experience growth in light industrial and mining development. However, the City will need to provide additional land for employment opportunities and tax base for current and future residents. For this reason, some additional land has been identified. The plan recommends that these additional lands be concentrated around the existing and proposed mining areas along the north and south sides of Highway 23. In addition, a small area has been designated along Highway 15 at the intersections of the proposed 17th Avenue South and C.S.A.H. 6."

Other Development

"The land use plan recommends that an office park be located in the southern section of the City along 17th Avenue South, adjacent to proposed commercial development. This area has been identified for office use due to its potential accessibility and visibility to Highway 15; its proximity to commercial uses; and the existence of high amenity features such as the rock outcrops."

"Existing public and semi-public land uses have been designated on the plan graphic to include schools, churches, government buildings, golf courses, parks, and cemeteries. As development occurs, land may need to be acquired as necessary to meet future needs." (City of Waite Park Comprehensive Plan, pp. 25 – 29)

Impact of Proposed Action

As stated earlier, the Township has designated the subject area as an agriculture preservation zone, although the City of Waite Park envisions it for a mix of mainly single-family and rural residential, with two areas of light industrial and commercial development along the Highway 23 corridor. (See Exhibit D, "City of Waite Park Land Use Concept")

Though, on the face of it, this may seem like a conflict between the two plans, that is not necessarily true. Prior to any agreement with the City of Waite Park for extension of services into the subject area, the natural constraints would make agricultural preservation the most prudent use of this area. With the possibility of municipal services, most notably sanitary sewer and water, more dense development would be possible. It should also be noted that the Waite Park future land use plan for land within the subject area does take into account the physical constraints of wetlands and flood plains by recommending lighter development densities where these conditions are present.

(Note: During the course of this study, it was disclosed that the Township has adopted a future land use plan for the subject area that is extremely similar to that proposed by the City. This was adopted as part of the Stearns Countywide zoning ordinance effort, but has yet to be fully integrated into the Township's own Comprehensive Plan and associated Future Use Zoning Map. The few differences between that and the plan proposed by the City are quite minor, i.e. matching up to zoning equivalents within the City.) (See Exhibit E, "St. Joseph Township Proposed Zoning and Existing Urban Service Districts", January 2001 Update)

E. TRANSPORTATION NETWORK

PRESENT CONDITIONS

“Waite Park is served by a series of arterials and collector streets, primarily located in the northern portion of the City.

The roadway network shows deficiencies in both the northern developed portion of the City, and in the newly expanded southern portion of the City. In the northern portion, the deficiencies are primarily created by roadway discontinuities caused by the railroad tracks. In the southern portion, the functional classifications need to be defined to reflect the expansion of the city and the emerging development patterns.” (Waite Park Comprehensive Plan, pp. 12-13)

“The Township is bisected by a spider web system of roadways that radiate out from and around the central cities in the metropolitan area. This roadway pattern is typical for townships located on the fringes of urban areas. The roadways primarily serve travel demands generated from beyond the township’s boundaries to destinations in the central cities. The majority of these roadways are under State or County jurisdiction, which is appropriate for the type of service they provide.

The roadway system in the Township is characterized by numerous discontinuities such as offset, tee, and skewed intersections. This pattern has evolved over the years due to the diagonal paths taken by State and County roads across the Township as well as the paths of the Sauk River and two Burlington Northern rail lines. (St. Joseph Township Transportation Plan)

POTENTIAL ISSUES

Examination of the existing roadway patterns of the City of Waite Park and the Township of St. Joseph reveal no real issues or deficiencies other than those listed above.

The only major project identified in the St. Cloud Area Planning Organization’s 2020 Transportation Plan for either jurisdiction involves the construction of a new interchange across TH 15 to be aligned with 33rd Street South in St. Cloud.

Other possible projects recommended in that plan for study or corridor preservation which fall within either the City of Waite Park or the subject area include:

- ◆ A new north / south corridor between Waite Park and St. Joseph, providing for a parallel collector / arterial to TH 15, and potentially serving as a west link of a metropolitan circumferential roadway.

- ◆ A new east / west corridor between 33rd Street South in St. Cloud and CR 137, from CR 136 west of 10th Avenue in Waite Park.
- ◆ Extension of CR 121, from CR 138 east to TH 23 at Bel Clare Drive.

Both the City and Township are in complete agreement in regards to these transportation issues as a result of both jurisdictions having adopted the St. Cloud Area Planning Organization's 2020 Transportation Plan.

F. LAND USE CONTROLS AND PLANNING TOOLS

Comprehensive Plans

After merging with portions of St. Cloud Township, the City of Waite Park established a Planning Commission in June of 1996 for the primary purpose of preparing the City's first Comprehensive Plan. This plan was completed and adopted on March 10, 1998, and serves as the City's primary planning tool for community development.

St. Joseph Township was granted status as an urban township in 1984. Within two years, they adopted their first Comprehensive Plan. This plan was updated on October 18, 1999, and serves as their official guide on decisions regarding development issues.

Zoning and Subdivision Ordinances

Both the City and Township exercise their primary land use control over development by implementing their Comprehensive Plans through zoning and subdivision ordinances.

The Township, in response to a sudden shift from a stable population base to one that doubled within a decade, formed a Planning Commission in July of 1968.

"Within two years, a zoning ordinance had been implemented to help guide local development. Since its formation, the Planning Commission has had ongoing responsibility for reviewing all development proposals, ensuring compliance with existing zoning and subdivision controls. The Planning Commission also makes recommendations on proposed zoning and subdivision amendments." (St. Joseph Township Comprehensive Plan, p.2)

Waite Park has had subdivision and PUD ordinances for many years. However, as part of a thorough look at all ordinances and planning tools, they formally adopted updates of these ordinances on April 5, 1999.

At the same time, they formally adopted a more traditional zoning ordinance and official zoning map to replace the previous "Change in Land Use" ordinance. Under that ordinance, all land was expected to continue in its current use unless the City approved a change in the use, similar to rezoning.

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Other Controls

Both the City and Township have other controls available for control of development, however, their administration differs.

Waite Park maintains Shoreland Management and Floodplain ordinances, which restrict development activity in areas under the jurisdiction of those ordinances. St. Joseph Township is also covered under similar ordinances, but Stearns County is the party responsible for their implementation.

Consistency of Plans

The Comprehensive Plans and the Zoning and Subdivision Ordinances of the City and Township differ in a number of ways, but these differences are quite typical of the differences in philosophy between township and city government.

Differences deal with items such as lot sizes, set backs, and some allowed or future uses of the land. They appear to be quite natural differences based on each jurisdiction's needs and abilities to supply municipal services. For example, allowing dense residential development in the subject area with municipal sewer and water could be managed without damaging the environment. However, to allow the same density of development with individual systems would definitely increase the risk of some type of problem in the future.

By and large, both sets of plans and ordinances show good stewardship for the areas in their jurisdictions, with many of the Goals and Objectives in their Comprehensive Plans being identical.

There have been obvious efforts over the years on the part of the Township to stop haphazardly located development in favor of growth around the City of St. Joseph, where services could be extended in a timely and cost-effective manner. Though not stopping lighter concentrations of growth in the Township, this removes the potential for large-scale service or environmental problems in the future.

If the Township were to provide for orderly annexation of the subject area to the City of Waite Park and allow development of that area in a manner substantially in conformance with Waite Park's long-range plans for the area, it would be in compliance with their own Comprehensive Plan's goals and objectives to do so.

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G. GOVERNMENT SERVICES

Water and Sewer Service

The City provides both municipal sewer and water services. The sewer services are provided through a contract with the St. Cloud Wastewater Treatment Facility, and all lots within the City are required to hook up to this service when it is made available to each lot. Municipal water supply, treatment, storage and distribution are also provided by the City.

These services are not currently available in the subject area, but are provided by the individual property owners through the use of individual wells and septic systems.

Fire Rating and Protection

Waite Park receives its fire protection through its own volunteer Fire Department and maintains a separate volunteer Rescue Squad. The Fire Department is able to draw on, and is obligated to respond to, mutual aid from other area Fire Departments. It currently holds a fire rating of five (5) for the area in the City of Waite Park that it serves.

The Township and the City of St. Joseph jointly own and operate the St. Joseph Fire Department and Rescue Squad, which is also staffed with volunteer firefighters. It also takes part in a mutual aid agreement with other local Fire Departments. This Department holds a fire rating of nine (9) for the Township area it services.

Law Enforcement

The Waite Park Police Department is responsible for law enforcement in the City. It is a full-time department staffed with full-time, part-time, and reserve officers.

The Township area is served by the Stearns County Sheriff's Department. Most of this service is provided in response to calls received by that Department, as well as occasional drive through patrols.

Street Improvements and Maintenance

These services are provided in very similar manners in both jurisdictions. The source of the actual service does differ at times, though. Engineering of street projects, as well as the actual construction of major projects, is handled by outside professional firms for both the City and the Township. Snow removal and normal

street maintenance is offered by both jurisdictions, but, where the City provides their own crews to perform these services, the Township hires outside contractors.

In addition, the City also offers services in the areas of street maintenance, street lighting, street cleaning, and sidewalk maintenance.

Administrative Services

Both jurisdictions offer the same basic administrative bodies, including an executive board in the form of the City Council and the Township Board of Supervisors. Both have Planning Commissions who advise their respective governing bodies in respect to issues of planning, zoning, and subdivision regulations.

Similar basic administrative services are offered by both the Township and City, including administration of the daily affairs of the jurisdiction, accounting of funds and programs, building inspections, weed inspections, animal control, and services associated with elections. Property assessment services for both the City and Township are provided by the Stearns County Assessor's Office.

The City additionally provides the following services: Emergency Services, which is responsible for emergency operations in time of disaster; a Park Board, responsible for acquiring land and facilities for parks, as well as exercising control over such lands; election services for its residents; a Civil Service Personnel Board, responsible for the employment, promotion, discharge and suspension of all applicable personnel; and garbage and recyclable pickup service through contracted haulers.

Beyond the previously mentioned common services, the Township also provides a Park Board, and a joint Fire Board for the oversight of the joint Fire Department. Individual contractors provide garbage and recyclable pickup service on a fee basis.

Park and Recreation

The Township currently has one park area, adjacent to the land where the Township Hall is located. There are no organized programs for the use of this park area.

The City currently has nine park sites, eight owned by the City and one owned by Stearns County. The City parks total approximately 79.8 acres, while the County Park, known as Quarry Park and Nature Preserve, covers around 553 acres. These parks offer a variety of recreational activities, including baseball, basketball, picnic, and / or ice-skating.

Impact of Proposed Action on Delivery of Services

City residents should not notice any substantial change in the speed or quality of service provided by the City if this orderly annexation agreement is adopted. Assuming that the City would expand their employee base as needed with expansions of both service area and population served, any changes in service delivery should be well within the normal range experienced by growing municipalities.

Township residents may tend to notice that certain services, most notably police protection, would almost certainly be delivered faster as its source would be much closer to the service area. Coupled with the differences experienced when transitioning from township living, where most services are provided by contractors, to city living, where most services are provided by full-time staff, most services should remain at or above the current level.

H. ENVIRONMENTAL CONCERNS

No known environmental problems currently exist in the study area. However, there exists the potential for future problems because of development in areas of restrictive soils, such as around the lakes as well as in areas proximate to the wetlands, particularly the large concentration of wetlands along Highway 23. Any heavy development of these areas, along with the age and condition of the existing sanitary sewer and potable water systems there, make future planning for eventual extension of services to this area a prudent measure.

Also, if any amount of concentrated development were to occur in the study area, sanitary sewer and water services would allow for the smaller lot size of contemporary residential developments without compromising the environmental soundness of the area.

Though not a current concern, environmentally sensitive lands and the areas around them that might not otherwise be feasible for any type of development in an unincorporated setting, could possibly be developed with municipal services, allowing the landowners much greater flexibility in utilizing their properties.

I. SERVICE EXTENSION PLAN

The City of Waite Park, by virtue of the staff and equipment it already has in operation, is prepared to extend almost all services immediately upon annexation. The notable exceptions would be sewer and water services.

It is proposed that the subject area be broken up into zones for the purpose of planning for the extension of sewer and water services. Such zones would be based upon the amount of time reasonably expected by the City to prepare for the extension of these services. These zones would also help to keep the development pressures for these services more concentrated, allowing for more cost-effective extension.

The City has expressed a very strong interest in keeping with its past policy that any annexations, particularly for municipal services, are in areas currently contiguous to the City. However, the City does realize that there may arise conditions, such as shallow bedrock or other natural conditions, which may make strict adherence to this policy inadvisable. As such, the City may wish to consider the possibility of waiving this contiguity requirement in cases of unusual or extreme circumstances.

All sewer and water service extensions would understandably be subject to City approval. Prior to extension of services, the City would certainly keep with its current practice of soliciting advice from engineering regarding the feasibility of any project, as well as fitting any projects within its fiscal programs for financing such improvements.

J. FISCAL DATA

Below are figures for both the City of Waite Park and St. Joseph Township regarding their respective tax bases and rates. These numbers are all based upon taxes payable in 2001.

| | CITY OF WAITE PARK | ST. JOSEPH TOWNSHIP |
|--|-----------------------|------------------------|
| Estimated Market Value | \$ 319,306,300 | \$ 100,603,400 |
| Taxable Market Value Payable 2001 | \$ 313,783,900 | \$ 95,290,200 |
| Tax Capacity | \$ 7,319,349 | \$ 1,453,741 |
| Bonded Indebtedness 12/31/00 | \$ 8,765,000 | \$ 0 |
| Tax Capacity Rate | 29.125 | 20.672 |
| County Tax Capacity Rate | 42.841 | 42.841 |
| School District 742 Tax Capacity Rate | 52.737 | 52.737 |
| Sauk River Watershed District | .567 | .567 |
| TOTAL | 124.703 | 116.250 |
| WITH SRWD | 125.270 | 116.817 |

The land in the proposed Orderly Annexation area can be summarized as follows:

| | |
|------------------------|---------------|
| Number of parcels | 170 |
| Acres | 3,101.43 |
| Estimated Market Value | \$ 16,168,500 |
| Taxable Market Value | \$ 15,513,700 |
| Tax Capacity | \$ 311,588 |

The subject area as a whole, in comparison to the City of Waite Park, would account for an increase of 5.06% in the estimated market value, a 4.94% increase in the taxable market value, and an increase in tax capacity of 4.26%.

This would cause little noticeable effect on the overall financial operations of the City, if it were all annexed at one time. With the stated intention of annexing over a more extended period of time, there probably would be no noticeable effect at all, and could be quite easily assimilated into the financial operations of the City.

The subject area would notice a 40.89% increase in their local government portion of property tax capacity rates, which would translate to a 7.24% increase of their total tax capacity rates.

The Township would notice a loss of 16.07% of its total estimated market value, a loss of 16.28% of its taxable market value, and a loss of 21.43% of its total tax capacity. While this represents a significant portion of their tax base, it would not represent an insurmountable drain on financial resources for the Township. Spreading this out over a longer period of time would also help to mitigate its effects.

Due to the minimal effect anticipated on the overall financial operations of the City, and the considerable potential effect on the Township, it would probably be advisable for the two jurisdictions to consider a municipal reimbursement agreement for the subject area. Such an agreement would allow for the Township to receive reimbursement from the City based on taxes generated from land annexed to the City from the subject area. These payments would likely be based upon the taxes generated by the land at the time it is annexed, and must be completed in substantially equal payments over not less than two nor more than six years from the time of annexation.

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**K. EFFECT OF ACTION ON AFFECTED AND
ADJACENT COMMUNITIES AND SCHOOL
DISTRICTS**

Until 1996, only other Townships were adjacent to St. Joseph Township. These included St. Wendel Township to the north, Collegeville Township to the west, Wakefield Township to the southwest, Rockville Township to the south, St. Augusta Township to the southeast, St. Cloud Township to the east, and Le Sauk Township to the northeast.

With the merger of St. Cloud Township with the Cities of St. Cloud and Waite Park, and the incorporation of the City of Ventura and annexation of some of the land on the north end of the former St. Augusta Township to the City of St. Cloud, St. Joseph Township abuts an incorporated area along the entirety of its east boundary, and encompasses the City of St. Joseph in the center of the top half of the Township. With recent annexations to that jurisdiction, the City of Pleasant Lake also currently abuts St. Joseph Township along part of the eastern portion of its southern boundary.

The subject area abuts only the City of Waite Park, with the minor exceptions noted in Section C, "Contiguity of Borders." The balance is surrounded by St. Joseph Township land.

It does not appear that orderly annexation of the subject to the City of Waite Park would have any discernible effect on any of these jurisdictions.

St. Cloud Independent School District 742 covers all of the City of Waite Park and almost all of the Township. Rocori School District 750 covers portions of six southwestern sections in the Township. The subject area is entirely in the jurisdiction of St. Cloud Independent School District 742. However, school districts in the area operate independently of the local governments, so no discernible effect would occur to either of these school districts.

L. ADEQUACY OF TOWN GOVERNMENT

The current Township form of government can adequately serve the subject area in respect to all necessary rural services. In the case of any extensive development in the area or a change to a more urban character, a notable exception to this emerges: municipal sewer services.

In order to provide municipal sewer service to the subject area, there are two main options available. Either the Township can attempt to establish their own wastewater treatment facility, or they can contract with another currently established system.

Given the overall size of the Township, the scattered nature of most of its development, and the cost of establishing a treatment plant along with all of the associated lines and infrastructure, it would not be cost-effective or practical for this course to be followed. The subject area also is encumbered by the bordering Sauk River and Highway 94, which would make extending services from the rest of the Township into this area even more difficult and expensive.

There are two current treatment systems within practical range of the subject area. One system is from Cold Spring, which comes within approximately 1-½ miles of the southern edge of the subject area. However, this line was not sized with this type of additional load in mind, and would be fairly expensive to connect with given the severe hills in the area and the obstacle of crossing of Interstate 94.

The other system is the St. Cloud Wastewater Treatment Facility. This system serves the Cities of Waite Park, St. Cloud, St. Joseph, Sartell and Sauk Rapids. Of these municipalities, the City of Waite Park would be the most logical provider of municipal sewer service to the subject area. It abuts the area directly, would have the least distance to run service lines, and is inside the border created by the Sauk River and Interstate 94, thereby contributing to the cost-effectiveness.

However, as part of their contract with the City of St. Cloud for municipal sewer service, the City of Waite Park agrees not to extend this service to any unincorporated areas. This effectively leaves the Township with no choice other than to require individual septic systems for development in the subject area, and encourage denser development to occur proximate to the City of Waite Park in order to annex and thereby access municipal sewer services.

The Township has not approached other potentially township-wide services such as municipal water as they have not been deemed necessary. Should they become necessary, they would need to be directed at areas of denser development; again, in the areas near the City boundaries. This would mean the less cost-effective option of having to duplicate a service that could be extended from the City.

M. SERVICE PROVIDER DETERMINATION

As stated in the previous section, the Township is currently not in a practical position to offer municipal services to the subject area. Attention must then be turned to whether these services can best be provided through the proposed orderly annexation agreement, or through another type of boundary adjustment.

Potential options for extending services to the subject area include the following:

- ✓ Incorporation of the Township.
- ✓ Annexation by ordinance.
- ✓ Merger of the Township with a City.
- ✓ Orderly annexation with a City.

The Township has stated its desire not to incorporate. It would cause a hardship for the currently incorporated City of St. Joseph by surrounding it entirely, and would necessitate a "reinvention of the wheel" by duplicating services already available from other surrounding municipalities. Although the Township wishes to maintain a rural character, it recognizes the necessity of allowing growth to occur. Therefore, the Township has encouraged such growth and development to take place, as much as is practical, near currently incorporated areas.

Annexation by ordinance would allow surrounding cities to annex land from the Township for growth and development. However, it does not encourage long-term, comprehensive planning for unincorporated areas, and can actually lead to piecemeal annexations and inefficient infrastructure extensions.

Merger of the Township with any of the adjacent cities is an option that is not very warmly received by any of the potential suitor cities. In most cases, it would mean a sudden large spurt of growth in the staff involved in the operation of most city services causing awkward adjustments for a city not used to operating at that size. It would most likely encourage development of lands not proximate to the centrally developed area of the city, thereby necessitating major infrastructure improvements that would not be as cost-effective as they would be if extended gradually. It also would strongly discourage the Township's stated desire to maintain a rural, agricultural character.

Orderly annexation with a city would allow for the subject area to enjoy most of the potential benefits of growth and development without running into the awkwardness of incorporation or merger, or the haphazard nature of annexation by ordinance. It would allow for the City and Township to plan together for the future of the area, while allowing both to retain their core characteristics. As mentioned in the previous section, the logical municipality to form such an orderly annexation agreement with would be the City of Waite Park.

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N. REMAINDER OF TOWNSHIP

In the event of an orderly annexation agreement which would include only a portion of the Township, a determination should be made by the Township if the remaining land would be able to continue as unincorporated land, or the feasibility of it being incorporated separately, or being annexed to another municipality.

With the area under consideration for this orderly annexation to be confined to the area south of the Sauk River and east of Interstate 94, it is possible to estimate the impact on the Township, as well as project the feasibility of the Township's options.

The Township, in reaching their decision, should take into consideration the following factors:

1. The amount of land ultimately left, excluding any within this OA area or the area within the OA agreement with the City of St. Joseph, that is developable, and the level of development possible.
2. The anticipated rate at which lands may be annexed to either St. Joseph or Waite Park, which would determine how long the Township would have them within their tax base.
3. The amount of tax base left after these orderly annexation zones are exhausted.
4. The level and cost of services necessary for the remaining Township.
5. The degree to which the annexations will affect the Township's tax rate on remaining properties, including the offsetting effect any compensation has that the Township receives for currently developed land being annexed into either City.
6. Any need for annexing land into any other municipalities.

ASSUMPTIONS AND CONCLUSION

As mentioned above, the Township has an Orderly Annexation Agreement with the City of St. Joseph for land surrounding that City. There are a total of three (3) zones covering 5-, 10-, and 20-year timeframes. Those zones cover the following acreage:

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| | |
|--------------|---|
| 5-Year Zone | 927.71 Acres |
| 10-Year Zone | 1,310.09 Acres |
| 20-Year Zone | <u>3,708.11 Acres</u> |
| TOTAL | 5,945.91 Acres or approx. 9.29 square miles |

Using these figures, and assuming a full 36-section township as a starting base, the following table will reflect the ultimate land base left to St. Joseph Township if all land in both orderly annexation agreements were annexed.

| Land Area | Acres | Square Miles |
|---|--------|--------------|
| St. Joseph Township - Original | 23,040 | 36.00 |
| City of St. Joseph boundary prior to OA agreement | -1,050 | -1.64 |
| OA agreement with City of St. Joseph | -5,946 | -9.29 |
| Proposed OA agreement with Waite Park | -3,101 | -4.85 |
| TOTAL REMAINING | 12,943 | 20.22 |

With the assumptions stated above, after all annexations of current and proposed orderly annexation area lands, the Township would be left with an area of 12,943 acres, or approximately 20.22 square miles.

Although there are a fair amount of wetlands within the land left, it is not as serious a constraint on development as it is in the two orderly annexation agreement areas. Therefore, it is possible for some development to occur in these areas, if so desired by the Township.

Some assumptions can also be made on the rate of land lost by the Township to annexation. First, the area covered under the agreement with the City of St. Joseph has timelines on the zones which, although it would not stop property owner petition based annexations from occurring at any time, it would prevent the City from annexing any land within those zones on its own. Second, the zones are based on the anticipated amount of time necessary to make municipal services available to the properties, and not how much land was thought to potentially want annexation within that time frame. Based on these two factors, along with a history of annexations to the City of St. Joseph over the recent past, we can project that all lands within the two orderly annexation areas will take no less than twenty years, and perhaps as much as thirty to fifty years, to be completely annexed. Assuming the twenty-year time frame, the Township has an ample amount of time to monitor its fiscal situation on an ongoing basis, and would most likely have ample notice of any fiscal difficulties arising due to loss of tax base through these annexations.

To project the amount of tax base left after all this land has been annexed, we will assume that property valuation growth grew roughly proportionately across all areas and classes within the Township in the time since the GSJAC agreement. Under that assumption, after all lands covered under both orderly annexation agreements are

gone, the Township would have roughly 51% of their current tax capacity base left, and approximately 59% of their current land area left.

The level of services required for the remaining area would remain roughly the same if not slightly less in the area of administrative services, but would be substantially less in areas of fire protection and street improvement and maintenance. In fact, a substantial portion of the roads maintained by the Township (approximately 35 – 40%) would also be lost to these annexations.

Assuming the same municipal reimbursement policy is adopted with Waite Park as was with the City of St. Joseph, the Township would be recovering the equivalent of two year's tax revenues over a period of five years from parcels they would not be servicing. Although this will help the Township transition during the annexations, that effect will be short lived.

SUMMARY

Although the area discussed represents both a significant percentage of the Township's tax capacity (approximately 49%) and land area, as well as a disproportionately smaller percentage of their operating expenses (35 – 40% as it relates to road maintenance only), the loss of this area would not force the Township into an unfeasible budgetary situation. Taking into consideration that it may leave the Township over an extended period of time, the municipal reimbursement to be received by the Township, and the potential for development in the remaining area, the Township should be able to make adjustments to counter the loss of tax base without causing any major budgetary disturbances.

It would be a prudent measure for the Township to adopt a policy of monitoring their fiscal condition as it relates to these factors. This would enable them to have ample warning of any potential problems before they actually arise.

At this point, it appears that the remainder of the Township should be quite able to continue in its present form and need not look into either incorporation or consolidation with other jurisdictions at this time, unless desired for planning purposes.

REC'D BY
MMB

JUL 11 2001




EXHIBITS

JUL 11 2001

St. Joseph Area Wetlands

Figure 3



-  Jurisdiction Boundaries
-  Road Right-of-Way
-  National Wetlands Inventory



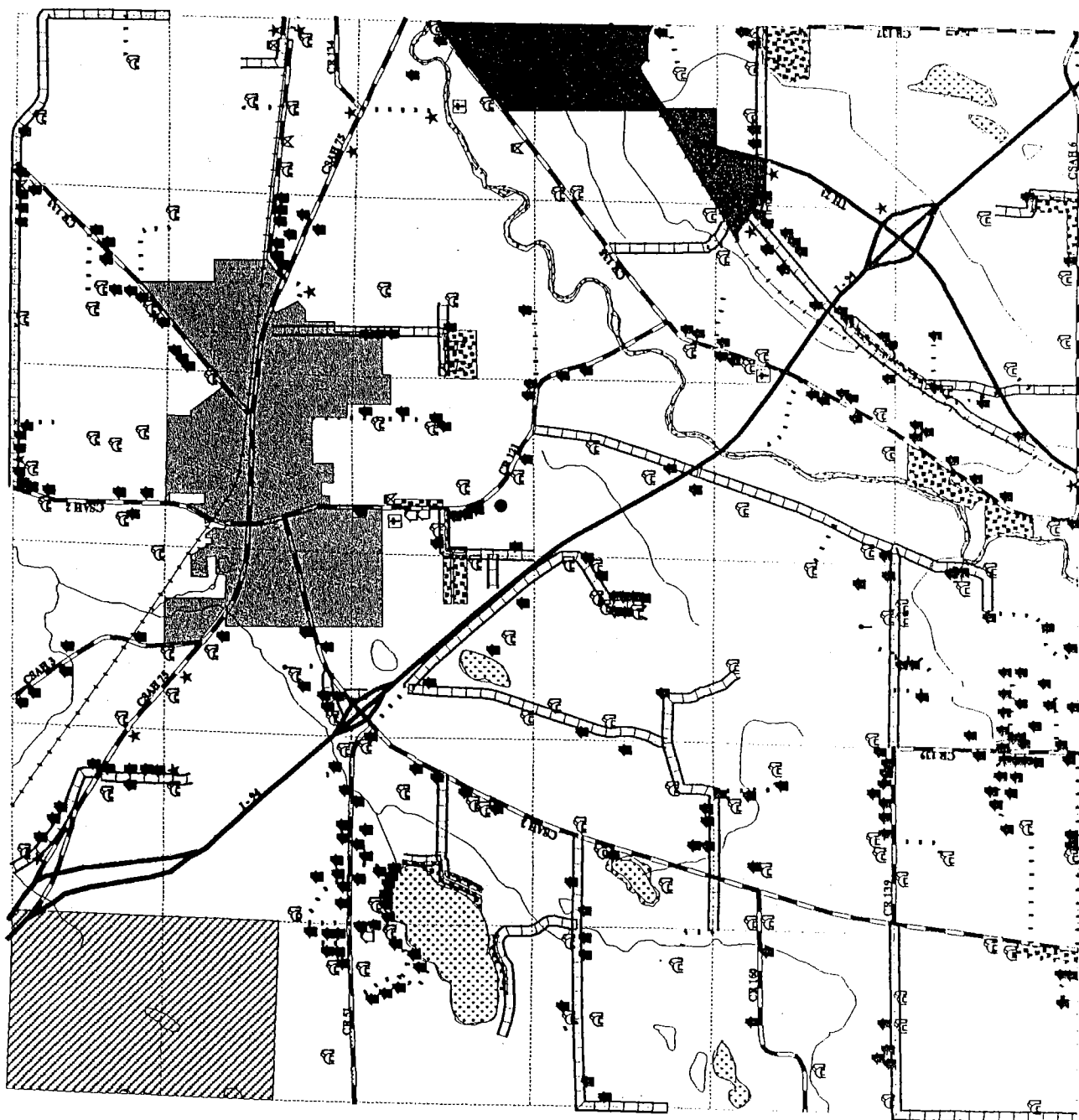
0 1 2 3 4 5 Miles

St. Joseph Township 2001 Land Use

EXHIBIT B

REC'D BY
MMB

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- LEGEND**
- Single Family
 - Multiple Family
 - Farm
 - Commercial
 - Cemetery
 - Utility
 - Communication Tower
 - Townhall
 - Section Lines
 - Streams
 - Railroad
 - Interstate/State Highway
 - County Roads
 - Township Roads
 - Access Roads
 - Lakes & Rivers
 - Wildlife Refuge
 - Single Family Subdivision
 - Industrial Area
 - St. Joseph City

SCALE

0 1 Miles

JOINT CITY/TOWNSHIP DEVELOPMENT GOALS AND OBJECTIVES**GOAL A: PRESERVE AGRICULTURAL LAND**

- Objectives:
1. Identify agricultural land for preservation.
 2. Strongly discourage new subdivisions in agriculturally designated areas.
 3. Protect agricultural land from encroachment by permitting only limited rural residential development on large lots in agricultural areas, and requiring buffer zones where higher intensity commercial/industrial land uses exist.

GOAL B: PROVIDE FOR A VARIETY OF HOUSING TYPES

- Objectives:
1. Provide for a mixture of high, medium and low density housing types.
 2. Restrict urban and suburban residential development, including single family and multiple family dwellings, to locations consistent with the identified Urban Service Districts and corresponding time lines.
 3. Discourage residential development with direct access onto arterial roadways.
 4. Permit limited rural residential development on large lots in areas which have been identified by the City and Towns as having little or no agricultural potential.

GOAL C: PROVIDE FOR A LIMITED AMOUNT OF COMMERCIAL AND INDUSTRIAL GROWTH

- Objectives:
1. Locate commercial and industrial development near major transportation facilities.
 2. Discourage strip development and leapfrog development.
 3. Locate commercial and industrial facilities consistent with the identified Urban Service Districts and corresponding time lines.
 4. Encourage new industry to in-fill existing industrial parks, instead of locating at an isolated site.

GOAL D: ALLOW DEVELOPMENT THAT IS COMPATIBLE WITH SURROUNDING LAND USES, BOTH EXISTING AND PLANNED

- Objectives:
1. Permit only low density development near agricultural areas.
 2. Develop transition zones in the form of medium or high density housing between commercial/industrial and residential areas.
 3. Require that commercial and industrial areas be bounded by physical features or landscaping to minimize conflicts with adjacent land uses.
 4. Discourage the concentration of housing types.

GOAL E: MINIMIZE ADVERSE EFFECTS OF DEVELOPMENT ON THE ENVIRONMENT

- Objectives:
1. Allow no development on floodplains or wetlands.
 2. Allow no development where the topography and soils are such that a potential for soil erosion exists.
 3. Preserve and protect wooded areas.
 4. Encourage cluster type development.

GOAL F: MINIMIZE ADVERSE EFFECTS OF DEVELOPMENT ON PUBLIC SERVICES

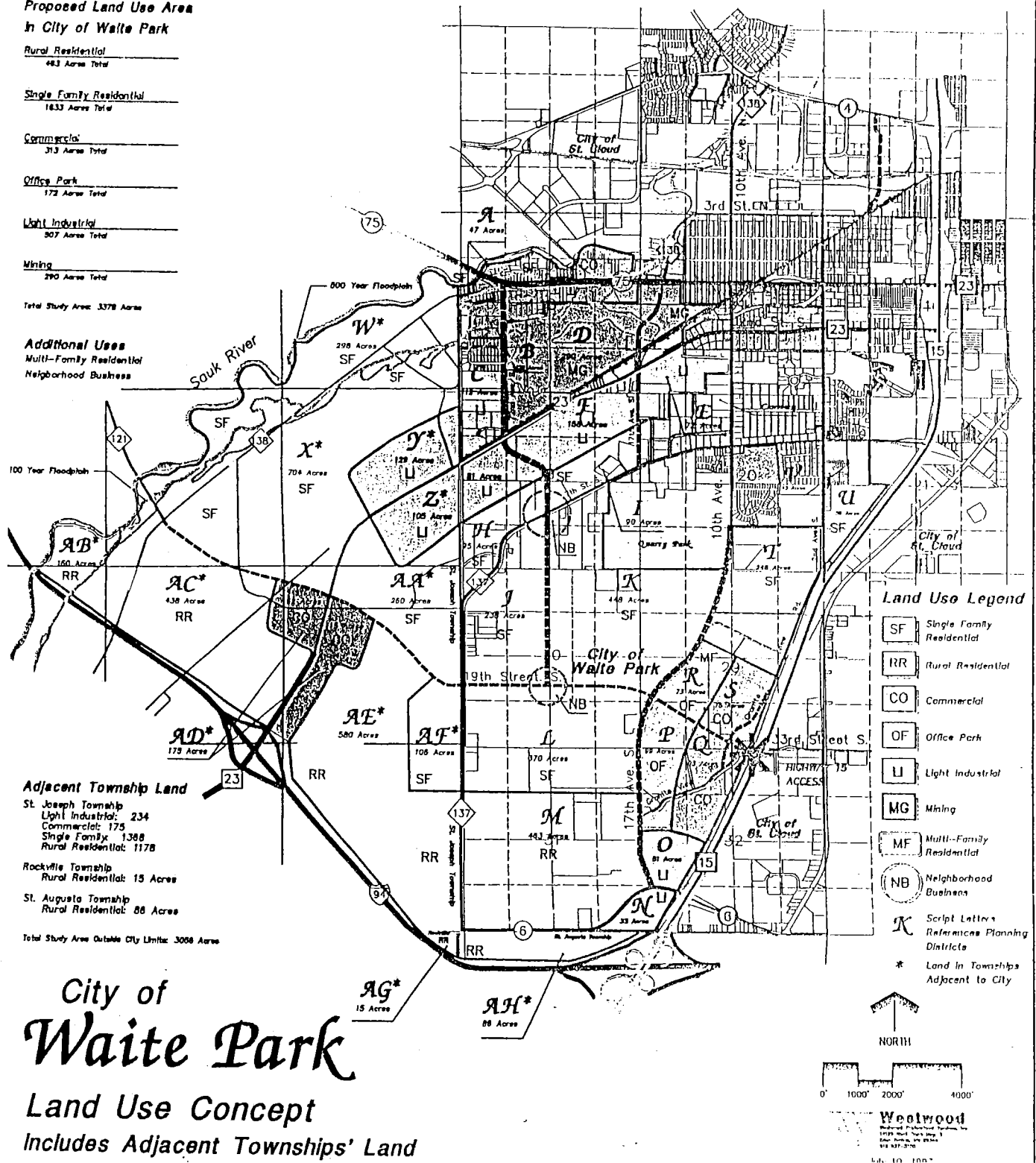
- Objectives:
1. Encourage urban development, especially new subdivisions and industrial uses, to occur from the urban fringe outward. Require this development to be consistent with the Urban Service Districts and corresponding time lines.
 2. Do not provide public sewer or water in designated agriculture preservation areas.











EXHIBIT D

**Proposed Land Use Area
In City of Waite Park**

| |
|-------------------------------------|
| <u>Rural Residential</u> |
| 483 Acres Total |
| <u>Single Family Residential</u> |
| 1833 Acres Total |
| <u>Commercial</u> |
| 313 Acres Total |
| <u>Office Park</u> |
| 172 Acres Total |
| <u>Light Industrial</u> |
| 307 Acres Total |
| <u>Mining</u> |
| 290 Acres Total |
| Total Study Area: 3378 Acres |

Additional Uses
Multi-Family Residential
Neighborhood Business



 Agriculture Preservation
 Single Family
 Multiple Family
 Educational/Ecclesiastical
 Public/Semi-Public
 Commercial
 Industrial
 Shoreland
 Lakes
 St. Joseph City

| Service Area | 0 to 5 Year Service Area | 6 to 10 Year Service Area | 11 to 20 Year Service Area |
|----------------------------|--------------------------|---------------------------|----------------------------|
| 0 to 5 Year Service Area | 100% | 100% | 100% |
| 6 to 10 Year Service Area | 100% | 100% | 100% |
| 11 to 20 Year Service Area | 100% | 100% | 100% |

Base Map Source: U.S. Census Bureau
Map Prepared by the St. Cloud, MN
City Office
January 2001



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REC'D BY
MMB
AUG 23 2001

ST. JOSEPH TWP.
ANNEXATION AREA

